

PD 1224

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 4, 2020

Steven Vance
Morrison Architectural Planning Strategies, LLC
steven@map-strategies.com

Re: Minor change for PD No. 1224, Intrinsic Charter School at 4540 W. Belmont Avenue

Dear Mr. Vance:

Please be advised that your client's, Intrinsic Charter School, request for a minor change to Planned Development No. 1224 ("PD 1224") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1224.

Intrinsic Charter Schools is seeking a minor change to replace the existing 4'-0" high ornamental iron fence and gates along the east entrance of the north parking lot with an 8'-0" high ornamental iron fence and gates, as shown on the attached landscape plan. The existing iron fence and gates measure 72'-0" in length. This request is due to security concerns related to large groups of persons, not affiliated with the school, that have been congregating on school grounds at night and on weekends.

With regard to your request, the Department of Planning and Development has determined that allowing the iron fence height increase will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1224, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Steven Valenziano
Assistant Zoning Administrator

C: Mike Marmo, Erik Glass, Janice Hill, Main file

*Reclassification Of Area Shown On Map 9-K.
(As Amended)
(Application No. 17768)
(Common Address: 4540 W. Belmont Ave.)*

IPD 1224

[SO2013-4957]

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 M1-1 Limited Manufacturing District symbols as shown on Map Number 9-K in the area generally bounded by:

the north line of West School Street; a line 327.20 feet west of and parallel with North Kilbourn Avenue; West Belmont Avenue; and a line 487.20 feet west of and parallel with North Kilbourn Avenue,

to those of a B1-1 Neighborhood Shopping District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B1-1 Neighborhood Shopping District symbols as shown on Map Number 9-K in the area set forth in Section 1 to the designation of an Institutional Planned Development, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 3. This ordinance takes effect after its passage and approval.

Plan of Development statements referred to in this ordinance reads as follows:

Planned Development No. 1224

Plan Of Development Statements.

1. The area delineated herein as Planned Development Number 1224 ("Planned Development") consists of approximately 106,350.4 square feet (2.44 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, Intrinsic Schools.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns 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 and assigns and, if different than the applicant, the legal titleholder 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 designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assigns 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 fifteen (15) statements; a Bulk Regulations Table; a Right-of-Way Adjustment Map, an Existing Land-Use Map; a Property Line and Street System Map; an Existing Zoning and Street System Map; Site Plan; Level I Floor Plan; Level II Floor Plan; Landscape Plan; and, Building Elevations (North, East, South and West) prepared by Wheeler Kearns Architects, Inc. and dated September 19, 2013. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. 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 are allowed in the area delineated herein as the Planned Development: school, accessory parking and accessory and related uses.
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 purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established 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 106,350.4 square feet (2.44 acres).
9. Upon review and determination, "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. 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 review associated with the site plan review or Part II Reviews are conditional until final Part II Approval.
11. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
13. 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.
14. 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, conserves energy and maximizes the preservation of natural resources. A structural engineers report has been provided as evidence that the existing facility may not support a 50 percent green roof and thus alternative measures will be provided that exceed the amount of storm water that would have been mitigated

by the green roof. The alternative measures are permeable pavers at the drop off/ turnaround vehicular area and the installation of a turf field to be installed with an aggregate infiltration base. The project also will exceed the ASHRAE 90.1-2004 standards by 14 percent.

15. 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 B1-1 (Neighborhood Shopping District).

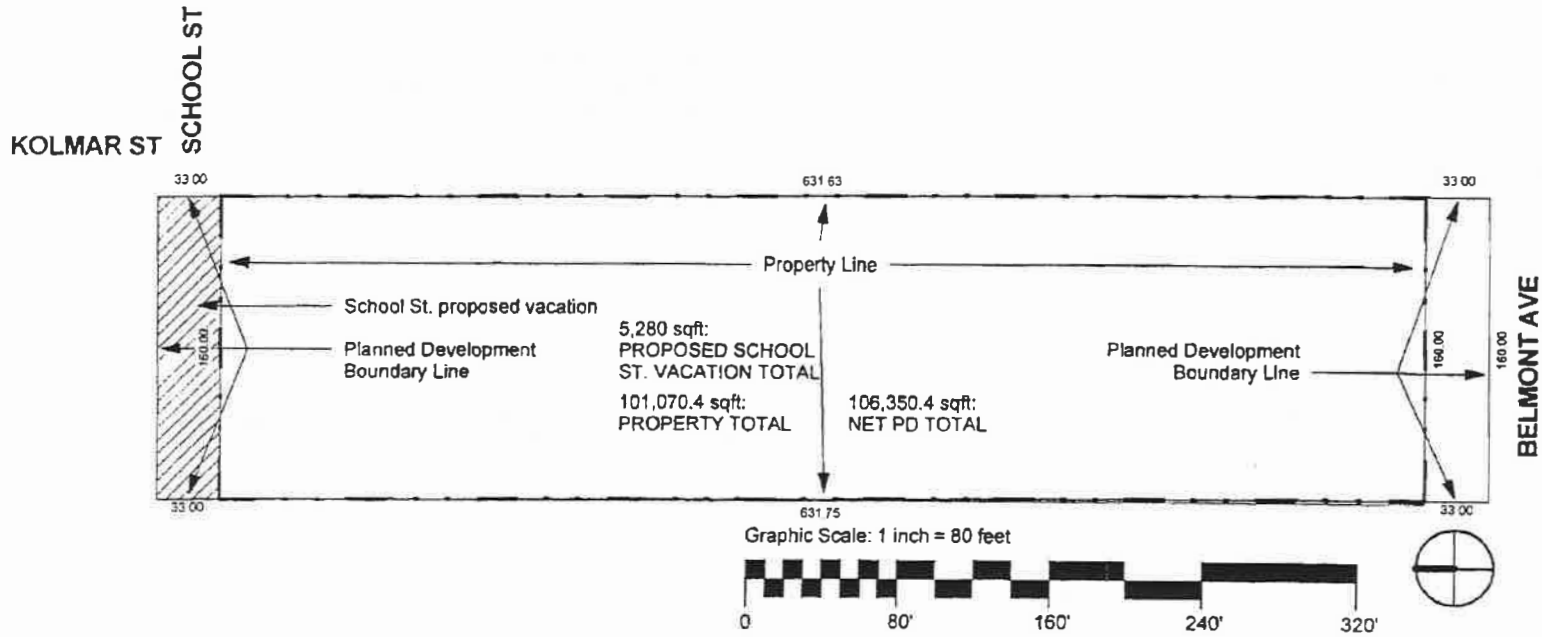
[Right-of-Way Adjustment Map; Existing Land Use Map; Property Line Map and Street System Map; Existing Zoning and Street System Map; Site Plan; Drop-Off Lane Auto Turn Radius Sketch; Floor Plan -- Level 1; Floor Plan -- Level 2; Landscape Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 62849 through 62861 of this *Journal*.]

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

Planned Development No. 1224

Bulk Regulations Table.

Gross Site Area:	111,630.4 square feet
Area in Public Right-of-Way:	5,280 square feet
Net Site Area:	106,350.4 square feet
Maximum Floor Area Ratio:	.85
Maximum Building Height:	38 feet
Minimum Number of Parking Spaces:	26
Minimum Number of Bicycle Parking Spaces:	32



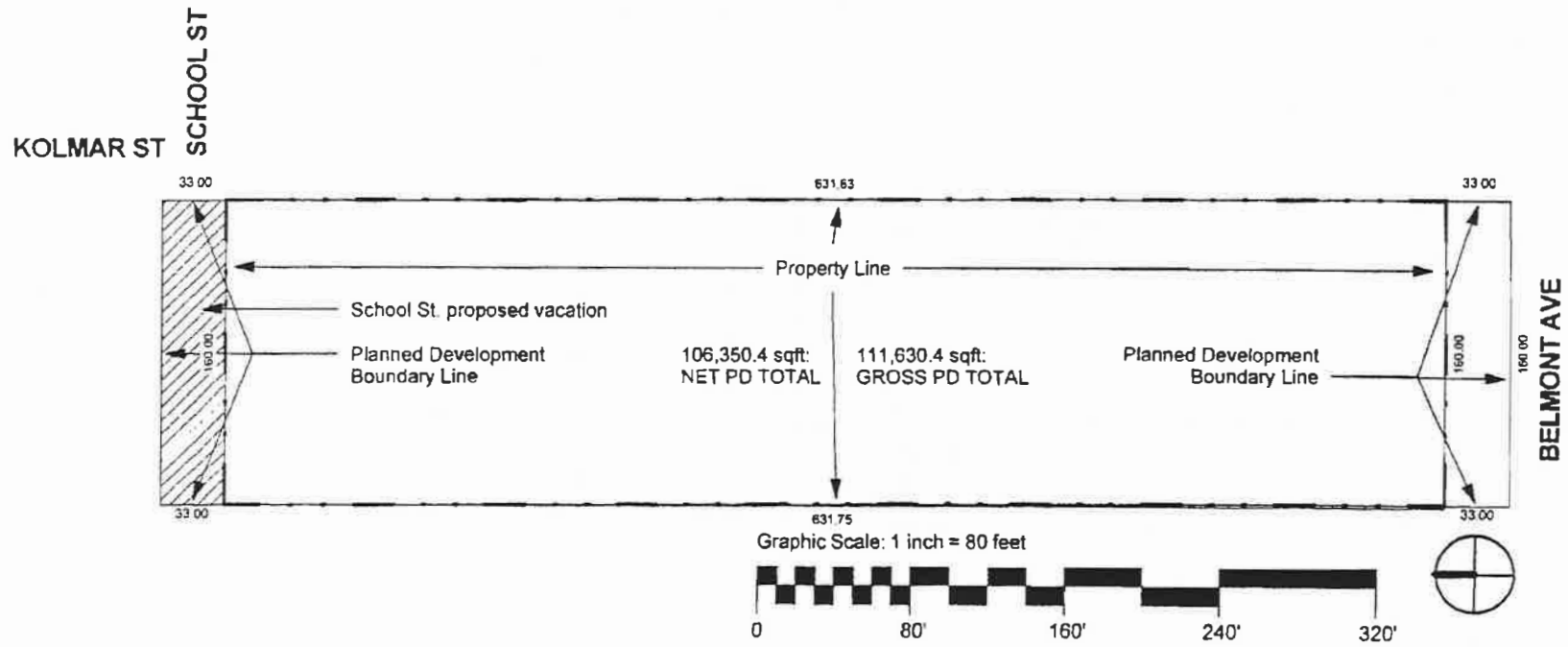
① PD - ROW Adjustment Plan
1" = 80'-0"

PD-0
Right of Way Adjustment Map
INTRINSIC SCHOOLS

Applicant: Intrinsic Schools
Address: 4540 West Belmont Avenue
Date Introduced: June 26, 2013
Plan Commission Date: September 19, 2013

**Wheeler
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ARCHITECTS

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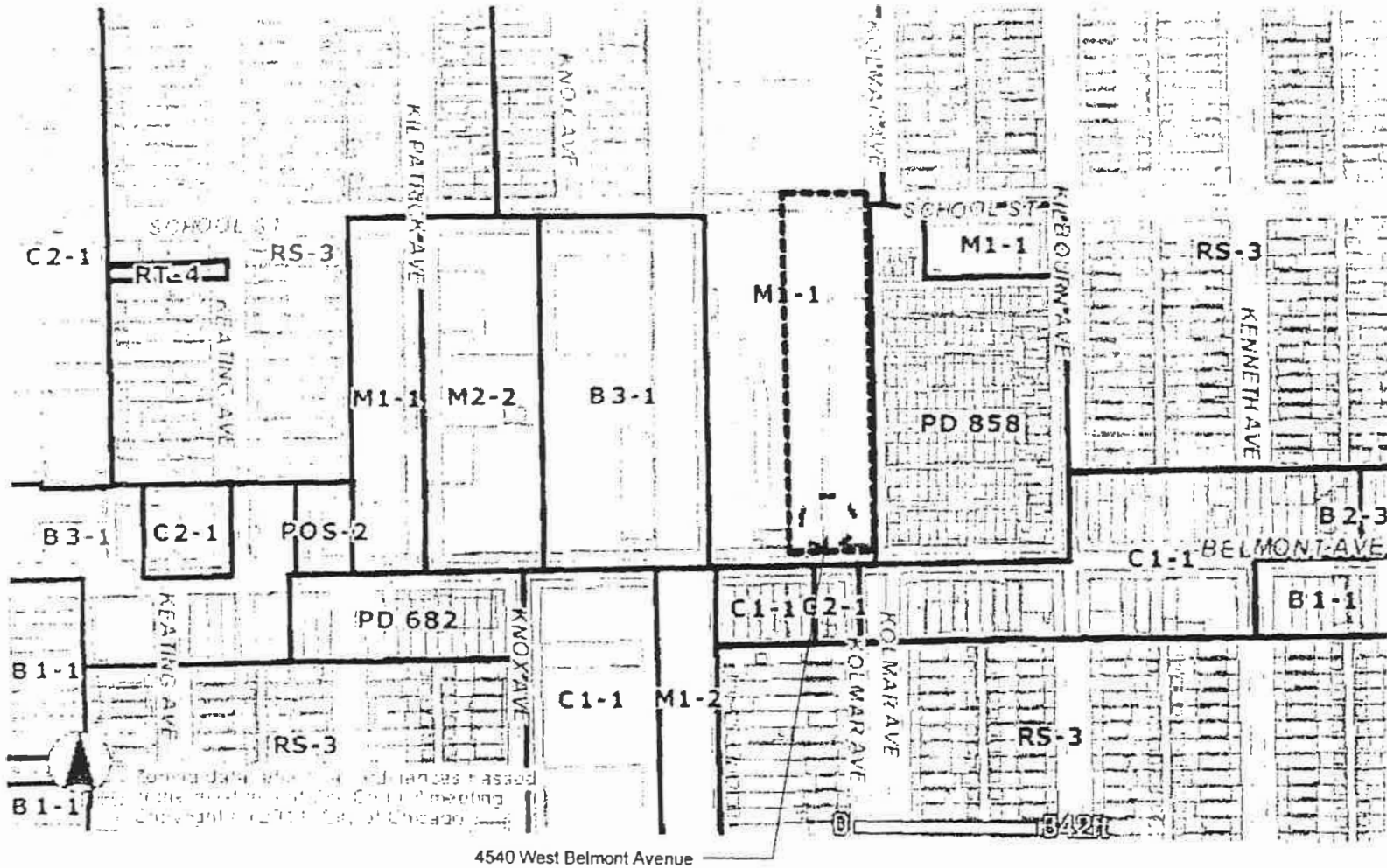
PD-2

Property Line Map and Street System Map
INTRINSIC SCHOOLS

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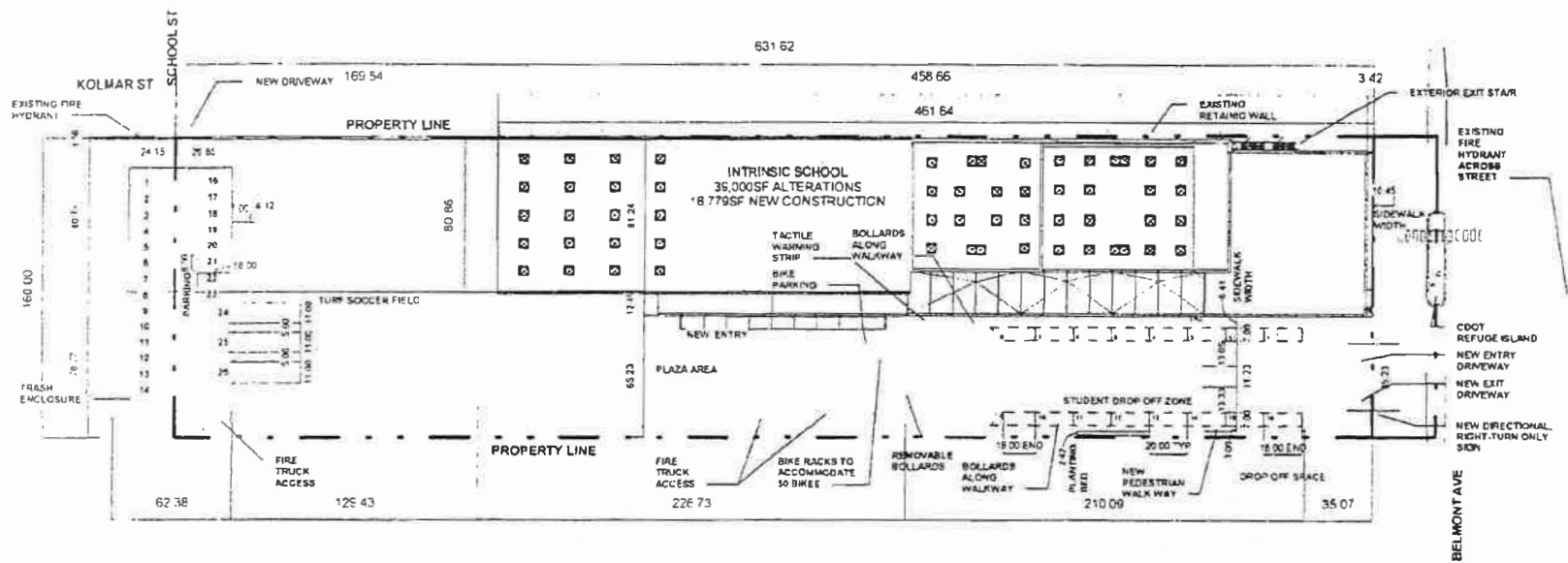
PD-3

Existing Zoning and Street System Map
INTRINSIC SCHOOLS

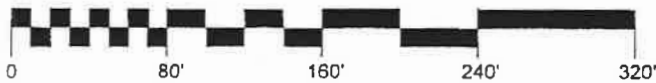
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Graphic Scale: 1 inch = 80 feet

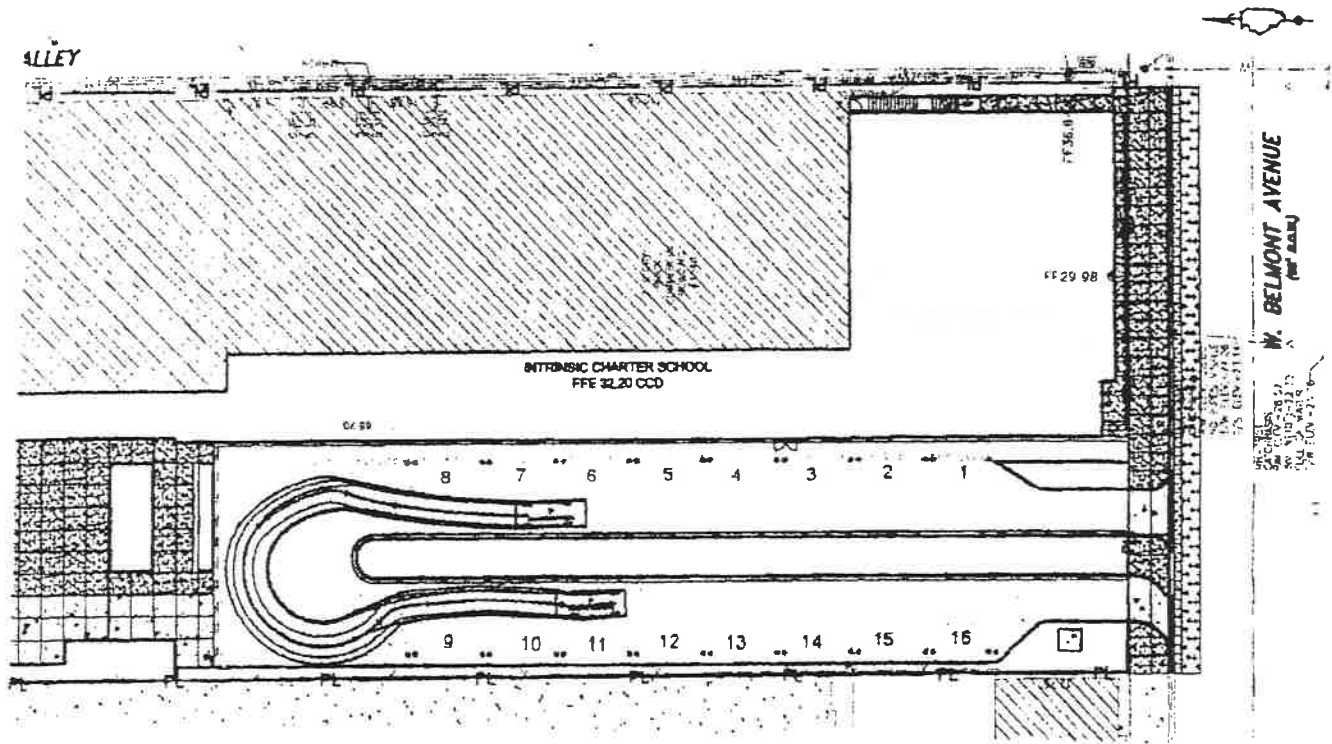


① PD - Site Plan
 1" = 80'-0"

PD-4
 Site Plan
 INTRINSIC SCHOOLS

Applicant: Intrinsic Schools
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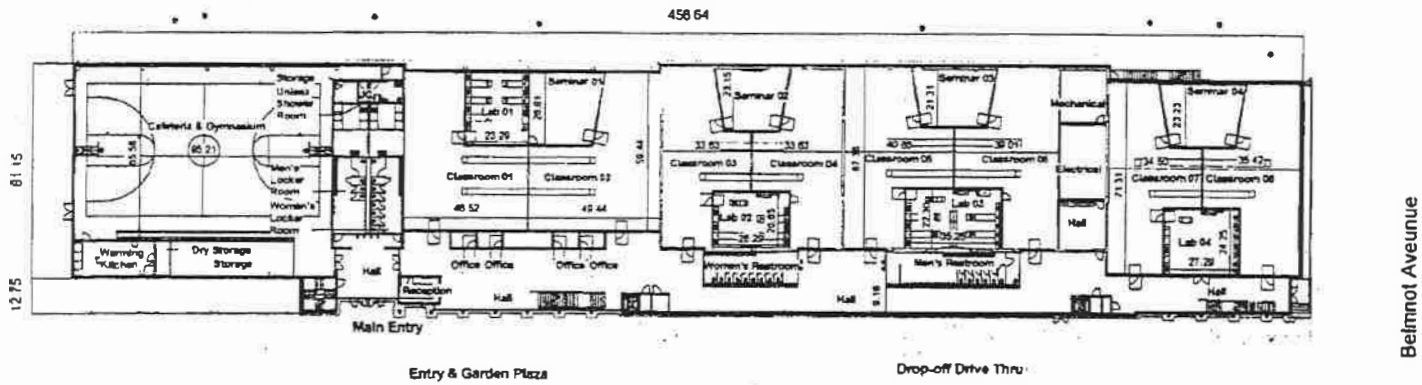
PD-5

Drop-off Lane Autoturn Radius Sketch
INTRINSIC SCHOOLS

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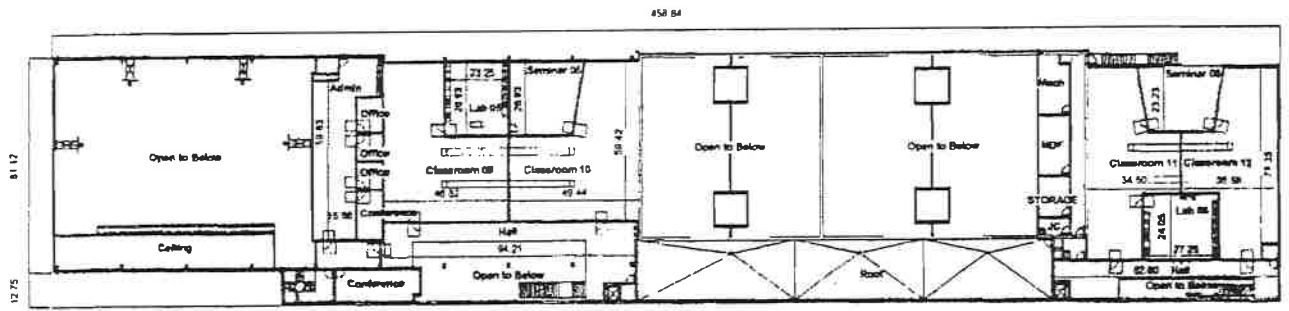
① PD - Level 1
1" = 60'-0"

PD-6

Floor Plan - Level 1
INTRINSIC SCHOOLS

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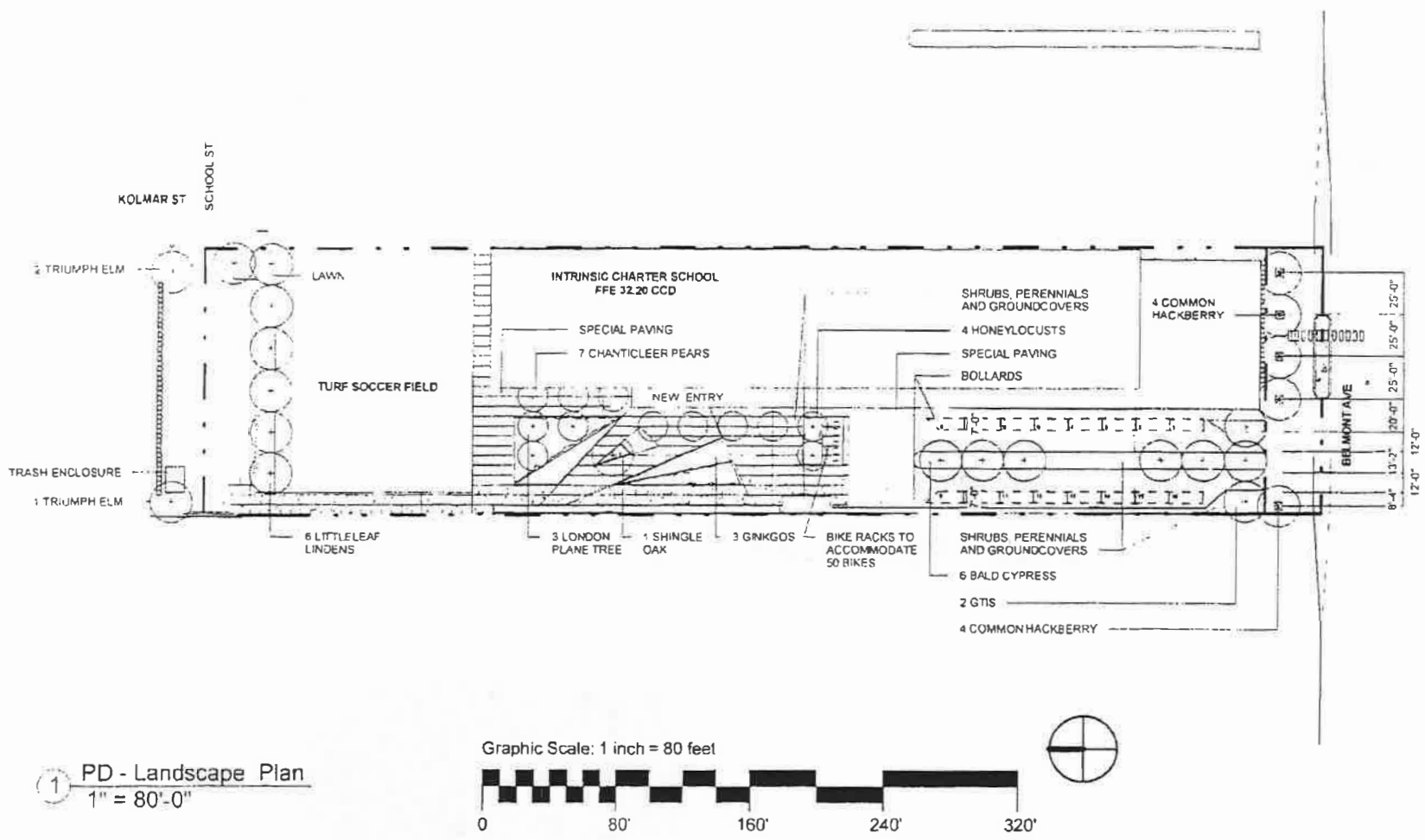
① PD - Level 2
1" = 60'-0"

PD-7

Floor Plan - Level 2
INTRINSIC SCHOOLS

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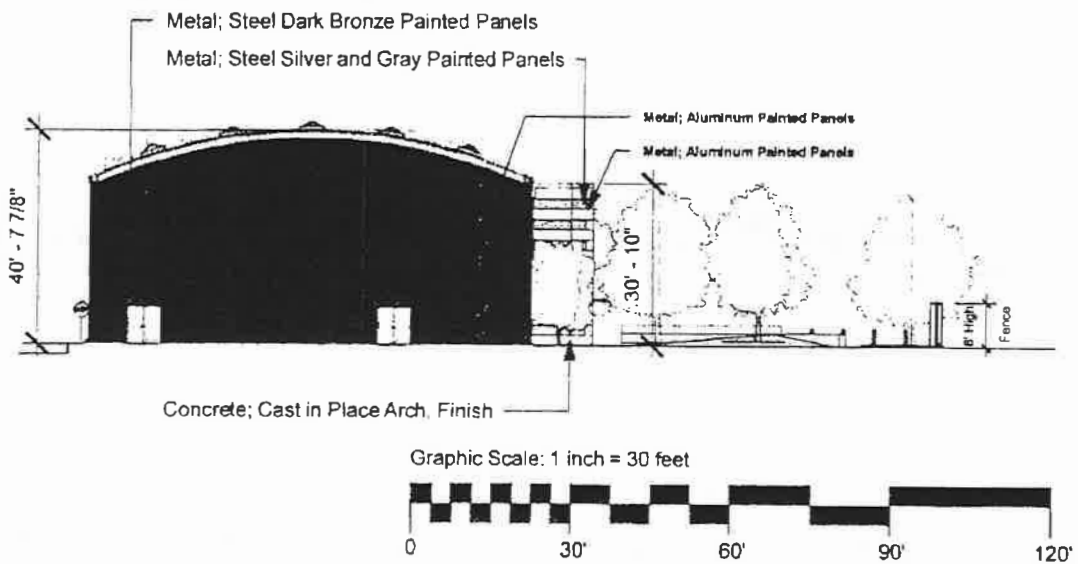


1 PD - Landscape Plan
1" = 80'-0"

PD-8
Landscape Plan
INTRINSIC SCHOOLS

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① PD - North Elevation
1" = 30'-0"

PD-9

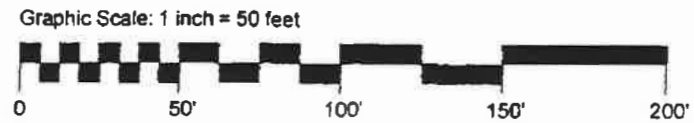
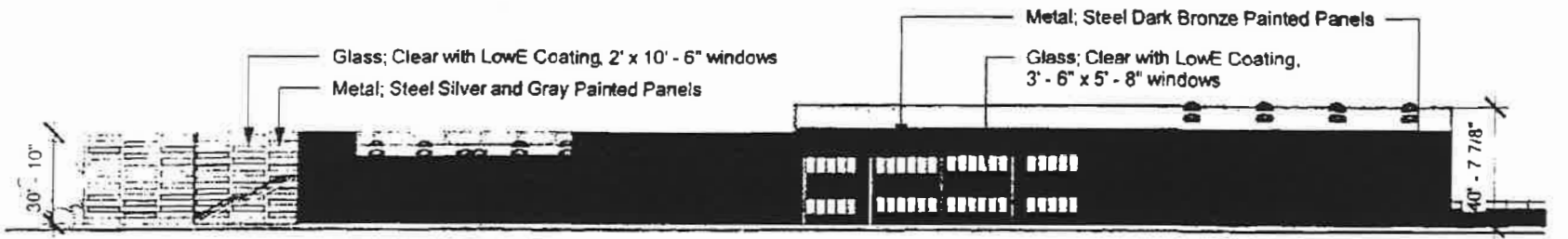
North Elevation

INTRINSIC SCHOOLS

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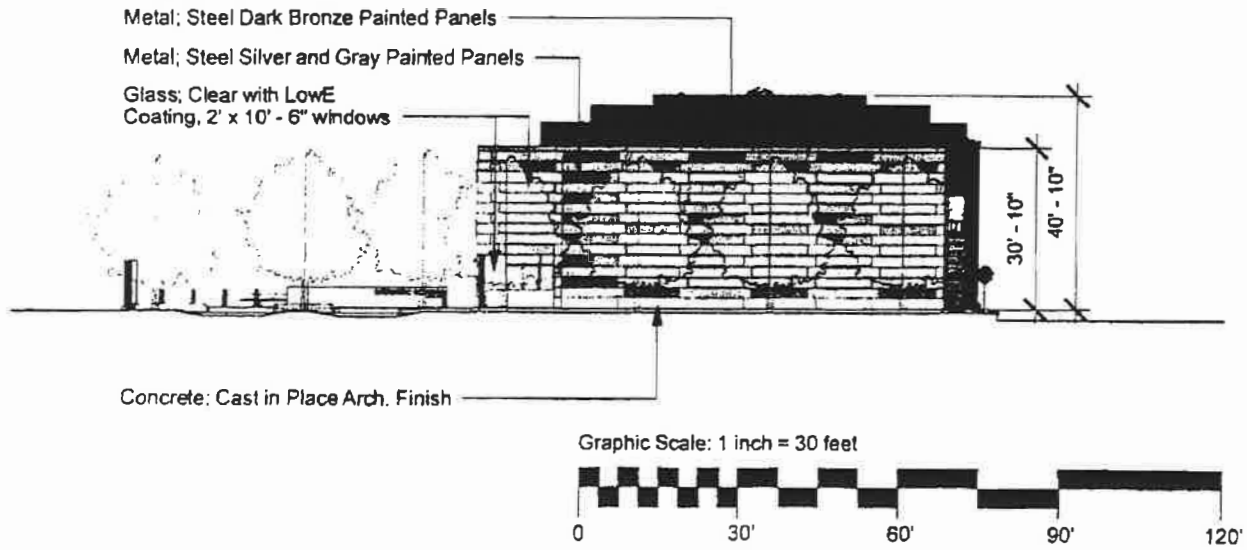


① PD - East Elevation
1" = 50'-0"

PD-10
East Elevation
INTRINSIC SCHOOLS

Applicant: Intrinsic Schools
Address: 4540 West Belmont Avenue
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① PD - South Elevation
1" = 30'-0"

PD-11

South Elevation

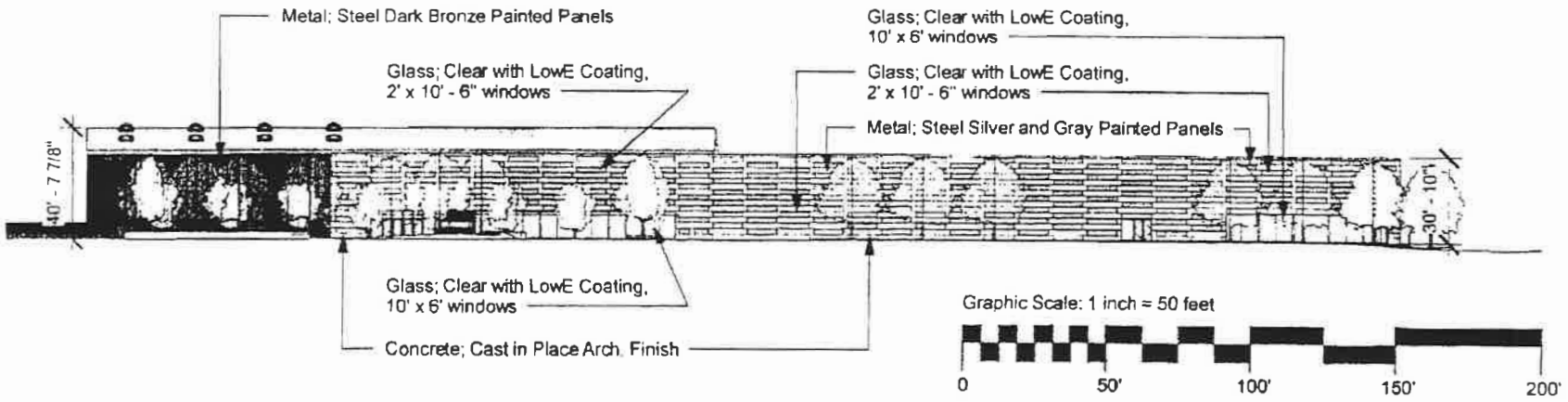
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① PD - West Elevation
1" = 50'-0"

PD-12
West Elevation
INTRINSIC SCHOOLS

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