

PD 1273

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Reclassification Of Area Shown On Map No. 12-H.
 (As Amended)
 (Application No. 18212)
 (Common Address: 5401 S. Western Blvd.)

IPD 1273

[SO2014-8798]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current M2-2 Light Industry District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 12-H in the area bounded by:

a line 780.81 feet north of West Garfield Boulevard; a line from a point 66.76 feet east of South Western Boulevard running southeast for a distance of 24.00 feet to a point 775.81 feet north of West Garfield Boulevard; a line from the terminus of the last described line running southeast for a distance of 65.00 feet to a point 719.81 feet north of West Garfield Boulevard; a line 719.81 feet north of West Garfield Boulevard; a line 308.45 feet east of South Western Boulevard; a line 679.81 feet north of West Garfield Boulevard; a line 863.42 feet east of South Western Boulevard; a line from a point 711.64 feet north of West Garfield Boulevard running northeast for a distance of 36.91 feet to a point 729.81 feet north of West Garfield Boulevard; a line 729.81 feet north of West Garfield Boulevard; a line 971.21 feet east of South Western Boulevard; the public alley next north of West 54th Place; the public alley next east of South Claremont Avenue; a line 83.35 feet north of West 54th Place; the east line of South Claremont Avenue; a line 138.92 feet north of West 54th Place; the west line of South Claremont Avenue; a line 448.10 feet north of West Garfield Boulevard; and South Western Boulevard,

to those of a C1-1 Neighborhood Commercial District which is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current C1-1 Neighborhood Commercial District symbols and indications as shown on Map Number 12-H in the area bounded by:

a line 780.81 feet north of West Garfield Boulevard; a line from a point 66.76 feet east of South Western Boulevard running southeast for a distance of 24.00 feet to a point 775.81 feet north of West Garfield Boulevard; a line from the terminus of the last described line running southeast for a distance of 65.00 feet to a point 719.81 feet north of West Garfield Boulevard; a line 719.81 feet north of West Garfield Boulevard; a line 308.45 feet east of South Western Boulevard; a line 679.81 feet north of West Garfield Boulevard; a line 863.42 feet east of South Western Boulevard; a line from a point 711.64 feet north of West Garfield Boulevard running northeast for a distance of

36.91 feet to a ~~point~~ 729.81 feet north of West Garfield Boulevard; a line 729.81 feet north of West Garfield Boulevard; a line 971.21 feet east of South Western Boulevard; the public alley next north of West 54th Place; the public alley next east of South Claremont Avenue; a line 83.35 feet north of West 54th Place; the east line of South Claremont Avenue; a line 138.92 feet north of West 54th Place; the west line of South Claremont Avenue; a line 448.10 feet north of West Garfield Boulevard; and South Western Boulevard,

to those of an Industrial Planned Development which is hereby established in the area described above.

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

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

Institutional Planned Development Statements.

1. The area delineated herein as Planned Development Number ~~1273~~ ("Planned Development") consists of approximately 231,397.96 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, Education Capital Solutions LLC.
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, assign 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; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; and Building Elevations submitted herein. Full-sized copies of the Site Plan/Landscape Plan and Building Elevations are on file with the Department of Planning and 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/permitted in the area delineated herein as an Institutional Planned Development:
 - school, recreational uses, athletic facilities (indoor and outdoor) and accessory uses including automobile and bicycle parking.
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 Planning and 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 Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area of 231,397.96 square feet and a base FAR of .45.
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 Planning and 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 Planning and Development. Any interim reviews associated with 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, Environment 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 and conserves energy and natural resources. The applicant has agreed to provide a bio-swale that will collect a portion of the surface storm water equal to the amount of storm water that would be retained by a 25 percent green roof over the net roof area other than the Phase I roof area (651 cubic feet), and to exceed by 14 percent or more ASHRAE 90.1-2004.

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 Planning and Development shall initiate a zoning map amendment to rezone the property to a C1-1 Neighborhood Commercial District.

[Existing Zoning Map; Boundary and Property Line Map; Site Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 104975 through 104979 of this *Journal*.]

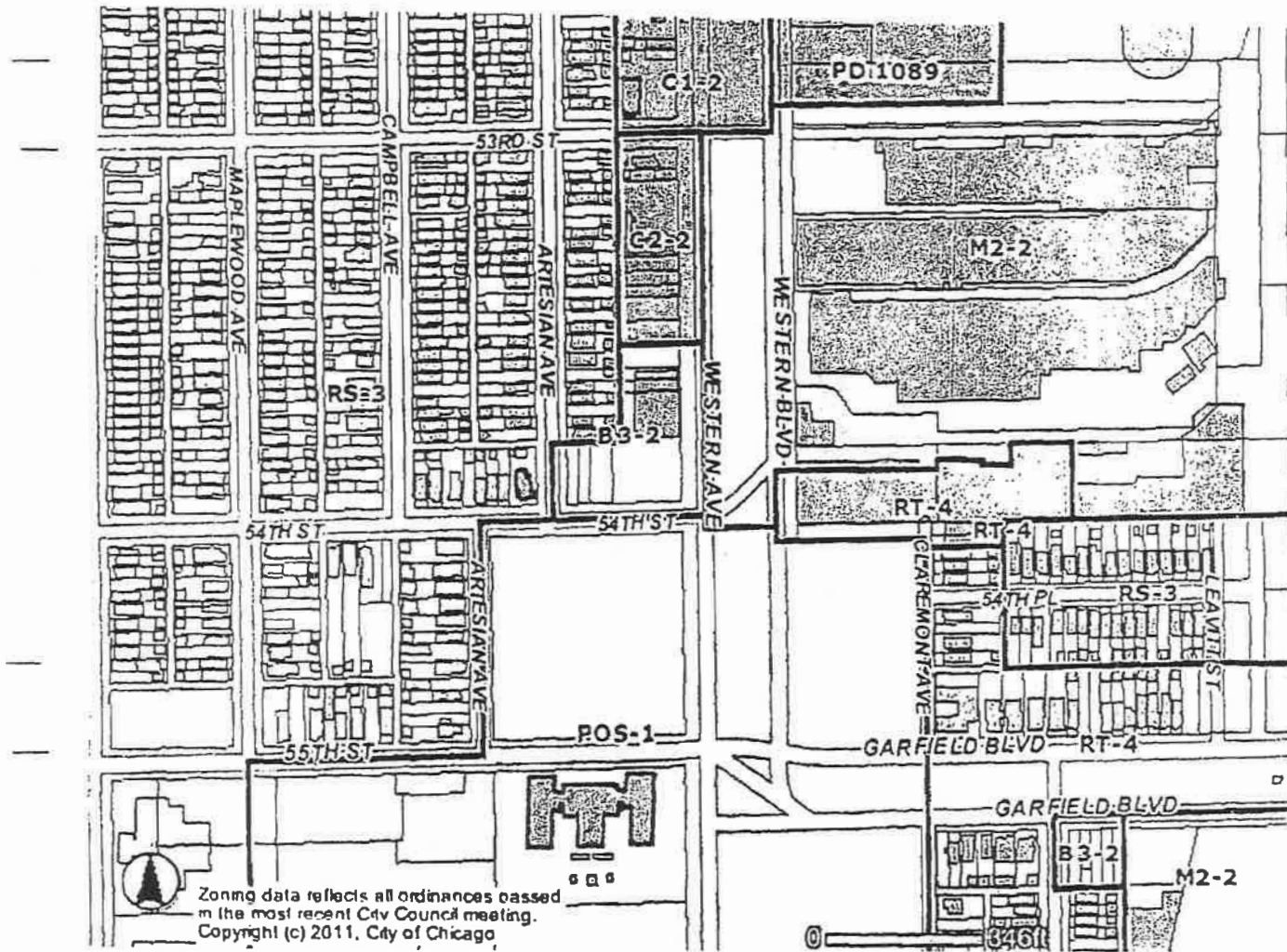
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Planned Development No. 1273.

Bulk Regulations Table.

Net Site Area:	231,397.96 square feet
Area in the Public Right-of-Way:	67,911.20 square feet
Gross Site Area:	299,309.16 square feet
Maximum Floor Area Ratio:	0.45
Maximum Building Height:	45 feet, 10 inches
Minimum Number of Parking Spaces:	116 spaces
Minimum Number of Loading Berths:	None
Minimum Number of Bicycle Parking:	12 spaces
Minimum Setbacks:	In accordance with the Site Plan

EXISTING ZONING MAP



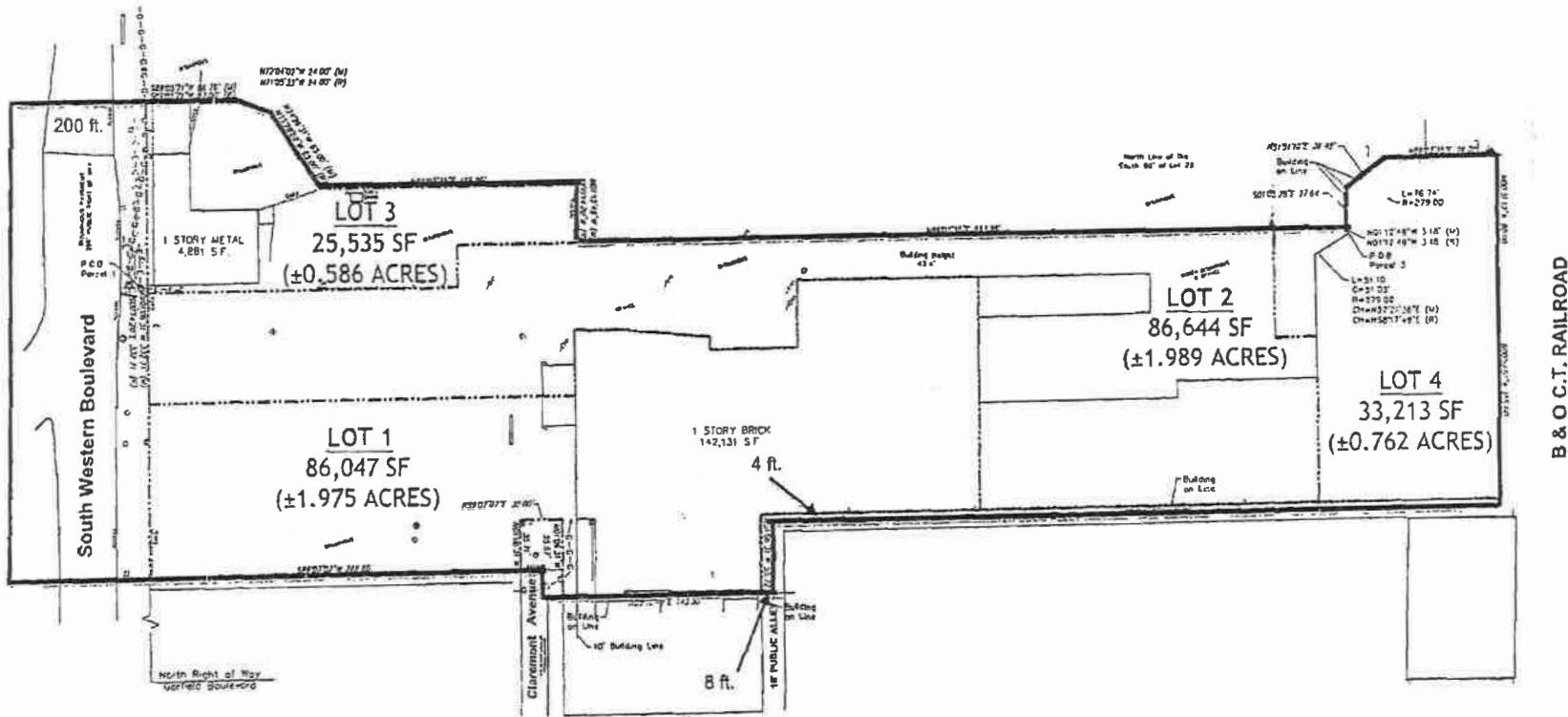
3/18/2015

REPORTS OF COMMITTEES

104975

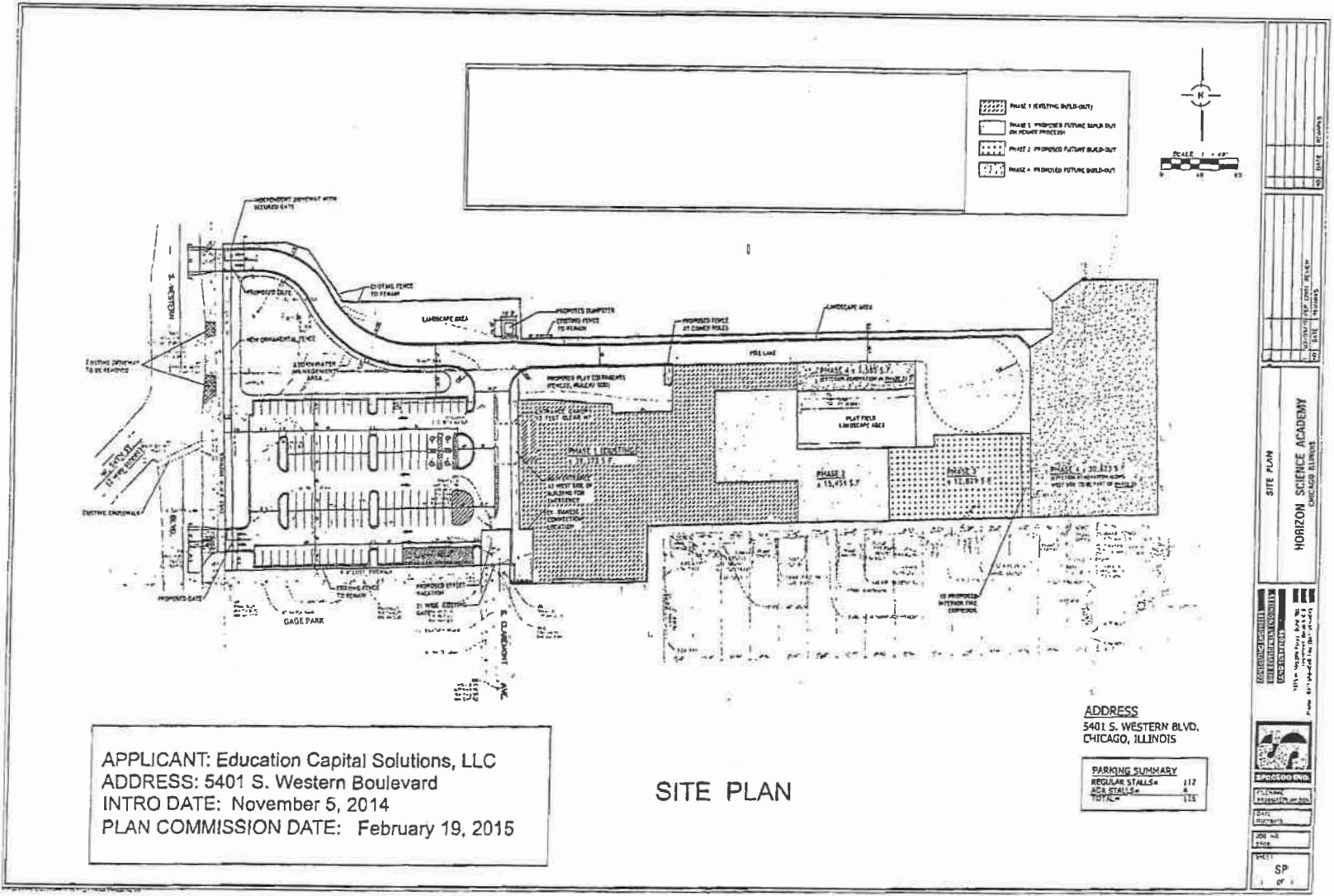
APPLICANT: Education Capital Solutions, LLC
 ADDRESS: 5401 S. Western Boulevard
 INTRO DATE: November 5, 2014
 PLAN COMMISSION DATE:

PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP



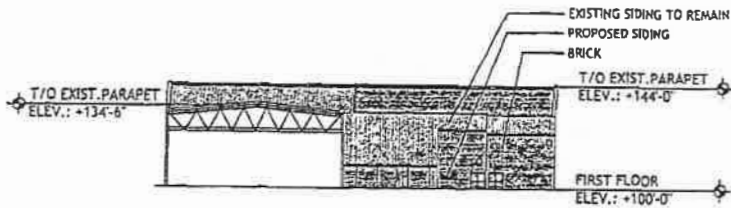
APPLICANT: EDUCATION CAPITAL SOLUTIONS, LLC
 ADDRESS: 5401 S. Western Boulevard
 INTRO DATE: November 5, 2014
 PLAN COMMISSION DATE: February 19, 2015

B & O C.T. RAILROAD

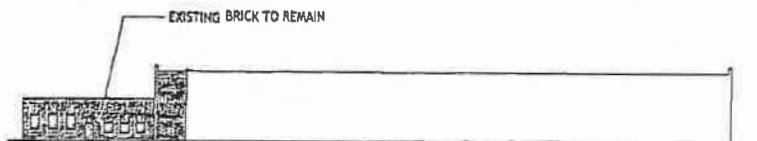


APPLICANT: Education Capital Solutions, LLC
 ADDRESS: 5401 S. Western Boulevard
 INTRO DATE: November 5, 2014
 PLAN COMMISSION DATE: February 19, 2015

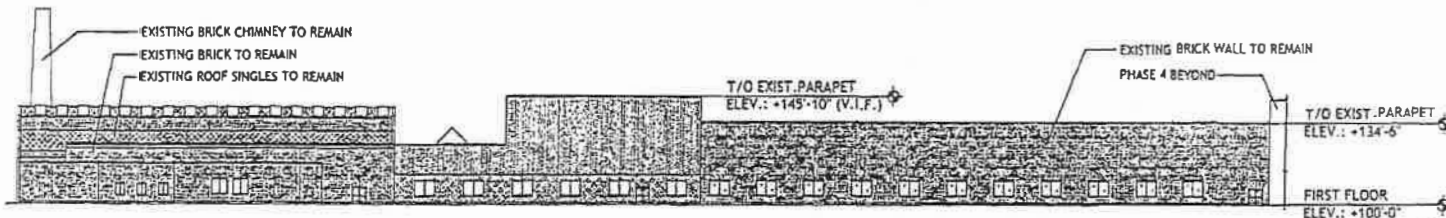
SITE PLAN



PARTIAL EAST ELEVATION - COURTYARD



PARTIAL EAST ELEVATION - ALLEY



SOUTH ELEVATION

APPLICANT: Education Capital Solutions, LLC
 ADDRESS: 5401 S. Western Boulevard
 INTRO DATE: November 5, 2014
 PLAN COMMISSION DATE: February 19, 2015



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 OES PLAINES, IL 60018

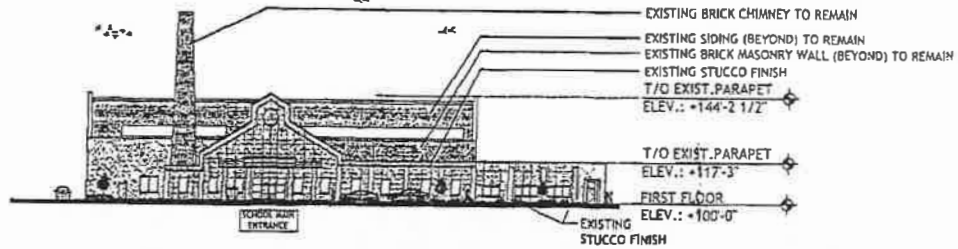
HORIZON SCIENCE ACADEMY- SOUTH CHICAGO
 5401 S.WESTERN BLVD., CHICAGO, IL

PROJECTIONS DATE:	January 26, 2015
PD REVIEW- CDOT	January 27, 2015
PD REVIEW- INTERNAL	January 27, 2015
PD FILING	October 28, 2014
PD PRELIMINARY REVIEW- ZONING DEPT.	October 15, 2014

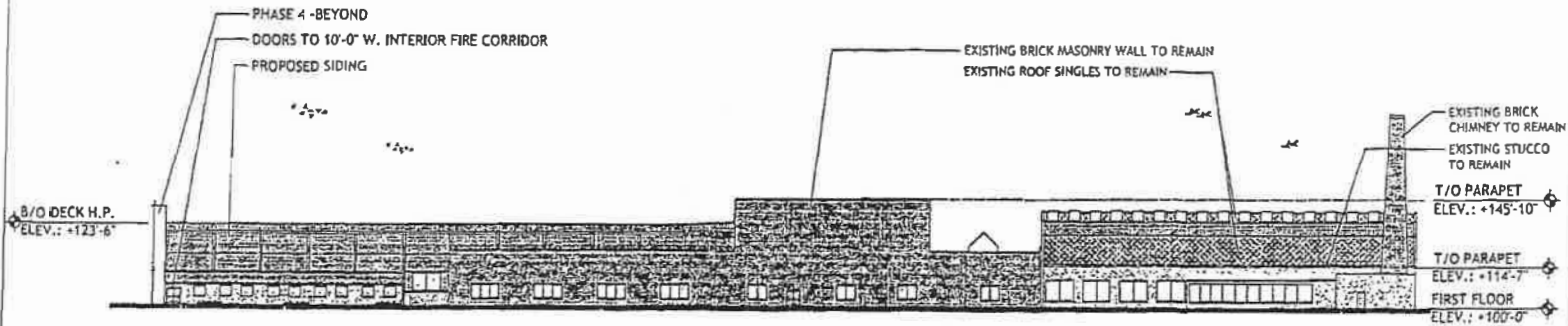
3/18/2015

REPORTS OF COMMITTEES

104979



WEST ELEVATION
SCALE: 1/8\"/>



NORTH ELEVATION
SCALE: 1/8\"/>

APPLICANT: Education Capital Solutions, LLC
 ADDRESS: 5401 S. Western Boulevard
 INTRO DATE: November 5, 2014
 PLAN COMMISSION DATE: February 19, 2015



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HORIZON SCIENCE ACADEMY- SOUTH CHICAGO
 5401 S.WESTERN BLVD., CHICAGO, IL

MILESTONE DATES	
PD REVIEW-COOT	January 28, 2015
PD REVIEW-INTERVAL	January 27, 2015
PD FILING	October 28, 2014
PD PRELIMINARY REVIEW- ZONING DEPT	October 15, 2014