

# PD 1362

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*Reclassification Of Area Shown On Map No. 6-H.*

(Application No. 19091)  
(Common Address: 2341 W. 23<sup>rd</sup> Pl.)

[O2017-141]

*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 the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 6-H in the area bounded by:

West 23<sup>rd</sup> Place; a line 193.05 feet east of South Western Avenue; the public alley next south of West 23<sup>rd</sup> Place; and a line 168.00 feet east of South Western Avenue,

to those of an RM4.5 Residential Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map No. 6-K.*

(As Amended)

(Application No. A-8262)

(Common Address: 2664 -- 2736 S. Kostner Ave.)

IPD 1362

[SO2016-8050]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the M2-2 Light Industry District symbols and indications as shown on Map Number 6-K in the area bounded by:

South Kostner Avenue; a line 197.08 feet north of and parallel to West 28<sup>th</sup> Street; a line 460 feet west of and parallel to South Kostner Avenue; and a line 428 feet north of and parallel to West 28<sup>th</sup> Street,

to those of an RT4 Multi-Unit District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the RT4 Multi-Unit District symbols and indications as shown on Map Number 6-K in the area bounded by:

South Kostner Avenue; a line 197.08 feet north of and parallel to West 28<sup>th</sup> Street; a line 460 feet west of and parallel to South Kostner Avenue; and a line 428 feet north of and parallel to West 28<sup>th</sup> Street,

to those of Institutional Planned Development Number 1362 which is hereby established in the area above described, subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made apart hereof and to no others.

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

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

*Institutional Planned Development No. 1362.*

*Planned Development Statements.*

1. The area delineated herein as Institutional Planned Development Number 1362 ("Planned Development") consists of approximately 196,877 net square feet of property (4.52 acres) which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is controlled by the Board of Education of the City of Chicago (the "Applicant").
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 Planning and 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 14 Statements; a Bulk Regulations Table; an Existing Zoning Map; a General Land-Use Map; a Planned Development Boundary and Property Line Map; Site and Landscape Plan; and Building Elevations (North, East and West) dated February 16, 2017, submitted herein. 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: school, accessory parking and related 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 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 FAR identified in the Bulk Regulations Table has been determined using a net site area of 125,980 square feet.
9. The Site and Landscape Plan 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.
10. 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.
11. 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.
12. 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.
13. 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 shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated, for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
14. 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 the RT4 Two-Flat, Townhouse and Multi-Unit District.

[General Land-Use Map; Map of Surrounding Zoning Districts; Boundary and Property Line Map; Site Plan; North, East and West Building Elevations; and ~~Landscape Plan~~ and Legend referred to in these Plan of Development Statements printed on pages 45891 through 45896 of this *Journal*.]

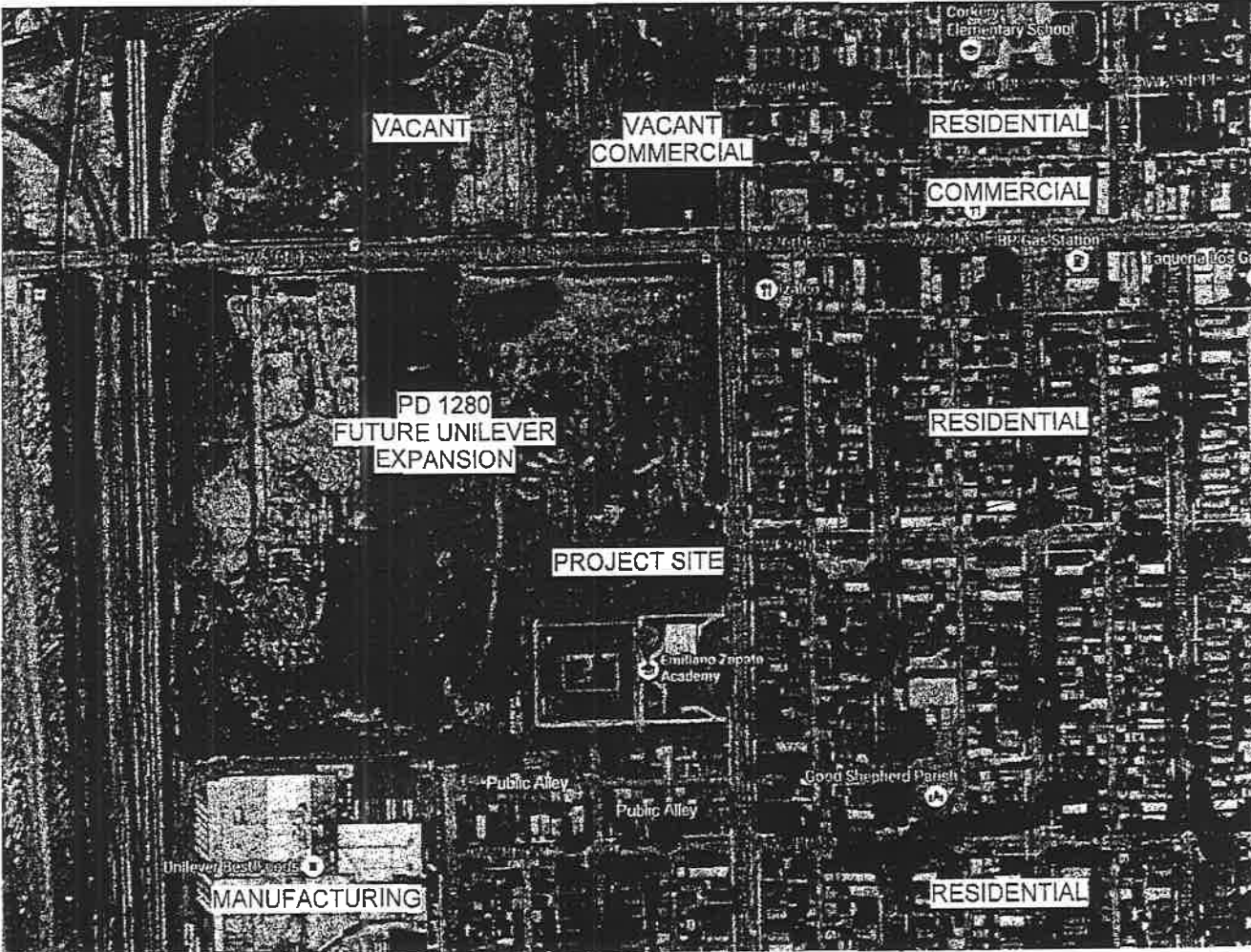
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Institutional Planned Development No. 1362*

*Bulk Regulations.*

|   |   |
|---|---|
| Gross Site Area:  | 211,001 square feet (4.84 acres)                                      |
| Net Site Area<br>(including proposed dedicated alley):            | 196,877 square feet (4.52 acres)                                      |
| Public Area Right-of-Way<br>(including proposed dedicated alley): | 14,124 square feet (0.32 acre)  |
| Maximum Floor Area Ratio:   | 1.2   |
| Minimum Number of Off-Street<br>Loading Spaces:                   | 1   |
| Minimum Number of Off-Street<br>Parking Spaces:                   | 43  |
| Maximum Building Height:  | 40 feet (as measured in accordance with the Chicago Zoning Ordinance) |
| Minimum Required Setbacks:  | In substantial conformance with the Site Plan                         |

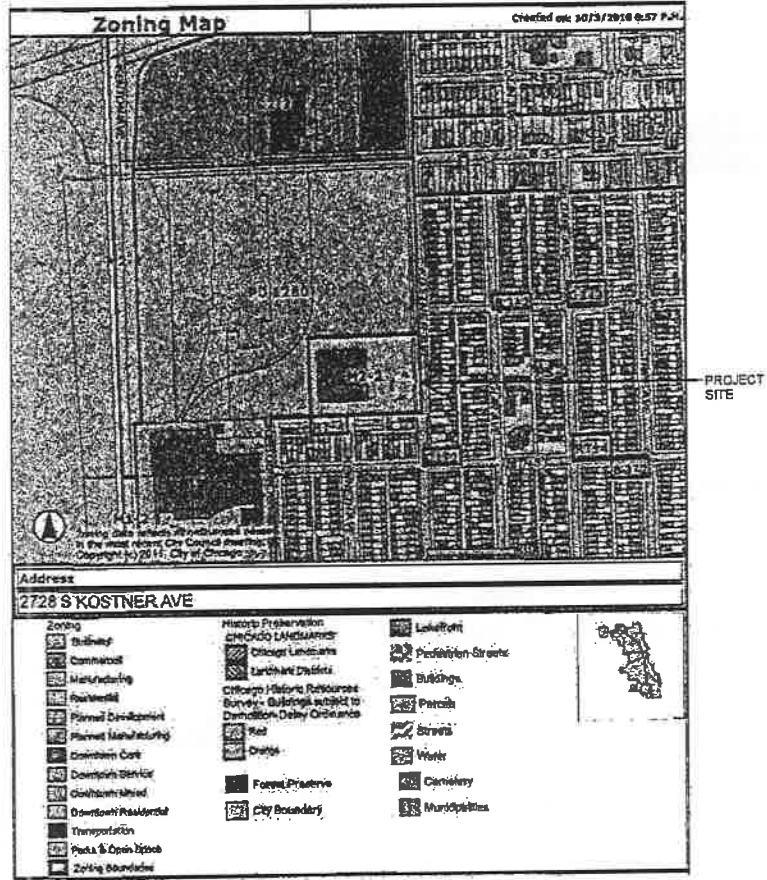
FINAL FOR PUBLICATION



EMILIANO ZAPATA ACADEMY ANNEX  
 2728 S KOSTNER AVE  
 CHICAGO, IL 60623



PD-01  
 GENERAL LAND USE MAP  
 02/15/2017



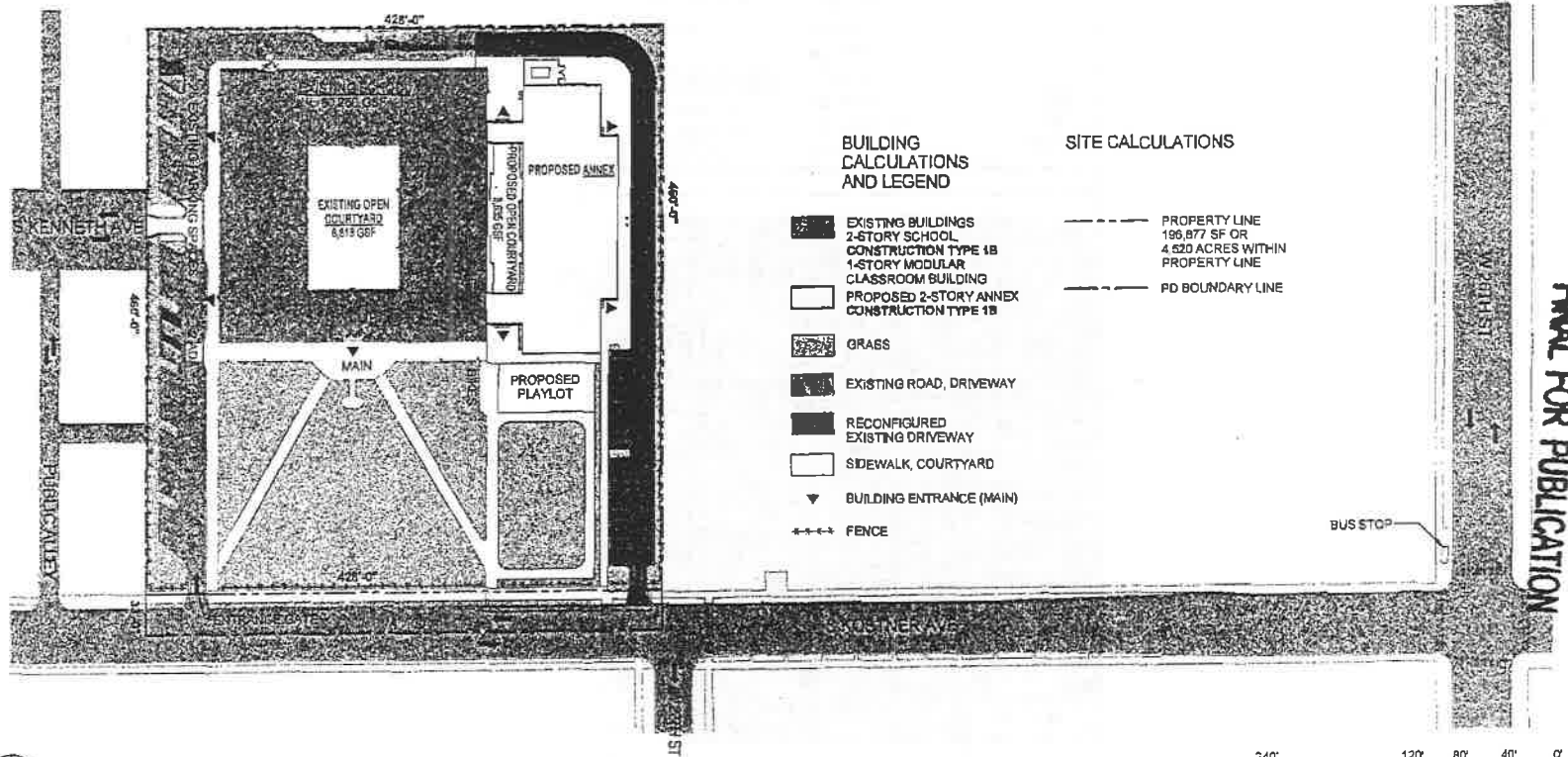
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PD-02  
MAP OF SURROUNDING ZONING DISTRICTS  
02/16/2017



EMILIANO ZAPATA ACADEMY ANNEX  
2728 S KOSTNER AVE  
CHICAGO, IL 60623





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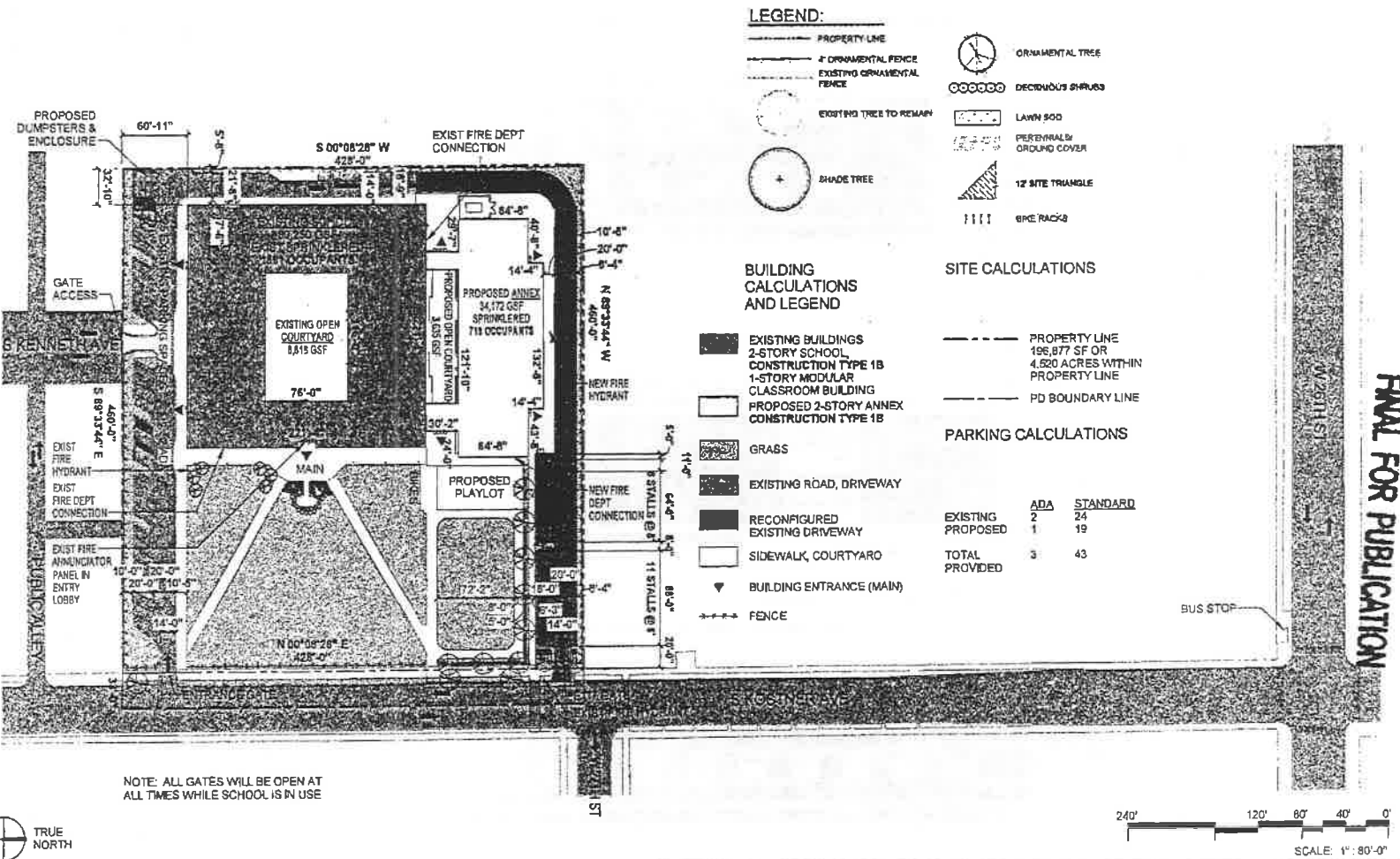


EMILIANO ZAPATA ACADEMY ANNEX  
2728 S KOSTNER AVE  
CHICAGO, IL 60623



PD-04  
PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP  
02/16/2017

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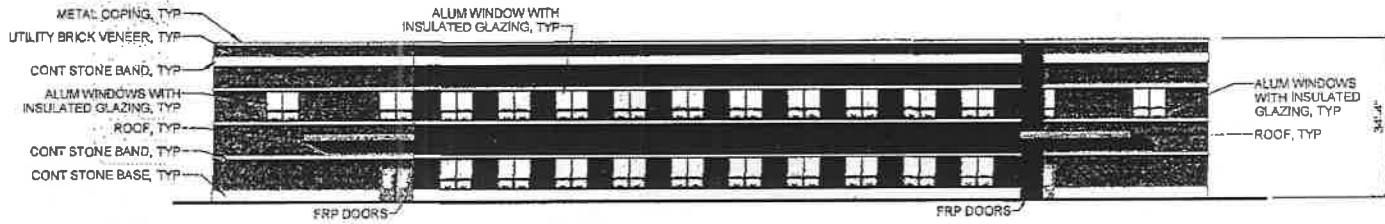


EMILIANO ZAPATA ACADEMY ANNEX  
2728 S KOSTNER AVE  
CHICAGO, IL 60623

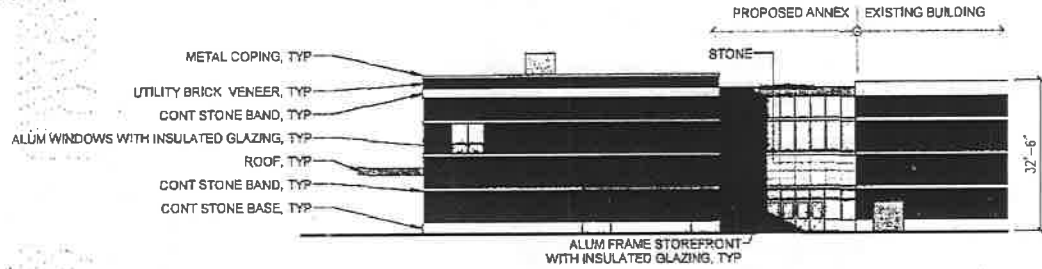


PD-08  
SITE PLAN  
02/6/2017

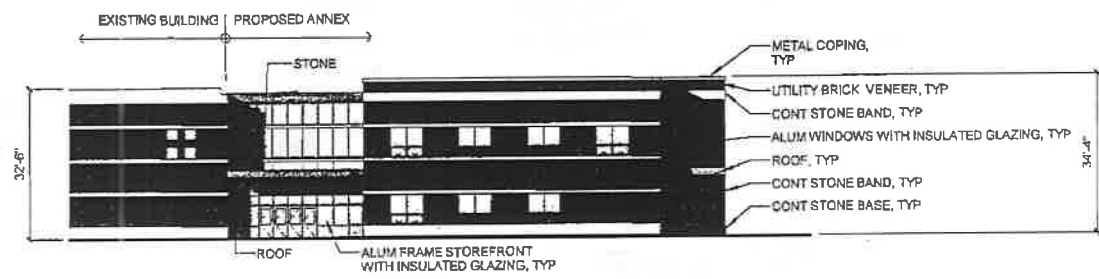
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1 NORTH ELEVATION  
3/8" = 1'-0"



2 WEST ELEVATION  
3/8" = 1'-0"



3 EAST ELEVATION  
3/8" = 1'-0"

