

PD 1130

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A-7426

Reclassification Of Area Shown On Map Number 17-H.
(Application Number A-7437)

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 17-H in the area bounded by:

the public alley next north of and parallel to West Lunt Avenue; a line 99.19 feet east of and parallel to North Bell Avenue; West Lunt Avenue; and North Bell Avenue,

to those of an RS3 Residential Single-Unit (Detached House) District.

SECTION 2. This ordinance takes effect after its passage and approval.

Reclassification Of Area Shown On Map Number 17-I.
(As Amended)
(Application Number A-7426)

IPD 1130

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 M1-1 Limited Manufacturing Business Park District symbols and indications and all of the RS2 Single-Unit (Detached House) District symbols and indications as shown on Map Number 17-I in the area bounded by:

(See Attached Legal Description)

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown in Map Number 17-I in the area bounded by:

(See Attached Legal Description)

to those of Institutional Planned Development Number 1130, which is hereby established in the area above described, subject to such Use and Bulk Regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

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

Legal Description.

Lot 15 (except the north 16 feet thereof), all of Lots 16 to 27 and Lot 28 (except the south 16 feet thereof), all that part of the north and south alley vacated by Document Number 10549013, lying west of and adjoining Lots 15 to 28 (except the north 16 feet of Lot 15 and except the south 16 feet of Lot 28); all that part of North Shore Avenue vacated by Document Number 10549013, lying south of and adjoining Lot 19 and the south line of Lot 19 produced west to the west line of the north and south alley lying west and adjoining the west line of said Lot 18 and lying north and adjoining the north line of Lot 20 and the north line of said Lot 20 produced west to the west line of said Lot 20 in Salinger and Hubbard's Second Addition to Rogers Park, and that part of Lot 2 (except the west 66 feet thereof) in the subdivision of the west half of Lot 1 of the subdivision of the southwest quarter and also part of Lot 1 of subdivision of the southwest quarter and also part of Lot 1 of subdivision of the southwest quarter of Section 36, Township 41 North, Range 13, East of the Third Principal Meridian lying north of the Indian Boundary Line, in Cook County, Illinois, more particularly described as follows:

beginning at the southeast corner of said Lot 2; thence south 89 degrees, 51 minutes, 56 seconds west, 103.03 feet; thence north 02 degrees, 40 minutes, 47 seconds east, 487.77 feet; thence north 89 degrees, 51 minutes, 56 degrees east, 134.84 feet; thence south 02 degrees, 34 minutes, 16 seconds west, 7.60 feet; thence north 89 degrees, 51 minutes, 56 seconds to the west right-of-way line of North Whipple Street; south 01 degree, 40 minutes, 44 seconds west along said right-of-way of North Whipple Street, 453.20 feet; thence south 89 degrees, 51 minutes, 56 seconds west, 125.23 feet; thence south 02 degrees, 34 minutes, 16 seconds west, 28.64 feet; thence south 89 degrees, 51 minutes, 56 seconds west, 32.74 feet to the point of beginning.

*Institutional Planned Development Number 1130
Plan Of Development Statements.*

1. The area delineated herein as a Institutional Planned Development ("Planned Development") consists of approximately one hundred twenty-one thousand one hundred forty (121,140) square feet (two and seventy-eight hundredths (2.78) acres) of net site area which is depicted on the attached Planned Development

Property Line and Boundary Map. The property is controlled by the applicant, the Public Building Commission of Chicago.

2. The Applicant ("Applicant") shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or re-subdivision of parcels, shall require a separate submittal on behalf of the Applicant or their 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 and assigns, grantees and lessees, if different than the Applicant, the legal titleholders or 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 titleholder or any ground lessors. Furthermore, pursuant to the requirements of Article 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, or by a governmental agency with the power of eminent domain which has designated the property for acquisition. An agreement among property owners, the board of directors of any property owners association, or covenant binding property owners, may designate the authorized party for any future amendment, modification or change. The Applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the Applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.
4. This plan of development consists of the following sixteen (16) statements; a Bulk Regulations and Data Table; and an Existing Zoning and Land-Use Map; a Property Line and Boundary Map; Site and Landscape Plan; a Green Roof Plan; a Drop-Off and Pick-Up Plan and Building Elevations prepared by Muller & Muller Architects dated October 16, 2008. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The 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.

5. The uses permitted within the area delineated herein as "Institutional Planned Development" shall include, schools, parking, and all uses as permitted within the RT4 Residential Two-Flat, Townhouse and Multi-Unit District, accessory uses and such other related uses.
6. On-premises business identification signs, including temporary construction signs, may be permitted within the area delineated herein as a "Institutional Planned Development", subject to the review and approval of the Department of Planning and Development. No off-premise signs shall be permitted in the Planned Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development, subject to review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all required parking spaces shall be designated for parking for the handicapped.
8. Ingress and egress shall be subject to the review and approval of the Department of Transportation -- Bureau of Traffic and the Department of Planning and Development. All work in the Public Way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square feet for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by D.P.D. during the actual Part II Review. The fee as determined by D.P.D. staff at that time is final and binding on the applicant and must be paid to the Department of Planning and Development prior to the issuance of any Part II Approval.
12. The Applicant shall obtain the applicable official reviews, approvals and permits from the various city departments and or committees regarding the use of the public way for any encroachments of public way space including encroachments on, over

or under the street, sidewalk, parkway or alley. Such approval and permits shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes that conservation of natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the subject 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 also provide a vegetative roof on the proposed building totaling nineteen thousand one hundred twenty-six (19,126) square feet, or fifty percent (50%) of the available roof area.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the building and all other improvements in a manner that promotes, enables and maximizes universal access throughout the subject property. Plans for all buildings and improvements on subject 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 a high standard of accessibility. No building permit shall be issued by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed.
15. 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 the application for such a modification by the Applicant and after a determination is made by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification 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 of the Chicago Zoning Ordinance.
16. Unless substantial new construction on the property has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert back to the RT4, Residential, Two-Flat, Townhome and Multi-Unit District.

A-7426

[Existing Zoning Map; Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Green Roof Plan; Drop-off Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 45078 through 45086 this *Journal*.]

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

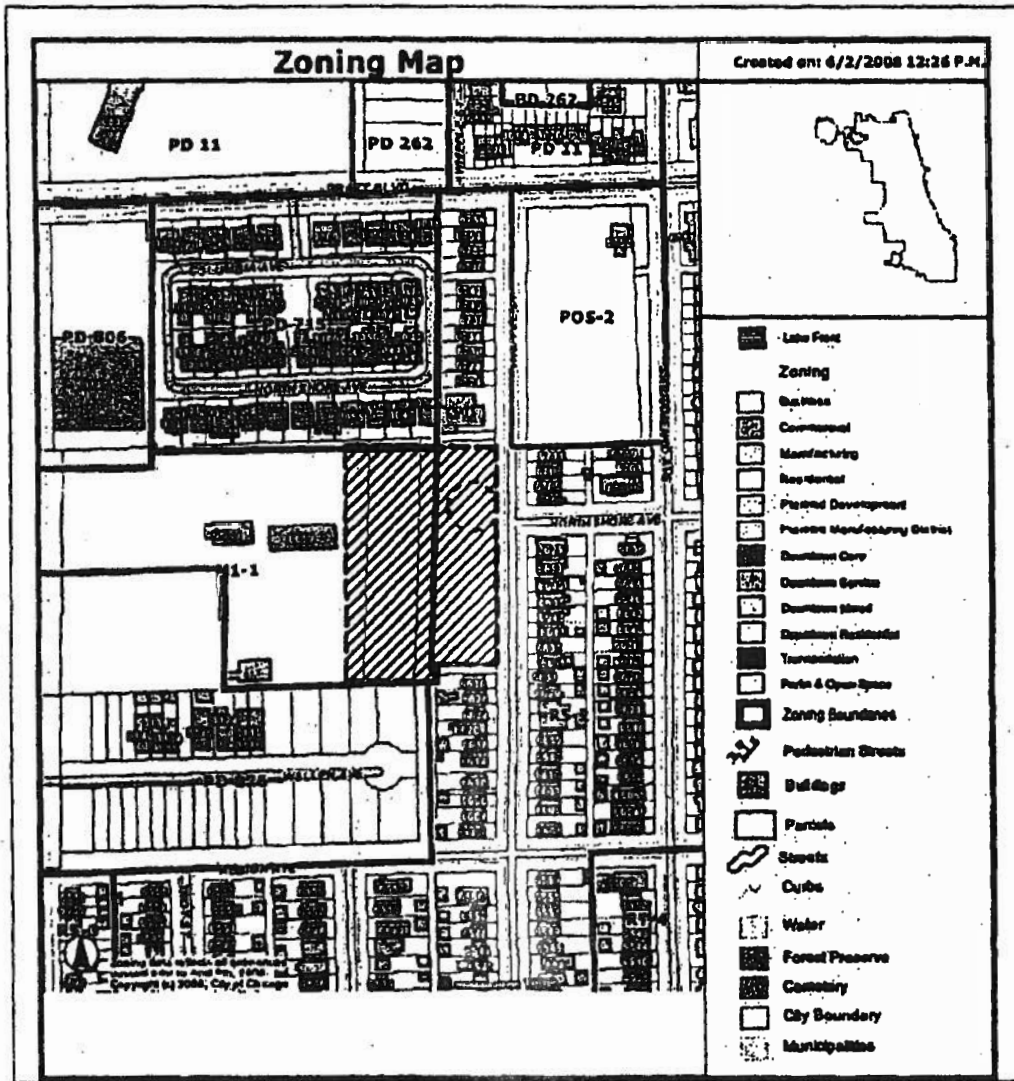
Institutional Planned Development Number 1130.

Boone Clinton Elementary School.

Bulk Regulations And Data Table.

Gross Site Area:	136,089 square feet (3.12 acres)
Net Site Area:	121,140 square feet (2.78 acres)
Public Area Right-of-Way	14,949 square feet (0.34 acre)
Maximum Floor Area Ratio:	1.2
Minimum Number of Off-Street Loading Spaces:	1
Minimum Number of Off-Street Parking Spaces:	30 (including 2 accessible spaces)
Minimum Number of Bicycle Parking Spaces:	13
Maximum Building Height:	65 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback:	In accordance with the Site Plan
Maximum Percent of Site Coverage:	In accordance with the Site Plan

Existing Zoning Map.

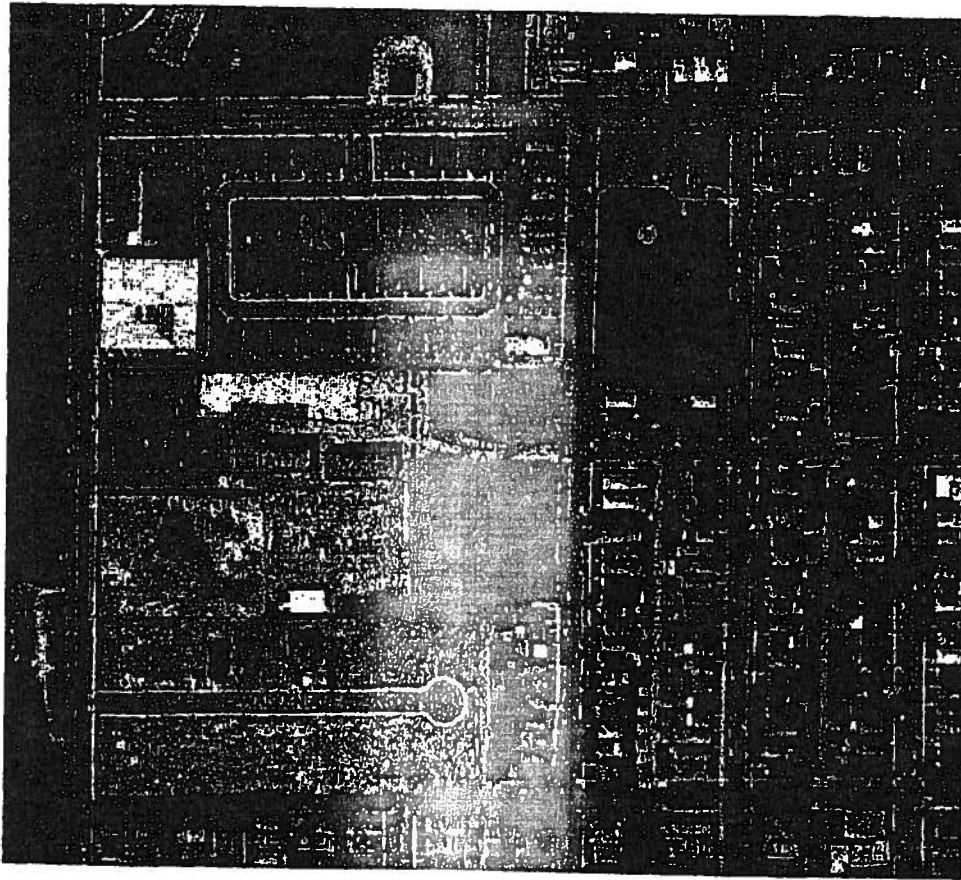



EXISTING ZONING MAP
NOT TO SCALE



SUBJECT SITE

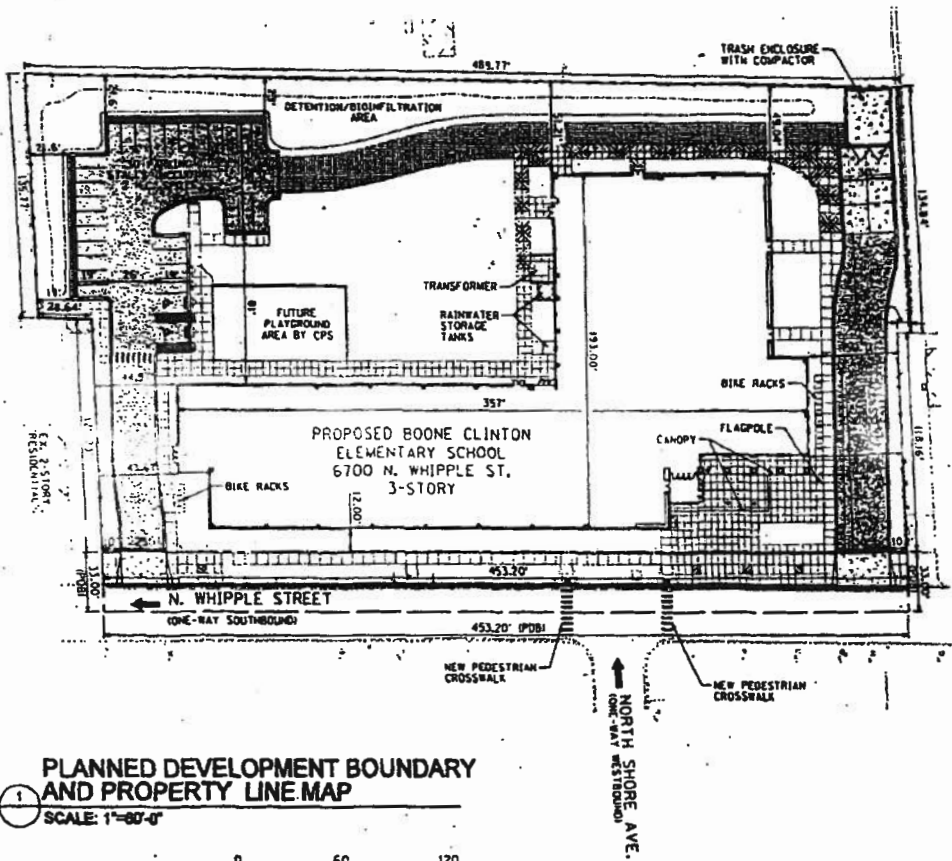
Land-Use Map.



 **LAND USE MAP**
NOT TO SCALE



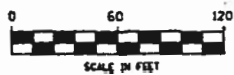
Planned Development Boundary
And Property Line Map.



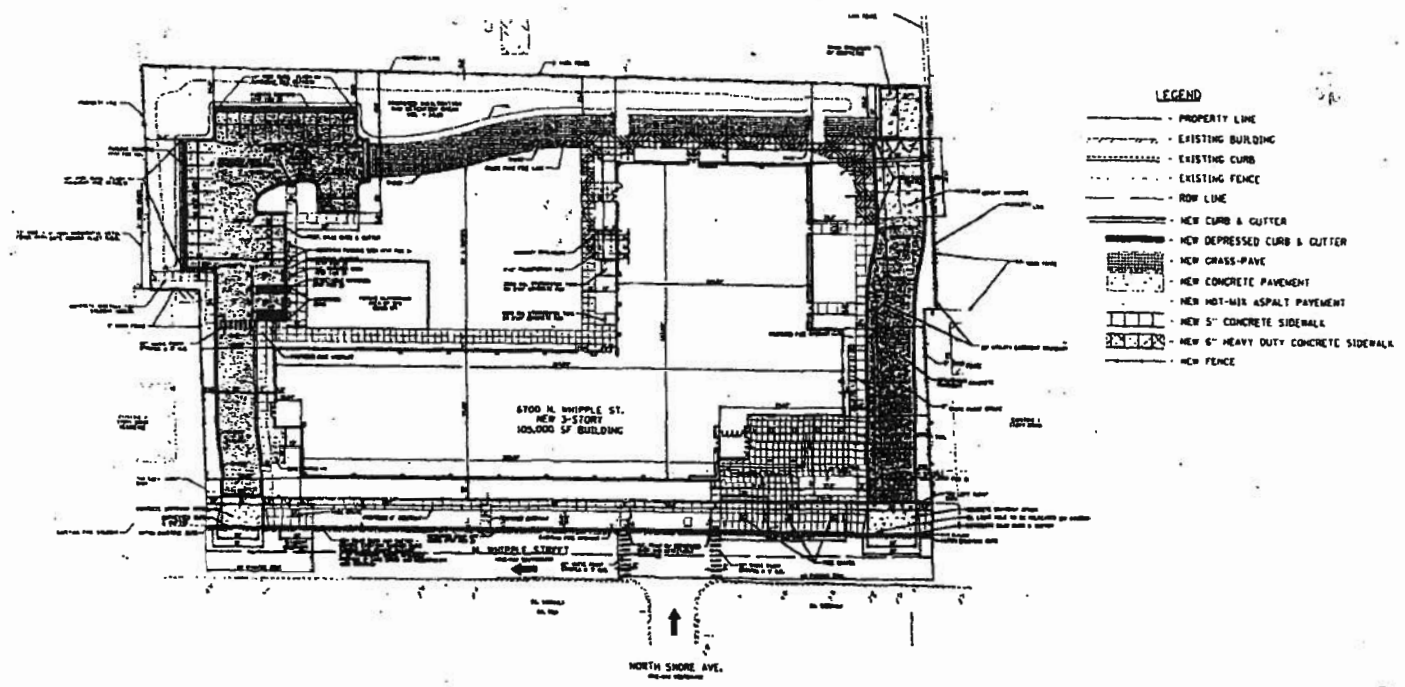
- LEGEND**
- - - - - PROPERTY LINE
 - - - - - PLANNED DEVELOPMENT BOUNDARY LINE (PDB)
 - [Stippled pattern] NEW GRASS-PAVE
 - [Dotted pattern] NEW CONCRETE PAVEMENT
 - [Cross-hatched pattern] NEW HOT-MIX ASPALT PAVEMENT
 - [Horizontal lines pattern] NEW CONCRETE SIDEWALK
- GROSS SITE BOUNDARY AREA: 136,095 SF
NET SITE BOUNDARY AREA: 14,955 SF

PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

SCALE: 1"=80'-0"



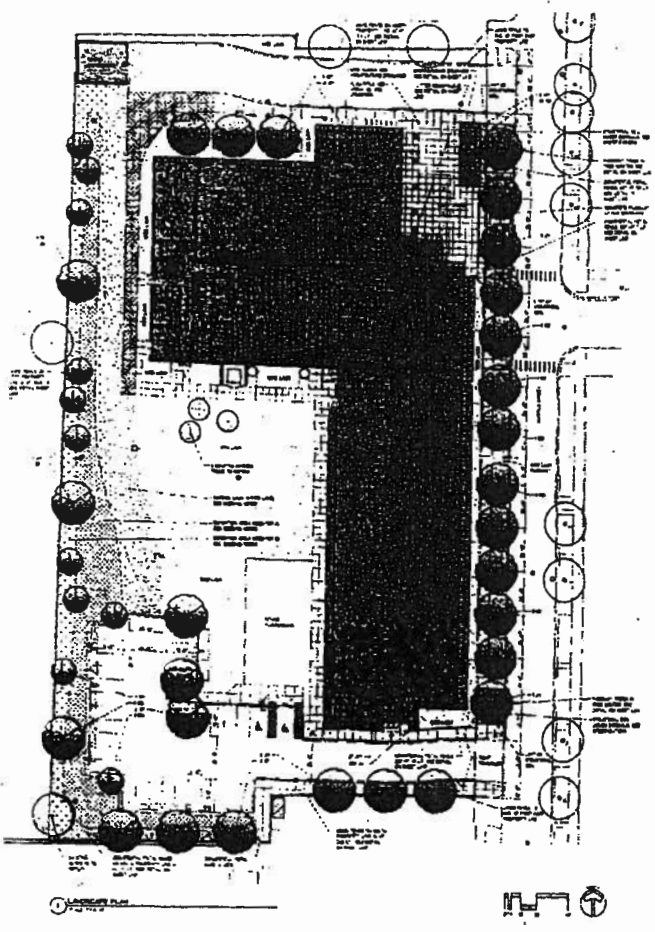
Site Plan.



Landscape Plan.

PLANT LIST

CODE	SYMBOL NAME	COMMON NAME	SIZE	QUANTITY	ADDITIONAL INFO
SHRUBS AND TREES					
1	ADONIS HYDRANGEA	ADONIS BLEEDING HEART	1" CAL. PBR	3	BRANDED P# 8
2	BECKMANN'S ERICA	BECKMANN'S ERICA	1" CAL. PBR	2	BRANDED P# 8
3	CELESTINE HYDRANGEA	CELESTINE HYDRANGEA	1" CAL. PBR	2	BRANDED P# 8
4	DIABLO HYDRANGEA	DIABLO HYDRANGEA	1" CAL. PBR	2	BRANDED P# 8
5	DIABLO HYDRANGEA	DIABLO HYDRANGEA	1" CAL. PBR	2	BRANDED P# 8
6	DIABLO HYDRANGEA	DIABLO HYDRANGEA	1" CAL. PBR	2	BRANDED P# 8
7	DIABLO HYDRANGEA	DIABLO HYDRANGEA	1" CAL. PBR	2	BRANDED P# 8
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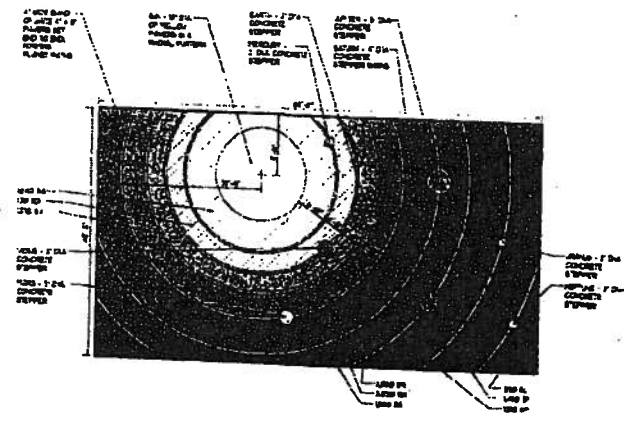


11/5/2008

REPORTS OF COMMITTEES

45083

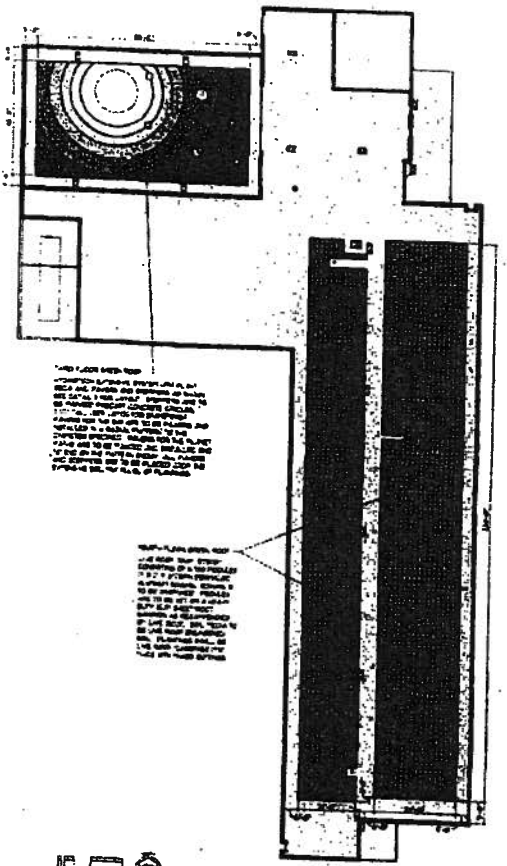
Green Roof Plan.



③ THIRD FLOOR GREEN ROOF LAYOUT
SCALE: 1/4" = 1'-0"

THIRD FLOOR GREEN ROOF PLANT LIST

NO.	SYMBOL	COMMON NAME	PLANT	PLANT	PLANT	PLANT
01
02
03
04
05
06
07
08
09
10
11
12
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14
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16
17
18
19
20



THIRD FLOOR GREEN ROOF
 1. ALL PLANTS SHALL BE INSTALLED IN THE SPRING MONTHS OF THE YEAR.
 2. ALL PLANTS SHALL BE INSTALLED IN THE SPRING MONTHS OF THE YEAR.
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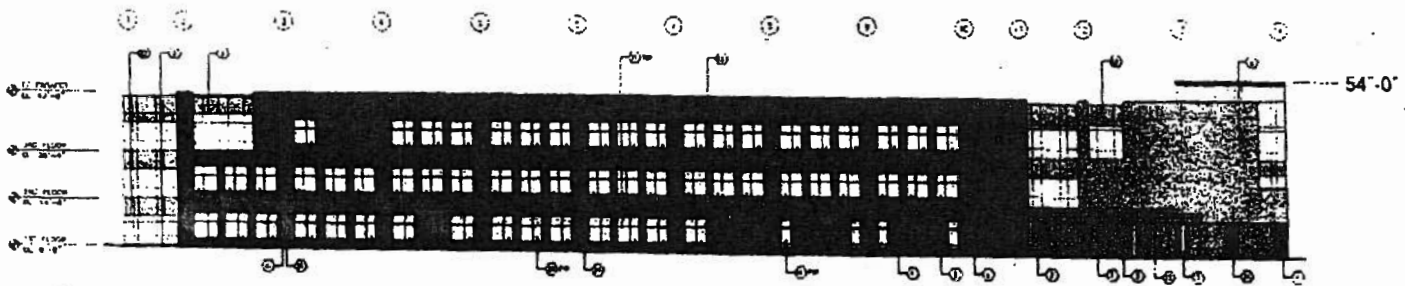
① GREEN ROOF PLAN
SCALE: 1/4" = 1'-0"

11/5/2008

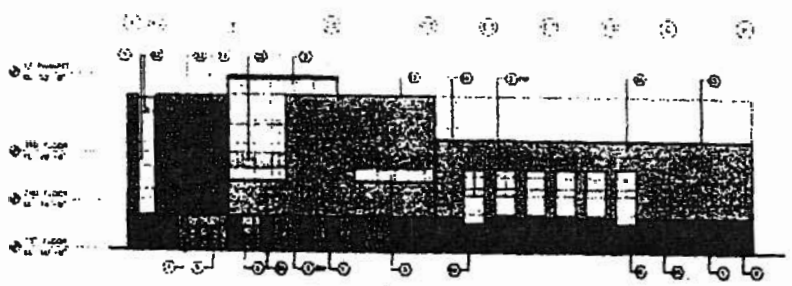
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EAST ELEVATION



NORTH ELEVATION

Building Elevations.
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