

PD 1196

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7/25/2012

REPORTS OF COMMITTEES

17472
31659

Reclassification Of Area Shown On Map No. 12-J.
(As Amended)
(Application No. 17472)
(Common Address: 3400 -- 3500 W. 51st St.)

[SO2012-2203]

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 District symbols and indications as shown on Map Number 12-J in the area bounded by:

South Homan Avenue; West 51st Street; South St. Louis Avenue (extended); and a line parallel to and 636 feet north of West 51st Street,

to those of a Planned Development District.

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

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

United Neighborhood Organization -- School Campus.

Planned Development Statements.

IPD 1196

3400 -- 3500 West 51st Street.

1. The area delineated herein as Institutional Planned Development Number 1196 consists of approximately 383,764 square feet net site area, which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). The Property is owned and will remain under the control of United Neighborhood Organization, an Illinois not-for-profit corporation or its assigns ("Applicant").
2. The requirements, obligations and conditions contained within this planned development shall be binding upon and all rights granted herein shall inure to the benefit of the Applicant, its successors, and assigns. Furthermore, pursuant to the requirements of Chicago Zoning Ordinance Section 17-8-0400, at the time any applications for amendments, modifications, or changes (administrative, legislative or otherwise) are made to this planned development, the Property 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 additional reviews, approvals or permits will be obtained by the Applicant or its successors, assignees, or grantees. Any dedication or vacation of streets, alleys, easements, adjustment of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assignees, or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans. Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Housing and Economic 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. All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of sixteen (16) statements; Bulk Regulations Table; Existing Zoning Map; Existing Land-Use Area Map; a Planned Development Boundary Map; Subarea and Subparcel Map; Site Plan; Landscape Plan; High School Green Roof Plan; High School Floor Plans and Building Elevations prepared by Wight dated June 21, 2012; and Elementary School Elevations and Floor Plans prepared by Ghafari Associates, LLC dated April 8, 2011. 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 thereto, 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 shall be permitted within the planned development: school and educational uses (including but not limited to pre-elementary and adult educational programming); daycare; sports; school and educational offices and administration uses; community gathering and special events as an accessory use to the school and educational uses; accessory parking; community garden.

The following uses are excluded within this planned development: all residential uses, funeral and interment services, residential dwelling units, group homes, and public safety services, hospitals, lodge or private club, public safety services, lodging and freestanding communication towers.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the planned development, subject to the review and approval of the Department of Housing and Economic Development. Off-premises signs are prohibited within the boundary of the planned development.

7. For the purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, approved by the Federal Aviation Administration.
8. The maximum permitted floor area ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 383,764 square feet.
9. Upon review and determination of a Part II Review pursuant to Section 17-13- 0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Housing and Economic Development. 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. Prior to the Part II approval in Subarea B (per Section 17-13-0610 of the Zoning Ordinance) the Applicant shall submit a site plan, landscape plan and building elevations for Subarea B for review and approval by the Department of Housing and Economic Development. Review and approval by the Department of Housing and Economic Development is intended to assure that specific development components substantially conform with the planned development and to assist the City in monitoring ongoing development. The Subarea B site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II approval for any portion of Subarea B shall be granted until aforementioned site plan approval has been granted. If the Subarea Site Plan Approval Submittals substantially conform to the provisions of the planned development, the Department of Housing and Economic Development shall approve the submittal in a prompt and timely manner. Following approval by the Department of Housing and Economic Development, the approved Subarea B Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the planned development.

After approval of the Subarea B Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the planned development, the terms of the planned development shall govern. Any Subarea B Site Plan Approval Submittals shall, at a minimum, include all information necessary to illustrate substantial conformance to the planned development, including, at a minimum, the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plans; and

- statistical information applicable to the subject subarea, including floor area, the applicable FAR, uses to be established, building heights and setbacks.
11. 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 by the Department of Housing and Economic Development. Any interim reviews associated with Subarea B Site Plan Approval or Part II reviews are conditional until final Part II approval.
 12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
 13. The terms, conditions and exhibits of this planned development ordinance may be modified administratively pursuant to the Chicago Zoning Ordinance Section 17-13-0611 by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns.
 14. 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.
 15. 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. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Housing and Economic Development. The High School in Subarea A will provide a 25 percent green roof over the net roof area and will achieve LEED Silver certification.
 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 the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

[Existing Zoning Map; Existing Land-Use Area Map; Planned Development Boundary Map; Subarea Map and Subparcel Map; Generalized Land-Use Map; Site Plan; Landscape Plan; North, South, East and West Elevations; and Elementary School Elevations referred to in these Plan of Development Statements printed on pages 31665 through 31676 of this *Journal*.]

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

United Neighborhood Organization -- School Campus.

*Planned Development Statements
51st Street And St. Louis Avenue.*

Bulk And Data Table.

Total Planned Development:

Underlying Zoning:	RT4
Gross Site Area:	10.2 acres (445,573 square feet)
Net Site Area:	8.8 acres (383,764 square feet)
Total Max FAR:	1.2

Subarea A: Schools And Athletic Field

High School and Athletic Field -- Parcel 1:

Net Site Area:	4.71 acres (205,167 square feet)
Maximum FAR:	0.5
Maximum Height:	55 feet
Minimum Auto Parking:	69 spaces
Minimum Bike Parking:	52 spaces

Building Site Coverage:	40,000 square feet minimum
Open Space:	165,168 square feet minimum
Setbacks:	Per site plan
Loading:	1 berth

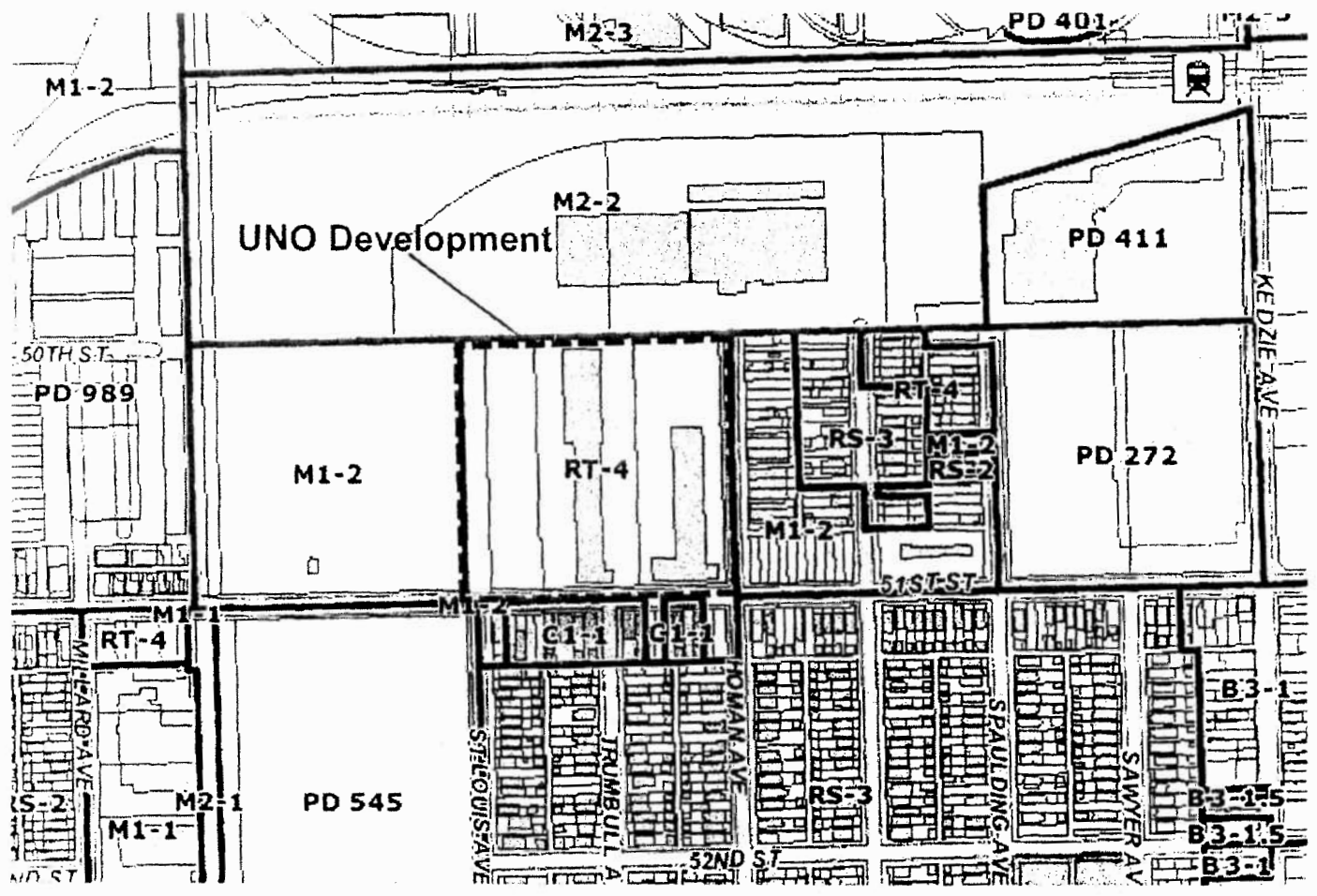
Elementary School Parcel 2:

Net Site Area:	2.98 acres (129,808) square feet)
Maximum FAR:	0.5
Maximum Height:	Per existing building height
Setbacks:	Per site plan
Minimum Auto Parking:	15 spaces
Minimum Bike Parking:	42 spaces
Loading:	1 berth

Subarea B (Per Site Plan Approval):

Net Site Area:	1.12 acres (48,787 square feet)
Maximum FAR:	2.0
Maximum Height:	In accordance with underlying zoning
Setbacks:	In accordance with site plan
Parking:	In accordance with underlying zoning
Bike Parking:	In accordance with underlying zoning
Loading:	In accordance with underlying zoning
Building Site Coverage and Open Space:	Per site plan approval

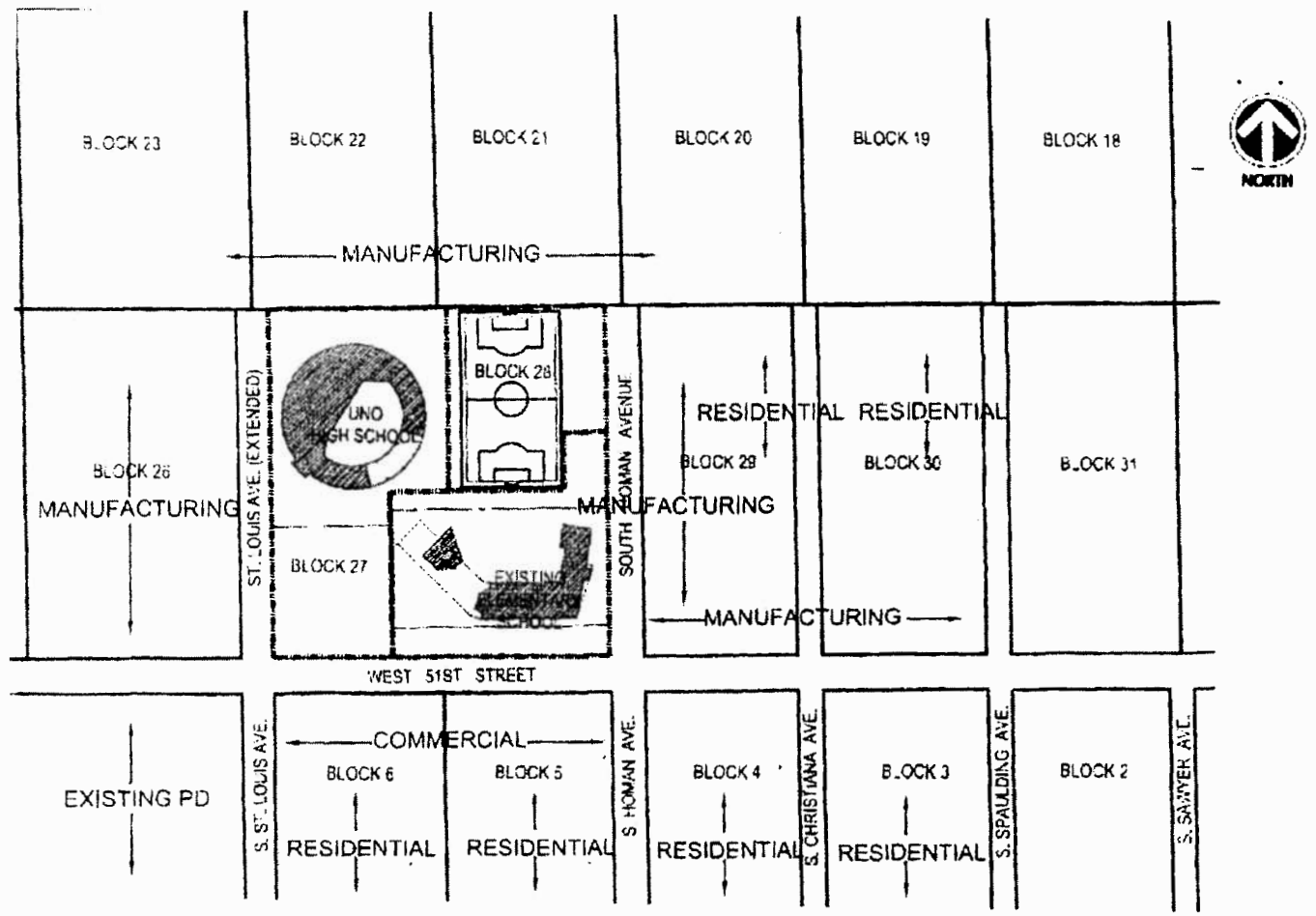
Existing Zoning Map.



EXISTING ZONING MAP

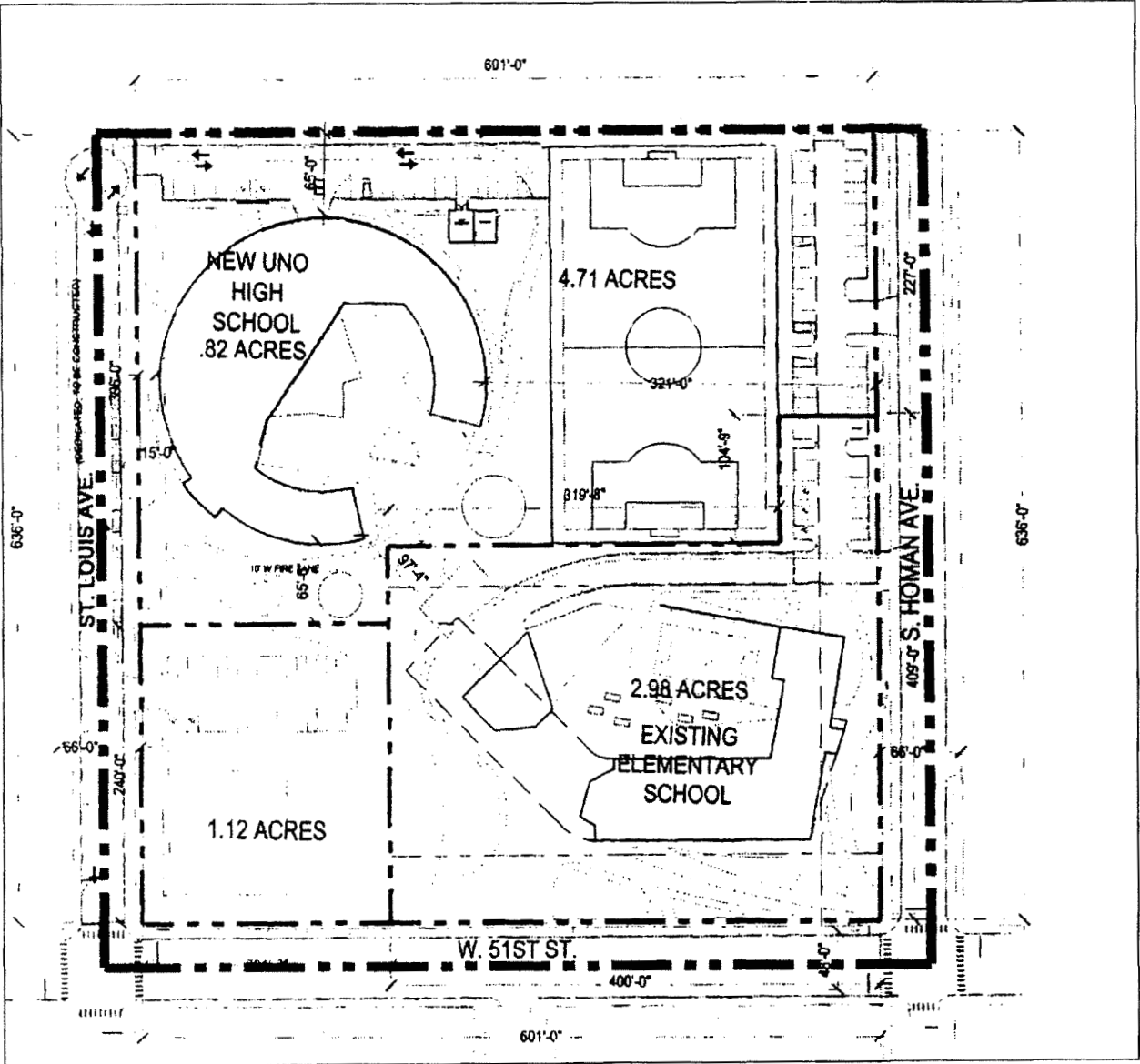
UNO Development is a non-profit organization ("UNO")
 located at 50th Street between Morgan and St. Louis Avenues
 Chicago, IL 60640
 Phone: 773-327-1000

Existing Land-Use Area Map.



EXISTING LAND USE AREA MAP
SCALE :: 1" = 300'-0"

UNO is a 501(c)(3) organization, a non-profit organization ("UNO") located at the intersection between Roman and St. Louis Avenues. UNO is a 501(c)(3) organization. UNO is a 501(c)(3) organization.



Planned Development Boundary Map.

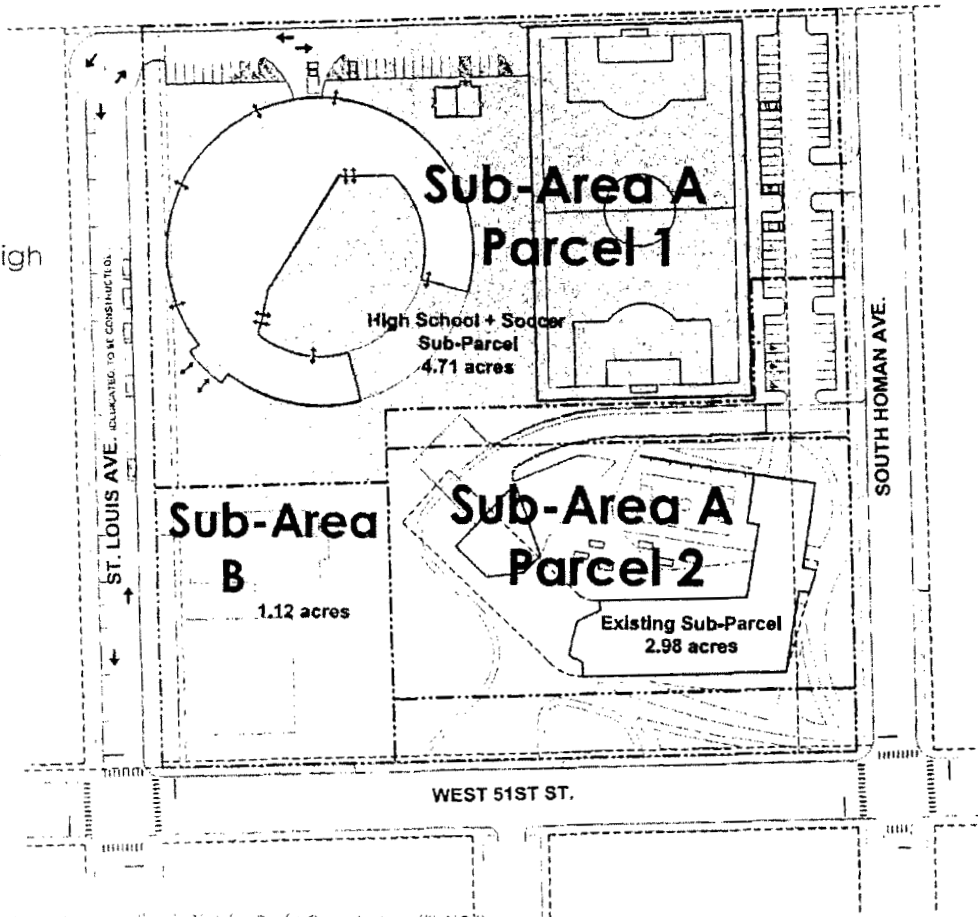
Subarea Map And Subparcel Map.

Total:
8.8 ACRES

A-1 =New UNO High School w/Soccer Field Development (4.71Acres)

A-2=Existing UNO Elementary School Development (2.98 Acres)

B= Future Development (1.12 Acres)



SUB-AREA MAP AND SUB-PARCEL MAP

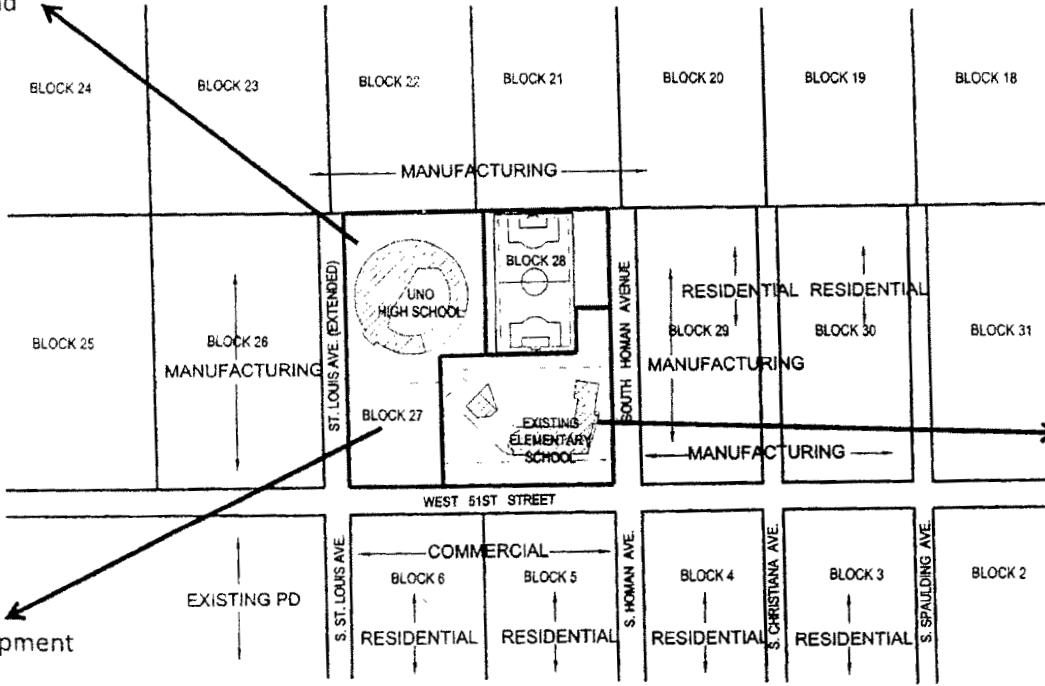
UNO is a 501(c)(3) Corporation, a Illinois Not for Profit Organization ("UNO")
 1100 S. WEST 51ST STREET BETWEEN HOMAN AND ST. LOUIS AVENUES
 CHICAGO, ILLINOIS 60607
 TEL: 773.442.1212 FAX: 773.442.1212

Generalized Land-Use Map.

Sub-Area A Parcel 1
High School and
Soccer Field

Sub-Area B
Future Development

Sub-Area A Parcel 2
Elementary School

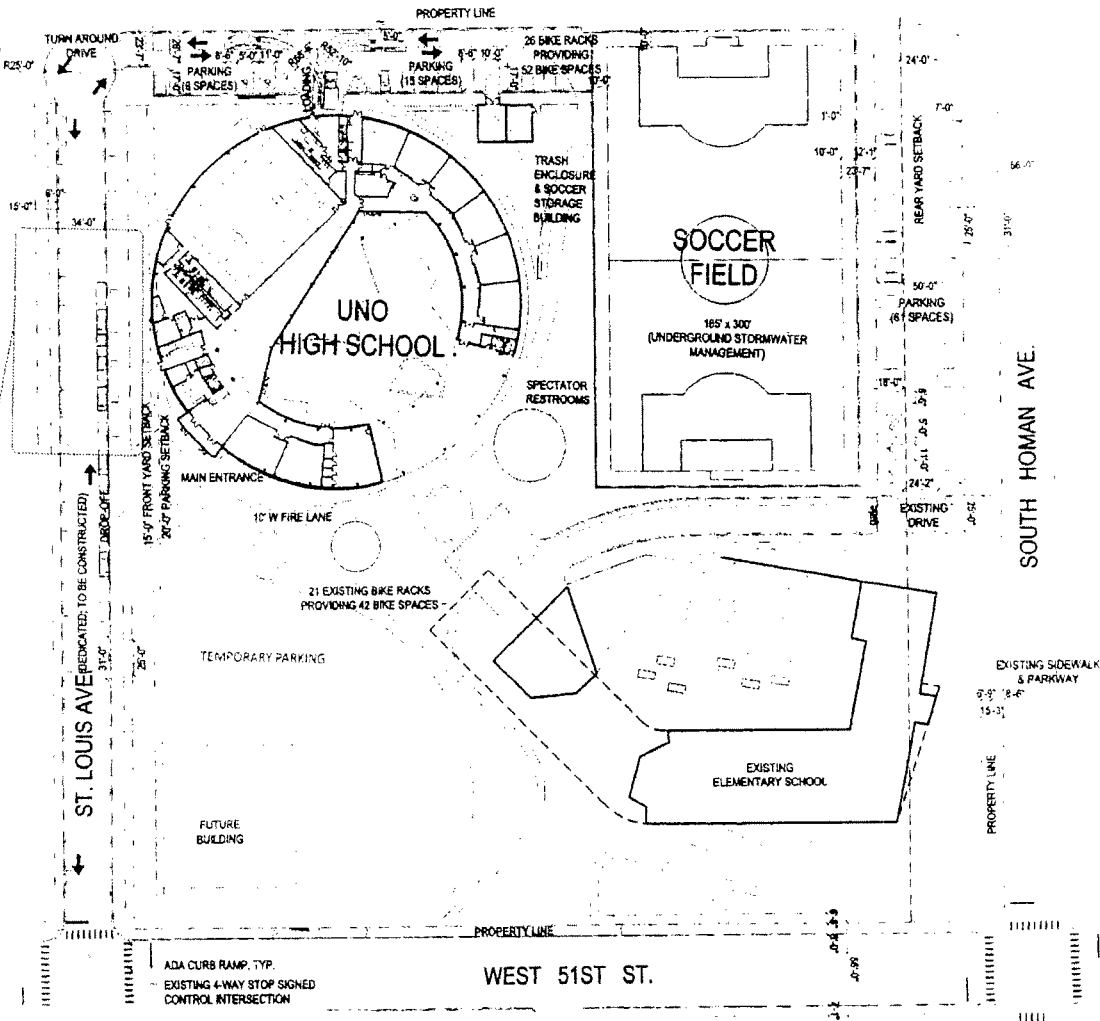
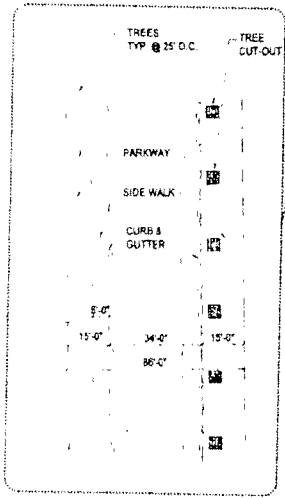


GENERALIZED LAND USE MAP

UNO is a non-profit organization ("UNO")
located at 51st Street and St. Louis Avenues
St. Louis, MO 63112

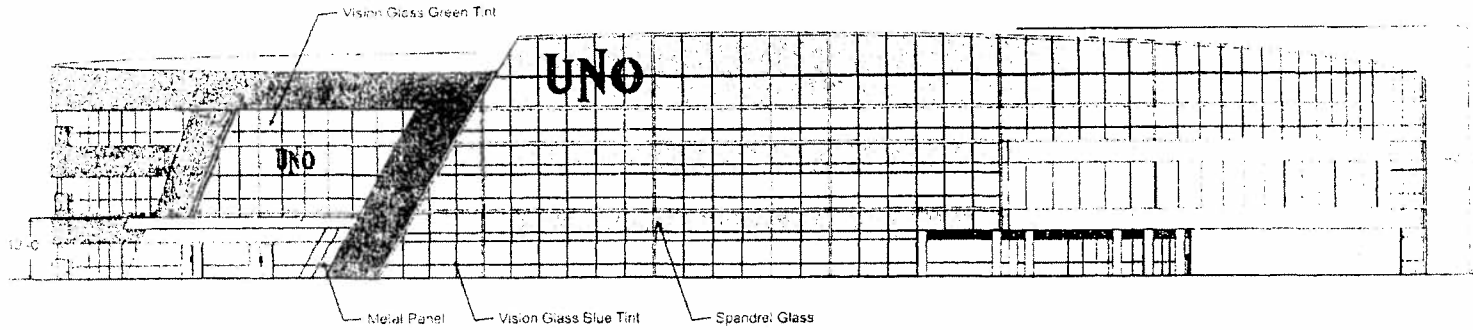
Site Plan.

SITE PLAN
SCALE 1" = 30'-0"

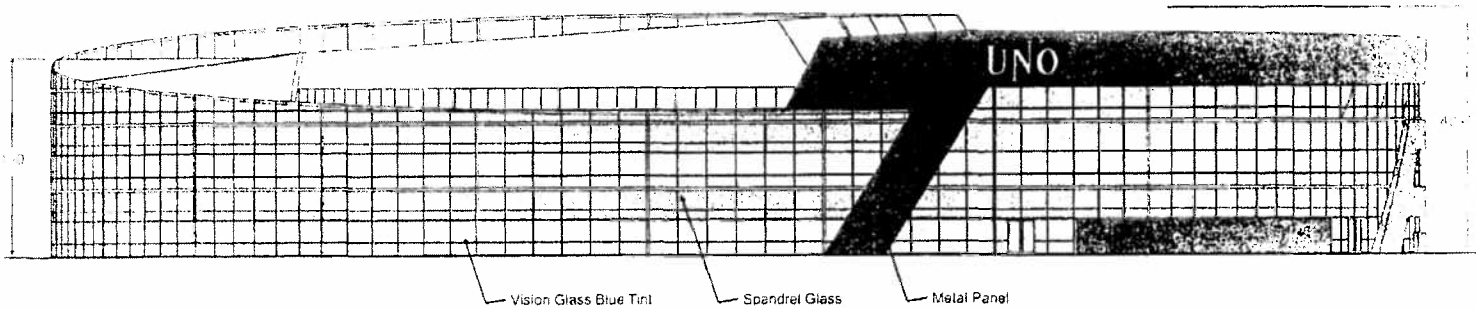


HIGH SCHOOL ELEVATIONS

High School -- North And South Elevations.



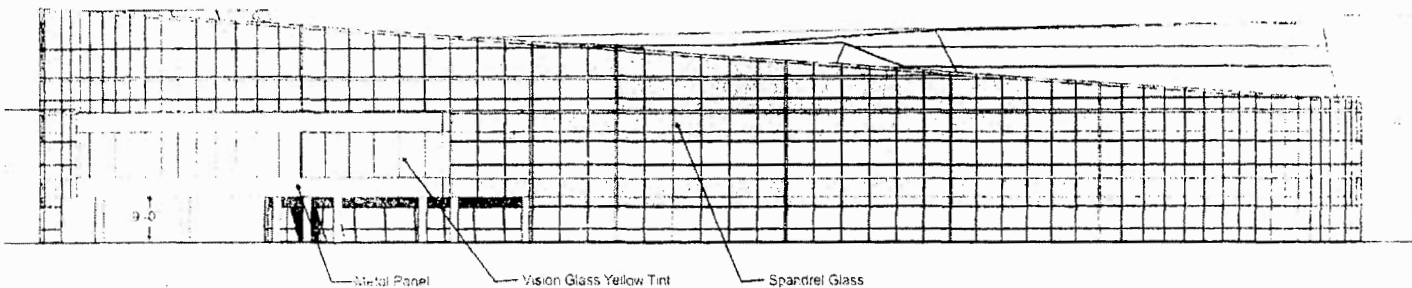
South Elevation



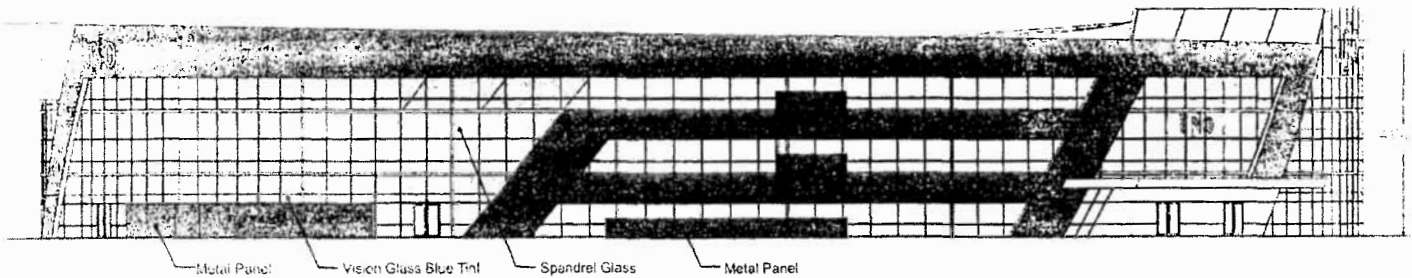
North Elevation

HIGH SCHOOL ELEVATIONS

High School -- East And West Elevations.

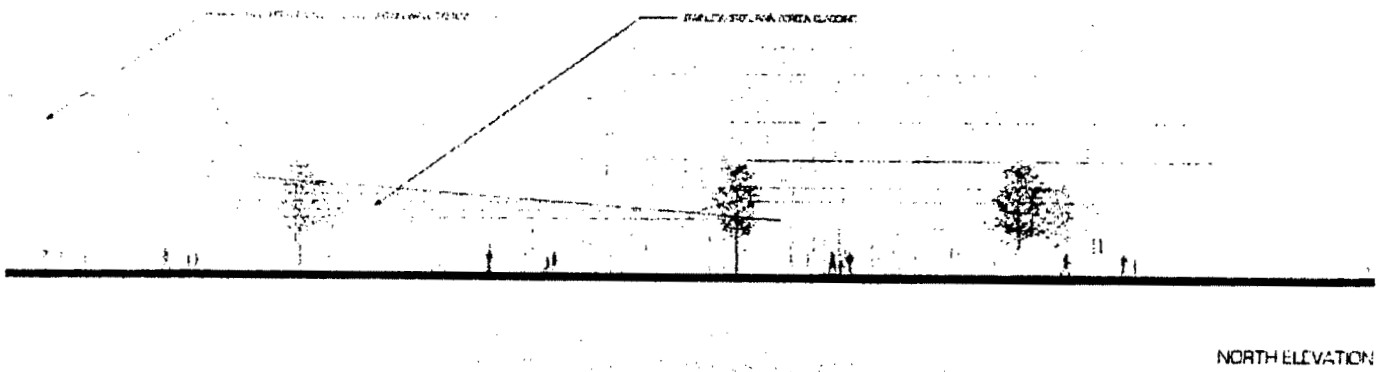


East Elevation



West Elevation

Elementary School -- North Elevation.



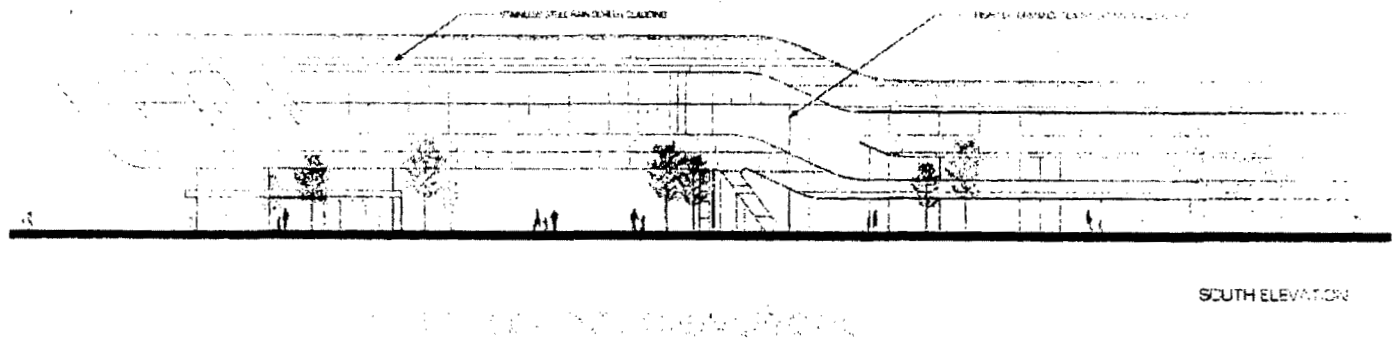
NORTH ELEVATION

7/25/2012

REPORTS OF COMMITTEES

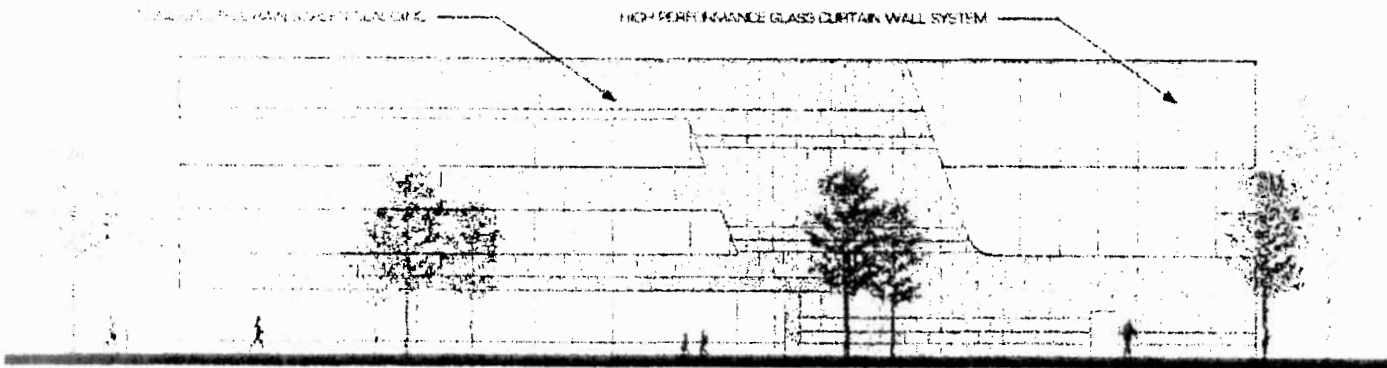
31675

Elementary School -- South Elevation.



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Elementary School Elevations.



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