

PD 1035

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Fred

September 25, 2006

City of Chicago
Richard M. Daley, Mayor

Department of Zoning

Patricia A. Scudiero
Zoning Administrator

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Jack Guthman, Esq.
Shefsky & Froelich Ltd.
111 East Wacker Drive, Suite 2800
Chicago, Illinois 60601

Re: Chicago Charter School Foundation
7958, 8000 and 8001 South Honore Street

FD 1035

Dear Mr. Guthman:

This office has reviewed your request on behalf of the Chicago Charter School Foundation to prospectively approve as an administrative adjustment the establishment of 20 to 40 off-site parking spaces on a shared parking basis within 600 feet of the planned development proposed for 7958, 8000 and 8001 S. Honore Street.

Having considered the unique circumstances of this matter, which include the not-for-profit Chicago Charter School Foundation's need to have all zoning approvals in place prior to committing considerable funds to the charter high school which is the subject of the planned development application now pending before the Chicago City Council, as well as the planned development ordinance requirement that the school building in question not be occupied nor classes held until a minimum of 20 addition off-street parking spaces are provided, the Foundation's request that 20 to 40 off-site spaces be permitted on a legally-established parking facility within 600 feet of the planned development is approved. The usual administrative adjustment notice requirements are waived in this instance, the foundation having provided notice of its planned development application as required by law.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

PAS:mr

cc: Alderman Thomas W. Murphy
Madeleine Doering



*Reclassification Of Area Shown On Map Number 20-H.
(As Amended)
(Application Number 15689)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 20-H in the area bounded by:

a line 100 feet north of West 80th Street; South Honore Street; West 80th Street; a line 132.32 feet east of South Honore Street; a line 194.34 feet south of West 80th Street; South Honore Street; a line 75.02 feet south of West 80th Street; and the alley next west of South Honore Street,

to those of an Institutional Planned Development 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 attached hereto and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

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

Institutional Planned Development. 1035

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development (the "Planned Development") consists of approximately forty-seven thousand four hundred sixty-nine (47,469) square feet (one and nine-hundredths (1.09) acres) of real property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the applicant, Chicago Charter School Foundation.
2. The applicant or its successors, assignees or grantees shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustments of rights-of-way shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors, assignees or grantees and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors, assignees or grantees and, if different than the applicant, any legal titleholders and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.
4. This plan of development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; Planned Development Boundary and Property Line Map; a Site/Landscape Plan; School Building Elevations (North, East, South, and West); and Gymnasium Building Elevations (West and North; South and East) prepared by OWP/P Architects dated August 17, 2006. A full-size set of the Site/Landscape Plan and the Building Elevations is on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.
5. Subject to the Bulk Regulations and Data Table, the following uses shall be permitted in this Planned Development: schools and related and accessory uses.
6. On-premise signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and loading facilities shall be provided in accordance with the provisions of this Planned Development subject to the review and

approval of the Department of Transportation and the Department of Planning and Development. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. In addition to the twenty (20) off-street parking spaces to be located within the Planned Development, the applicant shall provide twenty (20) additional accessory off-street parking spaces within six hundred (600) feet of the Planned Development by August 1, 2007. Said parking spaces shall be permitted pursuant to an administrative adjustment authorized by the Zoning Administrator on September 25, 2006. No students shall occupy the school building and no classes shall be held until the twenty (20) additional off-street parking spaces are provided.

8. In addition to the maximum height of buildings and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with this Planned Development. Landscaping shall be installed in accordance with the Site/Landscape Plan and maintained in accordance with the parkway tree planting and parking lot landscaping provisions of the Chicago Zoning Ordinance.
10. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date of adoption of this Planned Development shall apply.
11. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the applicant or its successors, assignees or grantees and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area or the maximum number of units for the total net site area established in this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of natural resources. The applicant shall use its best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development. The applicant shall install vegetated ("green") roof equal to at least twenty-five percent (25%) of the net roof area of all new construction. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures and roof-mounted equipment. The required green roof area may be consolidated on one (1) building.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No building permits shall be granted until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement. The applicant shall design and construct the disabled access ramp in front of the existing school building in accordance with suggestions made by the Landmarks Division of the Department of Planning and Development, as depicted on the Site/Landscape Plan and the Building Elevations.
14. Unless substantial construction of the improvements contemplated in this Planned Development has been commenced within six (6) years following adoption of this ordinance, and unless completion thereof is diligently pursued, this Planned Development shall expire and the zoning classification of the Property shall revert to that of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site/Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 88513 through 88522 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

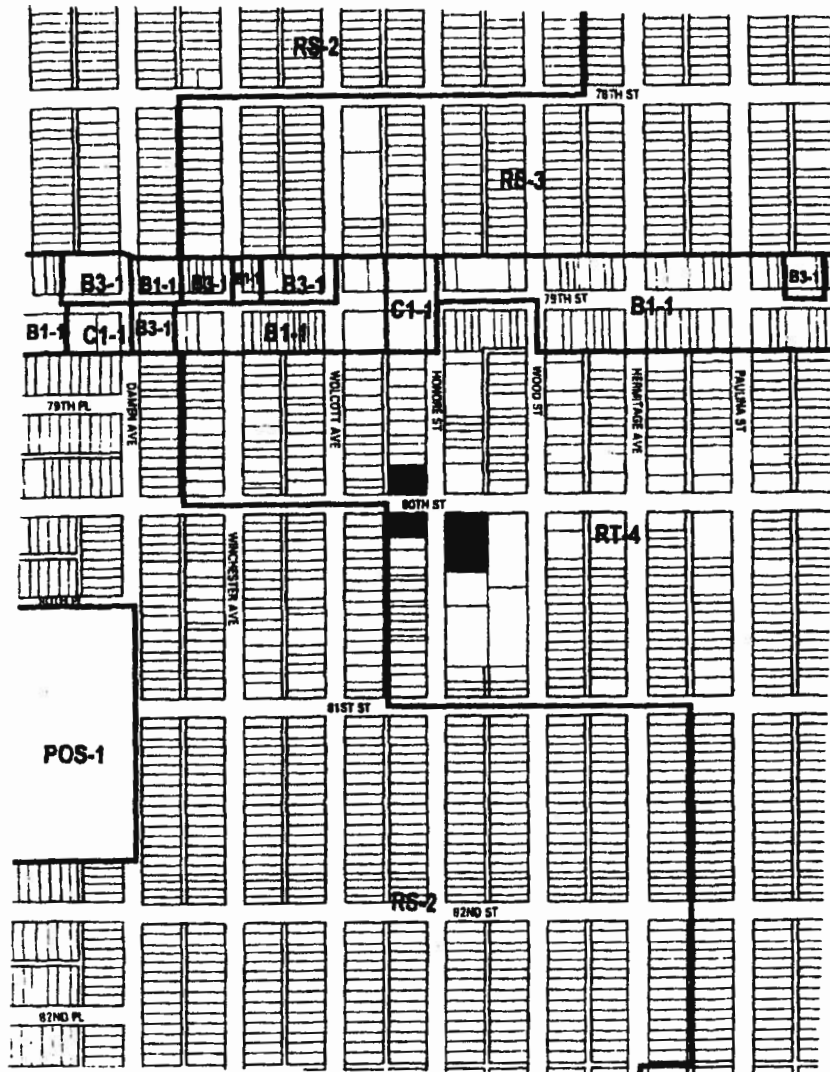
Institutional Planned Development Number 1035.

Plan Of Development Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Areas Remaining in Public Rights-of-Way
(74,156 square feet (1.70 acres) = 47,469 square feet (1.09 acres) + 26,687 square feet (0.61 acres))

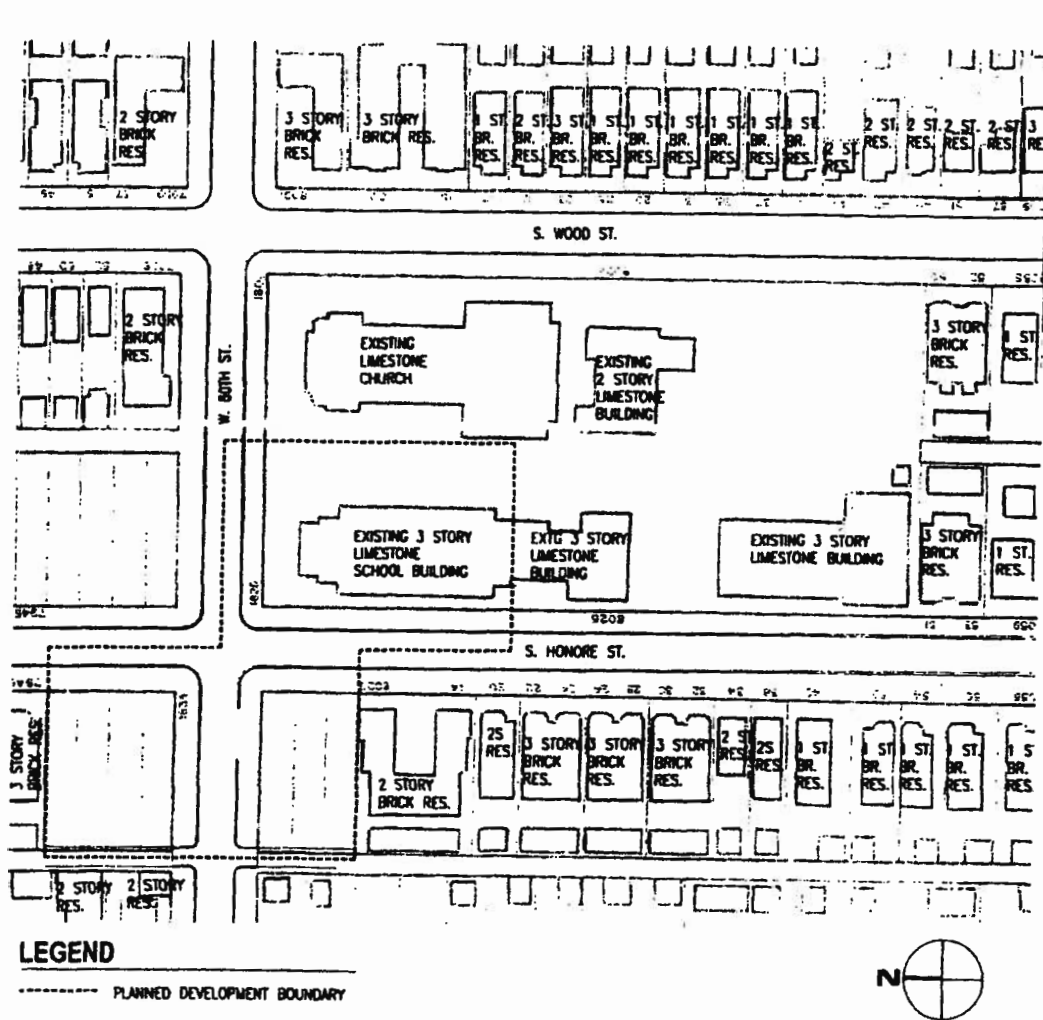
Net Site Area:	47,469 square feet (1.09 acres)
Permitted Uses:	Schools and related and accessory uses
Maximum Floor Area Ratio:	1.20
Minimum Number of Off-Street Parking Spaces:	40 (20 On-site and 20 Off-site)
Minimum Bicycle Parking:	4 spaces
Minimum Number of Off-Street Loading Berths:	0
Maximum Site Coverage:	In accordance with the Site/Landscape Plan
Setbacks:	In accordance with the Site/Landscape Plan
Maximum Building Height:	60 feet

Existing Zoning Map.

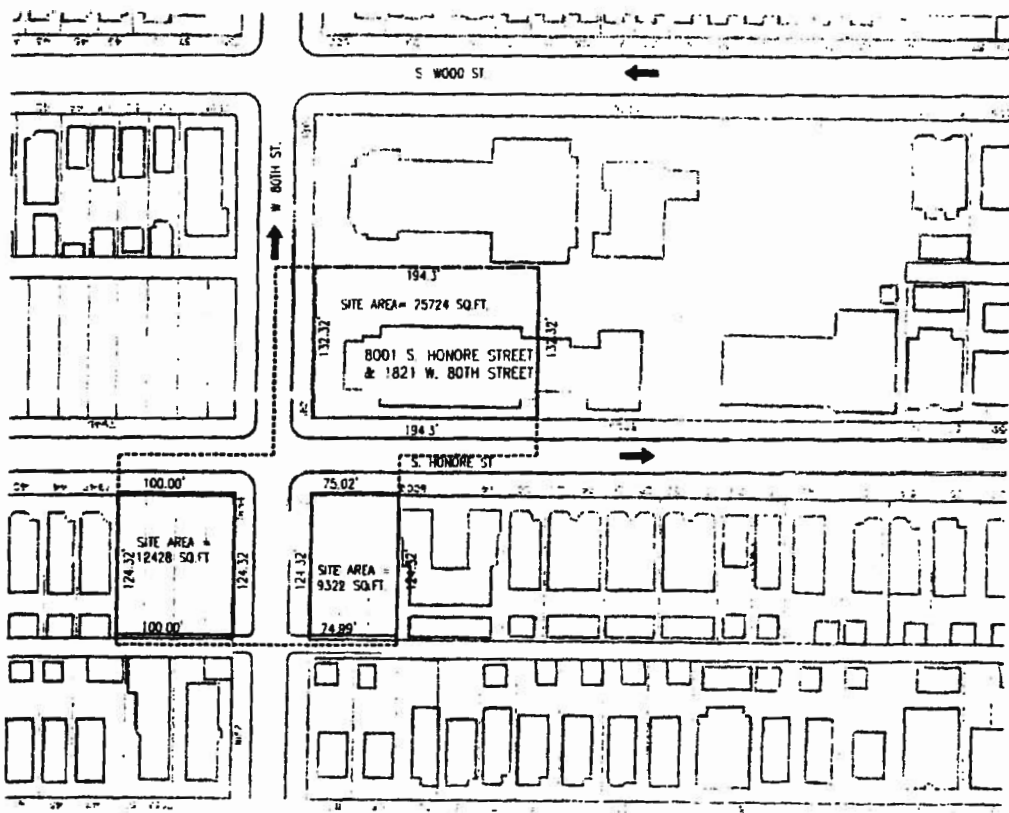


 SUBJECT PROPERTY

Existing Land-Use Map.



Planned Development Boundary
And Property Line Map.



LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- PROPERTY LINE

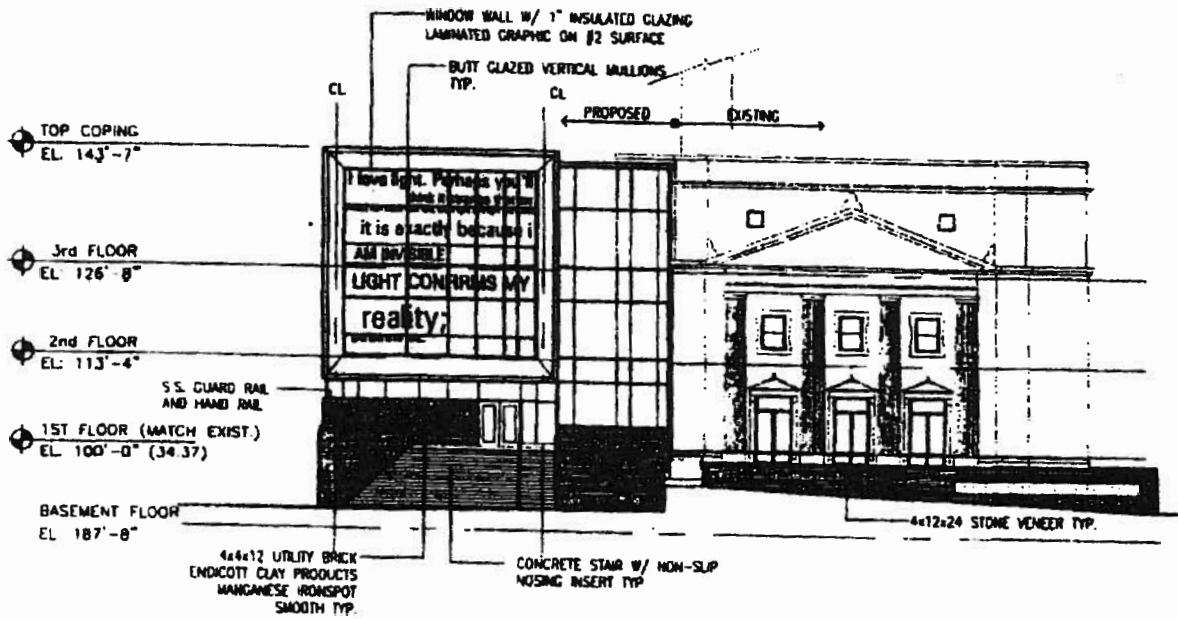


10/4/2006

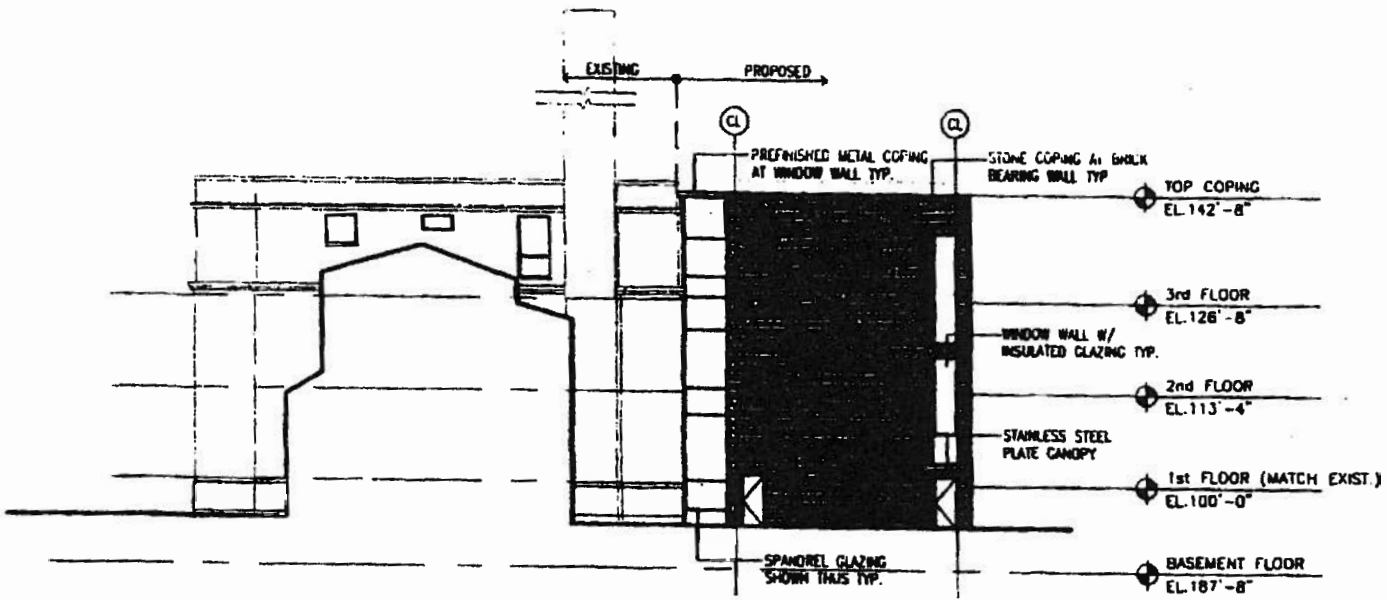
REPORTS OF COMMITTEES

88517

School Building -- North Elevation.



School Building -- South Elevation.

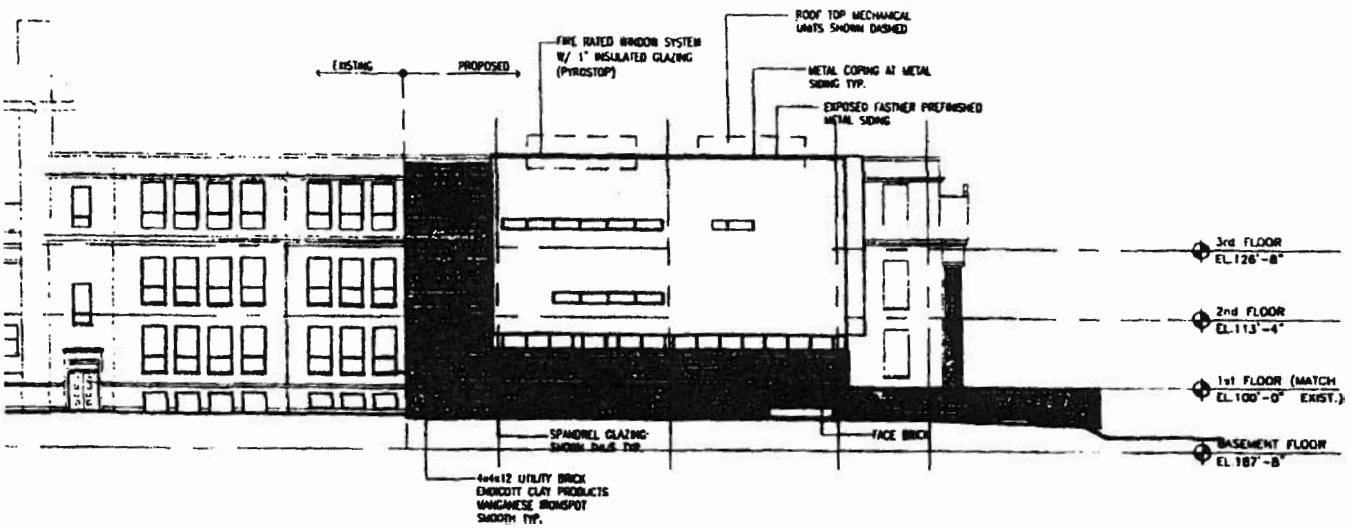


10/4/2006

REPORTS OF COMMITTEES

88519

School Building -- East Elevation.

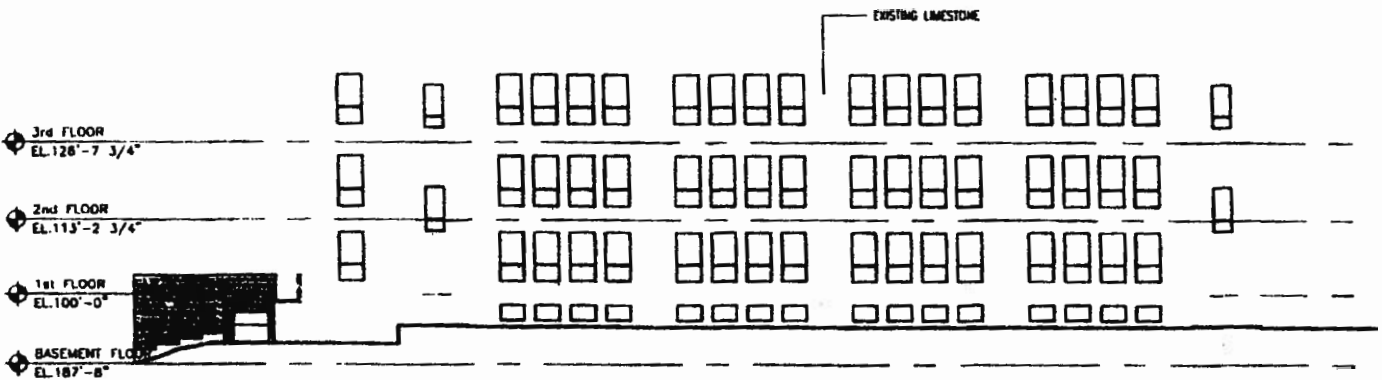


88520

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10/4/2006

School Building -- West Elevation.

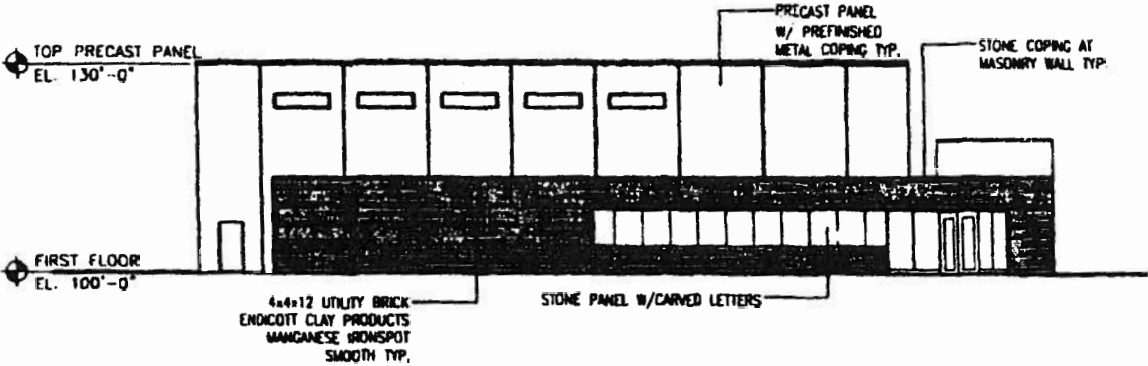


10/4/2006

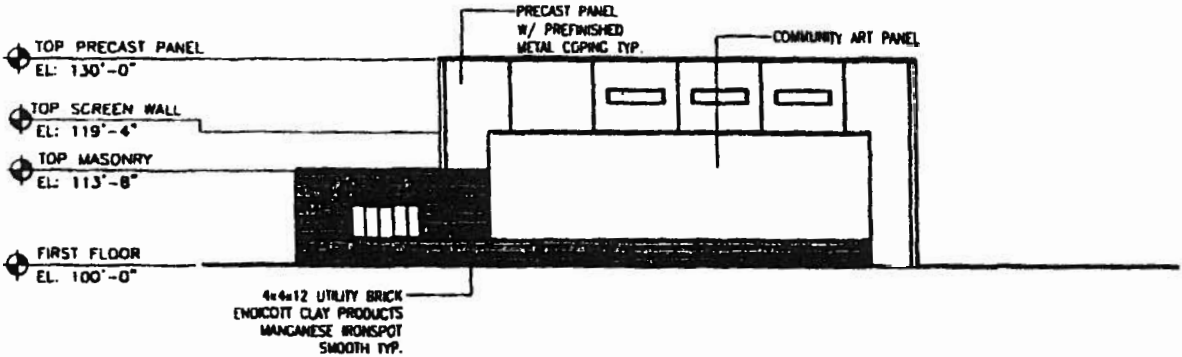
REPORTS OF COMMITTEES

88521

Gymnasium Building -- South And East Elevations.

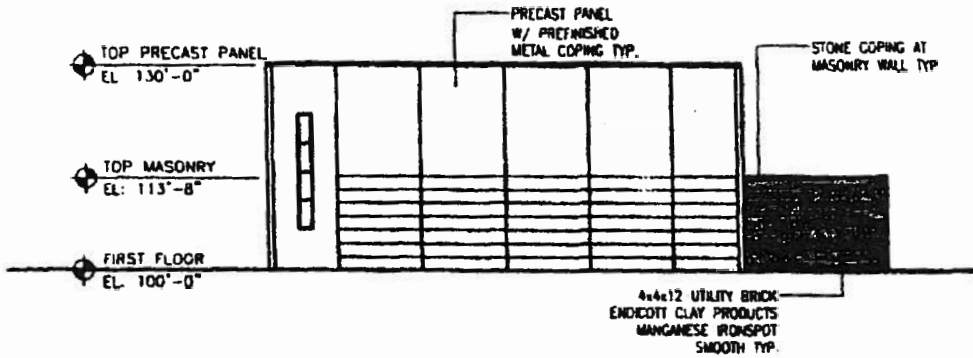


SOUTH ELEVATION

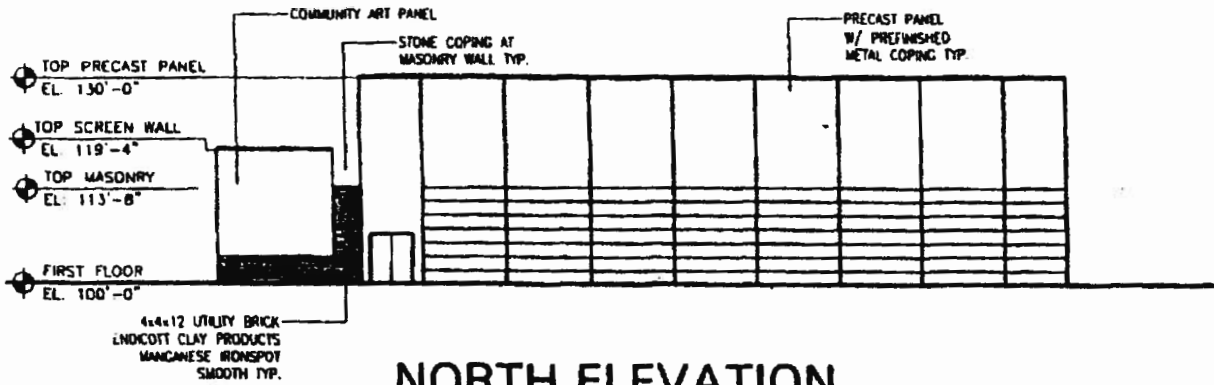


EAST ELEVATION

Gymnasium Building -- West And North Elevations.



WEST ELEVATION



NORTH ELEVATION