

17145

*Reclassification Of Area Shown On Map No. 5-H.
(Application No. 17176)
(Common Address: 1852 N. Damen Ave.)*

[O2010-7343]

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 RS3 Residential Single-Unit (Detached House) District symbols as shown on Map Number 5-H in the area bounded by:

West Moffat Street; North Damen Avenue; a line 24 feet south of and parallel to West Moffat Street; and the public alley next west of and parallel to North Damen Avenue,

to those of a B3-1 Community Shopping District which is hereby established in the area above described.

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map No. 5-I.
(As Amended)
(Application No. 17145)
(Common Address: 2015 -- 2049 N. Point St. And
2721 -- 2739 W. Francis Pl.)*

IPD 501,00

[SO2010-5172]

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 Institutional Planned Development Number 501 and RS3 Single-Unit (Detached House) District symbols and indications as shown on Map Number 5-I in the area bounded by:

North Point Street; West Francis Place; a line 200.71 feet northeast and parallel to North Point Street; and a line 308.00 feet southeast and parallel to West Francis Place,

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

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the RM4.5 Multi-Unit District symbols and indications as shown on Map Number 5-1 in the area bounded by:

North Point Street; West Francis Place; a line 200.71 feet northeast and parallel to North Point Street; and a line 308.00 feet southeast and parallel to West Francis Place,

to those of Institutional Planned Development Number 501, as amended, 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 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:

Institutional Planned Development No. 501, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Institutional Planned Development Number 501, as amended ("Planned Development" or "Property") consists of approximately 61,819 square feet (1.42 acres) of net site area which is depicted on the attached Planned Development Boundary and Property Line Map. The Property is controlled by the Chicago Board of Education (the "Applicant").
2. 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 easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Applicant or their successors, assignees or grantees and approval by the City Council.
3. 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, then to the owners of record title to all of the Property and to any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or

under single designated control. For purposes of this paragraph, single designated control shall be as defined in Section 17-8-0400 of the Chicago Zoning Ordinance.

4. This plan of development consists of the following fifteen (15) statements: a Bulk Regulations and Data Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; and Building Elevations prepared by Coyne & Associates, Architects, dated January 20, 2011. In any instance where a provision of the 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 thereof, 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 Ordinance shall control.
5. The uses permitted within the area delineated herein as an "Institutional Planned Development" Number 501, as amended, shall include, schools, park and recreational uses, parking and all other uses as permitted within the RM4.5 Multi-Unit District except for funeral and interment services, hospitals and group living.
6. On-premise 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 ("DHED"). Off-premise signs shall be prohibited within the boundary of the Planned Development.
7. Off-street parking and loading facilities shall be provided in accordance with the provisions of this Planned Development subject to the review and approval of the Departments of Transportation and DHED. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and DHED. Closure of all or part of any public streets or alleys 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 Chicago 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 Chicago Department of Transportation.
8. 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 established by the Federal Aviation Administration.
9. Upon Part II review of future buildings, a Part II Review Fee shall be assessed by DHED pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance. 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 Applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. All new developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the DHED.
11. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. All developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the DHED. In furtherance of this Planned Development the Applicant will eliminate approximately 3,800 square feet of asphalt/concrete and replace it with 3,800 square feet of artificial turf.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the building and all other improvements in a manner that promotes, enables and maximizes universal access throughout the subject Property. Plans for all buildings and improvements on subject Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote a high standard of accessibility. No building permit shall be issued by the Department of Construction and Permits until the Director of MOPD has approved detailed construction drawings for the building or improvement proposed.
13. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance by the Commissioner of the DHED upon the application for such modification by the Applicant, its successors or assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
14. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of Streets and Sanitation, the Commissioner of Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
15. Unless construction on the Property has commenced within six years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert back to Institutional Planned Development Number 501 and the RS3 Single-Unit (Detached House) District.

[Existing Zoning Map; Zoning Land-Use Map; Site and Landscape Plan; Elevation -- East and West View; Elevation -- North and South View; and Planned Development Boundary Line Map referred to in these Plan of Development Statements printed on pages 112473 through 112478 of this *Journal*.]

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

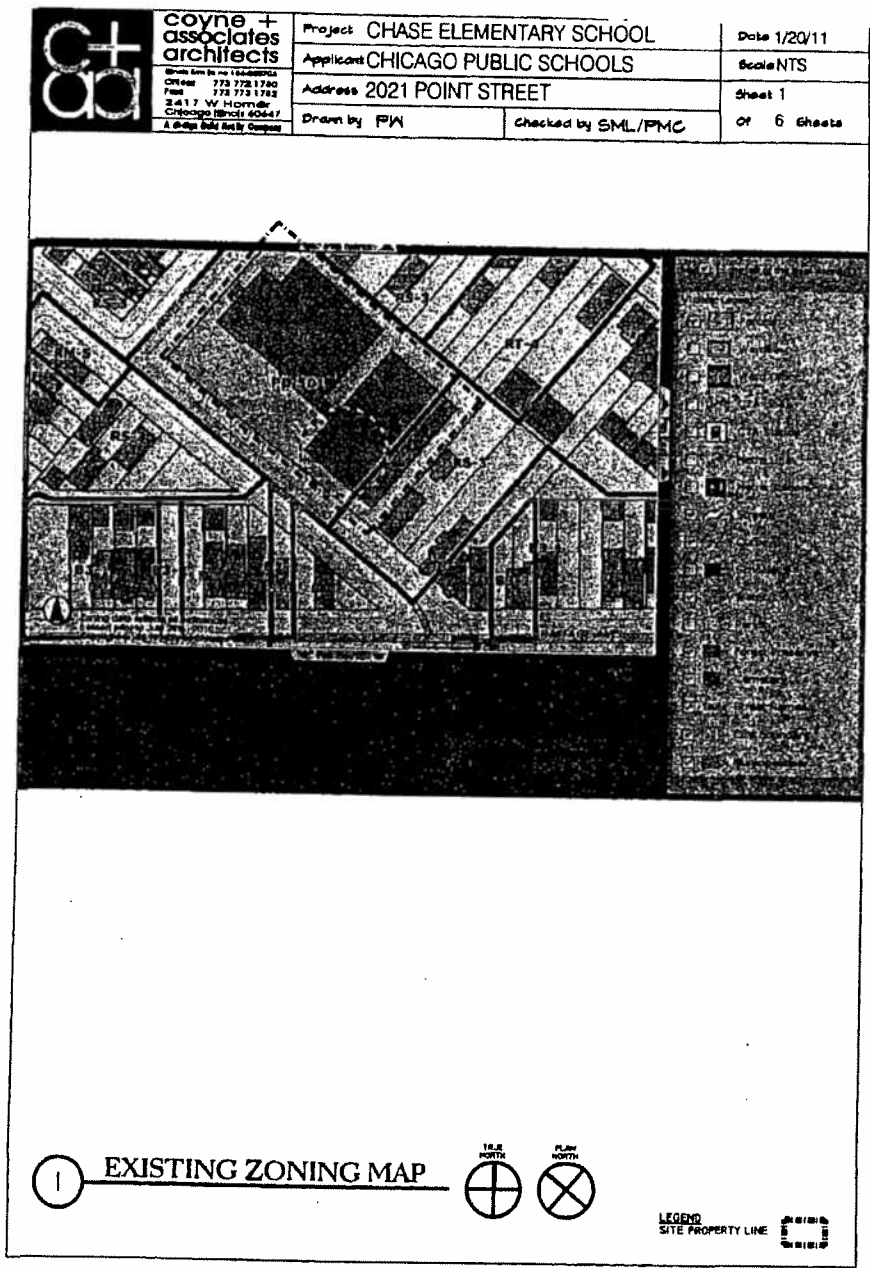
Institutional Planned Development No. 501, As Amended.

Salomon Chase Elementary School.

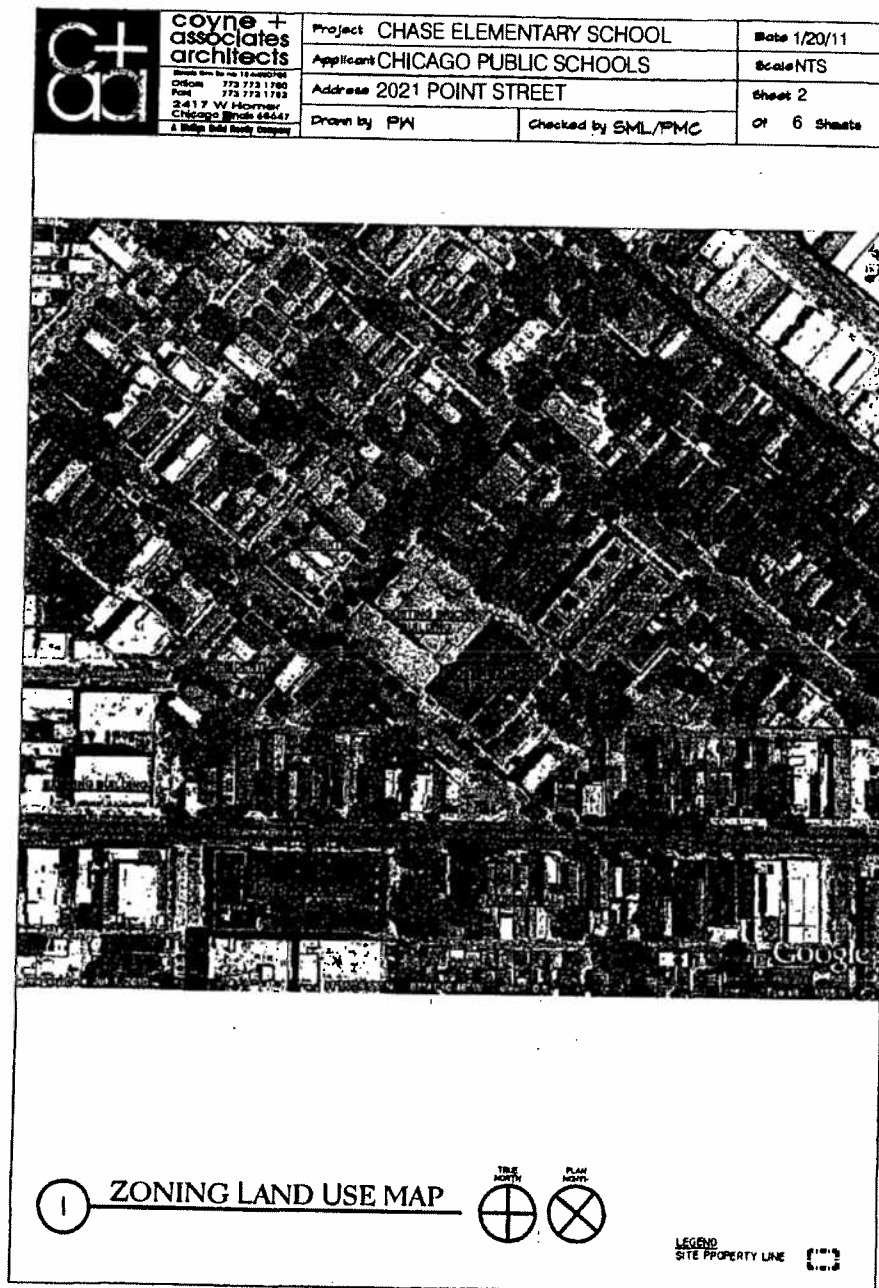
Bulk Regulations And Data Table.

Gross Site Area:	79,695 square feet (1.83 acres)
Net Site Area:	61,819 square feet (1.41 acres)
Public Area Right-of-Way:	17,876 square feet (0.41 acre)
Maximum Floor Area Ratio:	1.7
Minimum Number of Off-Street Loading Spaces:	1
Minimum Number of Off-Street Parking Spaces:	0
Minimum Number of Bicycle Parking Spaces:	0
Maximum Building Height:	70 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback:	In accordance with the Site Plan
Maximum Percent of Site Coverage:	In accordance with the Site Plan

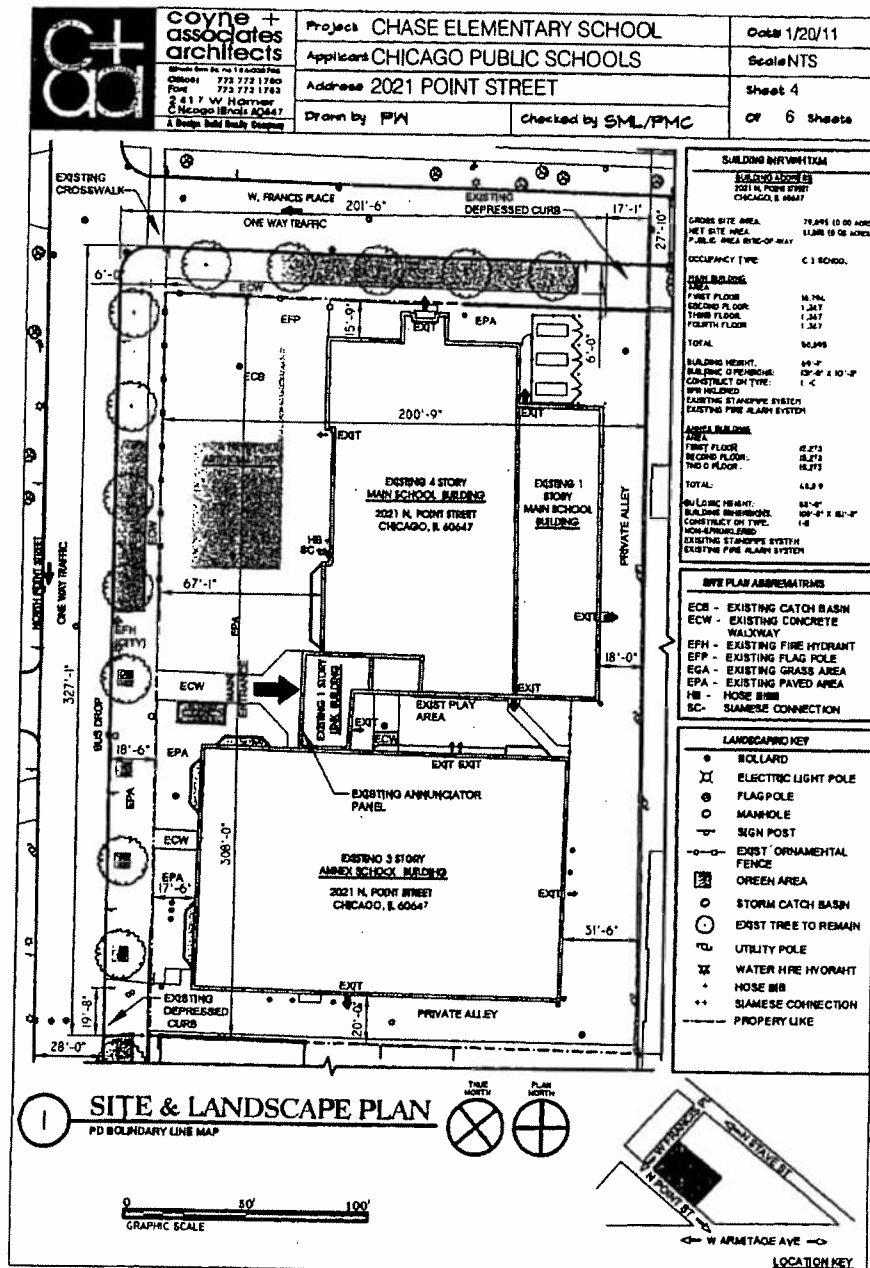
Existing Zoning Map.



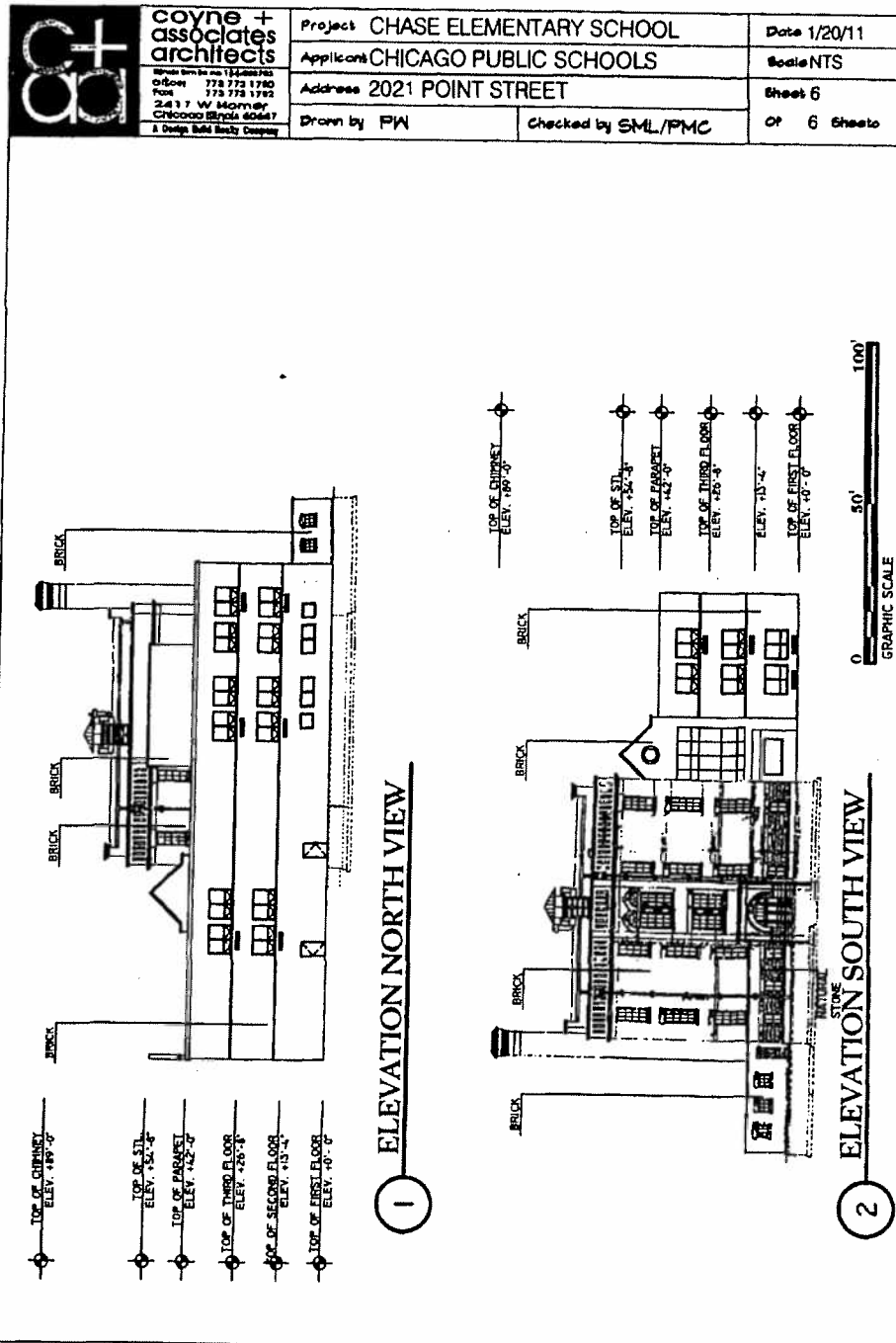
Zoning Land-Use Map.



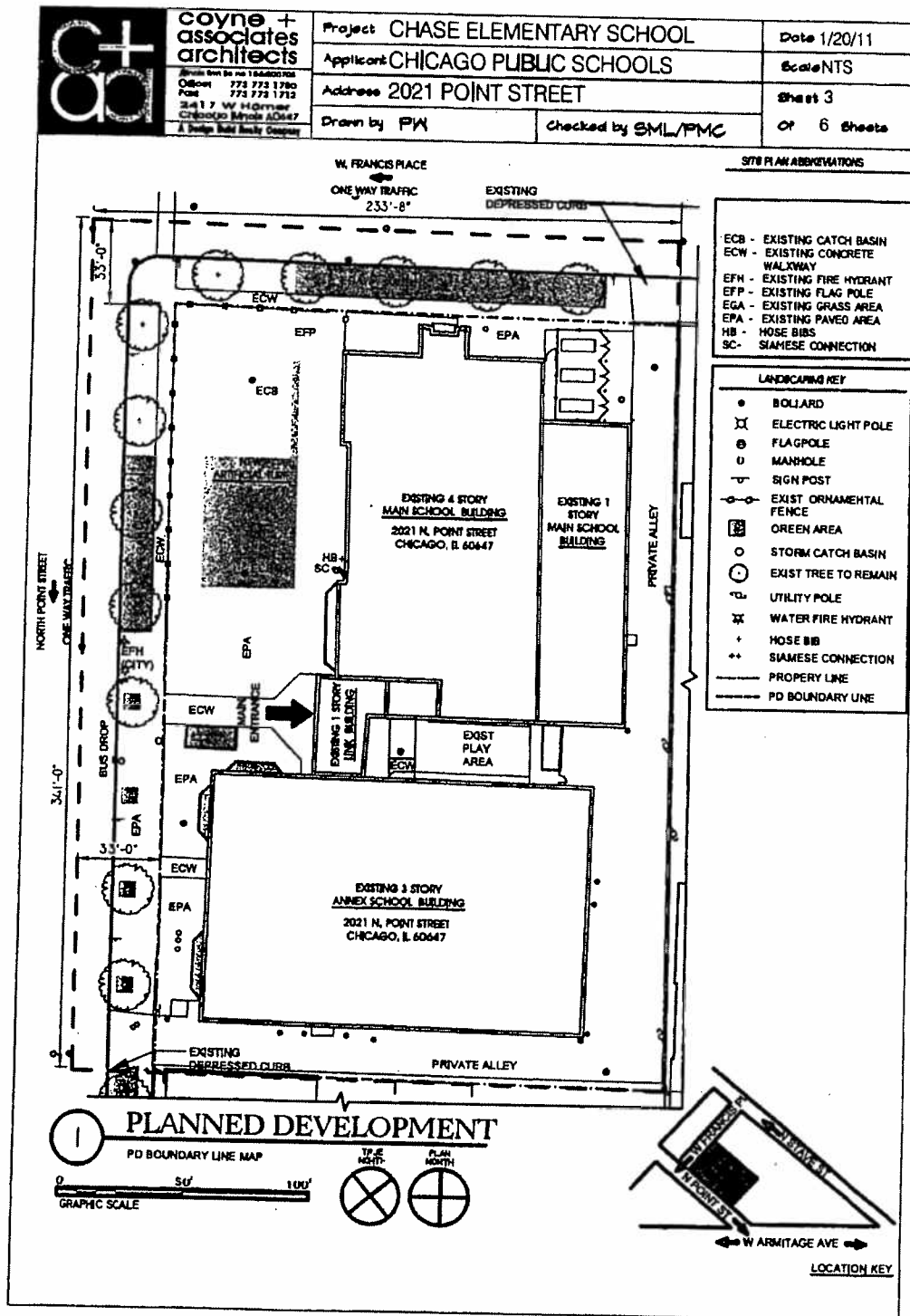
Site And Landscape Plan.



Elevation -- North And South View.



Planned Development Boundary Line Map.



Reclassification Of Area Shown On Map Number 5-I.

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 R3 General Residence District symbols and indications as shown on Map No. 5-I in the area bounded by:

West Frances Place; a line 200 feet east of North Point Street; a line 264 feet south of West Frances Place; and North Point Street,

to the designation of an Institutional Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

Plan of Development attached to this ordinance reads as follows:

*Institutional Planned Development
(As Amended)*

Plan Of Development

Statements.

1. The area delineated herein as "Institutional Planned Development" is owned and controlled by the Board of Education of the City of Chicago.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
3. Any dedication of streets or alleys or adjustments of the rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Board of Education of the City of Chicago, and approval by the City Council.

PD ~~501~~
501

4. All applicable official reviews, approvals or permits are required to be obtained by the Board of Education or its successors.

5. Service drives or any other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.

6. Use of land will consist of educational and related uses and areas.

7. The information on the tables and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated herein and stipulates the land use and development controls applicable to the site. Attached hereto and incorporated herein by reference are:

- a) Property line map and right-of-way adjustments;
- b) Existing zoning and preferential street system map;
- c) Generalized land use plan;
- d) Use and bulk regulations and data chart;
- e) Site plan dated April 9, 1990, prepared by William E. Brazley & Associates (the "Site Plan"), which is on file with the Department of Planning;
- f) Landscape plan dated April 9, 1990, prepared by William E. Brazley & Associates (the "Landscape Plan"), which is on file with the Department of Planning; and
- g) Elevation drawing dated April 9, 1990, prepared by William E. Brazley & Associates (the "Elevation Drawing"), which is on file with the Department of Planning.

8. Permanent identification and other necessary signs may be permitted within the Planned Development in accordance with the Chicago Zoning Ordinance and subject to the review and approval of the Commissioner of Planning.

9. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Planning.

10. Unless substantial construction on the proposed school facility has commenced within 10 years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall

shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided for by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of an R3 General Residence District.

- The property subject to this Planned Development shall be used and developed in substantial conformance with the Site Plan, Landscape Plan and Elevation Drawing. The landscaping shall be maintained at all times in accordance with the Landscape Plan. Mature trees shall be installed in the public way adjacent to the property to the maximum extent in accordance with the standards of the Department of Streets and Sanitation, Bureau of Forestry and the Department of Public Works, Bureau of Street Traffic subject to the approval of the Department of Planning.

[Property Line Map, Existing Zoning and Preferential Street System Map and General Land Use Plan attached to this Plan of Development printed on pages 17969 through 17971 of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

Use and Bulk Regulations and Data
(As Amended)

Net Site Area	General Description Of Land Use	Maximum Floor Area Ratio
61,600	Educational and Related Use	1.40
1.41		

Gross Site Area = Net Site Area + Area of Public Streets

(69,300 square feet = 61,600 square feet + 7,700 square feet)

Maximum Permitted F.A.R. for Total Net Site Area: 1.40

Maximum Height Limitation of Building: 56 feet

Minimum Number of Off-Street Parking Spaces: 15

Minimum Number of Off-Street Loading Spaces: 1

Minimum Setbacks: In accordance with Site Plan

Reclassification Of Area Shown On Map Number 5-J.

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

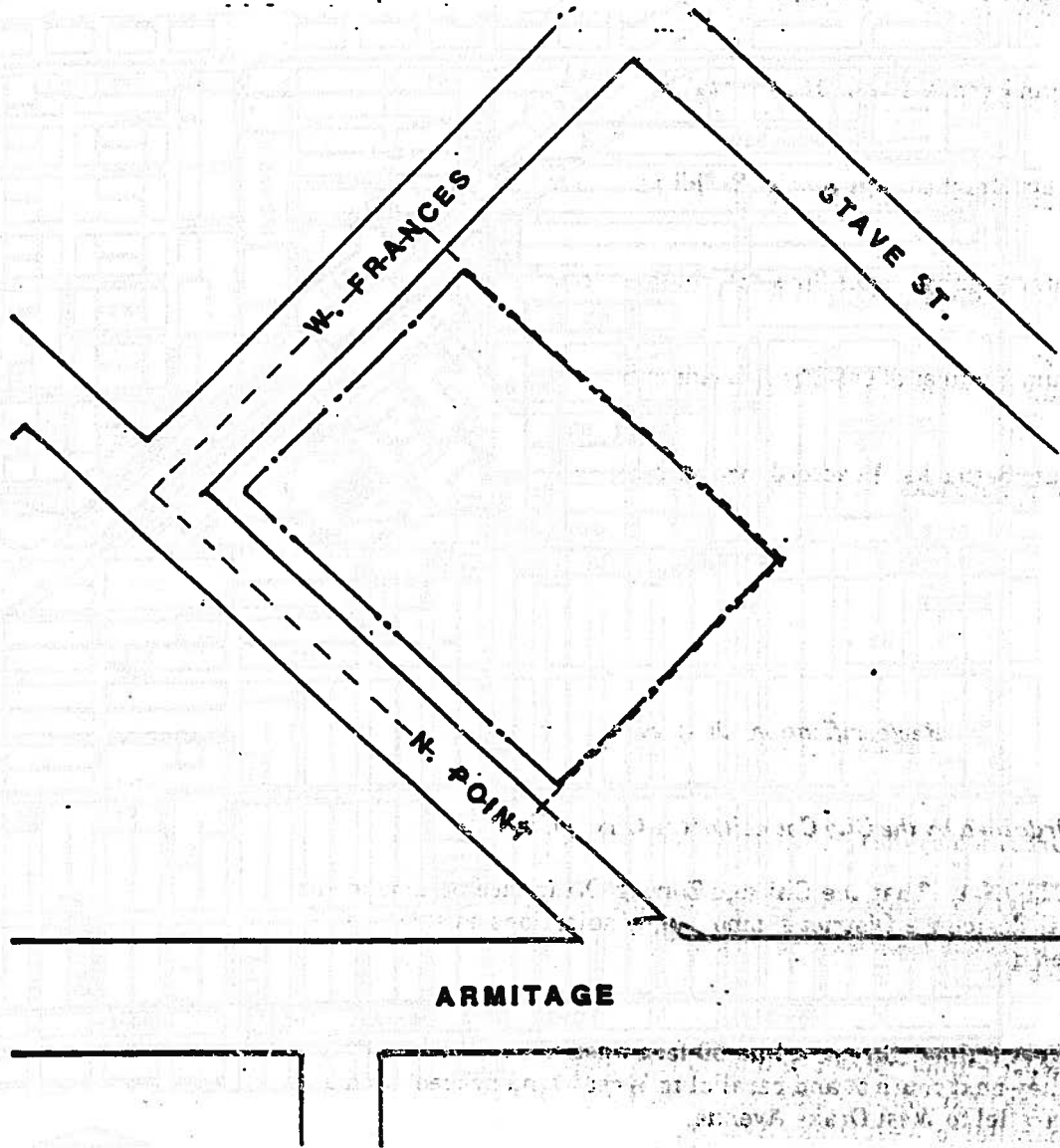
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 5-J in the area bounded by:

West Palmer Street; a line 50-feet west of and parallel to North Drake Avenue; the alley next south of and parallel to West Palmer Street; and a line 250 feet west of and parallel to West Drake Avenue,

to the designation of an R4 General Residence District which is hereby established in the area described above.

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

**SALMON CHASE SCHOOL ANNEX
INSTUTIONAL PLANNED DEVELOPMENT
PROPERTY LINE MAP.**



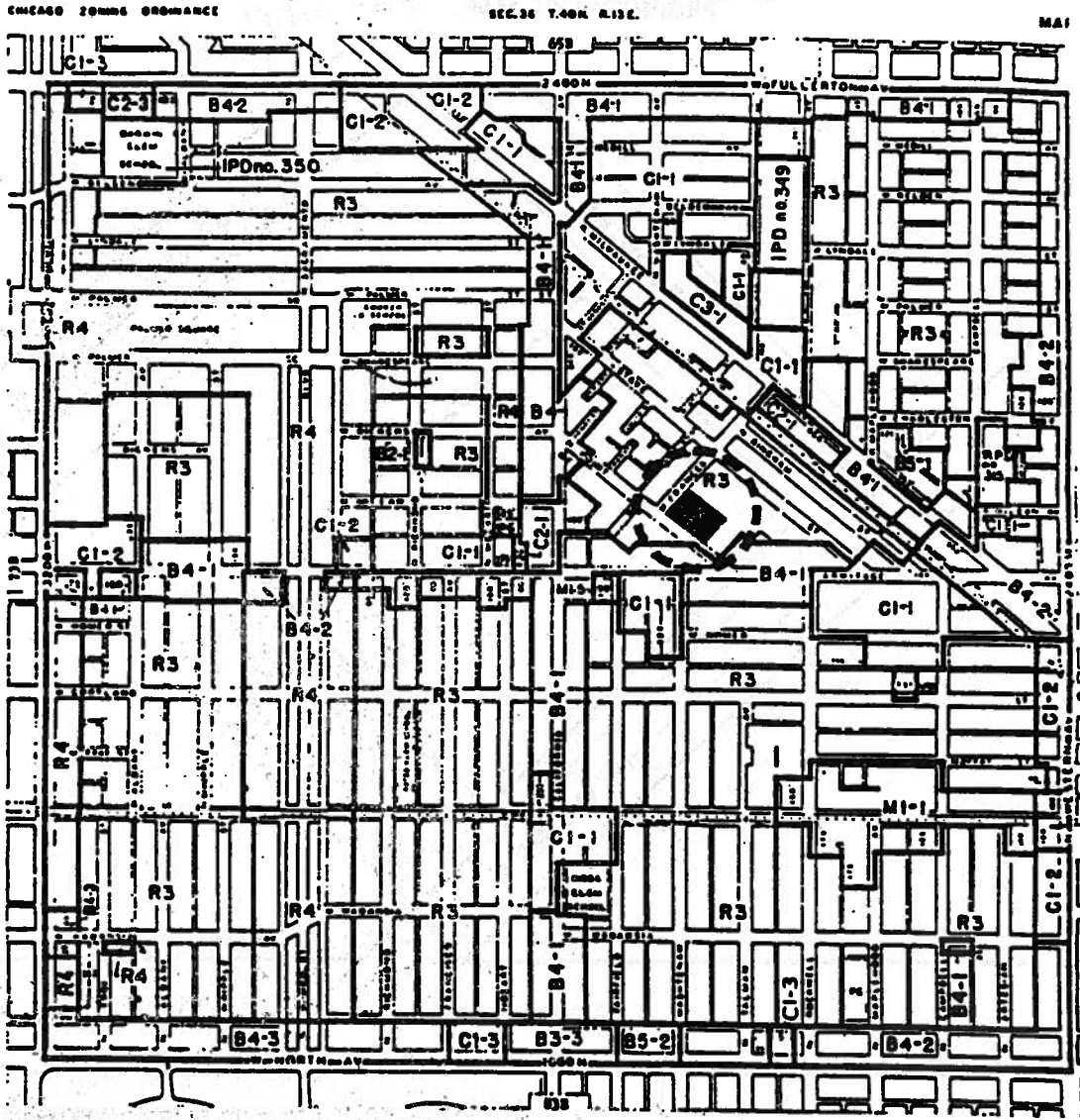
APPLICANT: Board of Education of the City of Chicago

DATE: February 26, 1990 ; Revised April 10, 1990

APPLICANT:



EXISTING ZONING AND PREFERENTIAL STREET SYSTEM MAP.

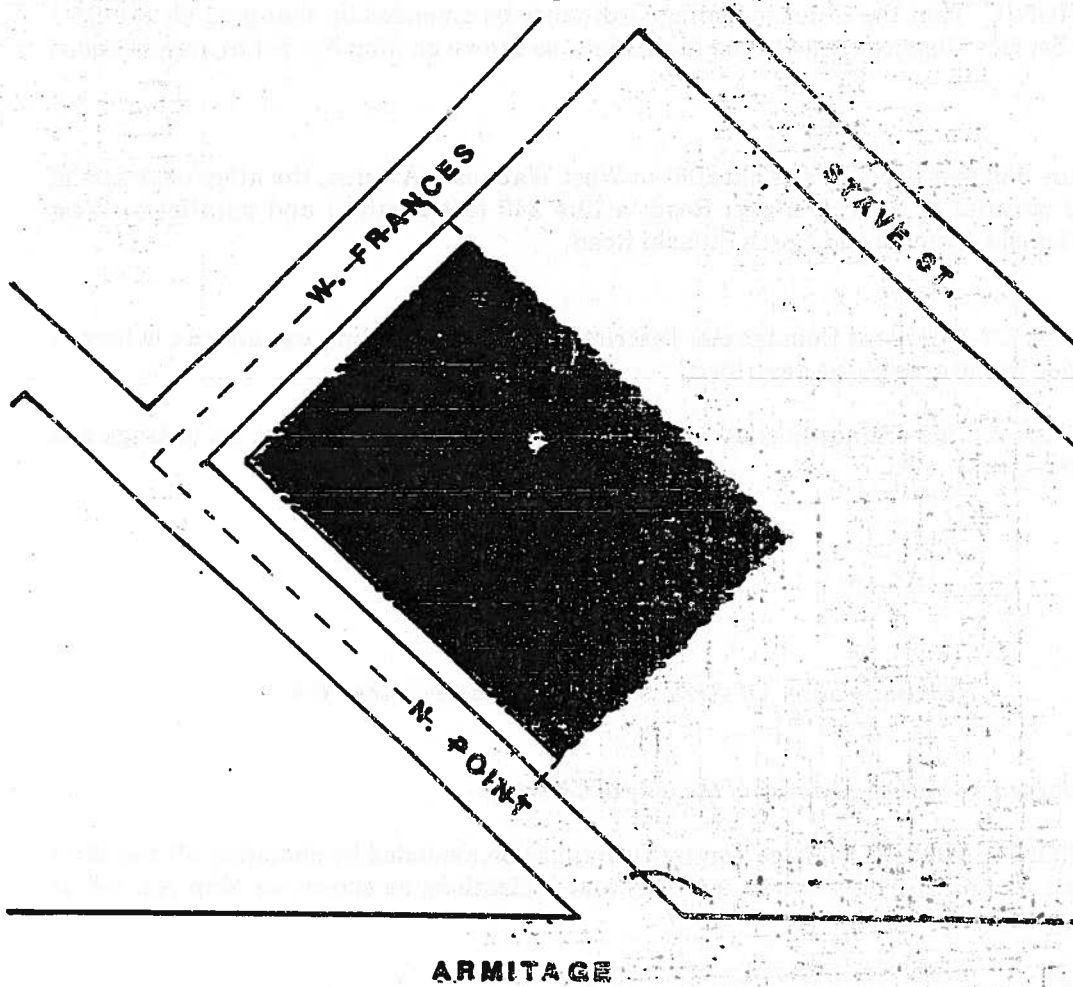


PROPOSED ELEMENTARY SCHOOL SITE

APPLICANT: Board of Education City of Chicago
DATE: February 26, 1990

PROPOSED SITE REZONING AREA

SALMON CHASE SCHOOL ANNEX
INSTUTIONAL PLANNED DEVELOPMENT
GENERAL LAND USE PLAN.



PROPOSED PLANNING DEVELOPMENT



PLANNED DEVELOPMENT BOUNDARY



PROPERTY LINE

APPLICANT: Board of Education of the City of Chicago

DATE: February 26, 1990; Revised April 10, 1990

APPLICANT.



Reclassification Of Area Shown On Map Number 5-J.

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 B5-1 General Service District symbols and indications as shown on Map No. 5-J in area bounded by:

a line 336 feet north of and parallel to West Wabansia Avenue; the alley next east of and parallel to North Pulaski Road; a line 240 feet north of and parallel to West Wabansia Avenue; and North Pulaski Road,

to those of a C2-1 General Commercial District and a corresponding use district is hereby established in the area above described.

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

Reclassification Of Area Shown On Map Number 6-F.

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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 6-F in area bounded by:

the alley next north of and parallel to West 29th Street; South Princeton Avenue; West 29th Street; and South Shields Avenue,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

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