

17877T1

On motion of Alderman Solis, the said proposed ordinances and substitute ordinances transmitted with committee report were *Passed* by yeas and nays as follows.

*Yeas* -- Aldermen Moreno, Fioretti, Dowell, Burns, Hairston, Sawyer, Holmes, Harris, Beale, Pope, Balcer, Cárdenas, Quinn, Burke, Foulkes, Thompson, Thomas, Lane, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Chandler, Solis, Maldonado, Burnett, Ervin, Graham, Reboyras, Waguespack, Mell, Austin, Colón, Sposato, Mitts, Cullerton, Laurino, P. O'Connor, M. O'Connor, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, Moore, Silverstein -- 49.

*Nays* -- None.

Alderman Pope moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map No. 1-G.*  
(As Amended)  
(Application No. 17877T1)  
(Common Address: 955 W. Grand Ave.)

RPD 1082,99

[SO2013-8391]

*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 the Residential Planned Development Number 1082 District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Grand Avenue; the alley next east of and parallel to North Morgan Street; a line 201.94 feet south of and parallel to West Grand Avenue; a line 40.20 feet east of and parallel to North Morgan Street; West Hubbard Street; and North Morgan Street,

to those of an RM5.5 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.

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

Narrative Zoning Analysis attached to this ordinance reads as follows:

*17-13-0303-C (1) Narrative Zoning Analysis (As Amended On December 12, 2013).*

Proposed Zoning: RM5.5 Residential Multi-Unit District

Lot Area: 28,292.63 square feet

## Proposed Land Use:

The existing five-story building shall remain and will undergo interior/exterior renovations and rehabilitation, including the construction of two, new proposed four-story additions. The proposed zoning amendment will allow for the location and establishment of a private school (pre-kindergarten through 8<sup>th</sup> grade) at the subject site. The newly renovated and expanded building will contain, inter alia: 25 classrooms, 11 laboratory rooms, 2 libraries, a cafeteria, a teachers' lounge, 16 restrooms, an office area, a gymnasium (with indoor track) and an indoor play area. There will also be two (outdoor) student play areas located on the roof of the building, as well as four (outdoor) student play areas/gardens located at grade level. There will be 20 interior on-site parking spaces. The proposed additions will be masonry and glass in construction to assimilate with the composition of the existing building.

(a) The Project's  
Floor Area Ratio (FAR):

Allowed: 70,731.57 square feet (2.5)  
Proposed: 64,300 square feet (2.27)

(b) The Project's Density  
(Lot Area Per  
Dwelling Unit):

Allowed: 400 square feet per dwelling unit  
Proposed: No dwelling units existing or proposed

(c) The Amount Of  
Off-Street Parking:

Required: TBD per 17-10-0207-H  
Proposed: 20 off-street vehicle parking spaces

## (d) Setbacks:

## a. Front Yard:

Required: 15.0 feet  
Proposed: 0.0 feet

## b. Rear Yard:

Required: 30.0 feet

Proposed: 6.0 feet

## c. East Side Yard:

Required: None (abuts public alley)

Proposed: 0.0 feet

## d. West Side Yard:

Required: None (abuts public way)

Proposed: 0.0 feet

## e. Rear Yard Open Space:

Required: 1,486 square feet

Proposed: 3,967.04 square feet

## (e) Building Height:

Allowed: None (Principal Non-Residential Building)

Existing: 66 feet, 10 inches (maximum)(existing building)

Proposed: 56 feet (maximum)(proposed additions)

\* 17-10-0207-A

\* 17-13-0303-C(2) Plans Attached.

[Site Plan; Basement Plan; Level 1 through 5 Plans; and Building Elevations;  
attached to this Type 1 Narrative printed on pages 73285  
through 73296 of this *Journal*.]

FINAL FOR PUBLICATION

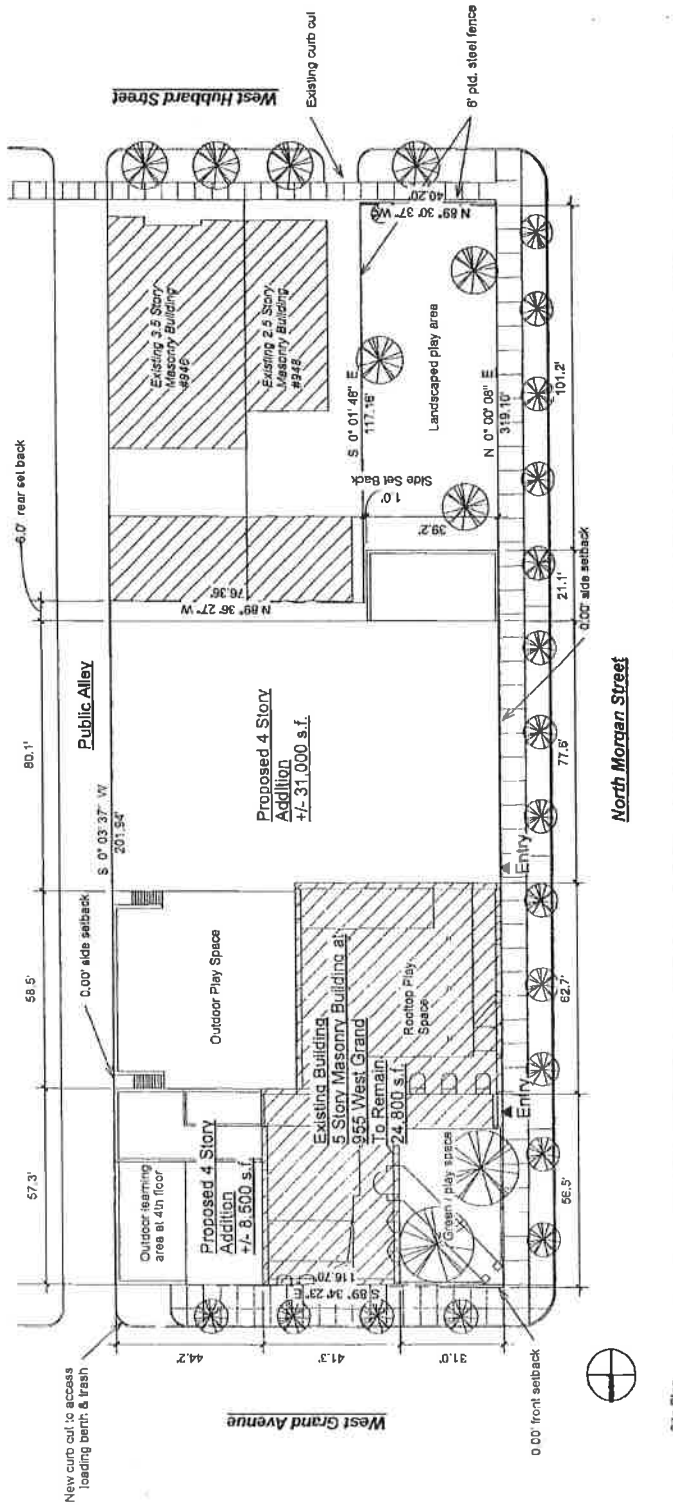
TALISMA 31

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12-10-13

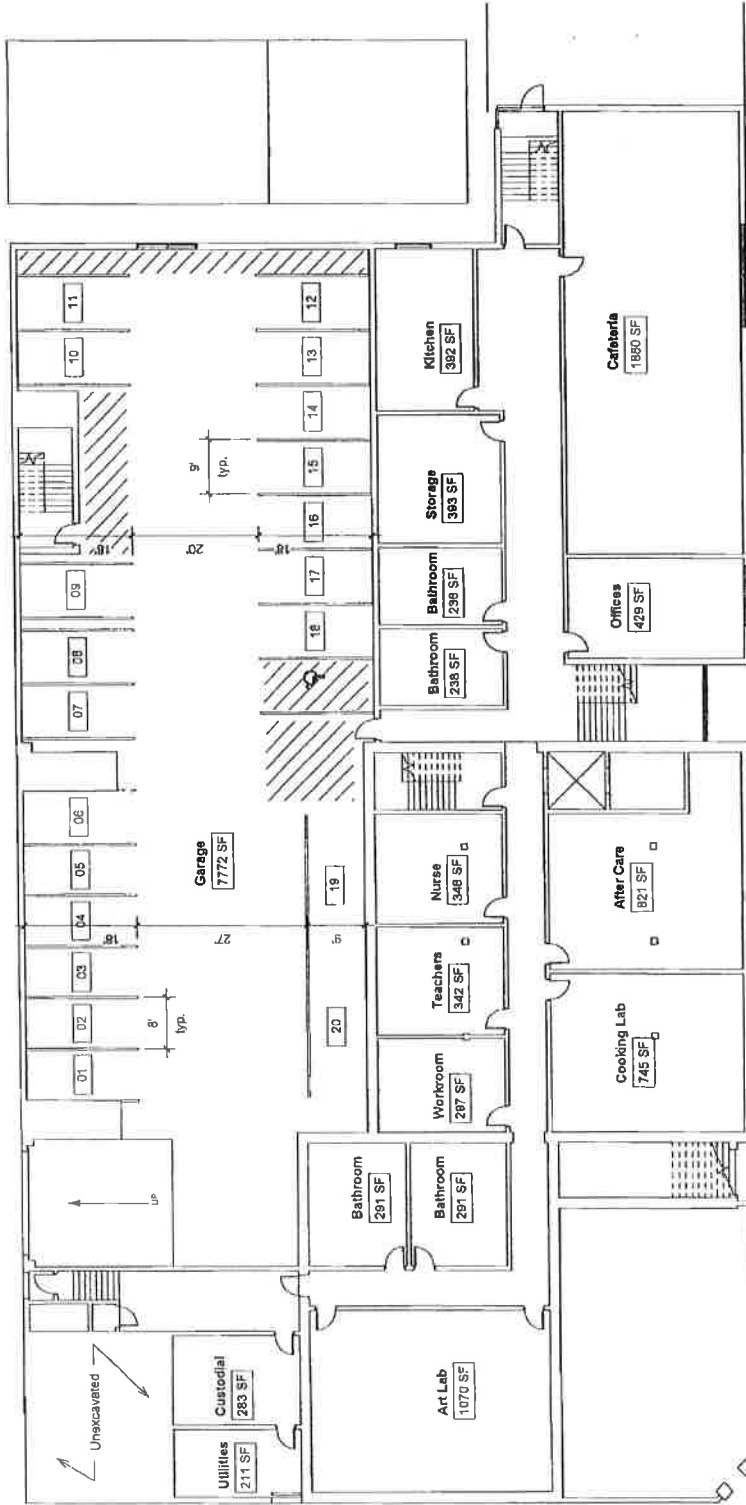


Site Plan  
1" = 30'-0"

Bennett Day School  
955 West Grand Avenue, Chicago, IL

001 - 12/17/2013 -

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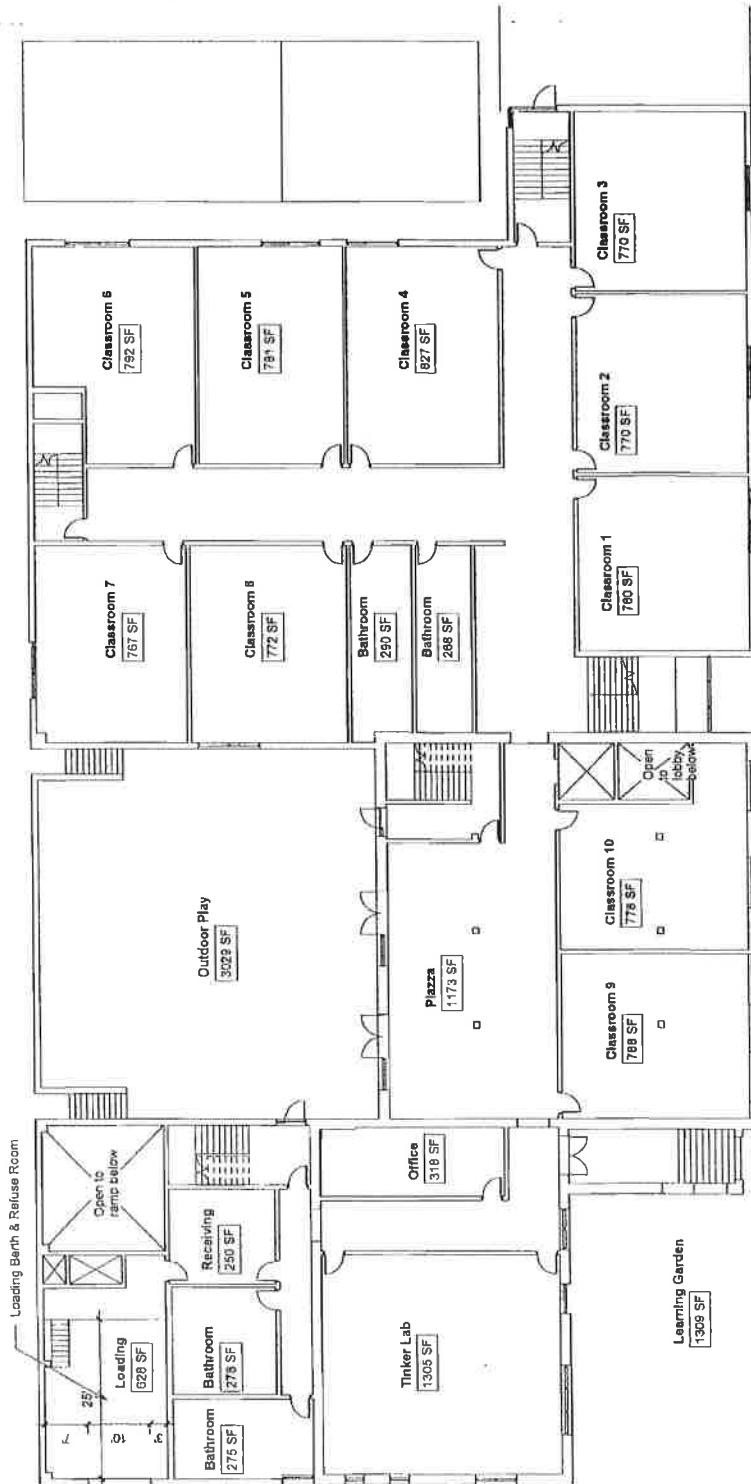
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**FILORAMO**  
 Architects

Basement - Amendment Plan  
 1/15" = 1'-0"

**Bennett Day School**  
 955 West Grand Avenue, Chicago, IL

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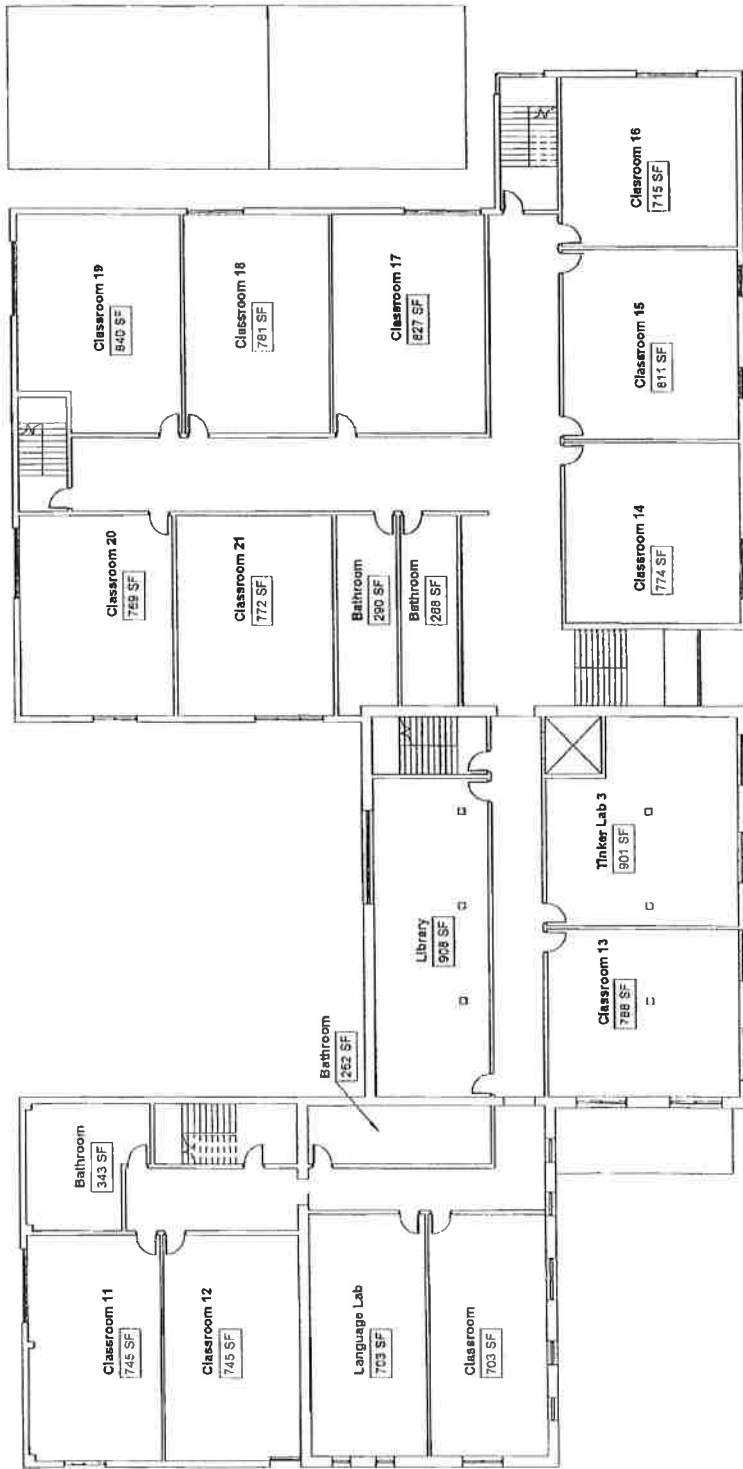
Level 1  
1/16" = 1'-0"

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Bennett Day School  
955 West Grand Avenue, Chicago, IL

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TALISMA 9

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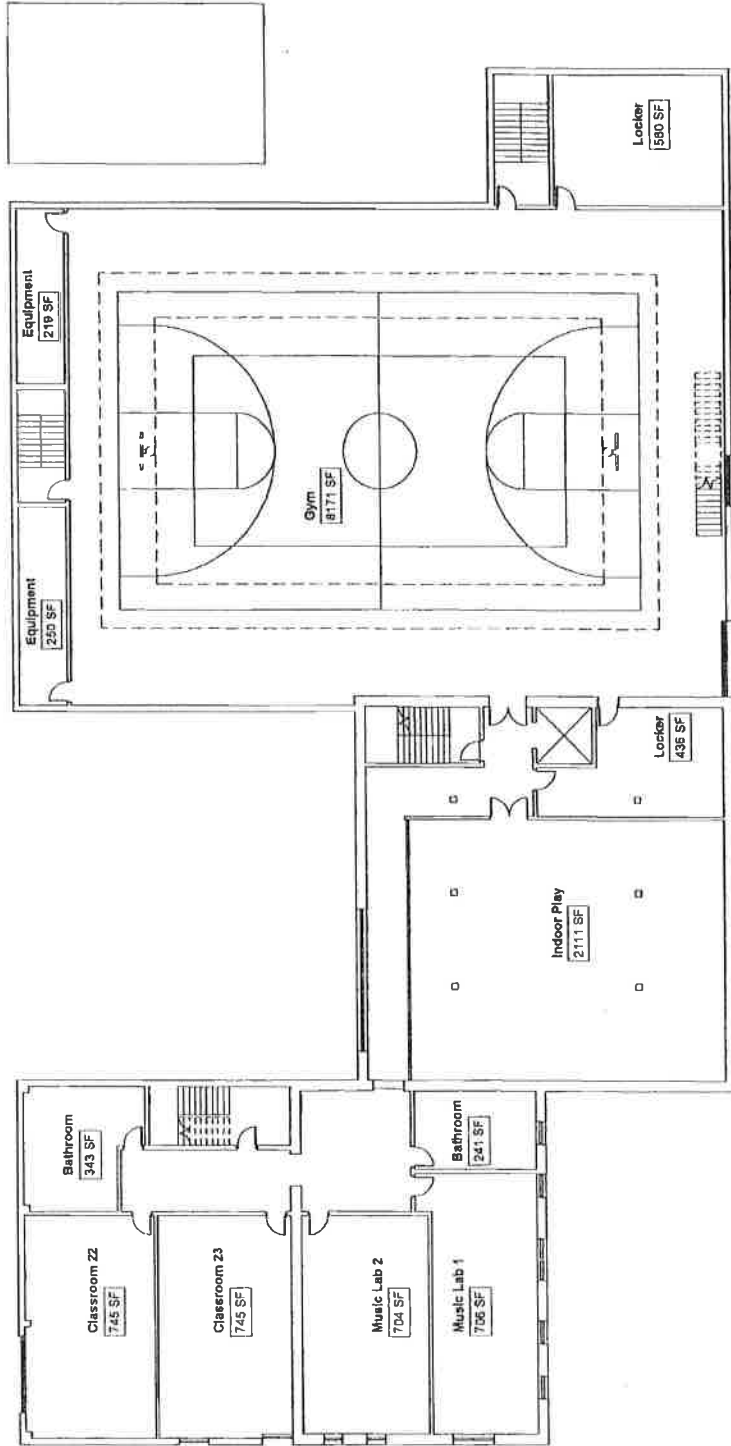
Architects

Level 2  
1/16" = 1'-0"

Bennett Day School  
955 West Grand Avenue, Chicago, IL

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Level 3  
1/16" = 1'-0"

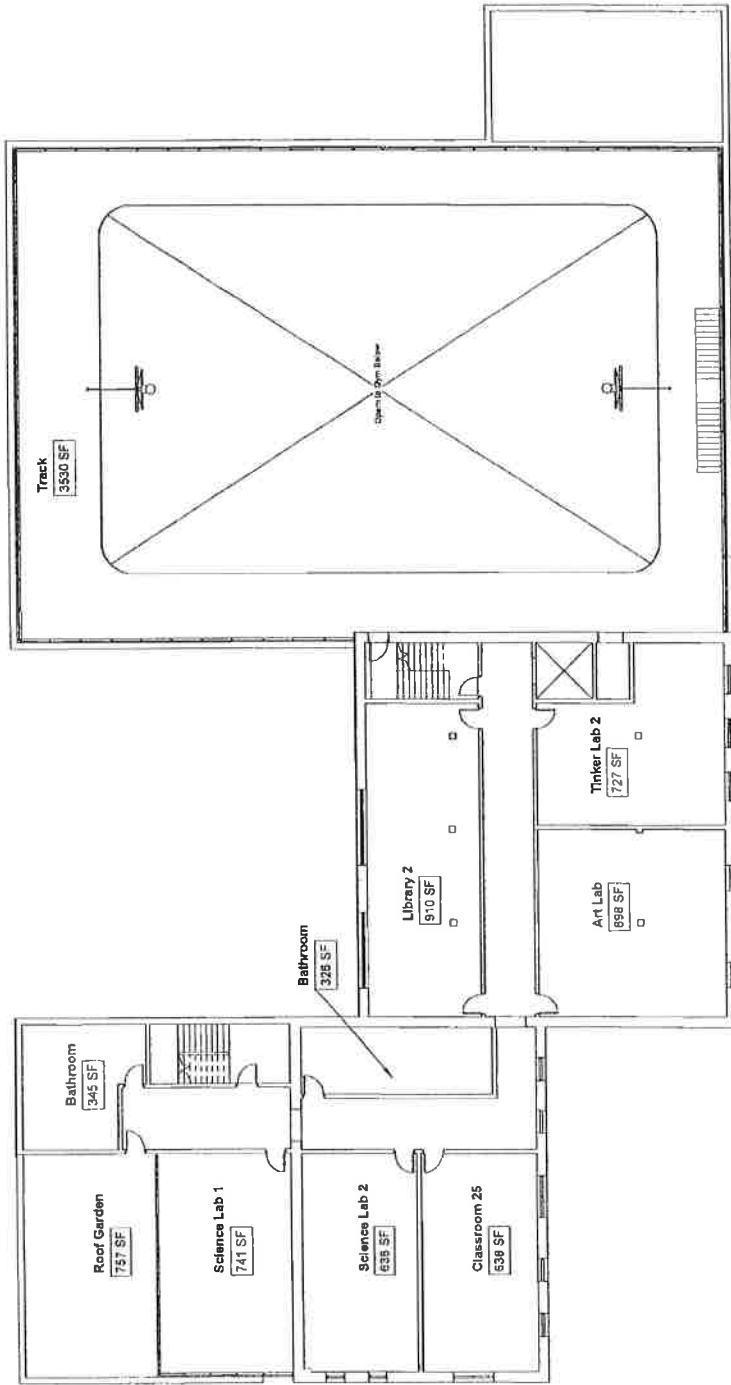
Bennett Day School  
955 West Grand Avenue, Chicago, IL

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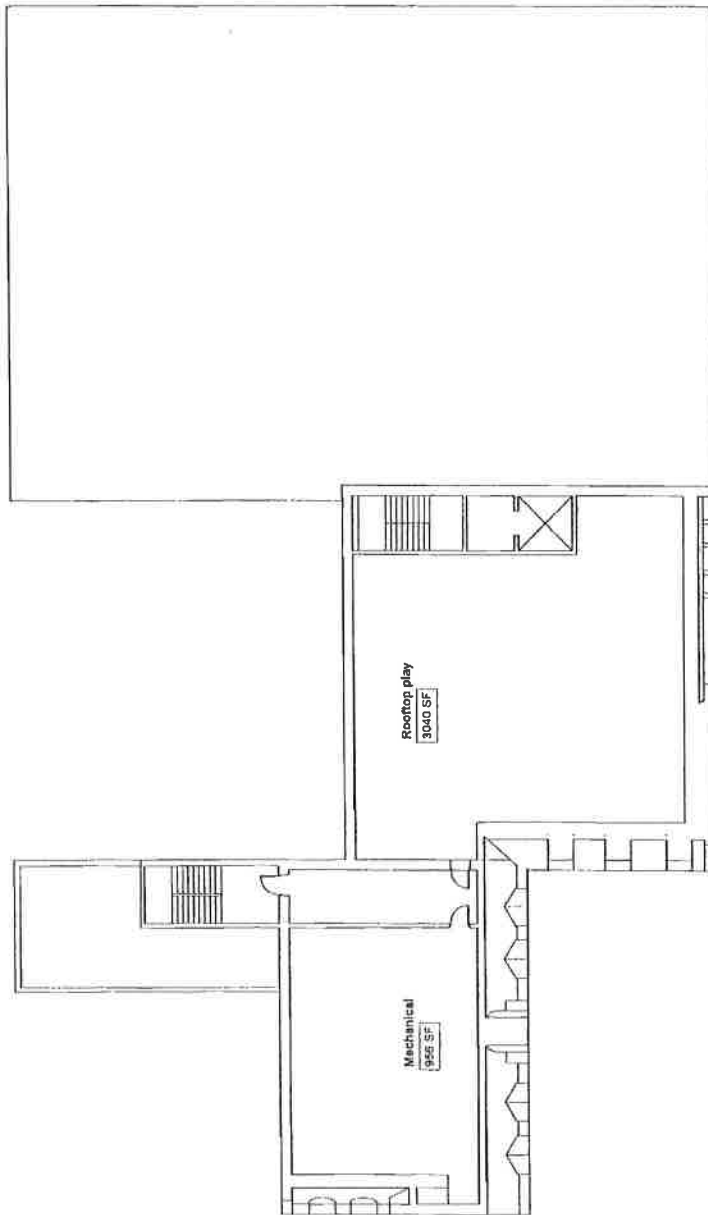
Level 4  
1/16" = 1'-0"

Bennett Day School  
955 West Grand Avenue, Chicago, IL

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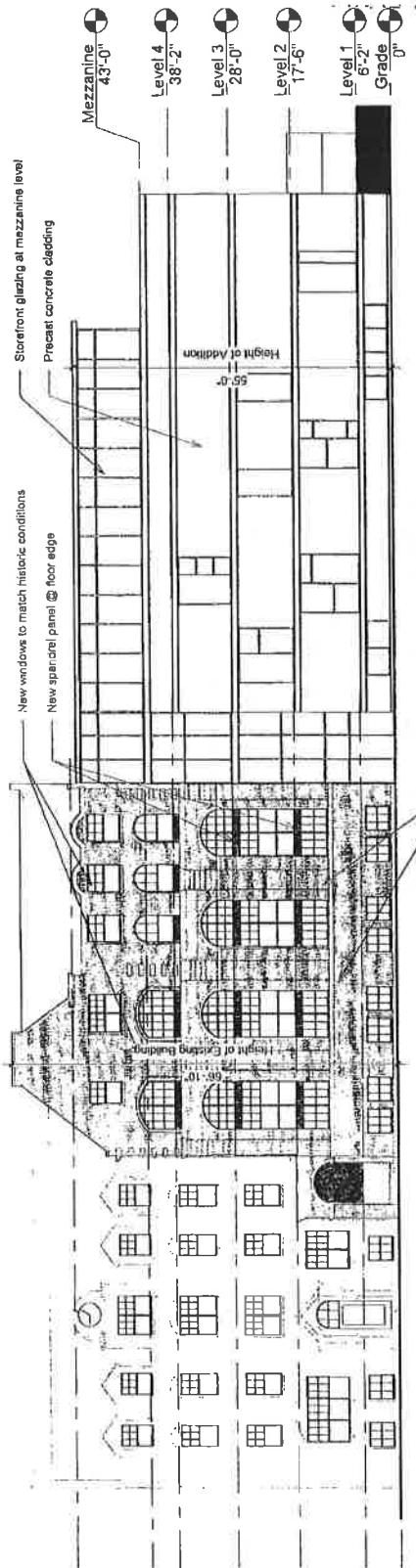
LEVEL 5  
1/16" = 1'-0"

**Bennett Day School**  
955 West Grand Avenue, Chicago, IL

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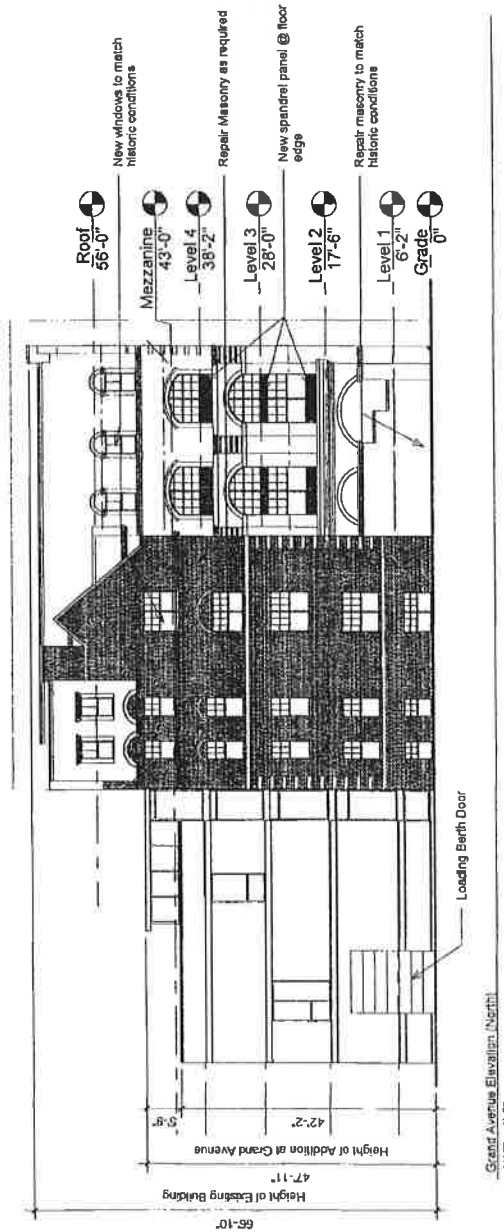
Mezzanine Slab Elevation (North)  
1/16" = 1'-0"

**Bennett Day School**  
955 West Grand Avenue, Chicago, IL

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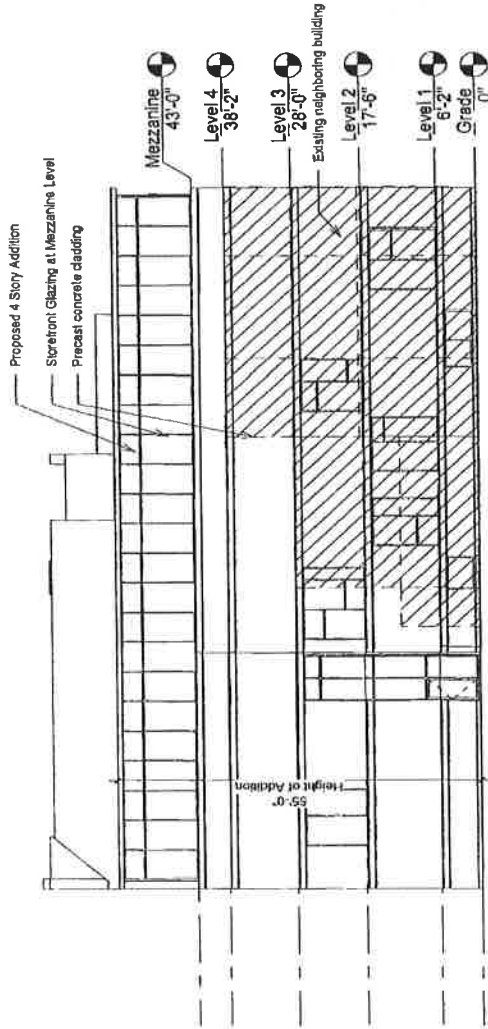
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**Bennett Day School**  
955 West Grand Avenue, Chicago, IL



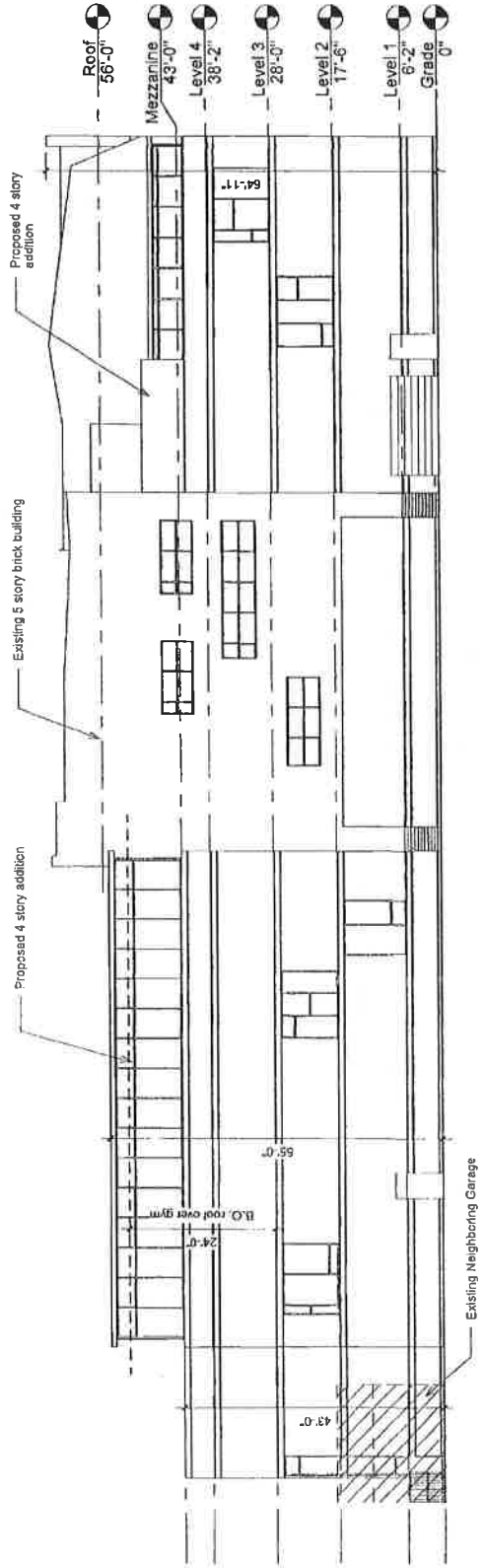
South Elevation  
1/16" = 1'-0"

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**Bennett Day School**  
955 West Grand Avenue, Chicago, IL

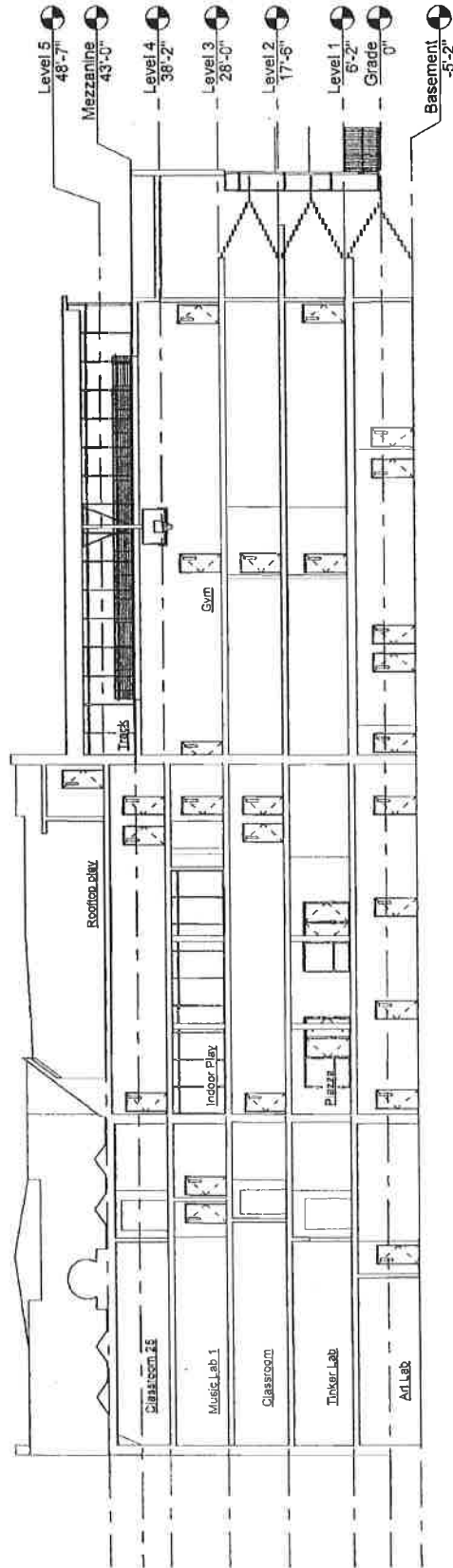


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**Bennett Day School**  
955 West Grand Avenue, Chicago, IL

203 - 12/17/2013 -



North/South Building Section  
 1/16" = 1'-0"

Bennett Day School  
 965 West Grand Avenue, Chicago, IL

300 - 12/17/2013 -

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Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,  
Chairman.

On motion of Alderman Banks, the said proposed ordinances and substitute ordinance transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Flores, Fioretti, Dowell, Preckwinkle, Hairston, Lyle, Jackson, Harris, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, Foulkes, Thompson, Thomas, Lane, Rugai, Cochran, Brookins, Muñoz, Zalewski, Dixon, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Mitts, Allen, Laurino, O'Connor, Doherty, Reilly, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 49.

*Nays* -- None.

Alderman Carothers moved to reconsider the foregoing vote. The motion was lost.

Alderman Banks invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that while he had no personal or financial interest in the ordinances he had a familial relationship with the applicants' attorney.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map Number 1-F.*

(As Amended)

(Application Number 16270)

RPO 1082

*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 current DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-F in the area bounded by:

the alley next north of and parallel to West Illinois Street; the alley next east of and parallel to North Franklin Street; West Illinois Street; and North Franklin Street,

to those of the DX-7 Downtown Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the current DX-7 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-F in the area bounded by:

the alley next north of and parallel to West Illinois Street; the alley next east of and parallel to North Franklin Street; West Illinois Street; and North Franklin Street, to those of Residential Business Planned Development.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements attached to this ordinance read as follows:

*Residential Planned Development Number 1082.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential Planned Development Number 1082 consists of a total of approximately twenty-eight thousand two hundred twenty-five (28,225) square feet or (zero and sixty-five hundredths (0.65) of an acre) of real property, which is depicted on the attached Planned Development Boundary and Property Line Map, and is owned or controlled by 955 Grand Adventures L.L.C. which is the ("Applicant") for the purposes of this planned development.
2. The Applicant shall obtain all applicable official reviews, approval or permits which are necessary to implement this plan of development. Any dedication or vacation of streets or alleys or easements or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approved by the Chicago City Council.
3. The requirements, obligations and conditions applicable 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 lessees and their respective successors and assigns.

Further, pursuant to the requirements of Section 17-13-0600 of the Chicago Zoning Ordinance, the property, at the time application for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under designated control. The term "single designated control" for the purpose of this paragraph shall mean that any application to the City for any modification to this planned development or any other modification or changes thereto, (administrative, legislative or otherwise) is made or authorized by the Applicant, the owners of all the property within the planned

development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the planned development. No amendment may be sought without written approval by any homeowners association unless the right to do so has been retained by Applicant in a private agreement or agreements record against the Property in title documents. Notwithstanding the foregoing, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, or any rights, interests or obligations therein.

4. This plan of development consists of sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; Existing Land-Use Map; a Planned Development Property Line and Boundary Map; Site Plan; Floor Plans; Landscape/Green Roof Plan; Elevations; dated October 18, 2007 prepared by Norsman Architect, Ltd., which are incorporated herein. Full size sets of the Site/Landscape Plan and Building Elevations, and Roof Plan are on file with the Department of Planning and Development. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a planned development. These and no other zoning controls shall apply. In any instance where a provision of this planned development conflicts with the Chicago Building Code, the Building shall apply.
5. The following uses shall be permitted within the areas delineated herein: a total of twenty-eight (28) residential units; including accessory uses; accessory parking and loading; and private green/open spaces.
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 and banners, such as construction and marketing signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Off-premises sign are not permitted within the boundaries of this planned development.
7. Any service drive or other ingress or egress including emergency vehicles access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking or storage of garbage receptacles within such paved areas, except as noted on the site plan, or within fire lanes. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development subject to the review of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public street or alley during demolition or construction shall be subject to the review of the Chicago Department of Transportation. All work proposed in the public ways must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for work in the public

ways and in compliance with the Municipal Code of the City of Chicago.

8. The height of any building or any appurtenance attached thereto prescribed in this planned development shall not exceed the heights established in the Bulk Regulations Table and Building Elevations and shall also be subject to height limitation established by the Federal Aviation Administration.
9. The maximum permitted floor area ratio shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of F.A.R. calculations and floor area measurements, the terminology as defined in Chapter 17-17-0300 of the Chicago Zoning Ordinance shall apply.
10. The improvements of the property shall be designed, installed and maintained in substantial conformance with Site/Landscape Plan; Building Elevations and the Roof Plan. Notwithstanding any statement to the contrary, this planned development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of this planned development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this planned development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.
11. The terms, conditions and exhibits of this planned development ordinance may be modified administratively, by the Commissioner of the Department of Planning and Development upon written request for such modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development, that such a modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this planned development. Any such modifications of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611-A 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, 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 ("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 at the time of application for a building permit.
13. The Applicant acknowledges and agrees that if this planned development is approved and constructed, as part of the project; it shall be obligated to provide a maximum of four (4) of the residential units to ("C.P.A.N.") "Chicago Partnership for Affordable Neighborhood" as a part of this development.

14. The Applicant acknowledges that the former Chicago Commons Settlement House building, commonly known as 955 West Grand Avenue, is historically significant and identified in the Chicago Historic Resource Survey ("C.H.R.S."). The Applicant agrees to retain, preserve and rehabilitate the significant features of the building. The significant features that shall be preserved are the north, west elevations and the east finished return (alley) elevations, and including all rooflines. A scope of work to rehabilitate the significant features shall be included as part of the Part II submittal. In general, the original features and materials should be retained and preserved as much as possible, while changes should be compatible with the building's historic character.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the property in a 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 and maintain a vegetative ("Green") roofs on approximately fifty-one percent (51%) or four thousand four hundred (4,400) square feet of the net flat roof areas of all new building additions. "Net roof area" shall be defined as the total area of the roof minus any required perimeter setbacks, rooftop structures and roof-mounted equipment and mechanical penthouses required by the City Codes.
16. Unless substantial construction of the improvements contemplated in this planned development has commenced within six (6) years following adoption of this planned development and unless completion thereof is diligently pursued, then this planned development shall expire and the property shall automatically revert to that of a M2-2 Light Industry District. This six (6) year period may be extended for up to one (1) additional year if, before expiration of the six (6) year period, the Commissioner of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; and Floor Plans referred to in these Plan of Development Statements unavailable at time of printing.]

[Planned Development Boundary and Property Line Map; Site Plan; Landscape and Green Roof Plan; Building Elevations; Aerial Map; and Context Photos referred to in these Plan of Development Statements printed on pages 12076 through 12083 of this *Journal*.]

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

10/31/2007

REPORTS OF COMMITTEES

16270  
12075

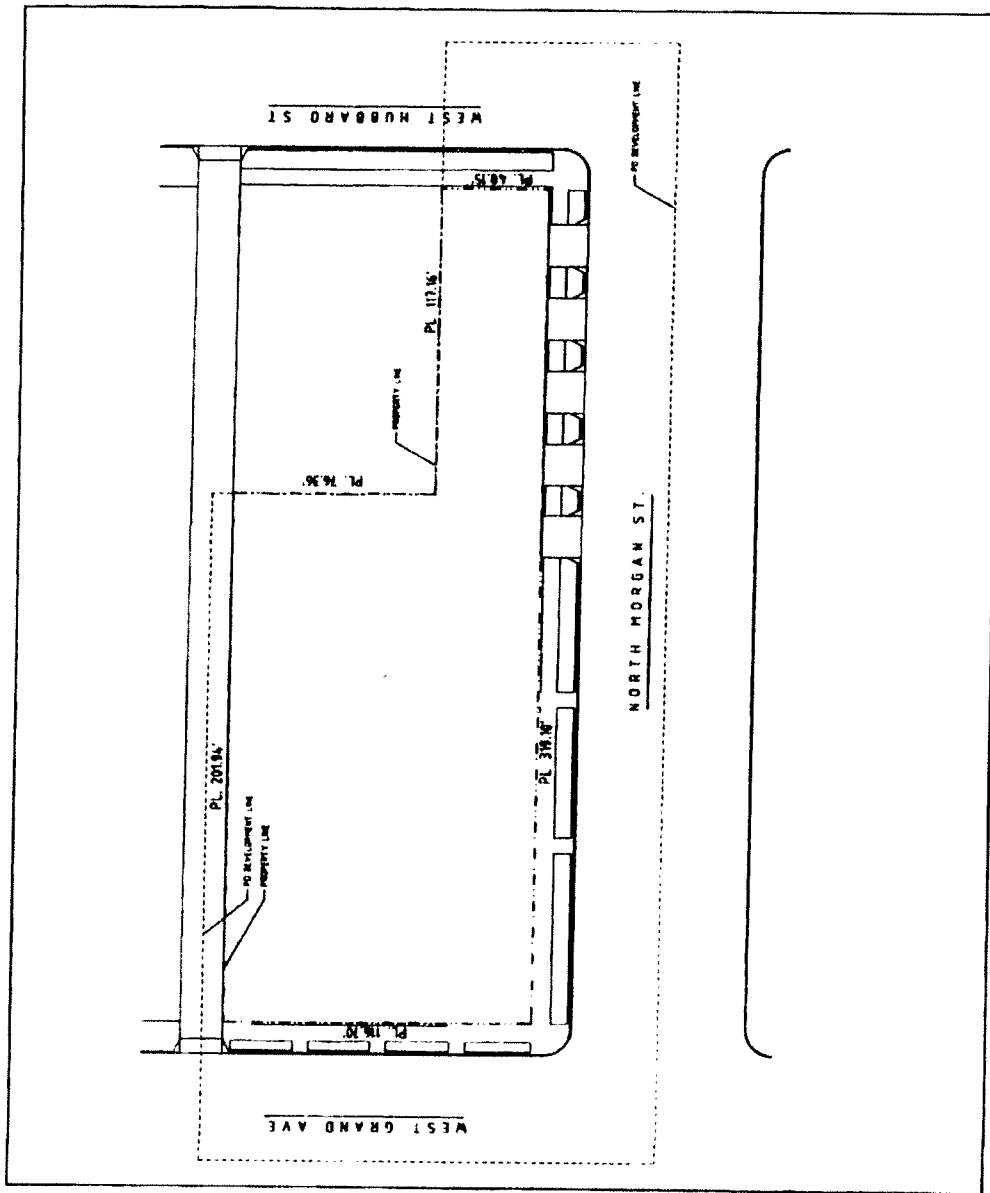
*Residential Planned Development Number 1082.*

*Plan Of Development Bulk Regulations And Data Table.*

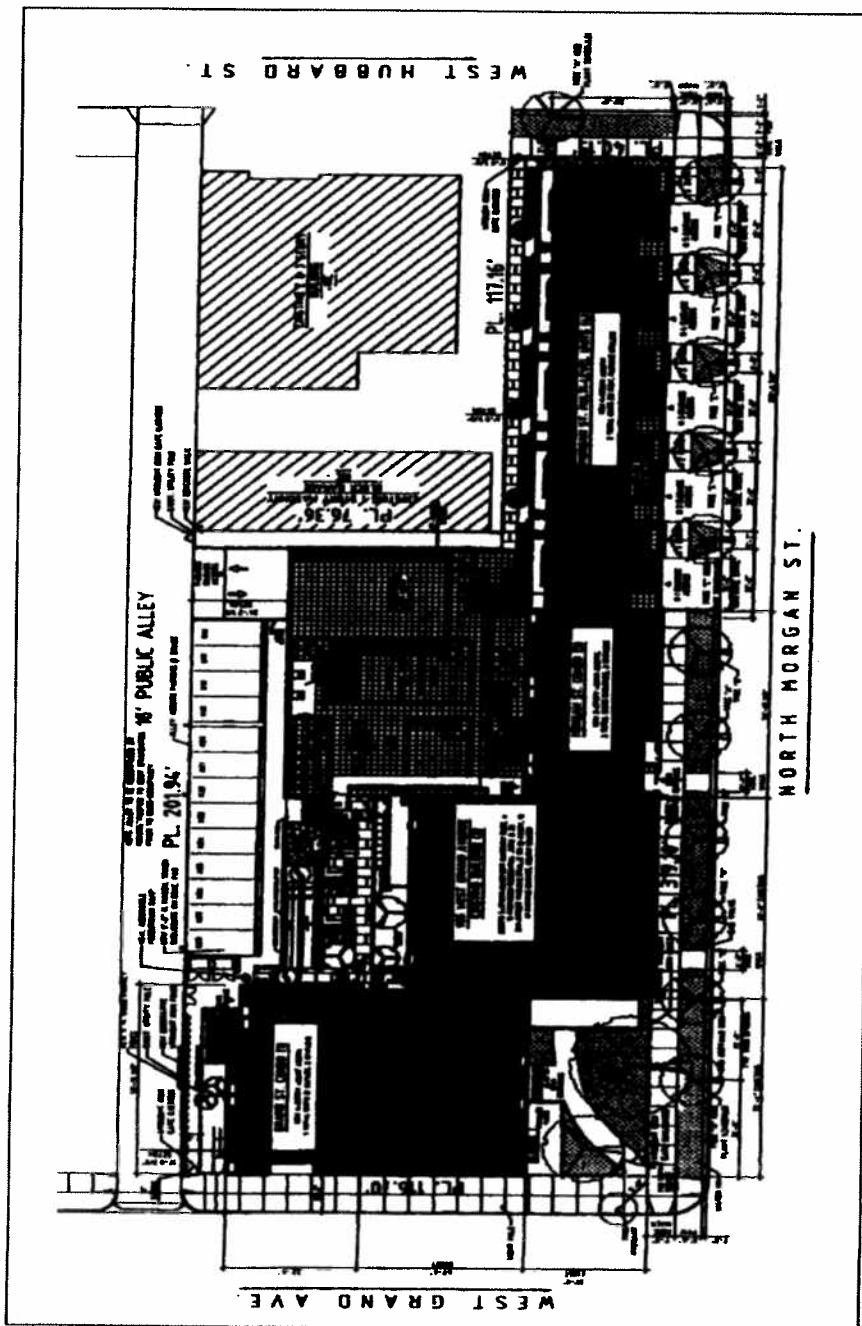
Gross Site Area:	49,527 square feet (1.13 acres)
Area of Public Right-of-Way:	21,263 square feet (0.48 of an acre)
Net Site Area:	28,225 square feet (0.65 of an acre)
Maximum Floor Area Ratio:	2.2
Permitted Uses:	Residential uses and related uses as allowed in statement Number 5 of this submittal
Maximum Number of Units:	28 residential/dwelling units
Minimum Number of Off-Street Parking Spaces to be provided:	38 spaces for residential uses
Bicycle parking Spaces:	As required by Chapter 17-10-0300 of the CZO
Minimum Setbacks:	In substantial conformance with the attached Site Plan
Green Roof Area to be provided:	4,400 square feet or 51% of the net roof area of new building additions
Maximum Percentage of Site Coverage:	In substantial conformance with the attached Site Plan
Maximum Building Height:	
Existing Buildings:	62 feet, 3 inches (No Change)
New Condo Building Additions:	47 feet
New Condo Building Stair Tower:	56 feet
New Attached Single-Family Homes:	47 feet

(As measured by the Chicago Zoning Ordinance pursuant to Chapter 17-17-0311-A)

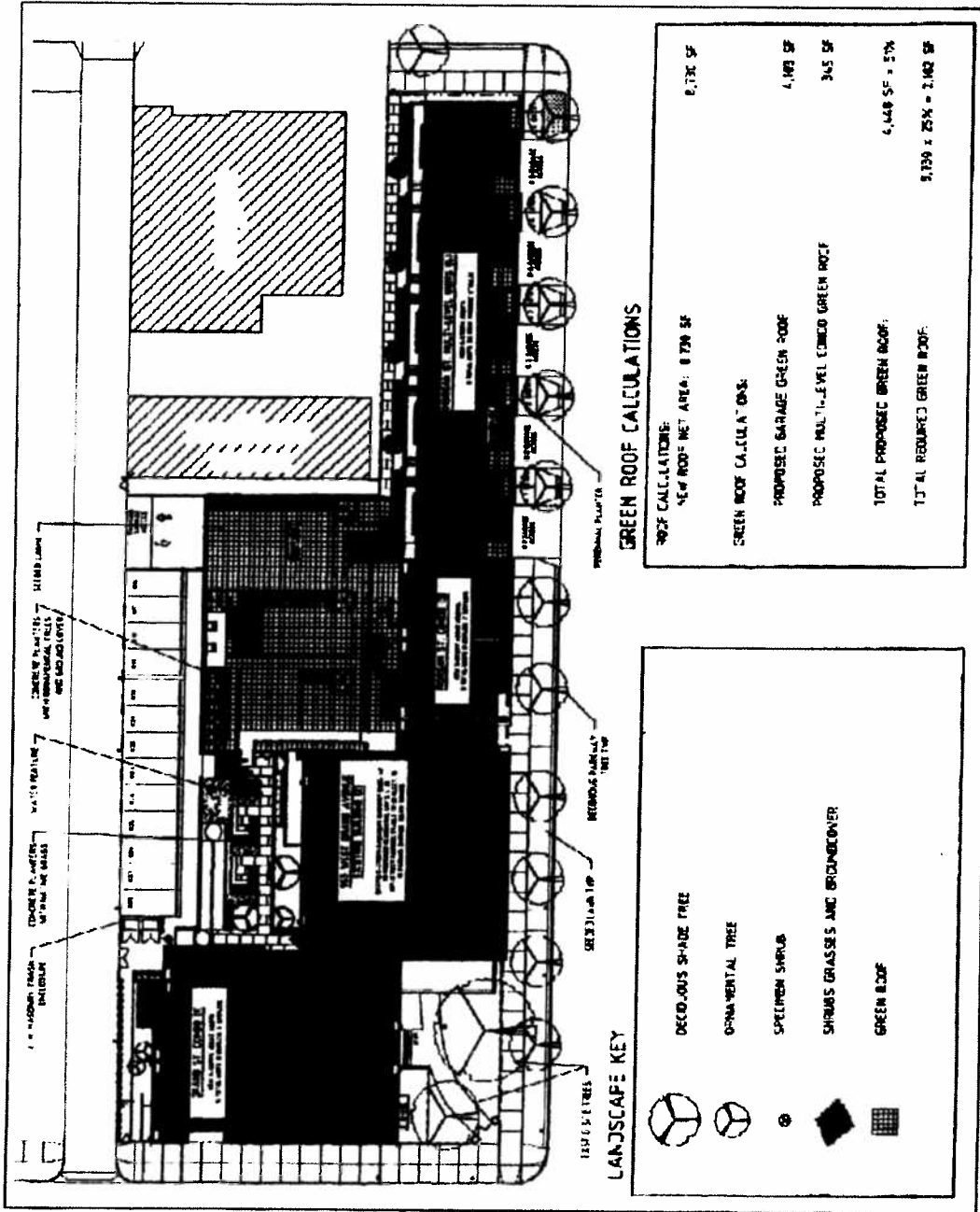
Planned Development Boundary And Property Line Map.



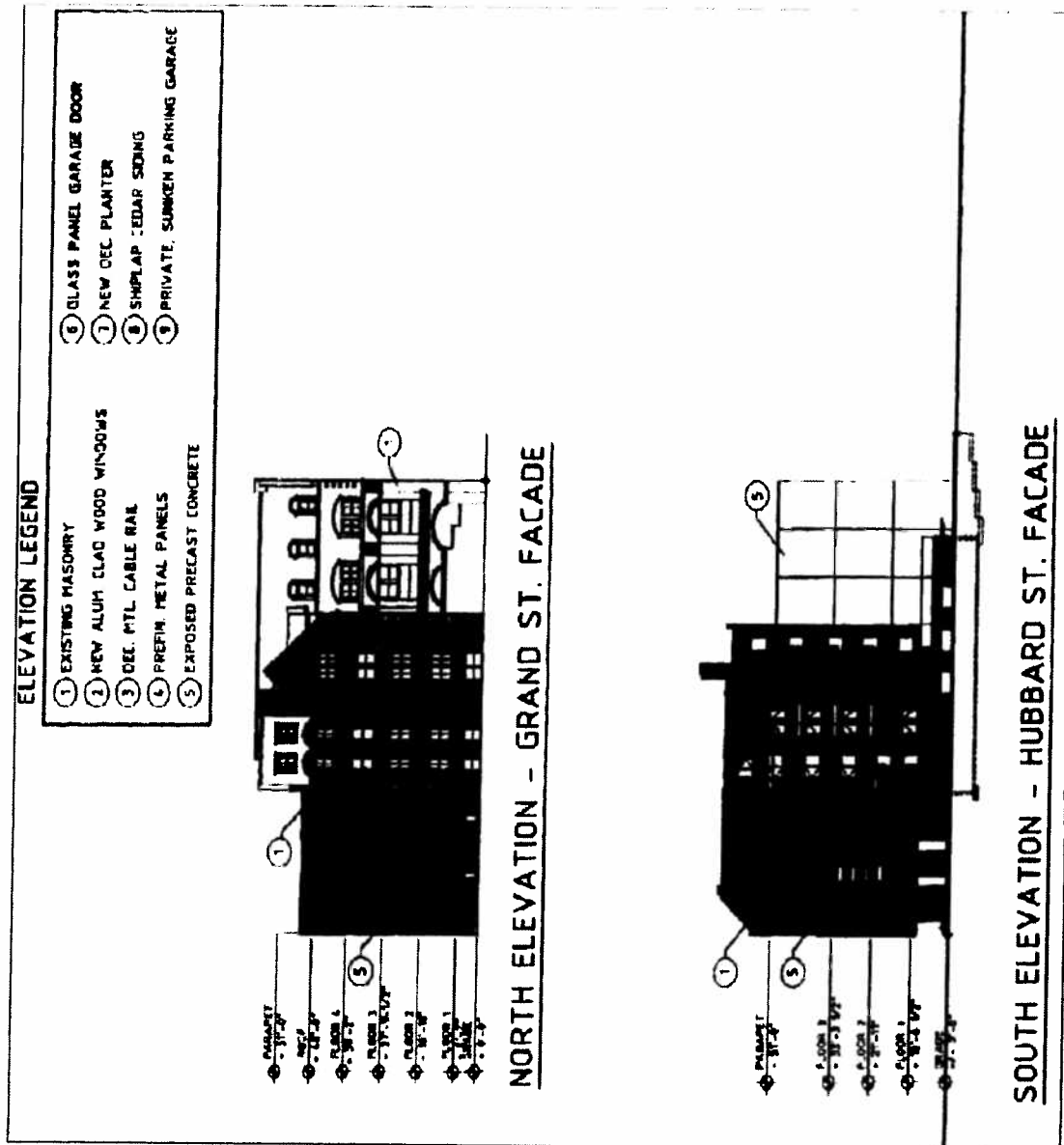
Site Plan.



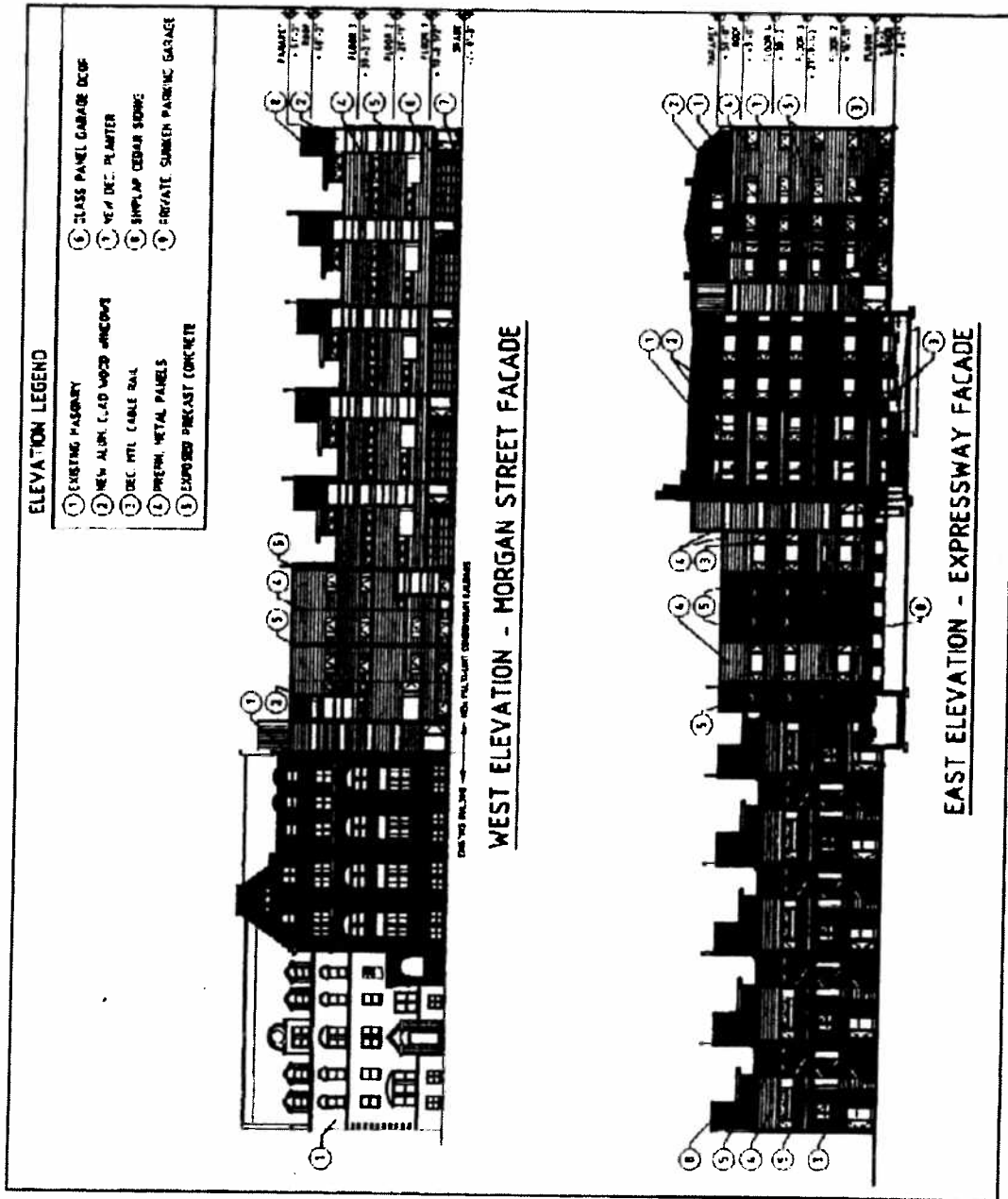
Landscape And Green Roof Plan.



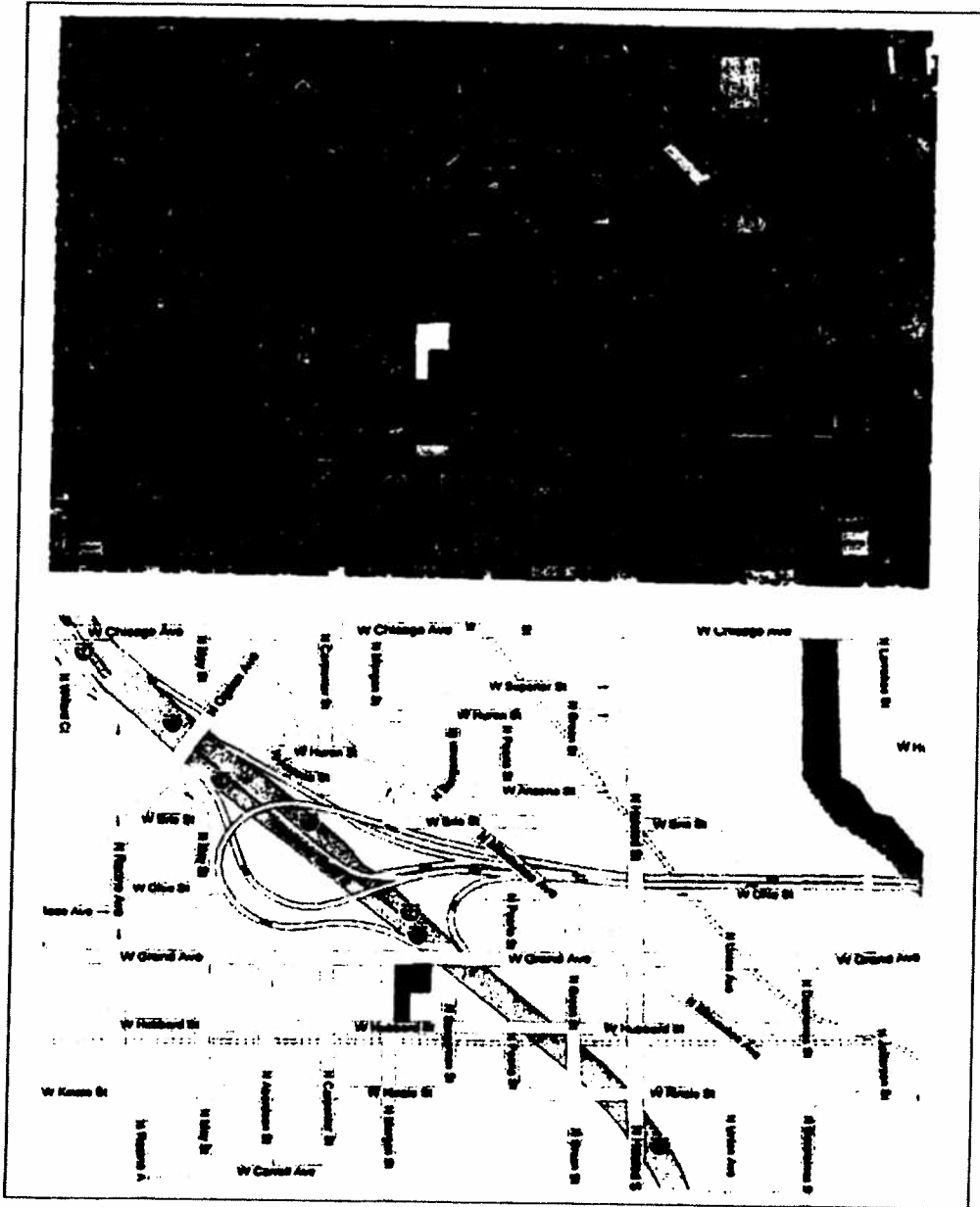
Building Elevations.  
(Page 1 of 2)



Building Elevations.  
(Page 2 of 2)



Aerial Map.



Context Photos.  
(Page 1 of 2)

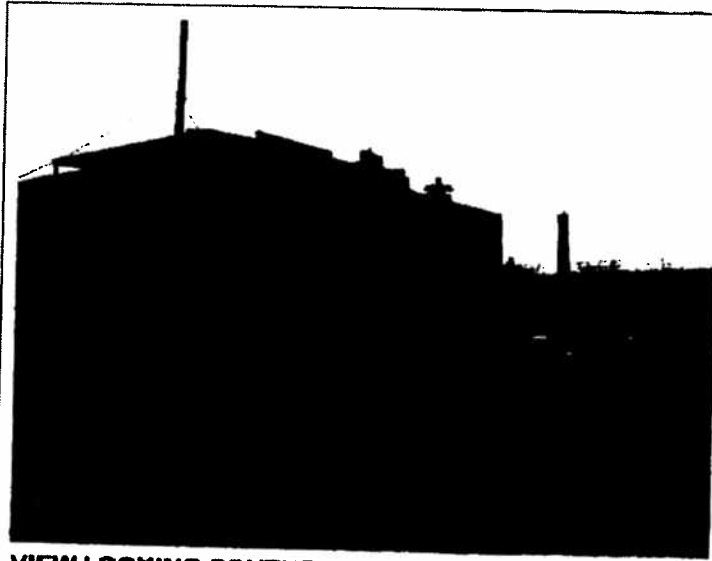


**VIEW LOOKING SOUTHEAST FROM GRAND**



**VIEW LOOKING NORTHWEST FROM EXPRESSWAY**

Context Photos.  
(Page 2 of 2)



**VIEW LOOKING SOUTHEAST FROM MORGAN**



**VIEW LOOKING SOUTHWEST ON GRAND**