

PD 1173

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16872

99560

JOURNAL--CITY COUNCIL--CHICAGO

9/8/2010

~~Reclassification Of Area Shown On Map No. 20-B.
(Application No. 17107)
(Common Address: 2951 -- 2955 E. 79th St.)~~

[O2010-3947]

~~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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 20-B in the area bounded by:~~

~~East 79th Street; South Commercial Avenue; and the east boundary line of the Illinois Central (Metra) Railroad (South Chicago Branch) right-of-way line,~~

~~to those of a C1-2 Neighborhood Commercial District.~~

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

Reclassification Of Area Shown On Map Nos. 22-G And 24-G.

(As Amended)

(Application No. 16872)

(Common Address: 1243 -- 1257, 1248 -- 1258 And 1301 -- 1355 W. 95th St.)

[SO2010-3965]

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

IPD 1173

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B3-1 Community Shopping District symbols and indications as shown on Map Numbers 22-G and 24-G in the area bounded by:

the alley next north of West 95th Street; a line 108.30 feet east of South Throop Street; West 95th Street; a line 193.17 feet east of South Throop Street; the alley next south of West 95th Street; and South Throop Street,

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

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Numbers 22-G and 24-G in the area bounded by:

the alley next north of West 95th Street; a line 108.30 feet east of South Throop Street; West 95th Street; a line 193.17 feet east of South Throop Street; the alley next south of West 95th Street; South Throop Street; a line 114.30 feet north of West 96th Street; South Loomis Street; West 95th Street; and South Throop Street,

to those of an Institutional Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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

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

Institutional Planned Development.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development (the "Planned Development") consists of approximately 421,194 square feet (9.67 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 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 and 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 of application 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 be defined by Section 17-8-0400 of the Chicago Zoning Ordinance.
4. This plan of development consists of sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land Use-Map; a Planned Development Boundary and Property Line Map; an Overall Site Plan, Partial Phase I and Phase II Site Plans; a Landscape Plan; and Gymnasium Building Elevations prepared by Wight and Company dated August 19, 2010. A full-size set of the Overall Site Plan, Partial Phase I and Phase II Site Plans, a Landscape Plan; and Gymnasium Building Elevations is on file with the Department of Zoning and Land Use Planning. 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, including athletic fields and accessory parking lots.
6. On-premise signs shall be permitted within the Planned Development subject to the review and approval of the Department of Zoning and Land Use Planning. Temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department of Zoning and Land Use Planning. Off-premise signs shall not be permitted in the Planned Development.
7. Off-street parking and loading facilities shall be provided in compliance with the provisions of this Planned Development subject to the review and approval of the Department of Transportation and the Department of Zoning and Land Use Planning. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of 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.
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 Landscape Plan and maintained in accordance with the parkway tree planting and parking lot landscaping provisions of the Chicago Zoning Ordinance.
10. 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 except that parkway trees on streets surrounding the main campus portion of the Property may be spaced thirty-five (35) feet on center and that the landscaping of the vehicular use areas within the Planned Development shall be as depicted on the Landscape Plan prepared by Wight and Company dated August 19, 2010.
11. 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.

12. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Zoning and Land Use Planning 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. 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.
13. 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 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 Zoning and Land Use Planning. The applicant shall install a vegetated ("green") roof equal to at least 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 applicant shall also provide storm water detention for all new construction and shall achieve L.E.E.D. certification for the new gymnasium building. The green roof area of the new gymnasium building shall be approximately 3,900 square feet in area.
14. 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.
15. The City of Chicago has established a Part II Review Fee in the amount of twenty-five cents (\$0.25) per square foot for the total buildable square feet (floor area) for any new construction. The Part II Review Fee will be assessed by the Department of Zoning and Land Use Planning during the actual Part II Review. The fee as determined by the Department of Zoning and Land Use Planning staff at that time is final and binding on the applicant and must be paid to the Department of Zoning and Land Use Planning prior to the issuance of any Part II approval.
16. Unless substantial construction of the Phase I 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 RS3 Residential Single-Unit (Detached House) District.

16872

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Overall Site Plan -- Phases 1 and 2; Partial Site Plan -- Phase 1 Proposed Parking Reconfiguration; Partial Site Plan -- Phase 1 Proposed Parking at North Throop Street; Partial Site Plan -- Phase 1 Proposed Drop-off Lane at North Loomis Street; Partial Site Plan -- Phase 2 Proposed Gymnasium; Partial Site Plan -- Phase 2 Proposed Playing Field at North Throop Street; Overall Landscape Plan -- Phases 1 and 2; Landscape Plan; Vehicular Use Area Calculations; Proposed Gymnasium Exterior Elevations; and Chicago Builds Green Forms referred to in these Plan of Development Statements printed on pages 99565 through 99580 of this *Journal*.]

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

Institutional Planned Development No. 1173

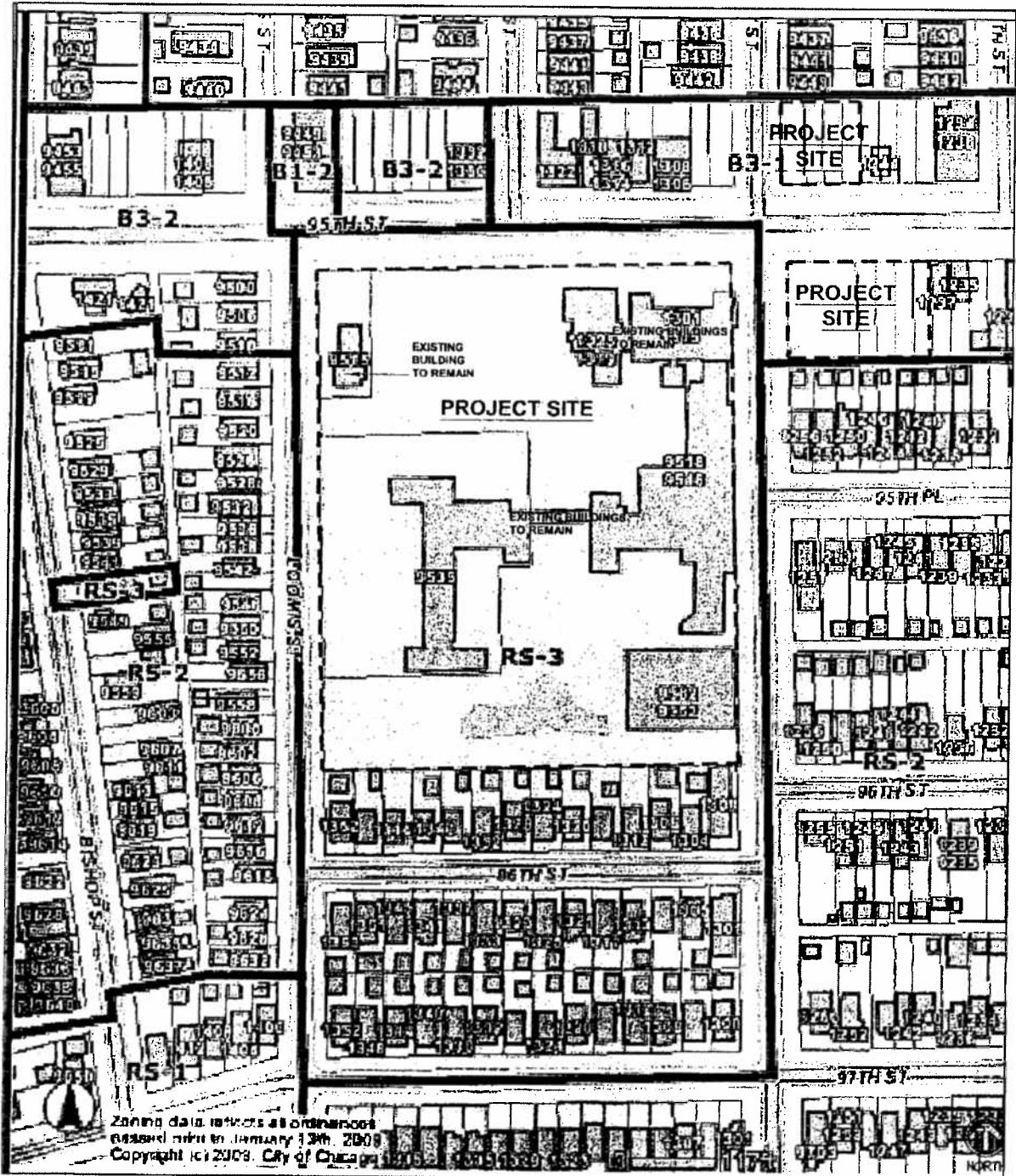
Plan Of Development

Bulk Regulations And Data Table.

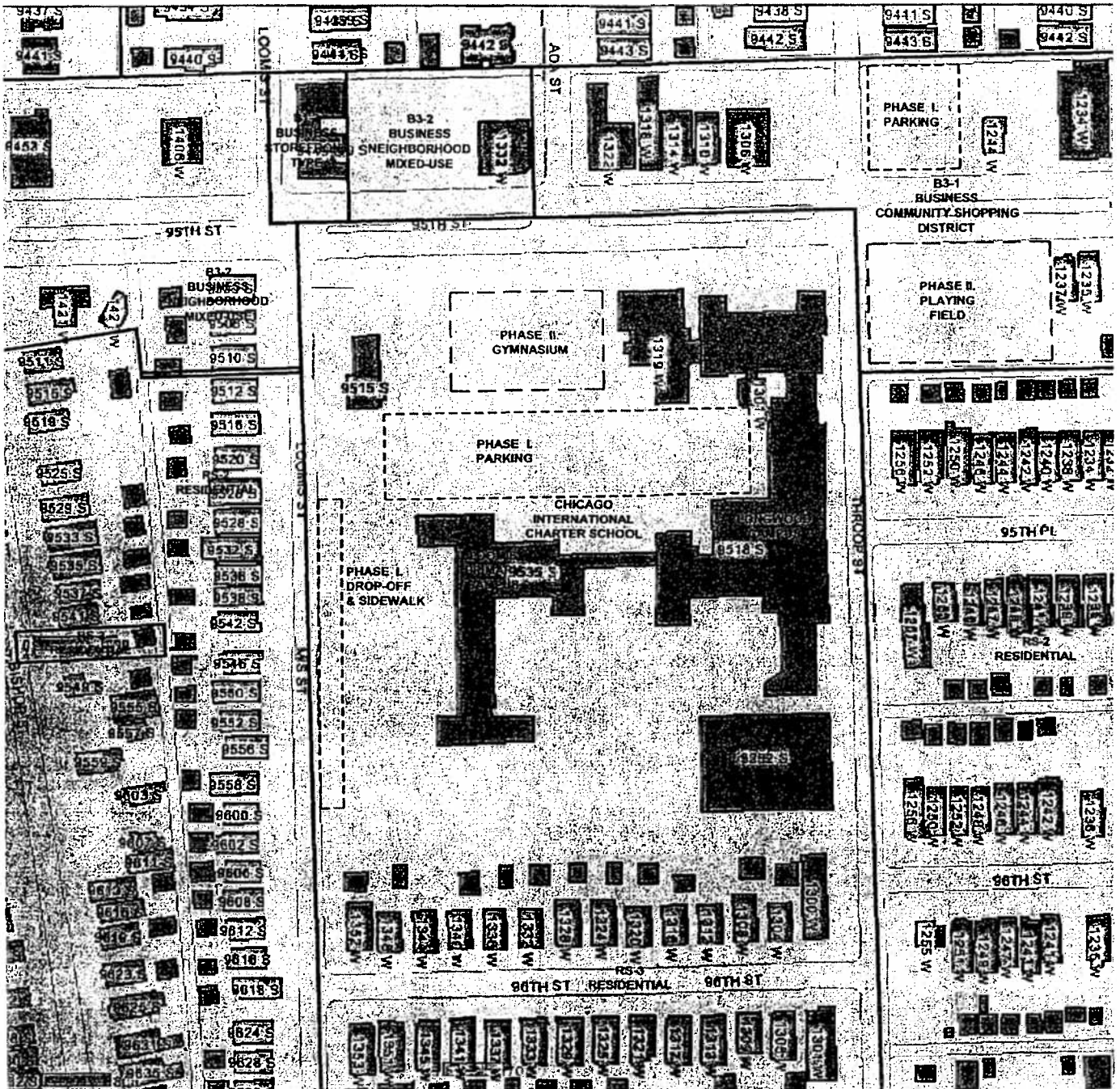
Gross Site Area = Net Site Area + Areas Remaining in Public Rights-of-Way: 525,503 square feet (12.06 acres) = 421,194 square feet (9.67 acres) + 104,309 square feet (2.39 acres).

Net Site Area:	421,194 square feet (9.67 acres)
Permitted Uses:	Schools and related and accessory uses, including athletic fields and accessory parking lots
Maximum Floor Area Ratio:	0.90
Minimum Number of Off-Street Parking Spaces:	129
Minimum Number of Bicycle Parking Spaces:	10
Minimum Number of Off-Street Loading Berths:	4
Maximum Site Coverage:	In accordance with the Overall Site Plan
Setbacks:	In accordance with the Overall Site Plan
Maximum Building Height:	60 feet

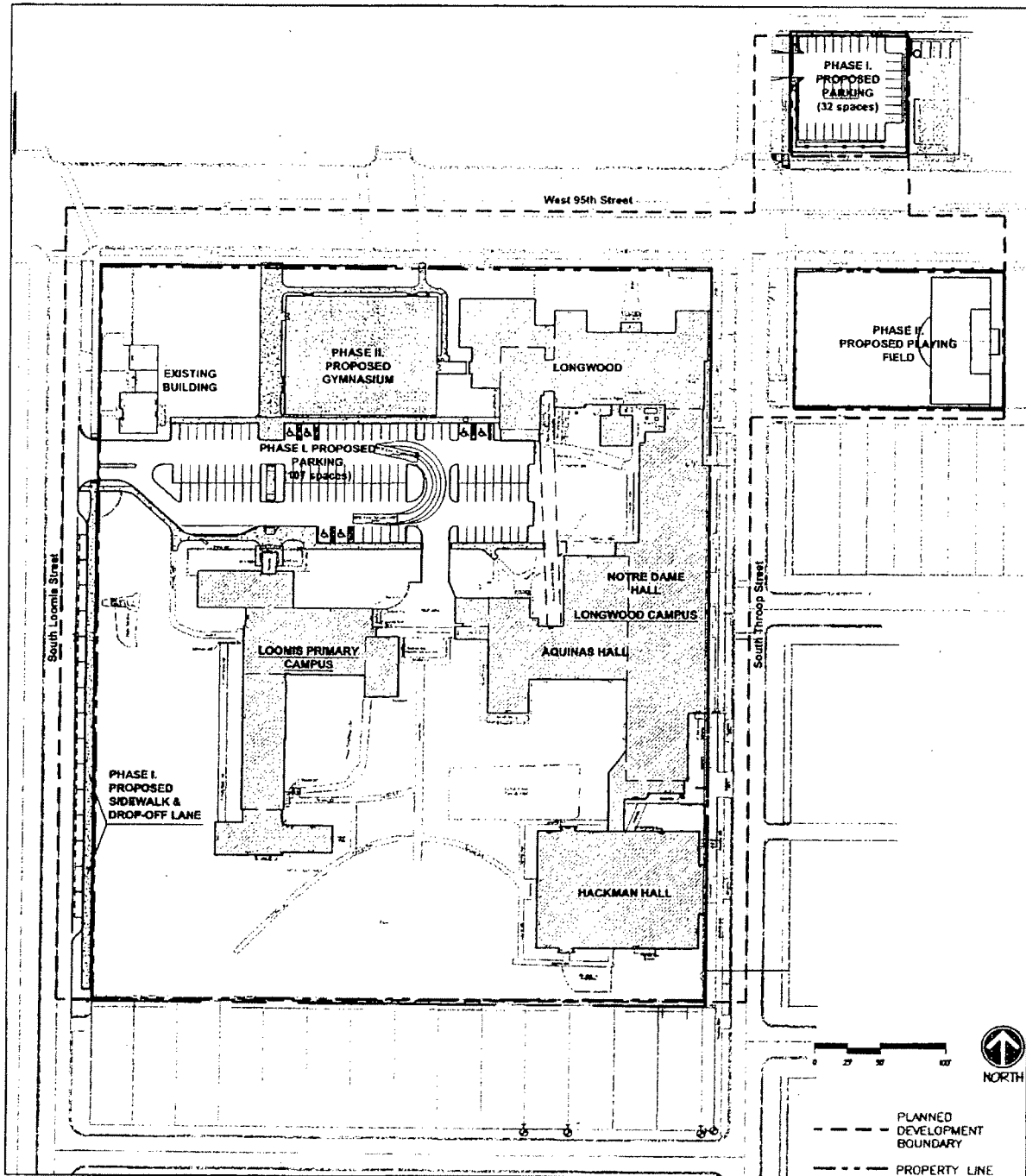
Existing Zoning Map



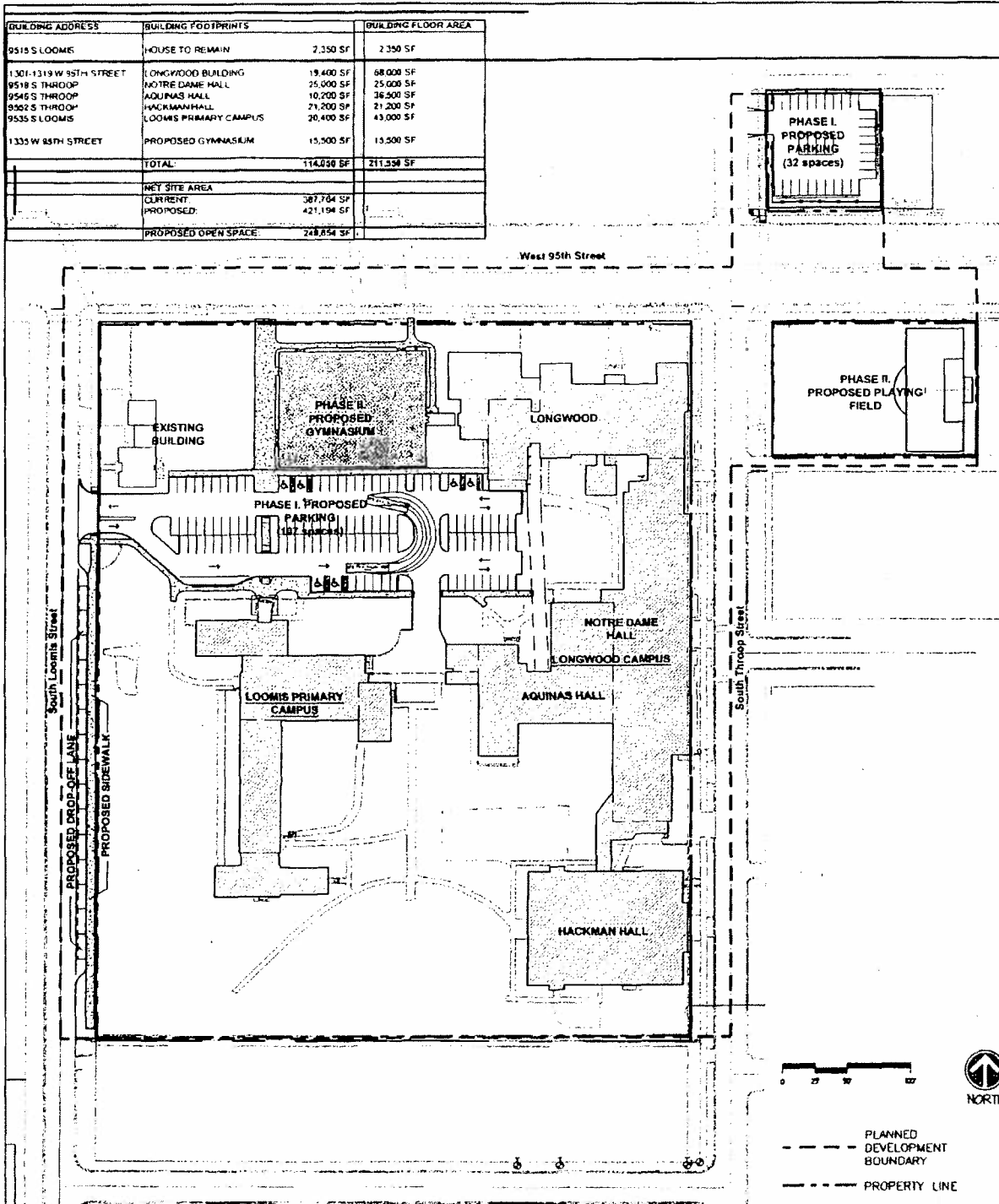
Existing Land-Use Map.



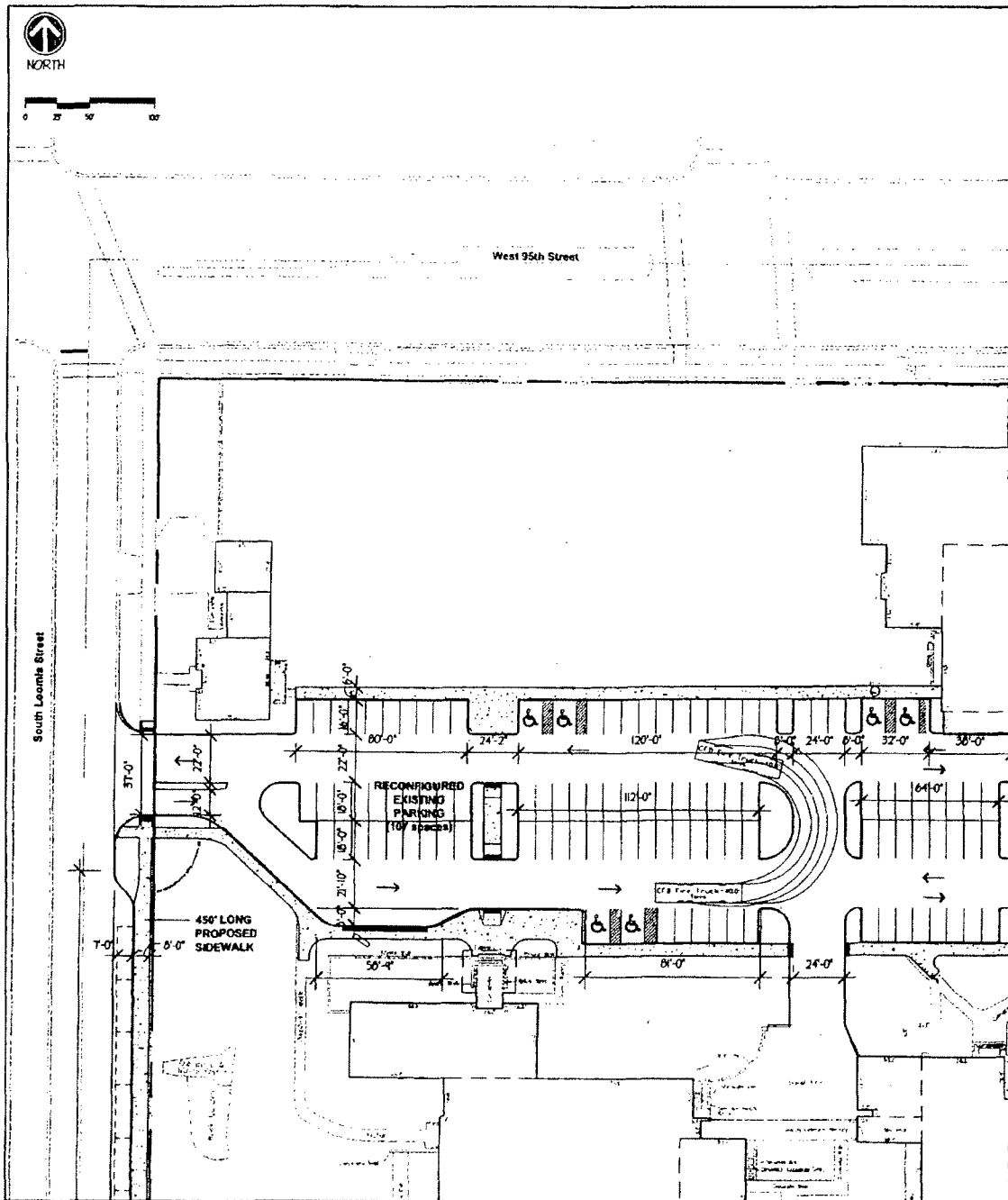
Planned Development Boundary And Property Line Map.



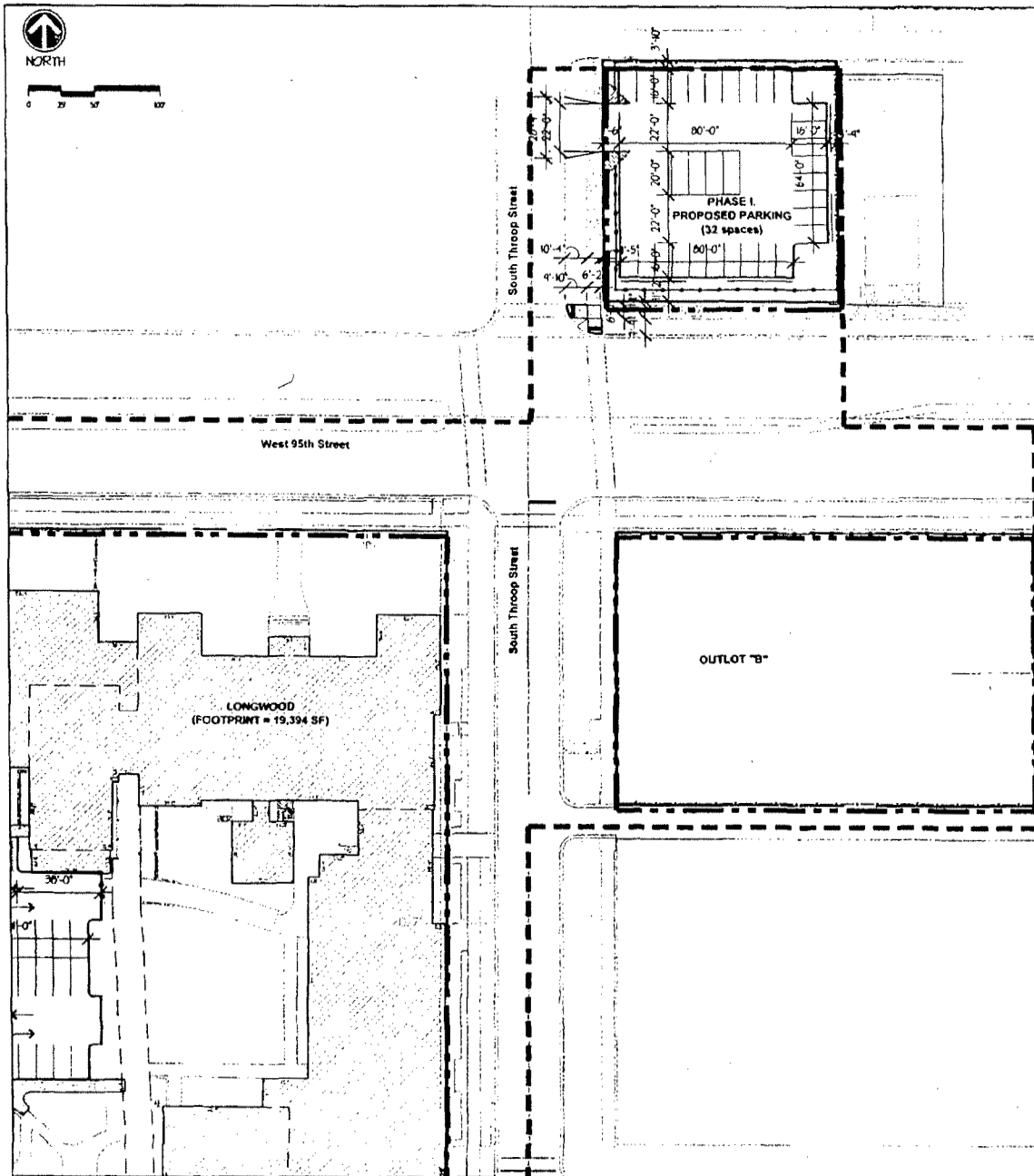
Overall Site Plan -- Phases 1 and 2.



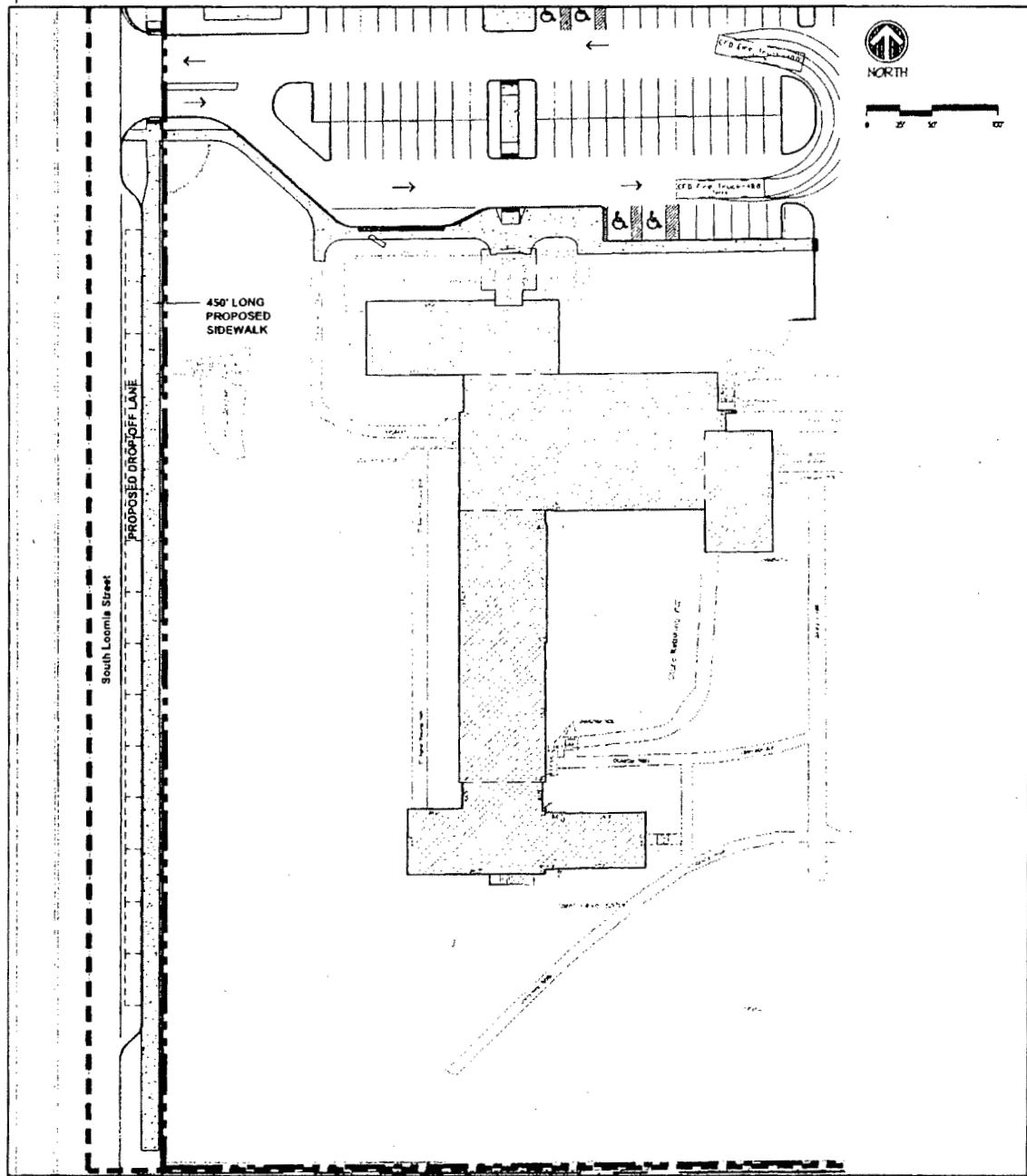
Partial Site Plan -- Phase 1 Proposed
Parking Reconfiguration.



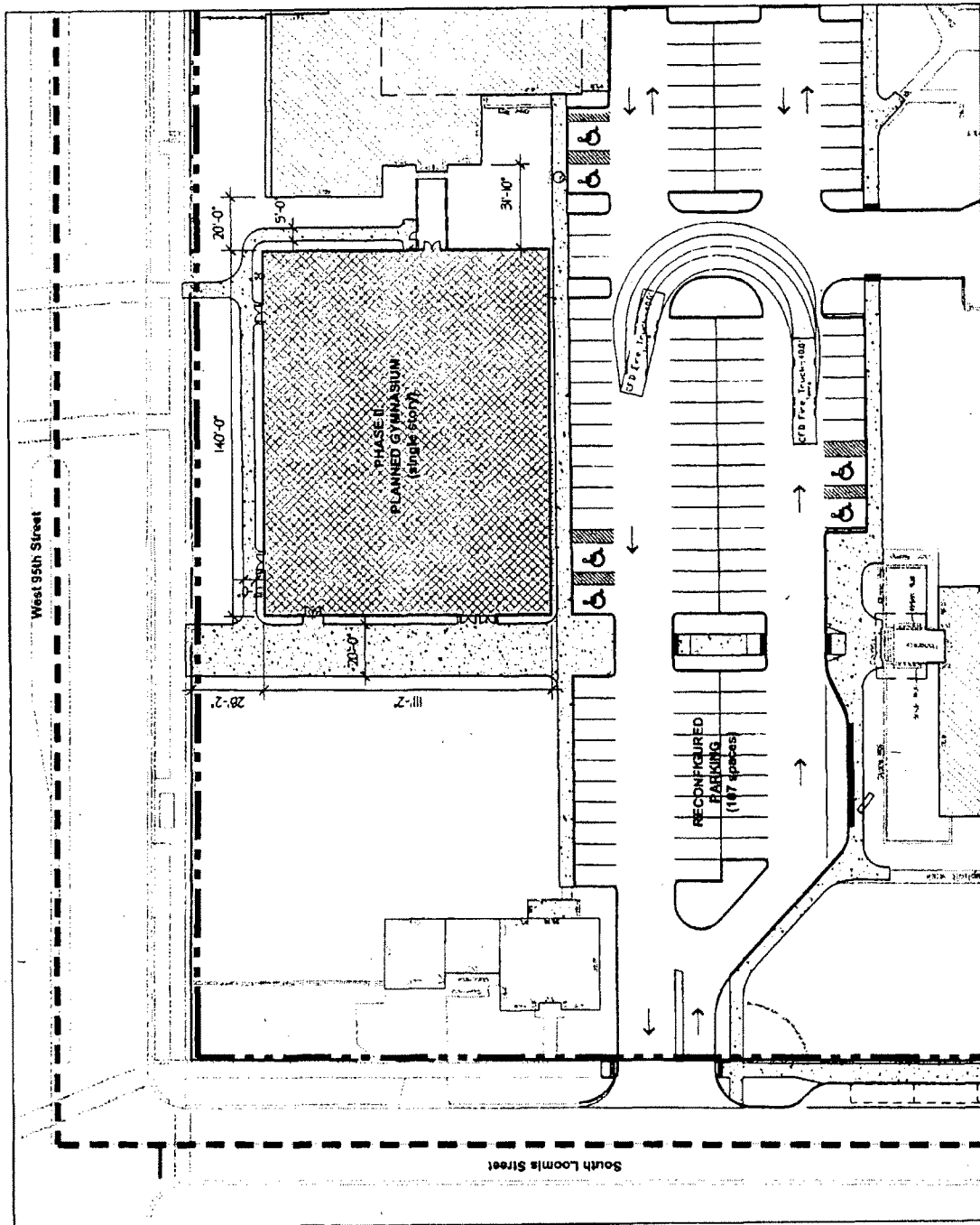
Partial Site Plan -- Phase 1 Proposed
Parking At North Throop Street.



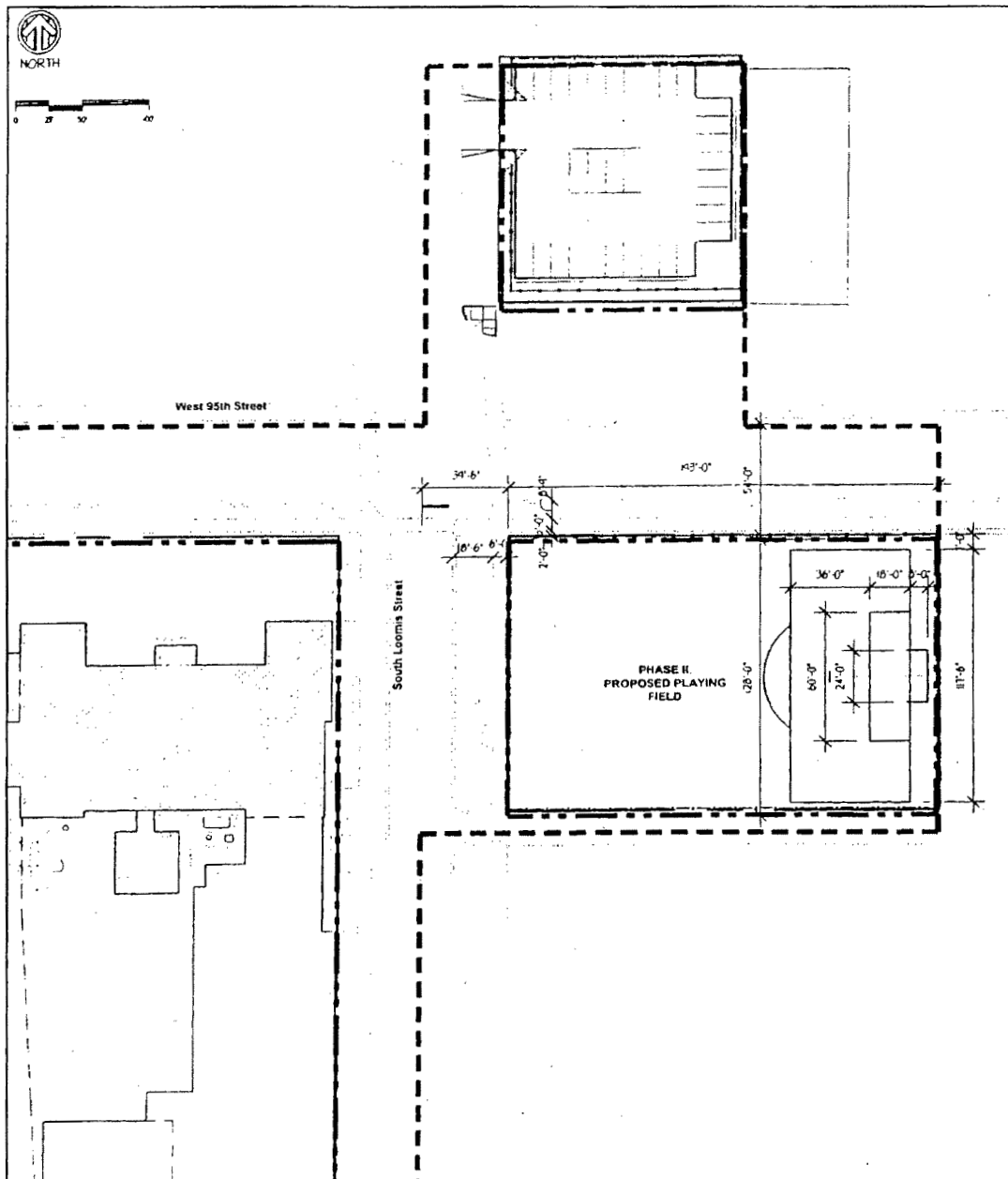
Partial Site Plan -- Phase 1 Proposed Drop-Off Lane
Lane At North Loomis Street.



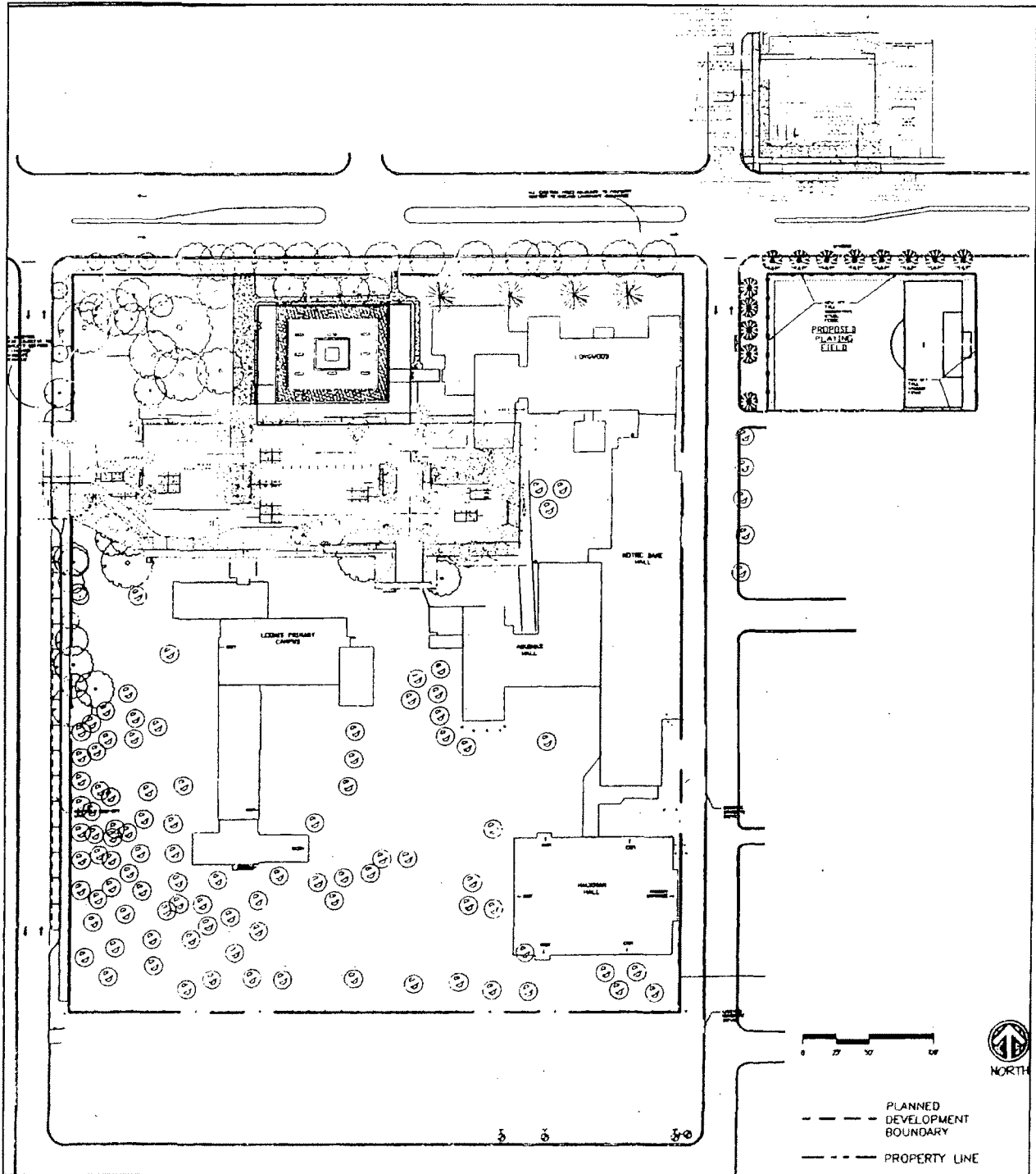
Partial Site Plan -- Phase 2
Proposed Gymnasium.



Partial Site Plan -- Phase 2 Proposed Playing Field At North Throop Street.



Overall Landscape Plan --
Phases 1 And 2.



Vehicular Use Area Calculations.

Vehicular Use Area Calculation

Parking Lot at Throop & 95th

Proposed Vehicular Use Area: 8,416 SF

Below 3,000 SF (no internal landscape required)	3	SF required
3,000 to 4,500 SF	5.02%	internal landscape req.
4,500 to 30,000 SF	7.53%	internal landscape req.
over 30,000 SF	10.02%	internal landscape req.

Greenspace provided: 1164 SF Greenspace provided

Trees required as part of internal landscape area (at 1 tree per 125 SF of req. internal landscape area): 5.3 Trees required
6 Trees provided

Vehicular Use Area Calculation

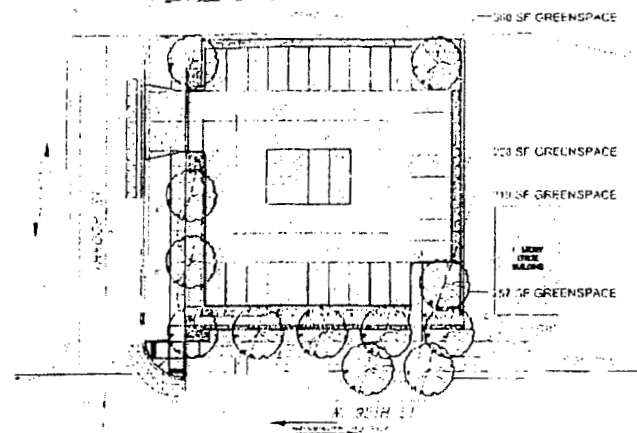
Main Parking Lot

Proposed Vehicular Use Area: 22,320 SF

Below 3,000 SF (no internal landscape required)	3	SF required
3,000 to 4,500 SF	5.02%	internal landscape req.
4,500 to 30,000 SF	7.53%	internal landscape req.
over 30,000 SF	10.02%	internal landscape req.

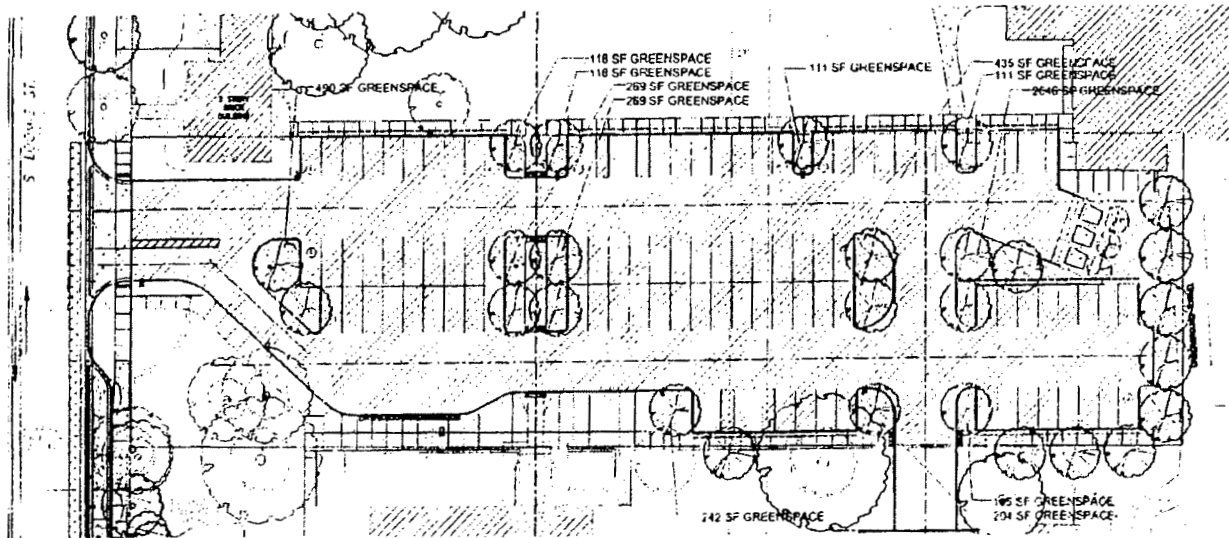
Greenspace provided: 1878 SF Greenspace provided

Trees required as part of internal landscape area (at 1 tree per 125 SF of req. internal landscape area): 15.0 Trees required
30 Trees provided



VEHICULAR USE AREA CALCULATIONS

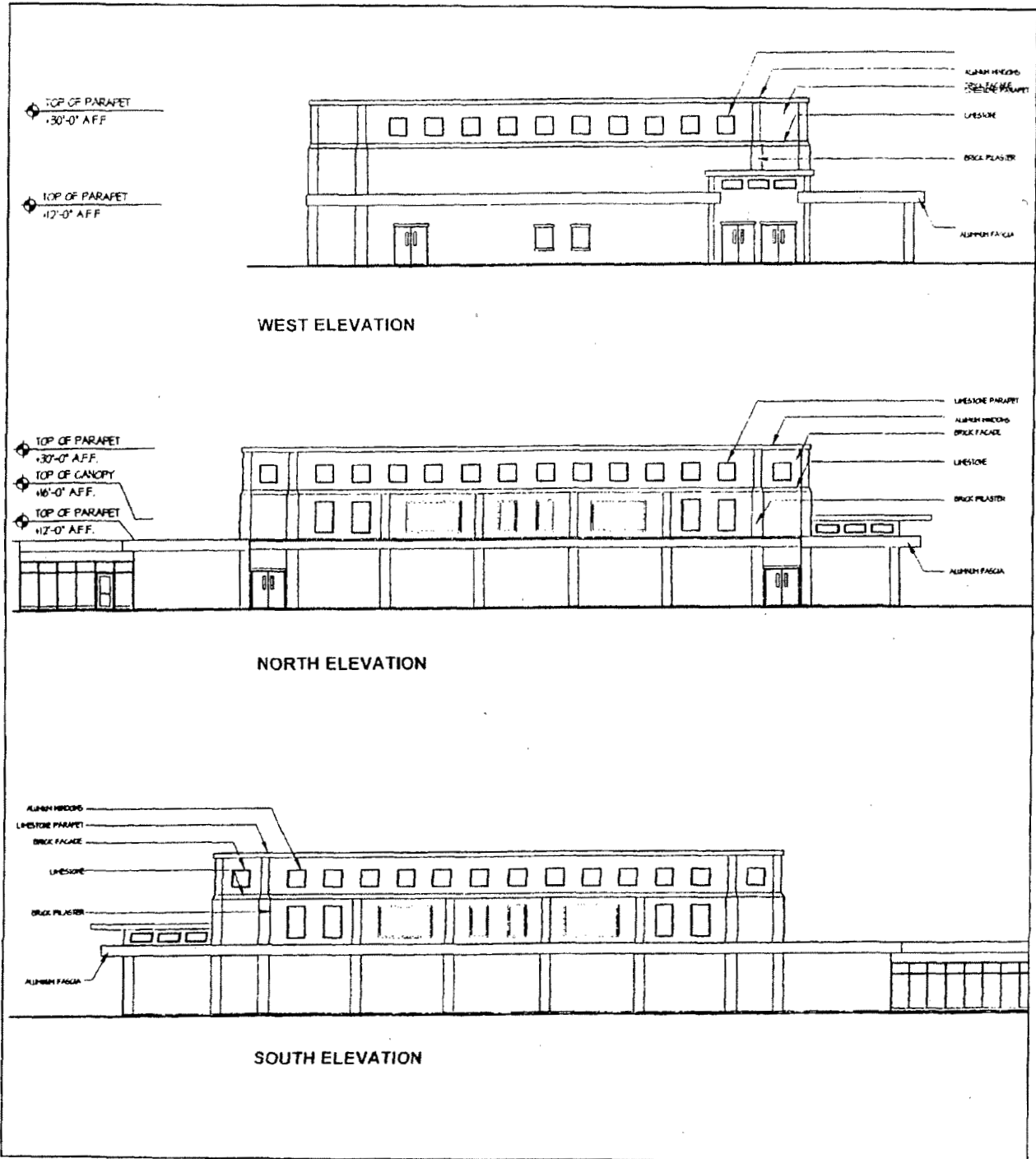
PROPOSED THROOP STREET PARKING LOT



PROPOSED MAIN PARKING LOT



Proposed Gymnasium Exterior Elevations.



Chicago Builds Green Form.
(Page 1 of 3)

Project Name:

Project Location: * Street Number (if the address only includes one street number please fill only the cell "From"):

From*	To*	Direction	Street Name	Select Street Type
1243	1355	W	95 th	St

Ward No: Community Area No:

Project Type: Check applicable:

Planned Development Redevelopment Agreement Zoning Change

PD No: RDA No: From: To:

Public project Landmark

Project Size:

Total land area in sq.ft.	Total building(s) footprint in sq.ft.	Total vehicular use area in sq.ft.
421,194	211,550	41,700

DPD Project Manager: Enter First Name Last Name

BG/GR Matrix: Select project category:

Financial Incentives: Check applicable:

TIF Empowerment Zone Grant Class L
 GRIF Ind. Dev. Revenue Bonds Class 6b
 SBIF Bank Participation Loan DOH
 Land Sale Write Down

Density Bonus: Check applicable:

<input type="checkbox"/> Public plaza & pocket park	<input type="checkbox"/> Water features in a plaza or pocket park
<input type="checkbox"/> Chicago Riverwalk improvements	<input type="checkbox"/> Setbacks above the ground floor
<input type="checkbox"/> Winter gardens	<input type="checkbox"/> Lower level planting terrace
<input type="checkbox"/> Indoor through-block connection	<input type="checkbox"/> Green roof
<input type="checkbox"/> Sidewalk widening	<input type="checkbox"/> Underground parking and loading
<input type="checkbox"/> Arcades	<input type="checkbox"/> Concealed above-ground parking

Chicago Builds Green Form.
(Page 2 of 3)

Required per Zoning Code or Green Roof/Building Green Matrix
To be Provided by the development

Please fill, if applicable

Landscaping:

7' Landscape Setback	Square footage	3,957	6,040
Interior Landscape Area	Square footage	0	0
No. of Interior Trees		31	36
No. of Parkway Trees		0	0

Open Space:

River Setback	Square footage	0	0
Private Open Space	Square footage	0	0
Privately developed Public Open Space	Square footage	0	0

Stormwater Management (At-grade volume control):

Permeable paving	Square footage	32,900
Raingarden	Check applicable:	<input type="checkbox"/>
Filter strip		<input type="checkbox"/>
Bioswale		<input type="checkbox"/>
Detention pond		<input type="checkbox"/>
Native landscaping	Square footage	0
Rain-water collection cistern/barrel	Gallons	0
Total impervious area reduction	Square footage	32,900

Other sustainable surface treatments:

Green roof	Square footage:	3,000	3,900
Energy Star roof	Square footage:	0	0
High-albedo pavement	Square footage:		0

Transportation:

No. of accessory parking spaces		0	0
Total no. of parking spaces (Accessory + Non- Acc.)			129
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)		0	0
No. of bicycle parking		0	10
Within 600 ft of CTA or Metra station entrance	Check if applicable:		<input type="checkbox"/>

Chicago Builds Green Form.
(Page 3 of 3)

Building Certification:

- | | | |
|----------------------------------|--------------------------|-------------------------------------|
| Energy Star building | <input type="checkbox"/> | <input type="checkbox"/> |
| LEED certification | <input type="checkbox"/> | |
| LEED Certified | | <input checked="" type="checkbox"/> |
| LEED Silver | | <input type="checkbox"/> |
| LEED Gold | | <input type="checkbox"/> |
| LEED Platinum | | <input type="checkbox"/> |
| Chicago Green Homes | <input type="checkbox"/> | |
| Chicago Green Homes [one-star] | | <input type="checkbox"/> |
| Chicago Green Homes [two-star] | | <input type="checkbox"/> |
| Chicago Green Homes [three-star] | | <input type="checkbox"/> |

**Energy efficiency strategies
not captured above:**

*(E: Other than Energy Star Roof - or Energy Star Building
Certification)*

**Other sustainable strategies
and/or Project Notes:**