

PD 1228

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 14, 2015

Joseph P. Gattuso
Shefsky & Froelich
111 East Wacker Drive
Suite 2800
Chicago, IL 60601

**Re: Administrative Relief request for Planned Development No. 1228
5315-57 W. Grand Avenue**

Dear Mr. Gattuso:

Please be advised that your request for a minor change to Institutional Planned Development No. 1228 ("PD 1228"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1228.

Your client and the sole owner of all of the property within PD 1228, Noble Network of Charter Schools ("Noble"), is seeking administrative relief to replace the previously approved site plan with the attached, as-built site plan. During the course of constructing ITW David Speer Academy, a number of modifications were made to accommodate previously undiscovered site conditions, requests from neighboring property owners and post-permit revisions. You are seeking administrative relief for the following modifications:


- Revise the gate height along Grand Ave. and Long Ave. from 8'-0" to 5'-0", as previously approved. Noble had hoped to construct the fence and gates to 8'-0" in height, and when that request was previously denied they constructed the fence to 5'-0" and the gates to 8'-0" in height.
- Increase the pedestrian and vehicle entry gate height along Long Ave. and Lockwood Ave. from 6'-0" to 8'-0".
- Increase the fence height from 6'-0" to 14'-0" and revise the design of the steel fence along the east interior property line as a result of demolishing the previous buildings which included a solid 14'-0" high wall providing privacy to the adjacent single family home.
- Increase the height and revise the design of the fence along the south property line, as a result of demolishing the approximately 20'-0" high buildings which provided security for the industrial property to the south. A 6'-0" high, steel frame, opaque fence with wood infill was replaced with a new 6'-0" high fence on top of a portion of the existing masonry wall, resulting in a total height of approx. 7'-10".

- Install flagpoles near the intersection of Grand and Long Avenues.
- Relocate the monument sign approx. 20'-0" east of the intersection of Grand and Long Avenues as a result of soil conditions.
- Relocate the trash enclosure and increase the height to approx. 7'-10" to match the south fence height.
- Reconfigure the east garden paths and benches, increase the number of bike racks, and add a 10'-0" high chain link fence at the southwest corner of the property.

With regard to your request, the Department of Planning and Development has determined that allowing these modifications 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, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 1228, 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,



Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file

17758

*Reclassification Of Area Shown On Map No. 5-L.
(As Amended)
(Application No. 17758)
(Common Address: 5337 -- 5357 W. Grand Ave.)*

[SO2013-4943]

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 M1-2 Limited Manufacturing District symbols as shown on Map Number 5-L in the area generally bounded by:

West Grand Avenue; a line 137 feet west of and parallel with North Lockwood Avenue extended for a distance of 125.27 feet; the alley next west of North Lockwood Avenue; a line 225.27 feet south of and parallel with West Grand Avenue; North Lockwood Avenue for a distance of 132.51 feet; a line 339.19 feet extending west from North Lockwood Avenue to a point 117 feet east of North Long Avenue; a line extended south for a distance of 29.27 feet; a line extended to a point 409.52 feet south of West Grand Avenue along North Long Avenue; and North Long Avenue,

to those of a C3-1 Commercial, Manufacturing and Employment District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C3-1 Commercial, Manufacturing and Employment District symbols as shown on Map Number 5-L 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 read as follows:

Planned Development No. 1228.

Plan Of Development Statements.

1. The area delineated herein as Planned Development Number 1228 ("Planned Development") consists of approximately 182,010 square feet (4.14 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is under the single designated control of the applicant, Noble Network of Charter 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 an amendment, modification or change (administrative, legislative or otherwise) to this Planned Development is made, shall be under single ownership or single 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 statements; a Bulk Regulations Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site Plan; an Existing Land-Use Area Map; a Ground Floor Plan; and Building Elevations prepared by Wheeler Kearns Architects, Inc. dated June 26, 2013, submitted herein. 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 permitted in the area delineated herein as a Planned Development: school; accessory parking; and accessory 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 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 182,010 square feet.
9. Upon review and determination ("Part II Review"), and 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 the Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation and Fleet and Facility Management and Buildings, pursuant to 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 by the Zoning Administrator, pursuant to Section 17-13-0611-A of the Zoning Ordinance, upon written application 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 and conserves energy and natural resources. In lieu of a green

roof, this development will incorporate a rainwater retention system that will collect rain from roof downspouts and hold it in an above ground tank for irrigation of the landscape in the East Garden. This system is intended to reduce the amount of runoff that enters the city storm drainage system, and reduce or eliminate additional water use for landscape irrigation. All new buildings shall be Certified under the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. All buildings constructed in this Planned Development shall conform to the City of Chicago Sustainable Development Policy Matrix in effect on the date of approval of this Planned Development, except for the green roof requirement.

- 15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development Ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the Property to a C3-1, Commercial, Manufacturing and Employment District.

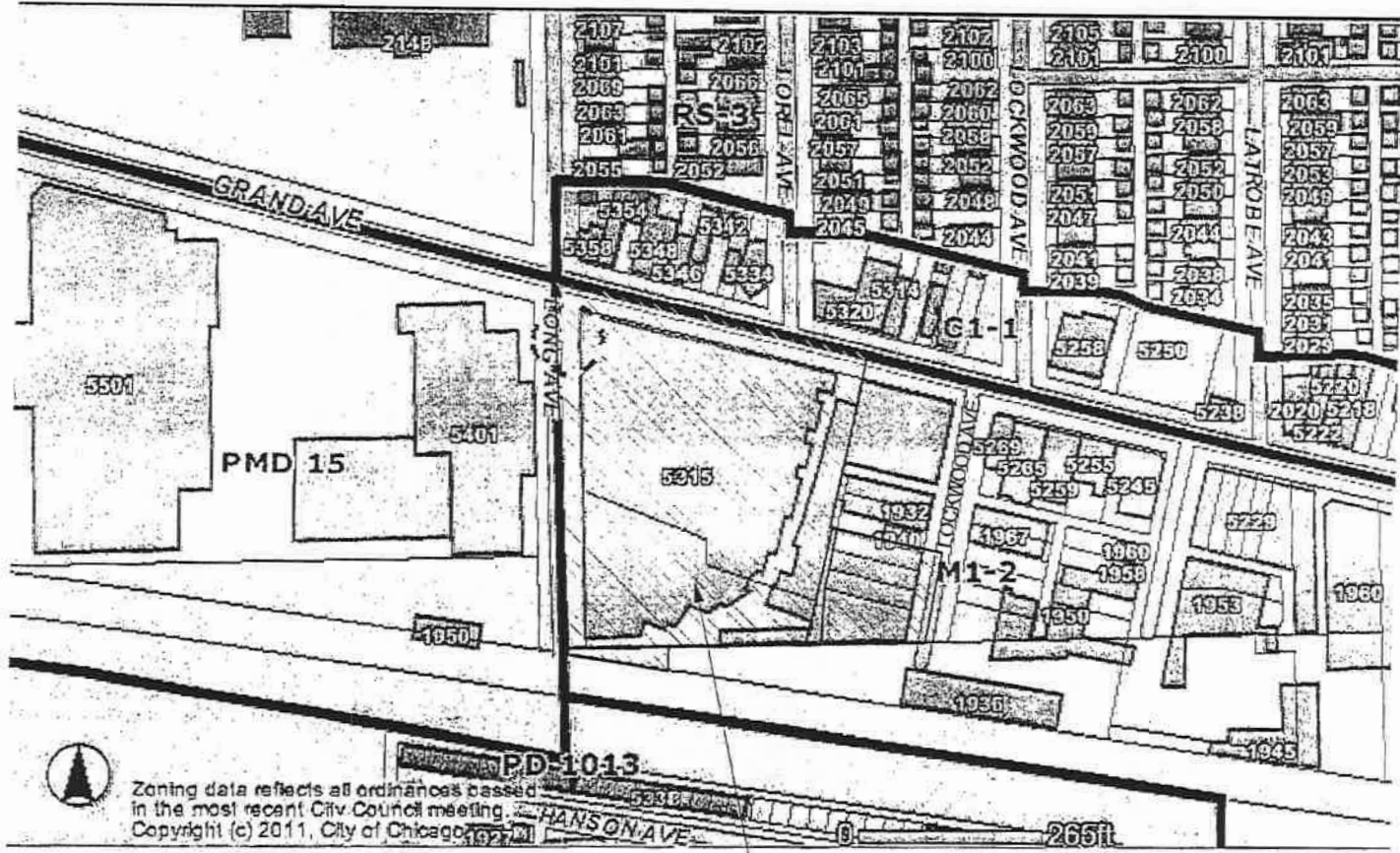
[Existing Zoning Map; Boundary and Property Line Map; Site Plan; Existing Land-Use Area Map; Ground Floor Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 68922 through 68930 of this *Journal*.]

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

Plan Of Development No. 1228

Bulk Regulations Table.

Gross Site Area:	217,476 square feet
Area in Public Right-of-Way:	37,281 square feet
Net Site Area:	182,010 square feet
Maximum Floor Area Ratio:	1.2
Maximum Building Height:	45 feet
Minimum Number of Parking Spaces:	32
Minimum Number of Bicycle Parking Spaces:	4



Zoning data reflects all ordinances passed in the most recent City Council meeting. Copyright (c) 2011, City of Chicago.

5315-5357 W. GRAND AVE
1932-1956 N. LOCKWOOD AVE

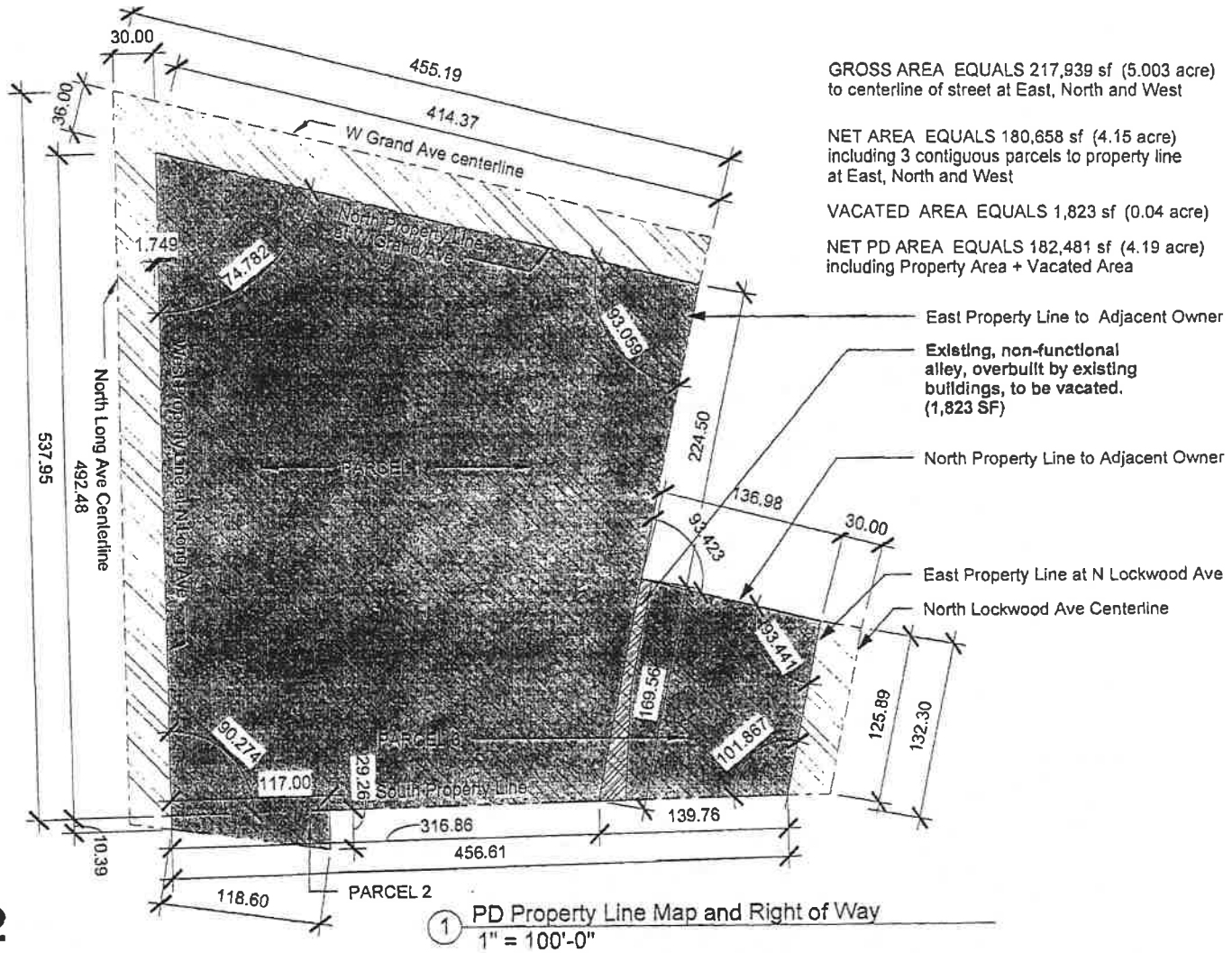
PD-01

Existing Zoning Map

Applicant: Noble Network of Charter Schools
 Address: 5315-5357 W. Grand Avenue / 1932-1956 Lockwood Ave
 Introduction Date: 26 June 2013
 Plan Commission Date: 17 October 2013



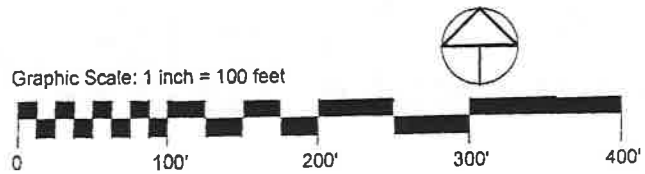
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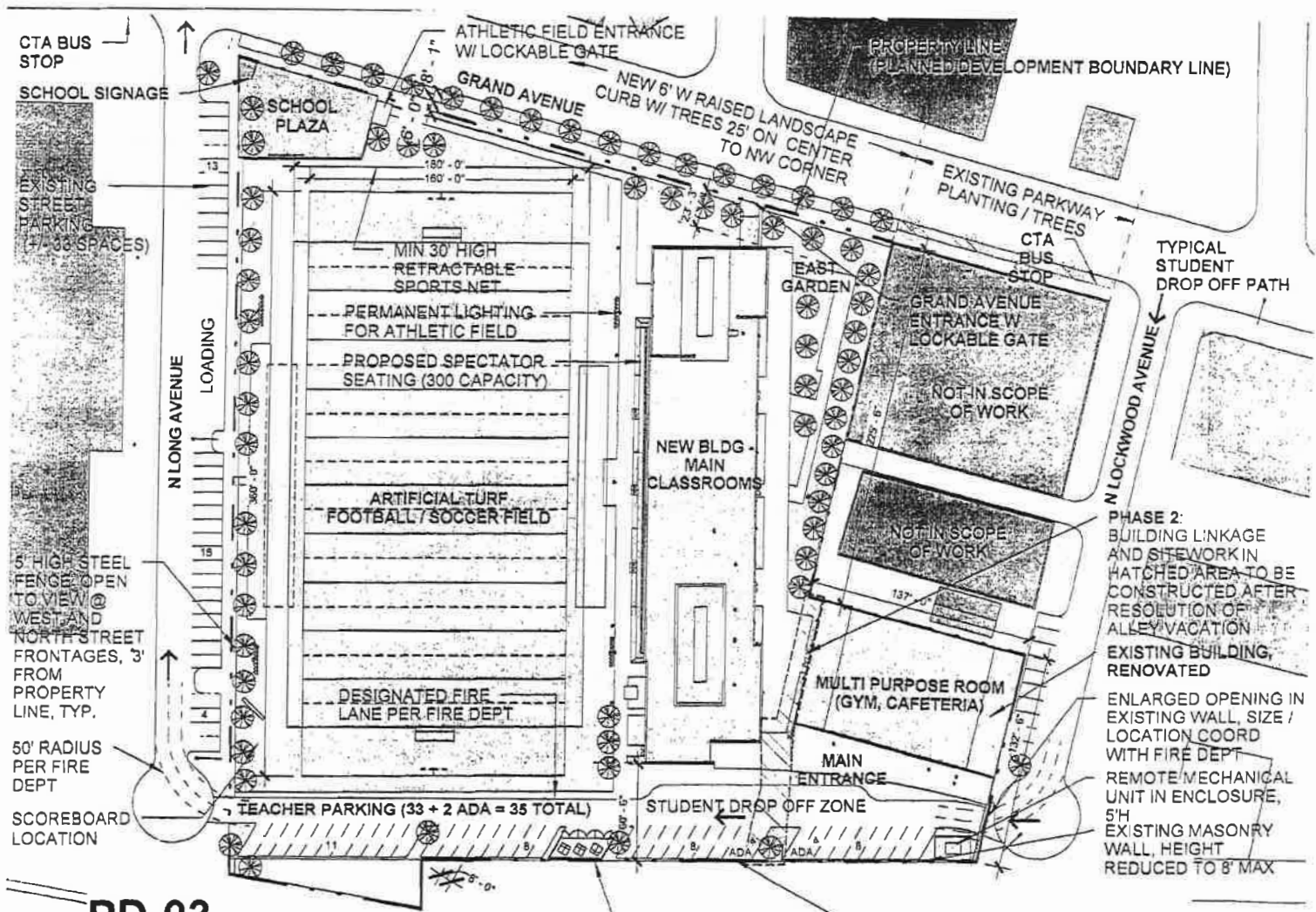


PD-02

Boundary Map and Property Line Map

Applicant: Noble Network of Charter Schools
 Address: 5315-5357 W. Grand Avenue / 1932-1956 Lockwood Ave
 Introduction Date: 26 June 2013
 Plan Commission Date: 17 October 2013





PD-03

Site Plan

Applicant: Noble Network of Charter Schools
 Address: 5315-5357 W. Grand Avenue / 1932-1956 Lockwood Ave
 Introduction Date: 26 June 2013
 Plan Commission Date: 17 October 2013

TRASH / RECYCLING ENCLOSURE (5' HIGH SOLID WALL W/ LOCKABLE DOORS)
 6' HIGH STEEL FRAME OPAQUE FENCE WITH WOOD PANEL INFILL @ SOUTH PROPERTY LINE

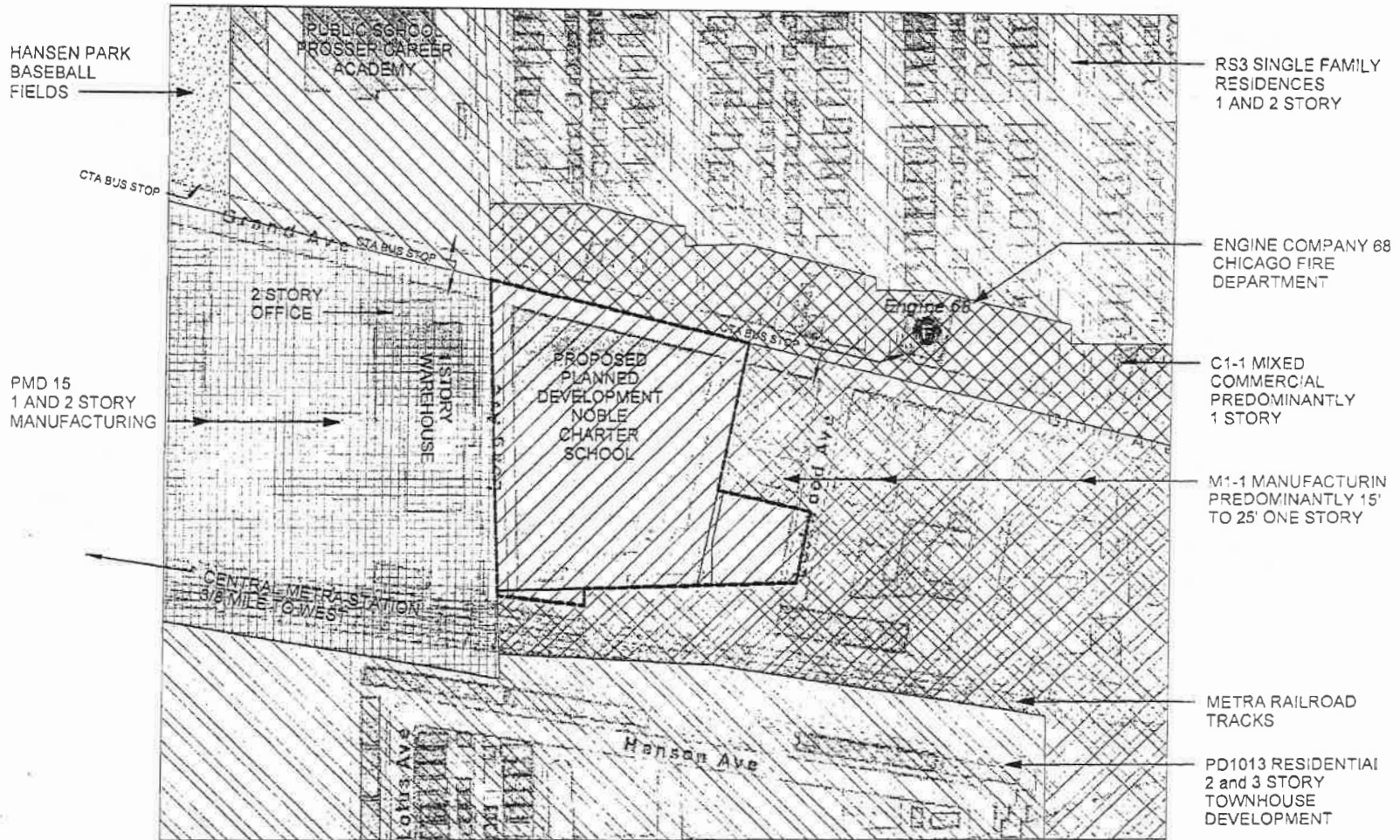
Graphic Scale: 1 inch = 80 feet



1/11/26/2013

REPORTS OF COMMITTEES

68925



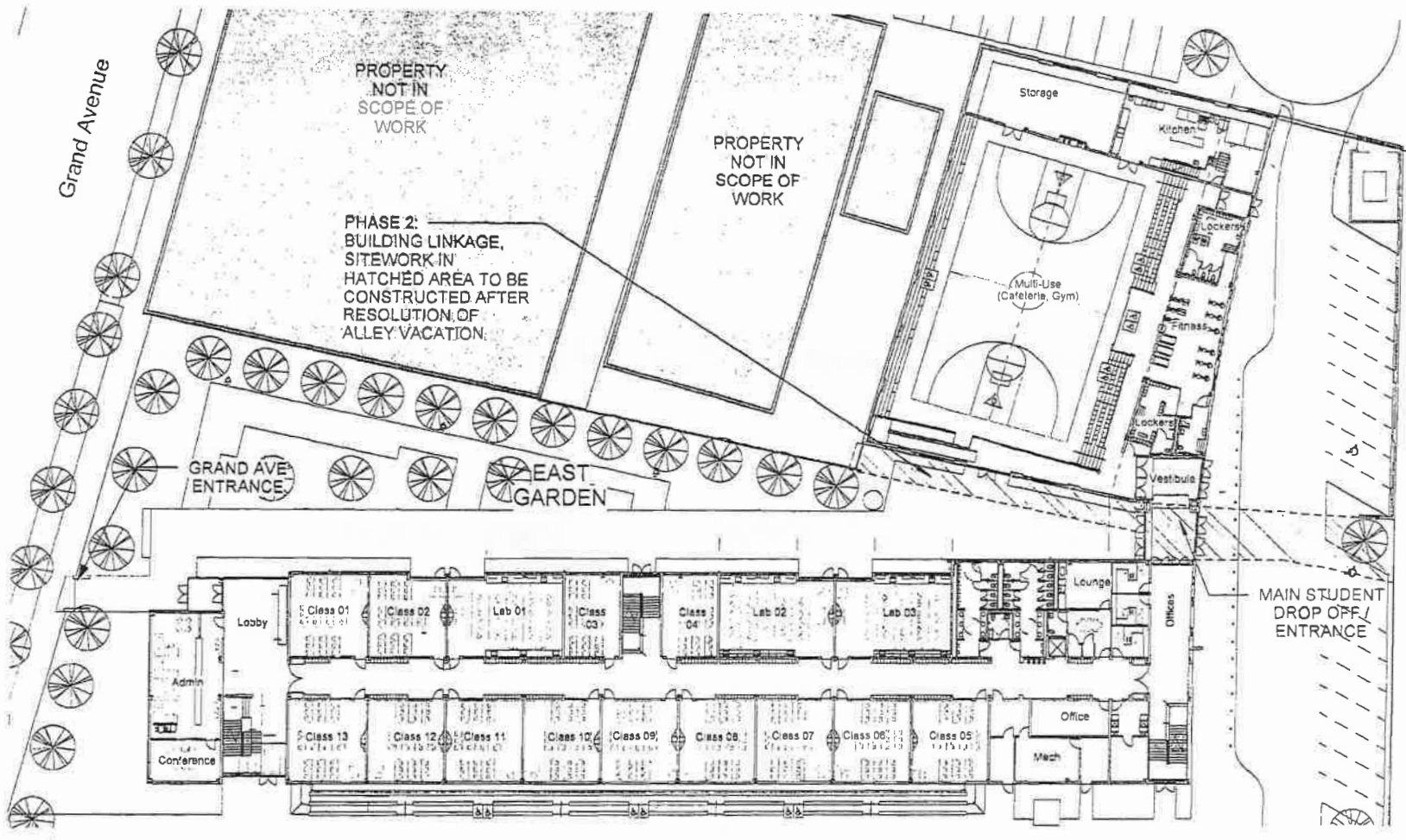
PD-04

Existing Land Use Area Map

Applicant: Noble Network of Charter Schools
 Address: 5315-5357 W. Grand Avenue / 1932-1956 Lockwood Ave
 Introduction Date: 26 June 2013
 Plan Commission Date: 17 October 2013



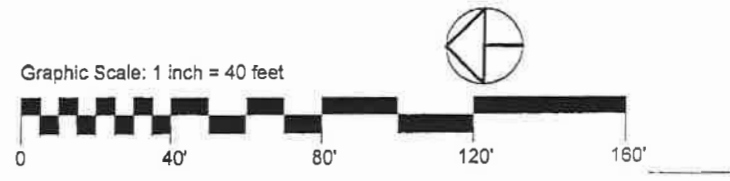
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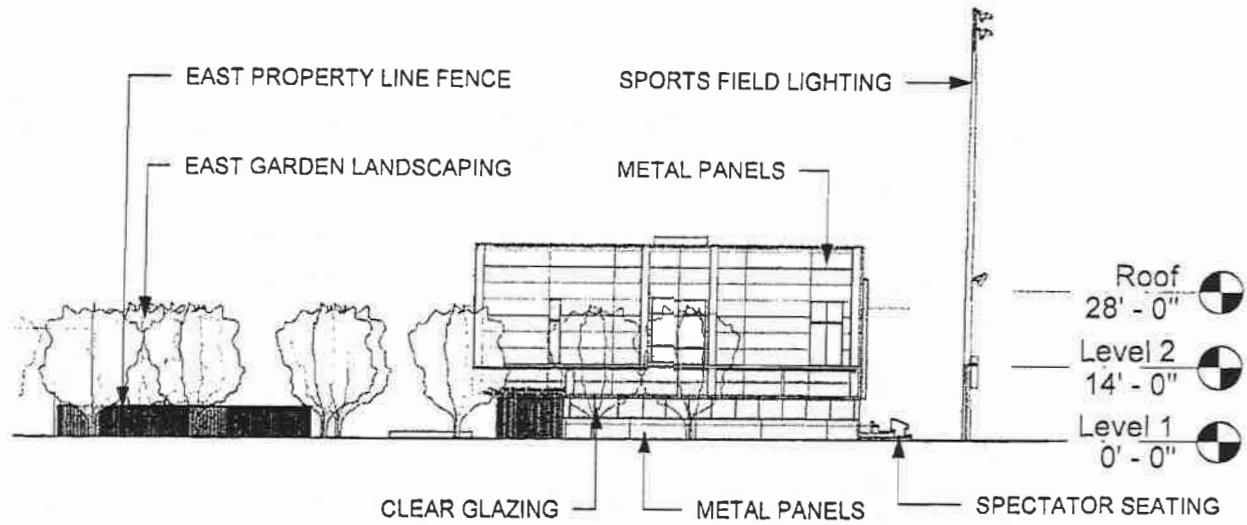


PD-05

Ground Floor Plan

Applicant: Noble Network of Charter Schools
 Address: 5315-5357 W. Grand Avenue / 1932-1956 Lockwood Ave
 Introduction Date: 26 June 2013
 Plan Commission Date: 17 October 2013





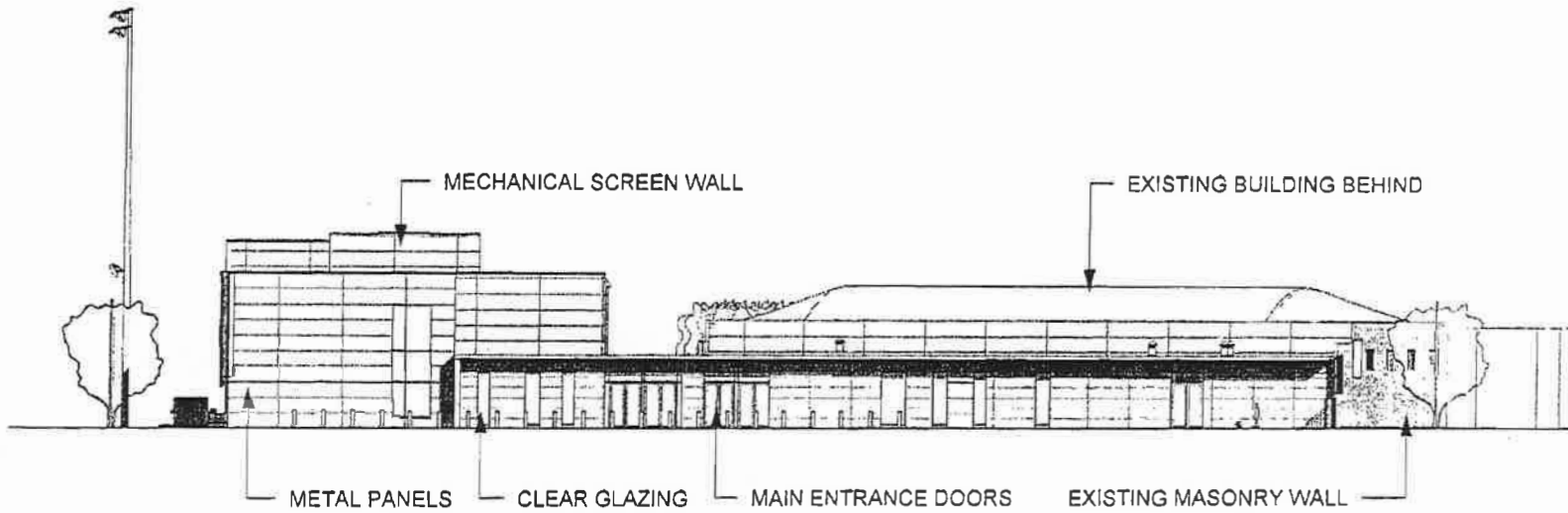
① Bldg Elevation - North Side
 1/32" = 1'-0"



PD-07

Elevations

Applicant: Noble Network of Charter Schools
 Address: 5315-5357 W. Grand Avenue / 1932-1956 Lockwood Ave
 Introduction Date: 26 June 2013
 Plan Commission Date: 17 October 2013



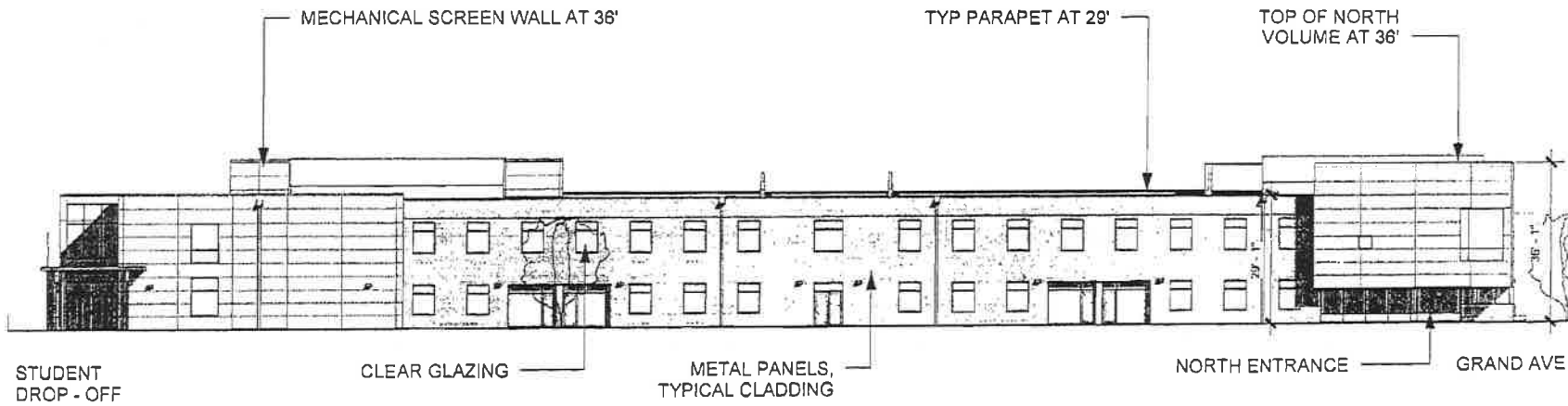
① Bldg Elevation - South Side
1/32" = 1'-0"



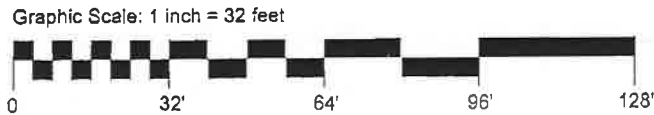
PD-09

Elevations

Applicant: Noble Network of Charter Schools
Address: 5315-5357 W. Grand Avenue / 1932-1956 Lockwood Ave
Introduction Date: 26 June 2013
Plan Commission Date: 17 October 2013



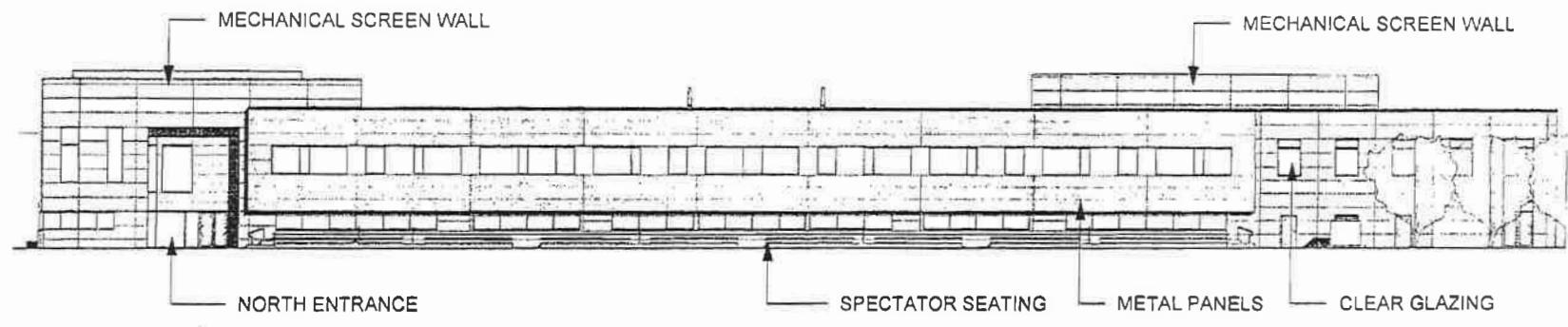
① Bldg Elevation -East Side
1/32" = 1'-0"



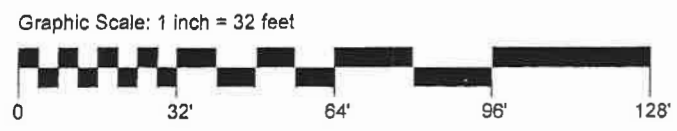
PD-06

Elevations

Applicant: Noble Network of Charter Schools
Address: 5315-5357 W. Grand Avenue / 1932-1956 Lockwood Ave
Introduction Date: 26 June 2013
Plan Commission Date: 17 October 2013



① Bldg Elevation - West Side
 1/32" = 1'-0"



PD-08

Elevations

Applicant: Noble Network of Charter Schools
 Address: 5315-5357 W. Grand Avenue / 1932-1956 Lockwood Ave
 Introduction Date: 26 June 2013
 Plan Commission Date: 17 October 2013