

PD 1569

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*Reclassification Of Area Shown On Map No.191-B.
(As Amended)
(Application No. 21178)*

BPD 1569

(Common Address: 8205 -- 8259 S. South Shore Dr., 3134 -- 3158 E. 83rd St.
And 8232 -- 8258 S. Brandon Ave.)

[SO2022-3369]

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 RS3 Residential Single-Unit District symbols and indications as shown on Map Number 191-B in the area bounded by:

South South Shore Drive; a line 548.02 feet north of East 83rd Street; a line 125.83 feet east of South South Shore Drive; a line 139.61 feet west of South Brandon Avenue; a line 259.00 feet north of East 83rd Street; South Brandon Avenue and East 83rd Street,

to those of and RM5 Multi-Unit District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the RM5 Multi-Unit District symbols and indications as shown on Map Number 191-B in the area bounded by:

South South Shore Drive; a line 548.02 feet north of East 83rd Street; a line 125.83 feet east of South South Shore Drive; a line 139.61 feet west of South Brandon Avenue; a line 259.00 feet north of East 83rd Street; South Brandon Avenue and East 83rd Street,

to those of Planned Development Number 1569, which is hereby established in the area above described, subject to such use and bulk regulation as set forth in the Plan of Development herewith attached and made a part 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:

Planned Development No. 1569.

Planned Development Statements.

- 1. The area delineated herein as Planned Development Number 1569 (the "Planned Development" or P.D.) consists of a net site area of approximately

105,116 square feet of property, as depicted on the attached Property and Planned Development Boundary Map (the "Property"). The Property is owned by the Catholic Bishop of Chicago (the CBC). The School for Social Entrepreneurship, doing business as Epic Academy (Epic), an Illinois nonprofit corporation, is the Applicant for this Planned Development, with the authorization of CBC. References in these Planned Development Statements to the Applicant shall mean and refer to, with respect to Subarea A, Epic and, with respect to Subarea B, CBC.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon each Applicant, their respective successors and assigns and, if different than CBC or Epic as the case may be, the legal titleholders and any ground lessors of the respective portions of the Property. All rights granted hereunder to each Applicant shall inure to the benefit of each of their successors and assigns and, if different than CBC or Epic as the case may be, the legal titleholder and any ground lessors of their respective portion of the Property. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the 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. Single designated control for purposes of this statement shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground/air-rights lessors of the Property, subject, however, to the following exceptions and conditions: (a) any changes or modifications to this Planned Development applicable to or in a given subarea need only be made or authorized by the owners and/or any ground/air-rights lessors of such subarea; provided, however, that for so long as CBC or Epic, or any affiliate thereof, owns or controls any portion of their respective subareas, and unless expressly stated otherwise in a written instrument executed by CBC or Epic, any application to the City for any such changes or modifications (administrative, legislative or otherwise) must in all cases be additionally authorized by CBC (for changes affecting Subarea B) or Epic (for changes affecting Subarea A); and (b) for so long as either Applicant or any affiliate thereof owns or controls any portion of their respective subareas, and unless expressly stated otherwise in a written instrument executed by CBC or Epic, such entity may apply for any changes or modifications (administrative, legislative or otherwise) without the consent of any other owner or owners. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein including any ground or air-rights leases. Upon any alienation, sale, or any other transfer of all or any portion of the Property or the rights therein including any ground or air-rights leases (but not including an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder; provided, however that

CBC and Epic's right to authorize changes or modifications to this Planned Development for so long as either owns or controls all or any portion of their respective portions of the Property as set forth in clause (a) of this Statement Number 2 above shall not be deemed amended or transferred to apply to a third party or transferee (or its beneficiaries as aforesaid) unless expressly stated or assigned in a written instrument executed by CBC or Epic, depending on the portion of the Property transferred. For purposes of this Planned Development, the term subarea shall mean the subareas, as designated on the attached Planned Development Site Plan.

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 Planned Development.

Ingress or egress shall be pursuant to the Planned Development 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement (Agreement) by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of these sixteen (16) Statements and the following exhibits prepared by uan Gabriel Moreno Architects collectively, the Plans:
 - (a) Bulk Regulations Table;
 - (b) Existing Zoning Map;
 - (c) Existing Land-Use Map;
 - (d) Site and Landscape Plan; and
 - (e) Building Elevations.

Full-sized copies of the 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses shall be allowed in this Planned Development Subarea A: school and accessory uses. Subarea B: religious assembly, parking [non-accessory] 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 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 Chicago 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 105,116 square feet and a base FAR of 2.0.
9. Upon review and determination, Part II review, pursuant to Section 17-13-0610 a Part II review fee shall be assessed by DPD. 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, including Section 17-13-0800. Final landscape plan review and approval will be by DPD. 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, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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 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.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

* Editor's Note: Numbering sequence error; (i) missing in original document.

Maximum Buildable Area:

Subarea A:	36,548 square feet NSA x 2.0 FAR	73,096 square feet
Subarea B:	68,568 square feet NSA x 2.0 FAR	137,136 square feet
Total:		210,232 square feet

Maximum Off-Street Parking Spaces:

Subarea A:	0 spaces -- 17 spaces located in Subarea B
Subarea B:	80 spaces, includes 17 spaces for Subarea B

Minimum Off-Street Loading Spaces: 1

Maximum Building Height: 75

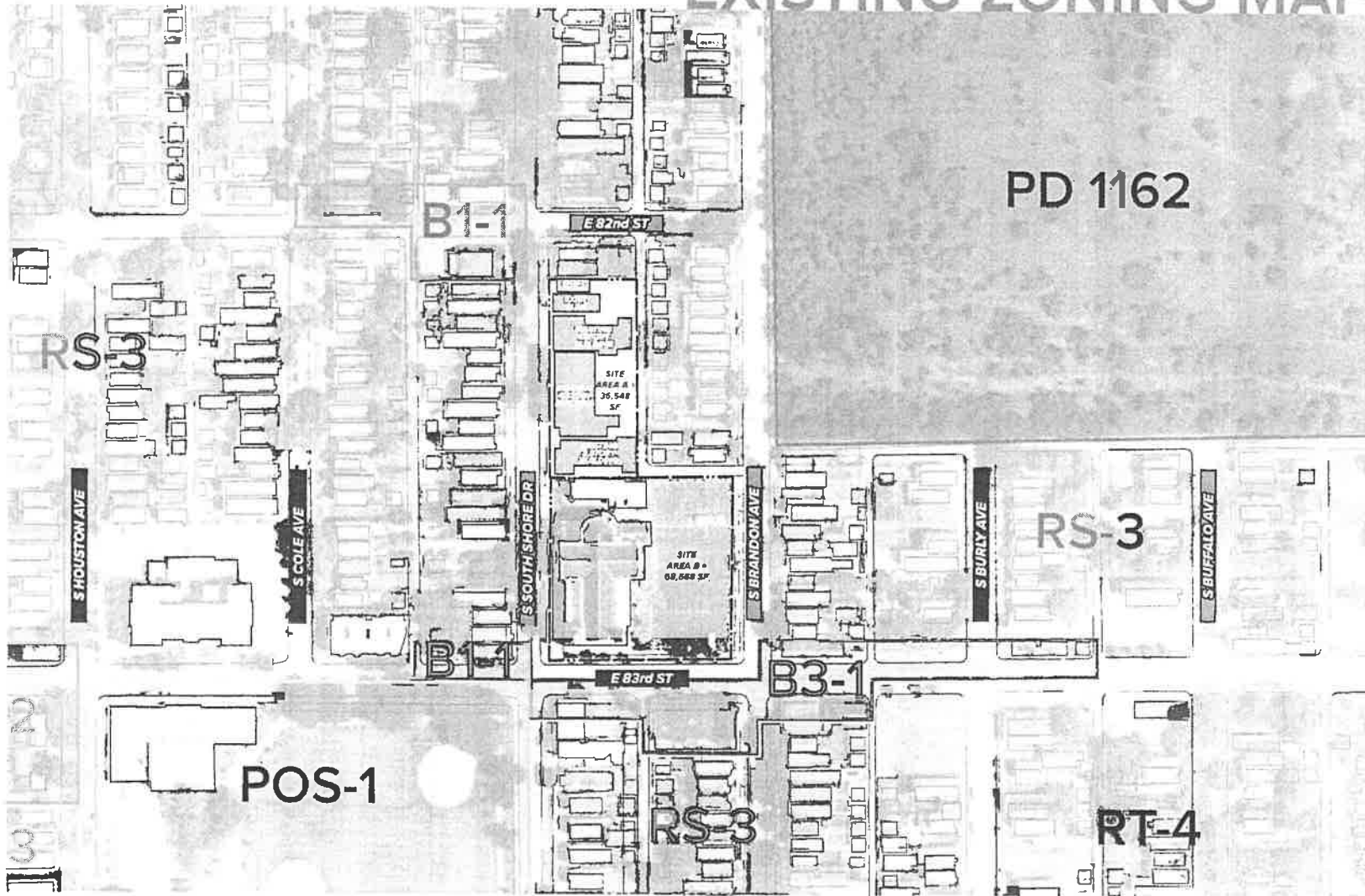
Minimum Setbacks:**Subarea A:**

North:	5 -0
South:	60 -0
East:	10 -0
West:	0 -0

Subarea B (Existing Building):

North:	0.35
South:	9.36
East:	118
West:	1.43

EXISTING ZONING MAP

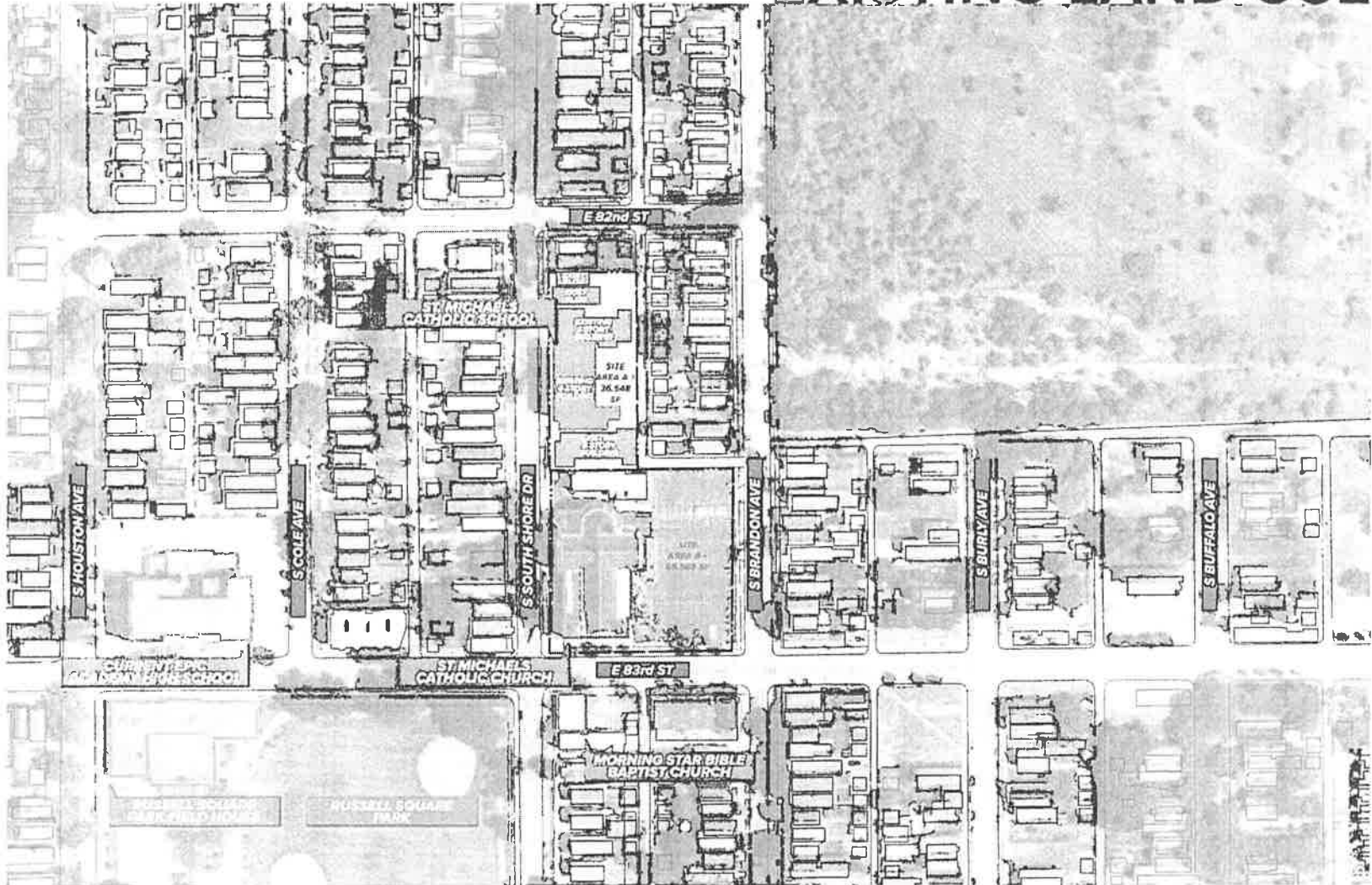


APPLICANT: EPIC ACADEMY
ADDRESS: 8205 - 8259 S. SOUTH SHORE DRIVE, 3134 - 3158 E. 83RD STREET AND 8232-8258 S. BRANDON AVENUE
DATE INTRODUCED: OCTOBER 26TH, 2022
PLAN COMMISSION: APRIL 20TH, 2023



V3 | 02.17.2023

EXISTING LAND USE



APPLICANT:

EPIC ACADEMY

ADDRESS:

8205 - 8259 S. SOUTH SHORE DRIVE, 3134 - 3158 E, 83RD STREET AND 8232-8258 S. BRANDON AVENUE

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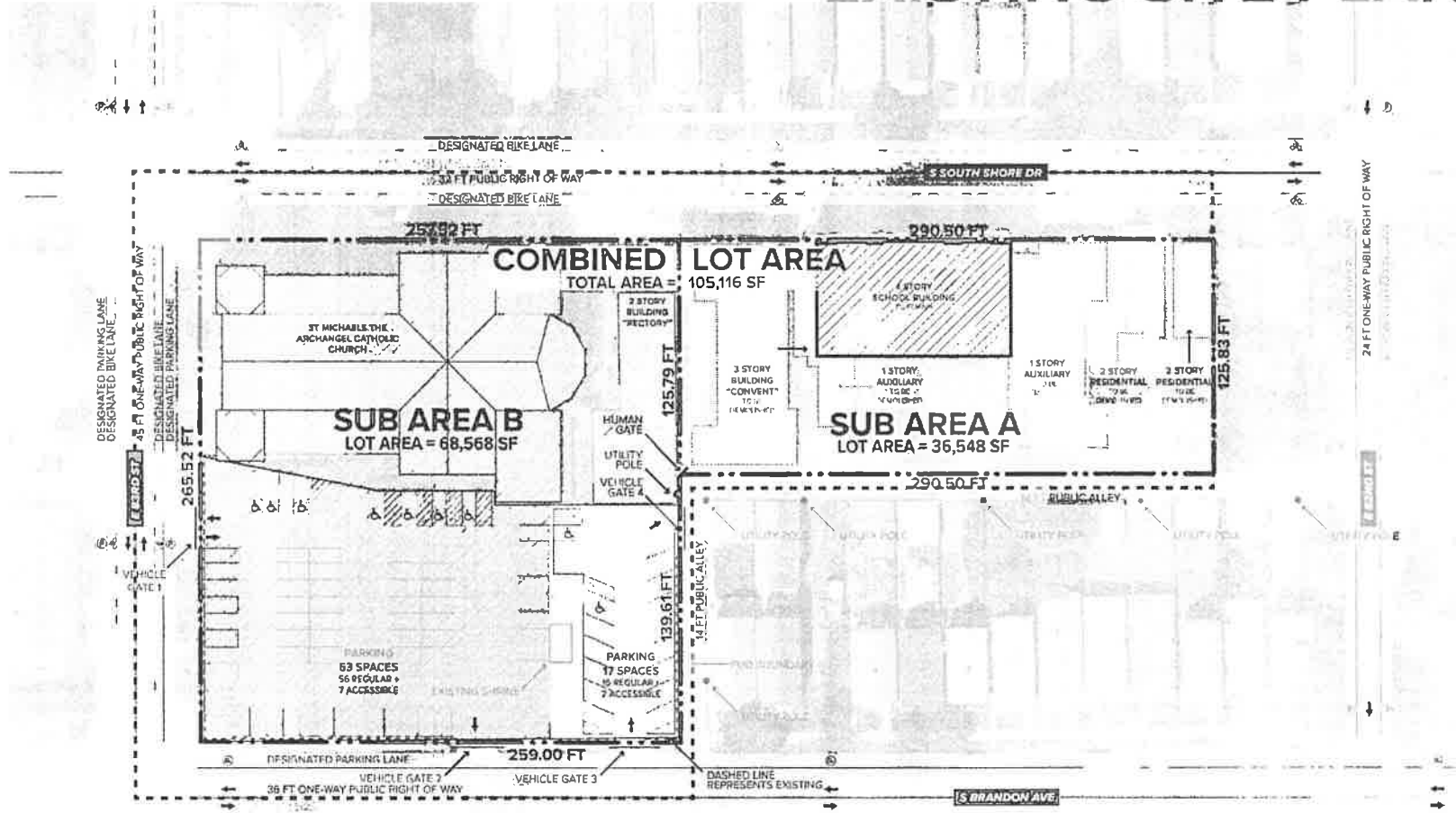


EXISTING SITE PLAN

5/24/2023

REPORTS OF COMMITTEES

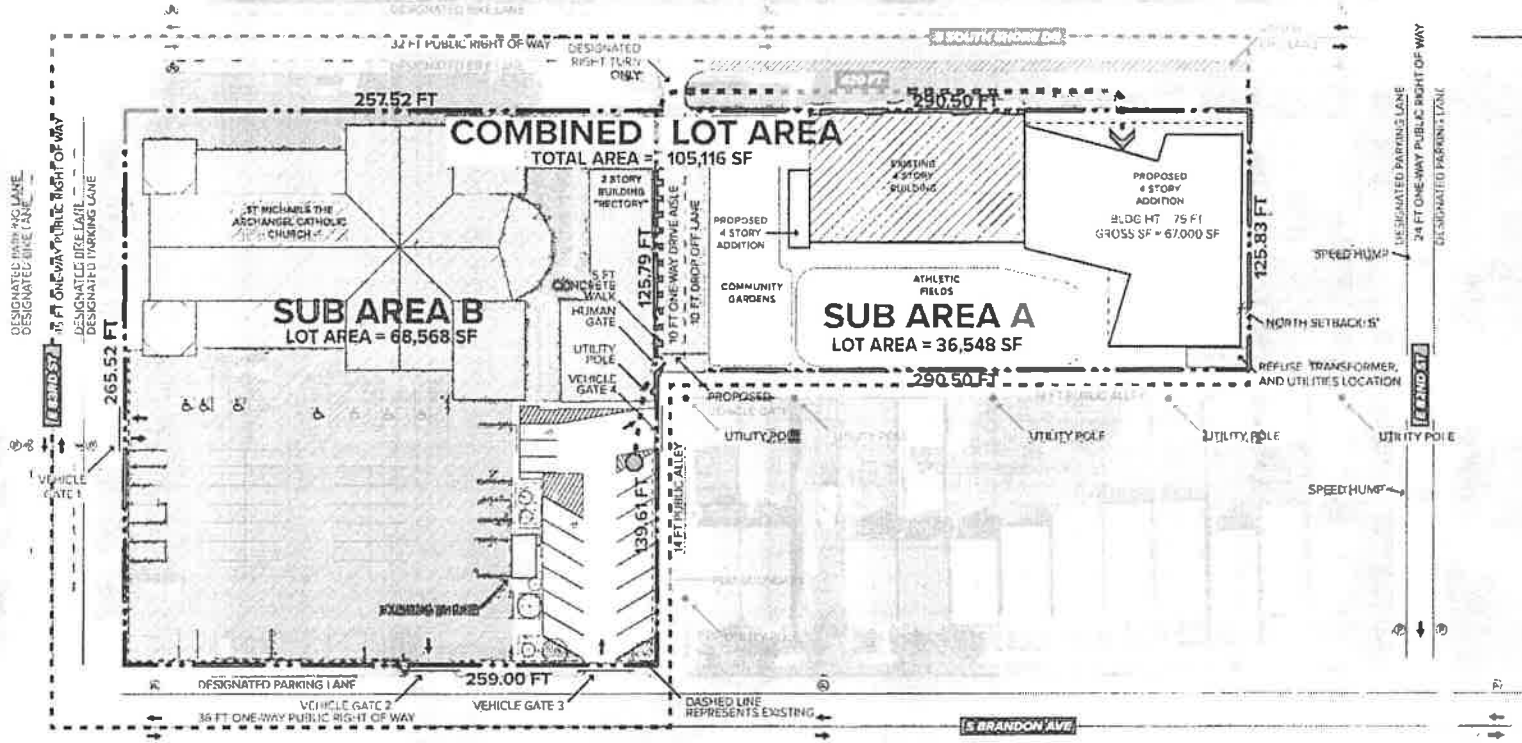
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PROPOSED SITE PLAN



APPLICANT:
ADDRESS:
DATE INTRODUCED:
PLAN COMMISSION:

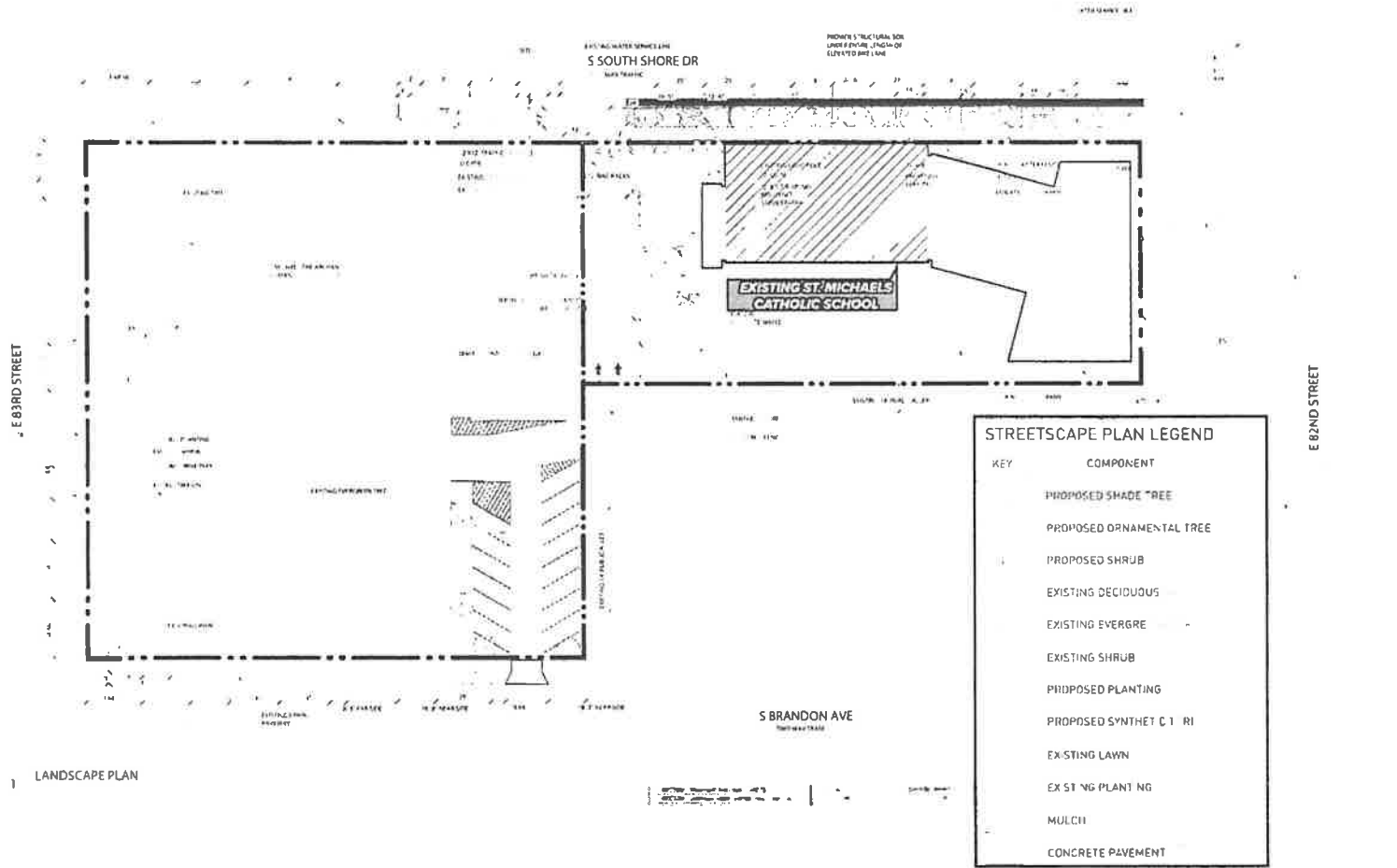
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LANDSCAPE PLAN

5/24/2023

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LANDSCAPE PLAN

APPLICANT:

EPIC ACADEMY

ADDRESS:

8205 - 8259 S. SOUTH SHORE DRIVE, 3134 - 3158 E. 83RD STREET AND 8232-8258 S. BRANDON AVENUE

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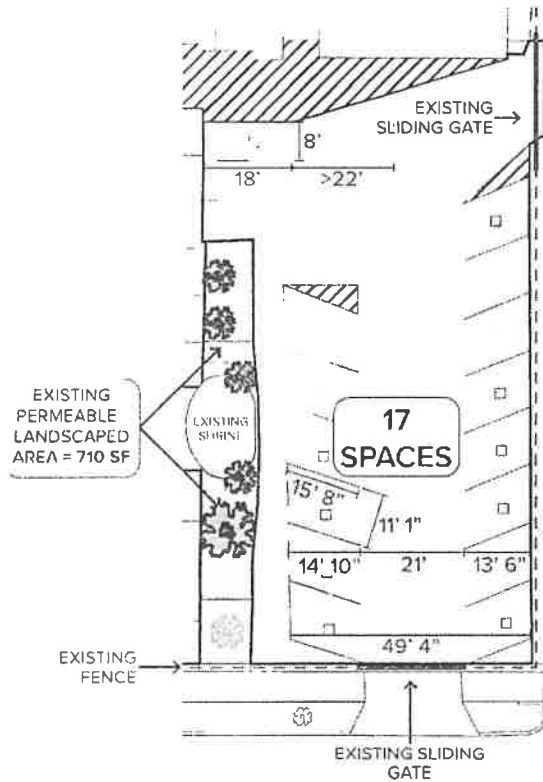
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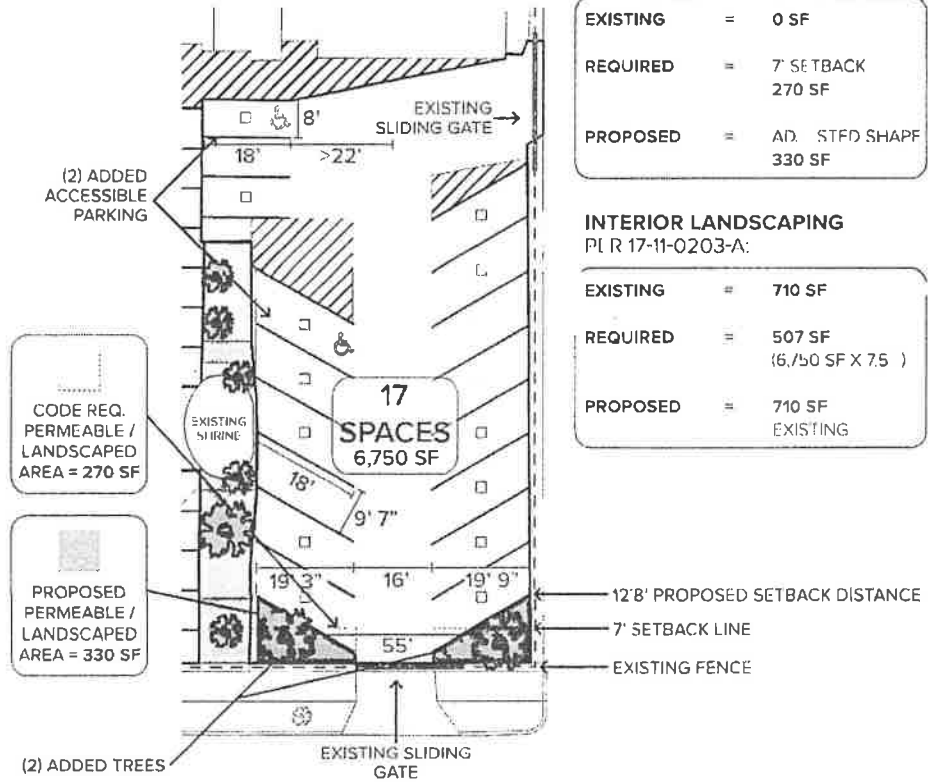
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RESTRIPING PLAN

EXISTING PARKING LOT



CODE COMPLIANT PARKING LOT LAYOUT RELIEF REQUESTED ON 7' LANDSCAPE SETBACK



SCREENING FROM STREETS PER 17-11-020-B:

EXISTING	=	0 SF
REQUIRED	=	7' SETBACK 270 SF
PROPOSED	=	AD. STFD SHAPF 330 SF

INTERIOR LANDSCAPING PER 17-11-0203-A:

EXISTING	=	710 SF
REQUIRED	=	507 SF (6,750 SF X 7.5)
PROPOSED	=	710 SF EXISTING

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OCTOBER 26TH, 2022
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LANDSCAPE NOTES

5/24/2023

CHICAGO LANDSCAPE ORDINANCE ANALYSIS

PARKWAY ENHANCEMENTS

Street Name	Linear Feet [LF]	Required Trees [1/25 LF]	Existing Trees	Proposed Trees	Total
S South Shore Dr.	548	22	5	13	18
E 83rd Street	265	11	7	0	7
S Brandon Ave	259	10	6	1	7
Total		43	18	14	32*

*NOTE

THE # OF PROPOSED PARKWAY TREES ARE LESS THAN THE REQUIRED AMOUNT OF TREES DUE TO UTILITIES, STREET LIGHTS, DRIVEWAYS, AND FAR SIDE OFFSET REQUIREMENTS OF THE CHICAGO LANDSCAPE ORDINANCE.

WATERING NEEDS

HOSE BIBBS AND QUICK COUPLERS TO BE PROVIDED ON SITE. STREETSCAPE PLANTING SHALL BE WATERED BY HAND / WATER TRUCK AS NEEDED FOR THE FIRST YEAR UNTIL PLANTING IS FIRMLY ESTABLISHED

TREES SHALL HAVE GATOR BAGS PROVIDED AND FILLED WEEKLY FOR A FULL GROWING SEASON

ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS

SWORN STATEMENT BY OWNER

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLANS FOR THE STREETSCAPE PROPERTY AT EPIC ACADEMY HAVE, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED AND WILL BE INSTALLED, MAINTAINED, AND REPLACED AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE *GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE*.

THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2024.

BY (OWNER) _____ DATE XX XX, 2022
 EPIC ACADEMY
 CHICAGO, IL

SWORN STATEMENT BY LANDSCAPE ARCHITECT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN IN THE ATTACHED LANDSCAPE PLANS FOR EPIC ACADEMY, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE *GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE*.

I, MICHAEL SKOWLUND, REGISTERED LANDSCAPE ARCHITECT NO. 157.001338 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION.

 _____ DATE 11 18 2022
 MICHAEL SKOWLUND, LANDSCAPE ARCHITECT
 OMNI ECOSYSTEMS, LLC

FINAL FOR SUBMITTAL

REPORTS OF COMMITTEES

PIC ACADEMY R.O.W. PLANT SCHEDULE

prepared by Omni workshon

Code	Quantity	Latin Name	Common Name	Size	Spacing	Notes/Location
shade Trees						
IBI	4	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	1" cal., B&B	on plans	specimen quality
YDE	4	<i>Gymnocladus dioica</i> 'Espresso JFS'	Espresso Kentucky Coffeetree	1" cal., B&B	on plans	specimen quality
QIM	2	<i>Quercus imbricaria</i>	Shingle Oak	4" cal., B&B	on plans	specimen quality, spring dig only
ADI	2	<i>Taxodium distichum</i> 'Mulleken'	Shawnee Brave Bald Cypress	4" cal., B&B	on plans	specimen quality
ASP	1	<i>Catalpa bignonioides</i>	Northern Catalpa	4" cal., B&B	on plans	specimen quality
residuals Shrubs						
RME	xx	<i>Aronia melanocarpa</i> 'L'CONNAMT65'	Low-Scape Mound Chokeberry	#3 cont.	18" o.c.	
YKA	xx	<i>Hypericum kalimianum</i> 'Ames'	Ames St. Johnswort	#2 cont.	24" o.c.	
WAR	xx	<i>Rhus aromatica</i> 'Gre-Low'	Gre-Low Sumac	#3 cont.	30" o.c.	

Perennials						
ACMB	xx	<i>Achillea millefolium</i> 'Balwindlet'	New Vintage Windet Yarrow	#1 cont.	12" o.	
ALWI	xx	<i>Allium</i> 'Windy City'	Windy City Allium	#1 cont.	15" o.	
CAMO	xx	<i>Callamintha</i> 'Montrose White'	Montrose White Callamintha	#1 cont.	21" o.	
CAMO	xx	<i>Coreopsis verticillata</i> 'Golden Showers'	Golden Showers Coreopsis	#1	18" o.	
PFAT	xx	<i>Pieris japonica</i> 'Little Spire'	Little Spire Russian Sage	#1	16"	
Ornamental Grasses						
RAVI	xx	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Red Sw 1 n Grass	cont.	18" o.	
SPHE	xx	<i>Sporobolus heterolepis</i> 'Tara'	Tara Prairie Oregansweed		18" o.	
Bulbs						
NAEN	xx	<i>Narcissus</i> 'Endless Sensation Mix'	Endless Sensation Mix Daffod		de-lts	

APPLICANT:

EPIC ACADEMY

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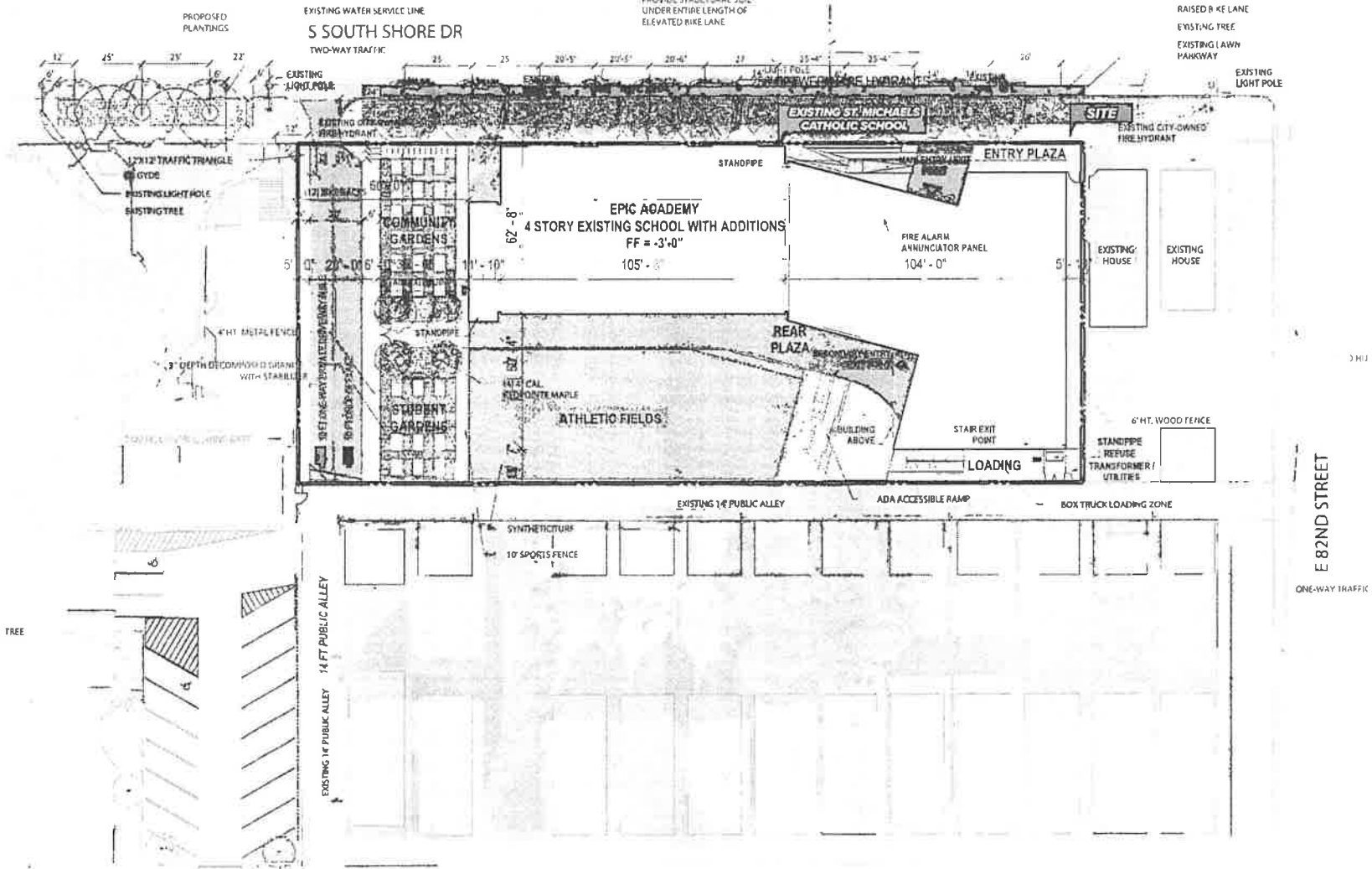
PLAN COMMISSION:

APRIL 20TH 2023



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EPIC ACADEMY SITE PLAN



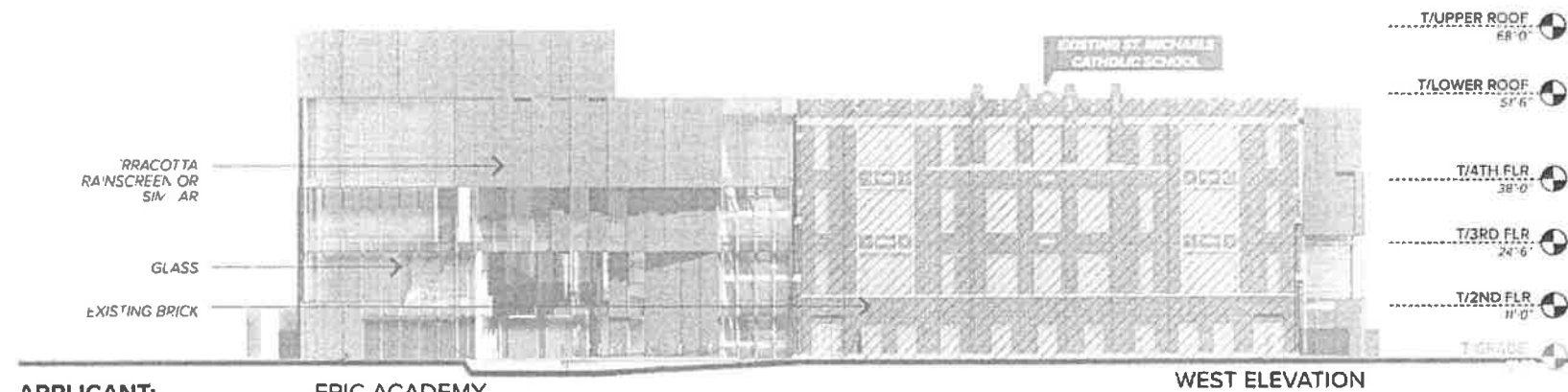
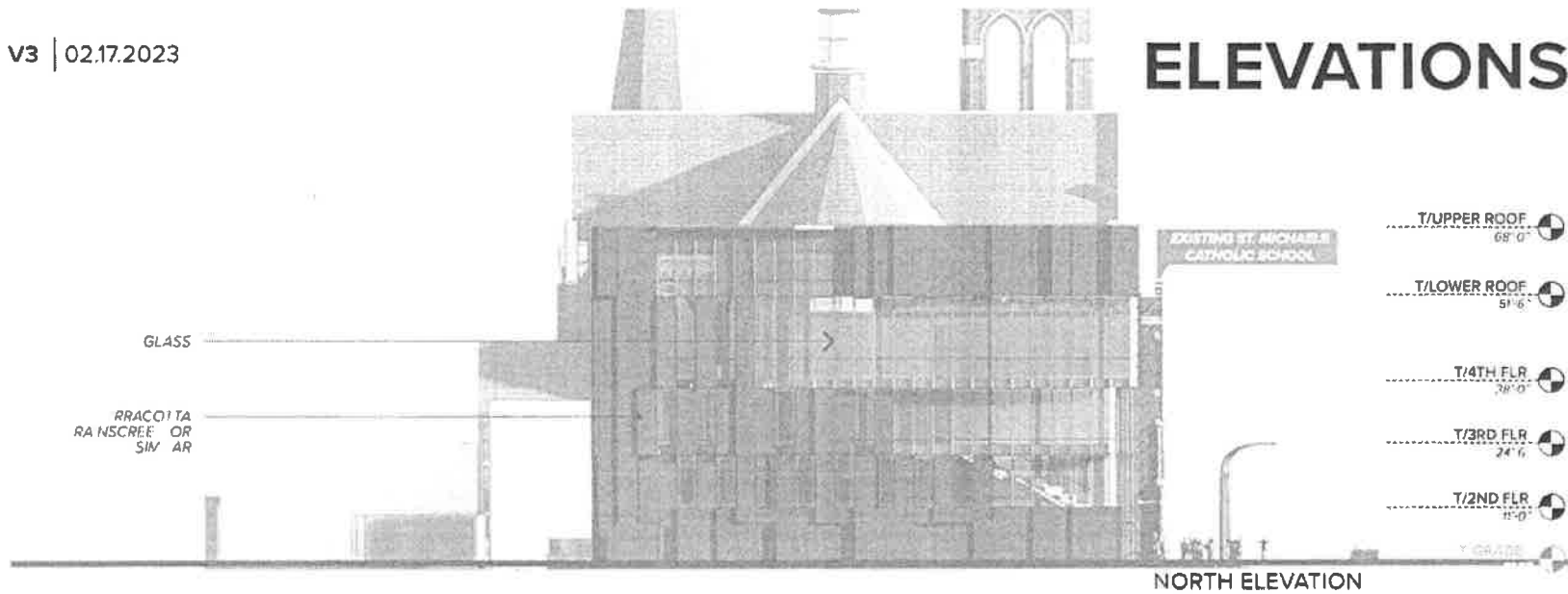
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ELEVATIONS

5/24/2023

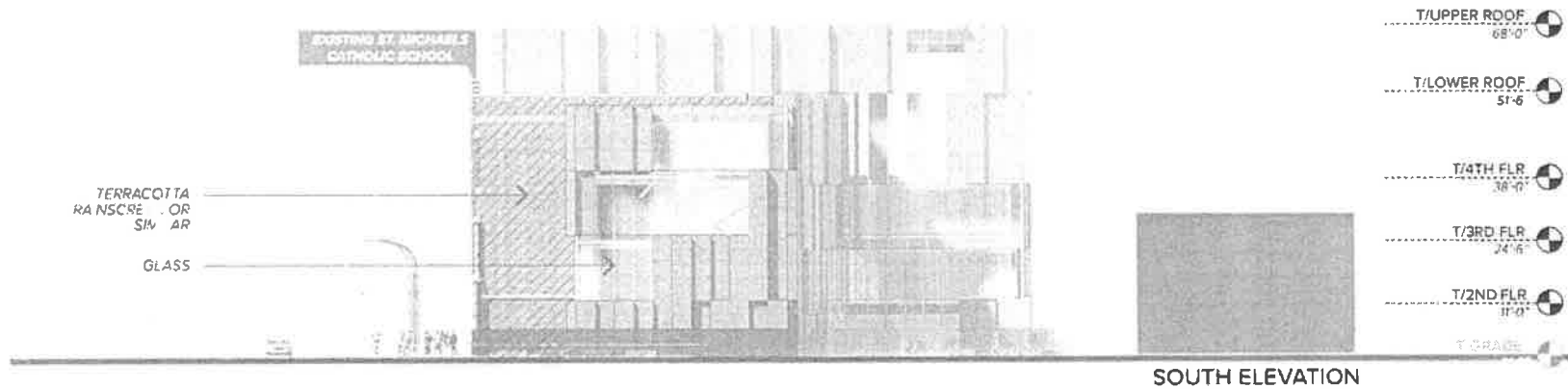
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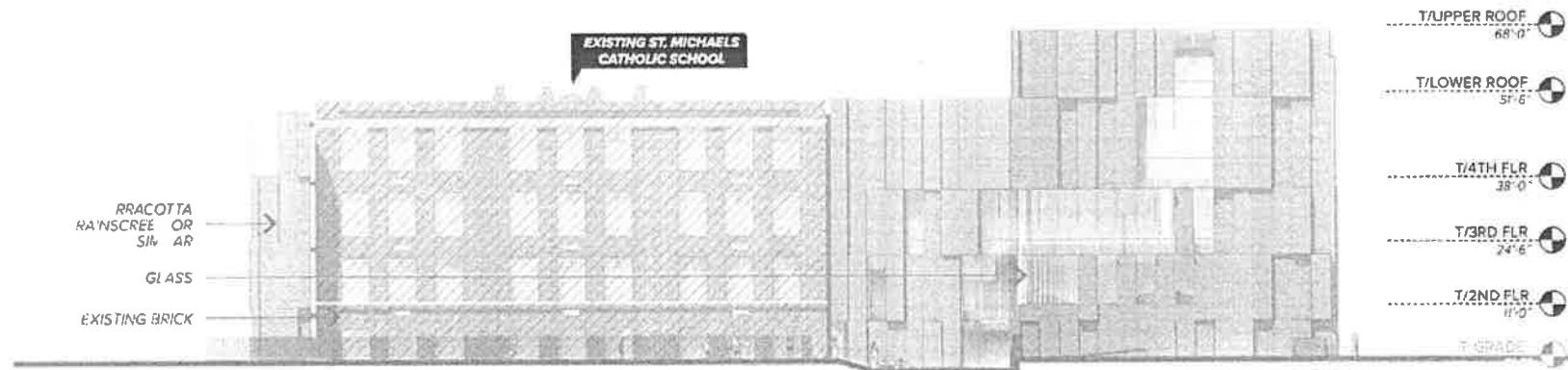
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ELEVATIONS



SOUTH ELEVATION



EAST ELEVATION

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