

A-7938

2/5/2014

REPORTS OF COMMITTEES

74851

Reclassification Of Area Shown On Map No. 3-F.

(As Amended)

(Application No. A-7938)

(Common Address: 1119 N. Cleveland Ave.)

IPD 695, 09

[SO2013-6058]

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, be amended by changing all the Institutional Planned Development Number 695 District symbols and indications as shown on Map Number 3-F in the area bounded by:

West Elm Street; a line 260 feet east of and parallel to North Cleveland Avenue; a line 350.9 feet north of and parallel to West Oak Street; and North Cleveland Avenue,

to those of Institutional Planned Development Number 695, as amended, which is hereby established in the area described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part hereof 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 statements referred to in this ordinance read as follows:

Institutional Planned Development Number 695, As Amended.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development consists of approximately one hundred twenty-three thousand twenty two (123,022) square feet (two and thirty-six hundredths (2.36) acres) net site area as depicted on the attached Planned Development Boundary, Property Line, and Right-of-Way Adjustment Map (the "Property") and which is owned or controlled by the Chicago Board of Education. Alderman Walter Burnett filed this application on behalf of the Chicago Board of Education. For purposes of these statements, the applicant shall be deemed to be Chicago Board of Education, the owner of the Property.
2. The Applicant ("Applicant") shall obtain all applicable official reviews, approvals or permits which are necessary to implement this planned development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.

3. The requirements, obligations, and conditions contained with this planned development shall be binding upon the Applicant, its successors and assigns, grantees and lessees, if different than the Applicant, the legal titleholders or 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 or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 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. Single designated control for purposes of this paragraph 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 owners of the Property and any ground lessors.
4. This Planned Development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line, and Right-of-Way Adjustment Map; a Site/Landscape Plan; and Building Elevations for the existing Jenner School prepared by the Cannon Design dated January 16, 2014. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development ("DPD"). The planned development is applicable to the area delineated and no other zoning controls shall apply. The planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfied the established criteria for approval as a planned development.
5. The uses permitted within the area delineated herein as an "Institutional Planned Development" shall be educational and recreational facilities, accessory parking and related uses incidental thereto.
6. Identification and other necessary signs, including temporary construction signs, are permitted within the area delineated herein as an "Institutional Planned Development", subject to the review and approval by the Department of Planning and Development. No off-premises signs shall be permitted.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this planned development, subject to review and approval of the Departments of Transportation and Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table. A minimum of two percent (2%) of all parking spaces shall be designated for parking for people with disabilities.
8. Any service drives or any other means of ingress or egress, including for emergency vehicles shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas, or within

fire lanes. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.

9. In addition to the maximum height of any building or any appurtenance thereto, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
10. The maximum permitted floor area ration (FAR) shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of FAR calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. Improvements of the Property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the Site/Landscape Plan, Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all time in accordance with the Site/Landscape Plan and the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
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 ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of MOPD has approved construction drawings for each building or improvement.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this planned development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("ASHRAE") and the Illuminating Engineering Society ("IES"). Copies of these standards may be obtained from the Department of Planning and Development.
14. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes

A-7938

74854

JOURNAL--CITY COUNCIL--CHICAGO

2/5/2014

underlying the provisions hereof. Any commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 11.11.3(c) of the Chicago Zoning Ordinance.

15. The improvements shown on the attached site plan are existing and no substantial changes are anticipated as a result of this amendment to Institutional Plan Development Number 695. Therefore, the construction requirements set forth in Sections 17-13-0612A and B of the Chicago Zoning Ordinance have been completed and satisfied.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map, Site Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 74855 through 74859 of this *Journal*.]

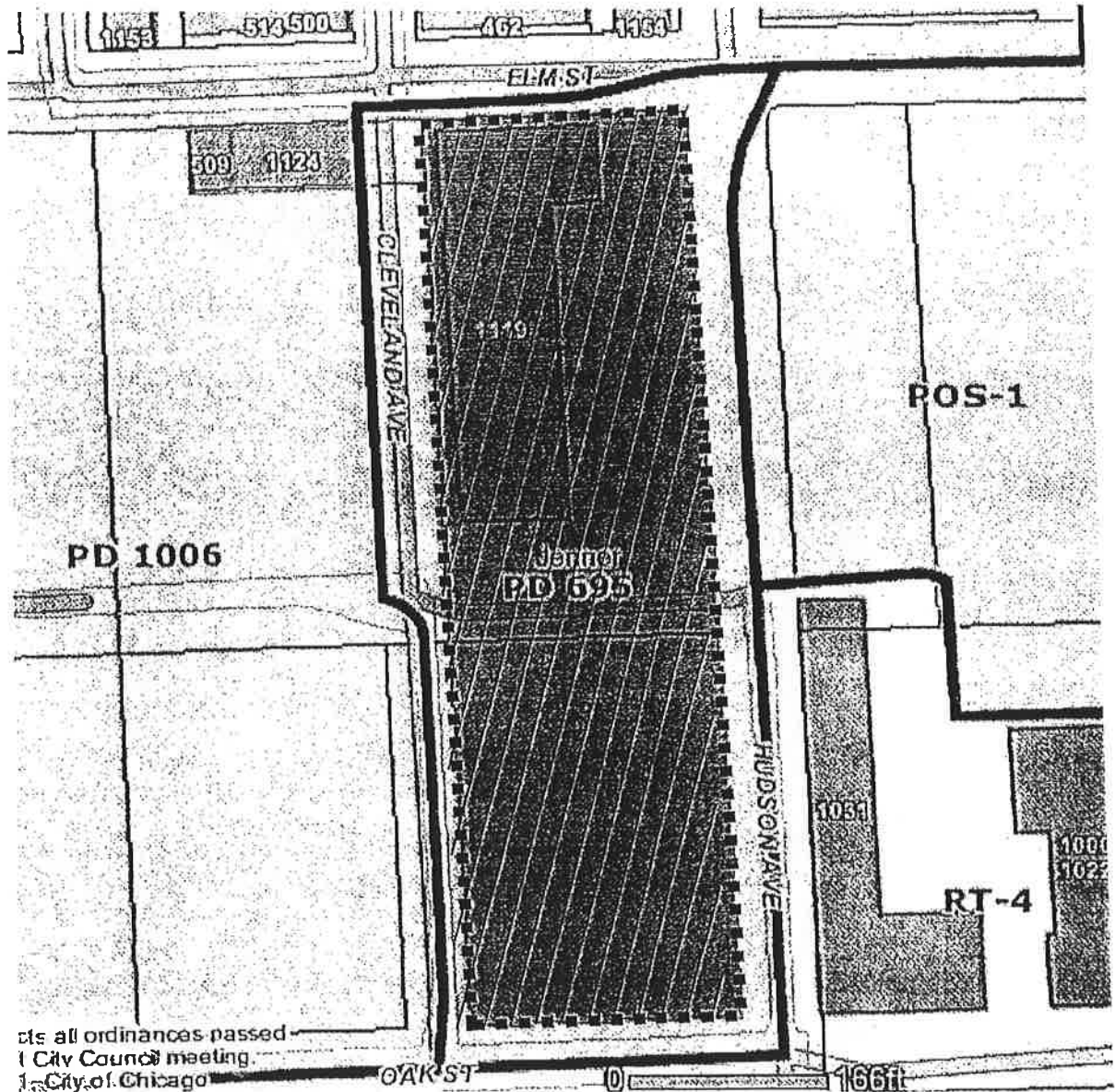
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Institutional Planned Development No. 695, As Amended.




Bulk Regulations And Data Table.

Gross Site Area:	123,185 square feet (2.82 acres)
Public Right-of-Way:	20,163 square feet (0.46 acre)
Net Site Area:	103,022 square feet (2.36 acres)
Maximum Permitted Floor Area Ratio for Total Net Site Area:	1.2
Minimum Number of Off-Street Parking Spaces:	54
Minimum Number of Off-Street Loading Spaces:	1
Maximum Building Height:	75 feet
Minimum Setbacks:	Per Site Plan

EXISTING ZONING MAP



its all ordinances passed
 1 City Council meeting
 1 City of Chicago

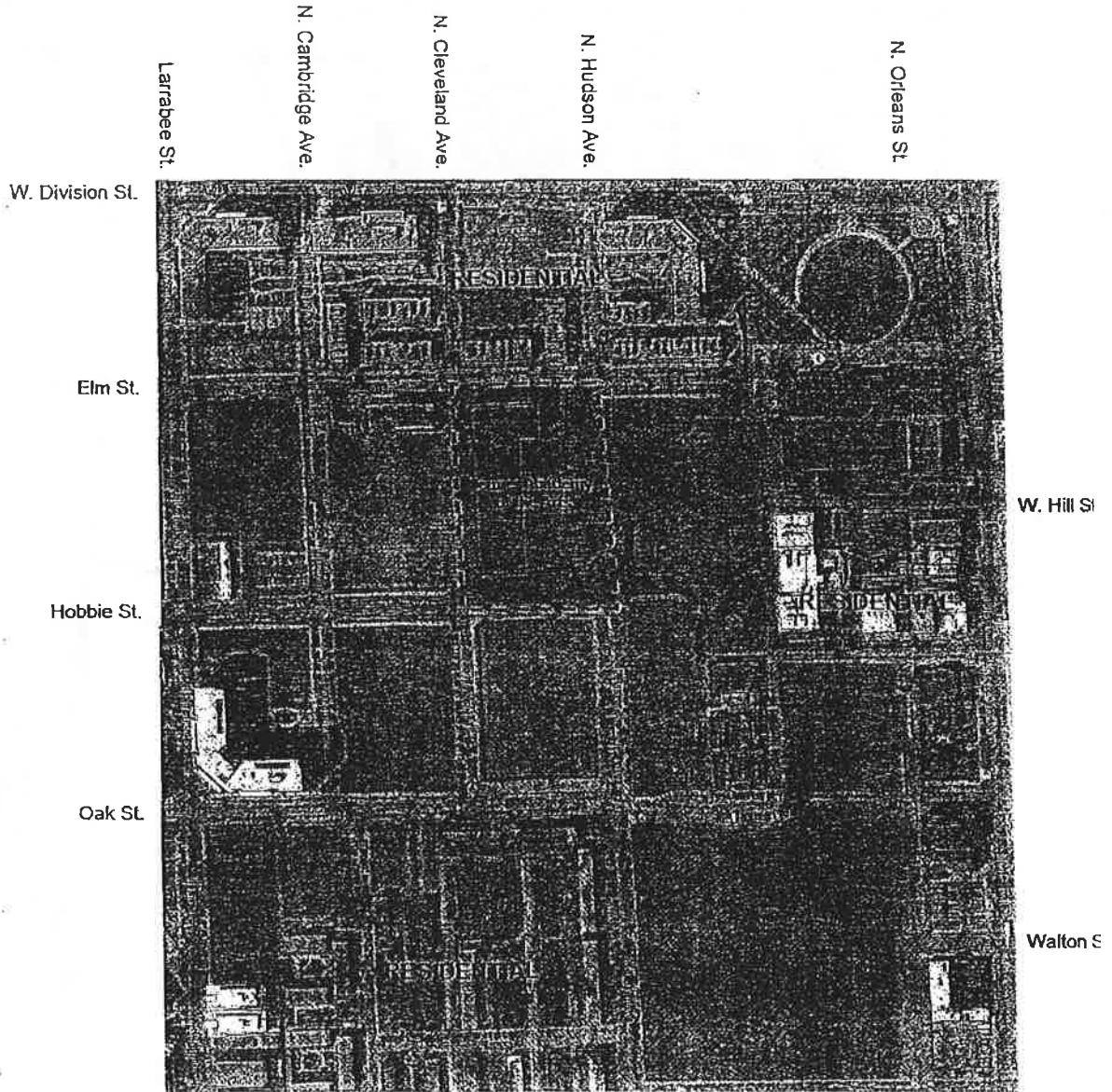
-  School Zoning
-  Park District Zoning
-  Parcel



Address: 1119 N. Cleveland
 Application Date: September 11, 2013
 Plan Commission Date: January 16, 2014



EXISTING LAND USE MAP

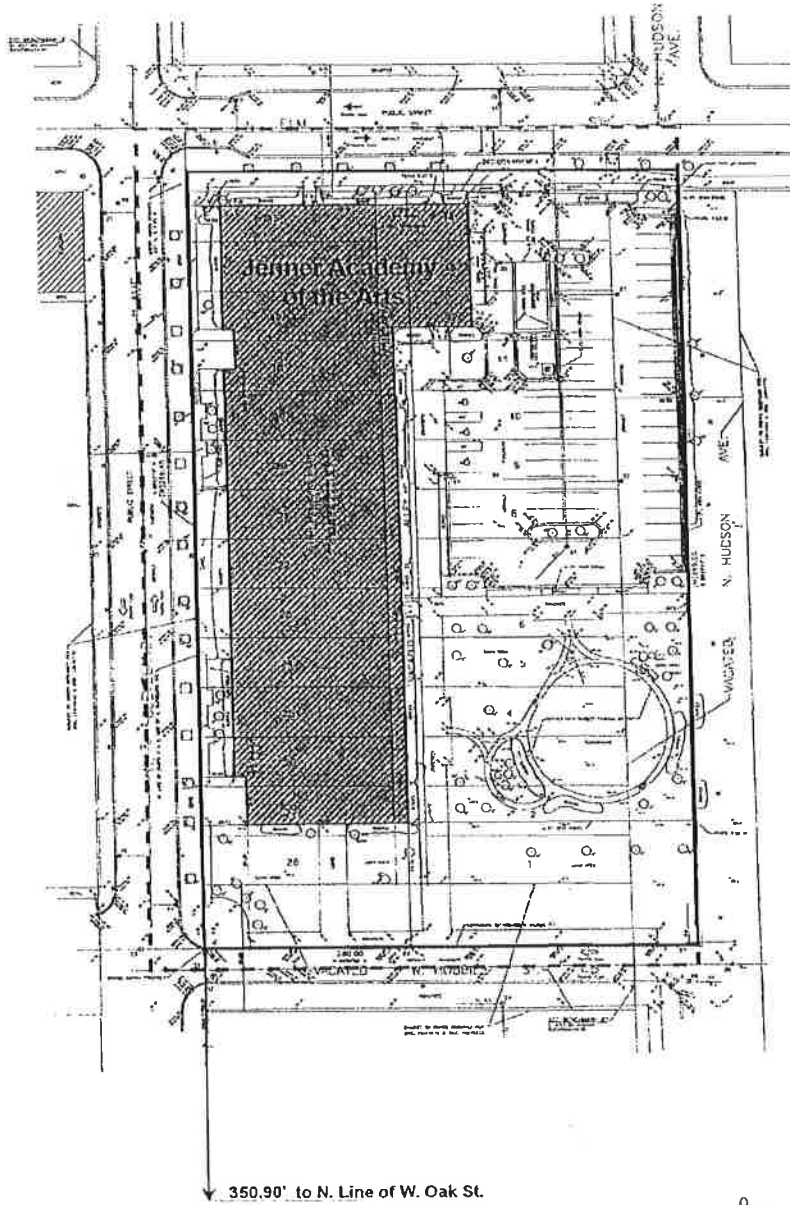


Address: 1119 N. Cleveland
Application Date: September 11, 2013
Plan Commission Date: January 16, 2014



PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

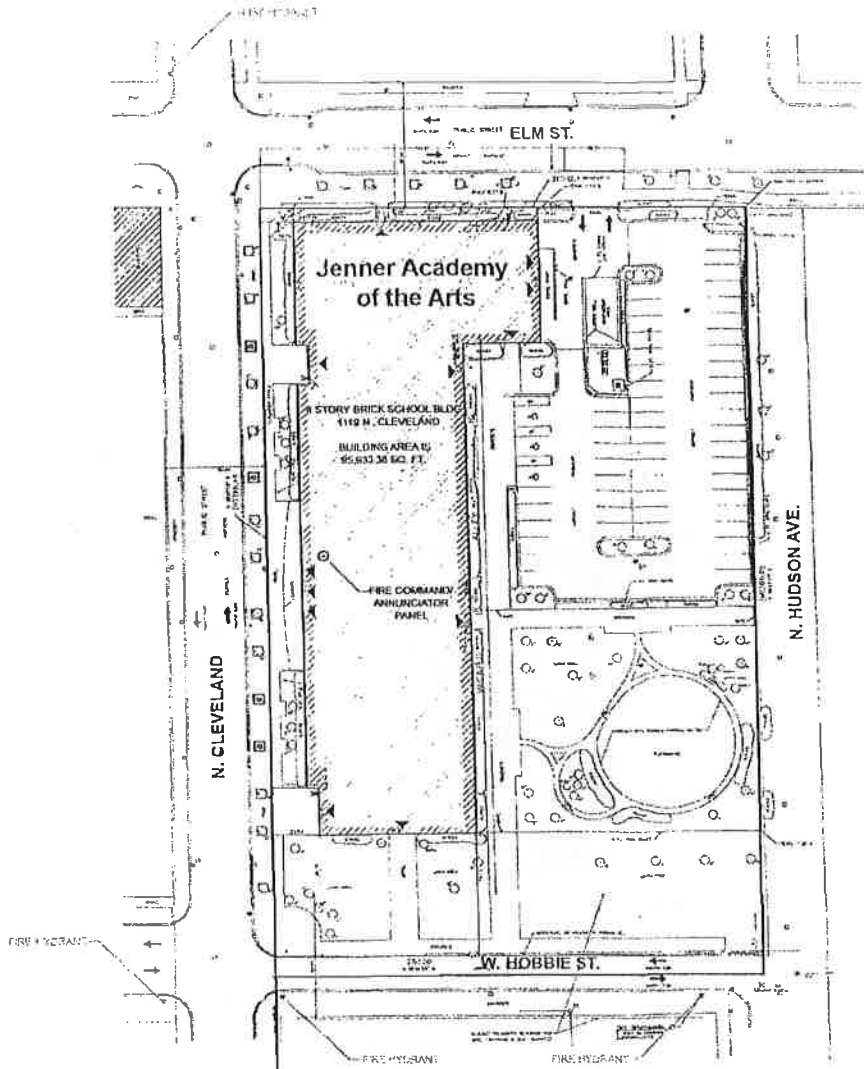
- - - - Project Development Boundary
- Property Line



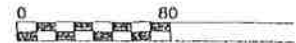
Address: 1119 N. Cleveland
 Application Date: September 11, 2013
 Plan Commission Date: January 16, 2014



SITE PLAN



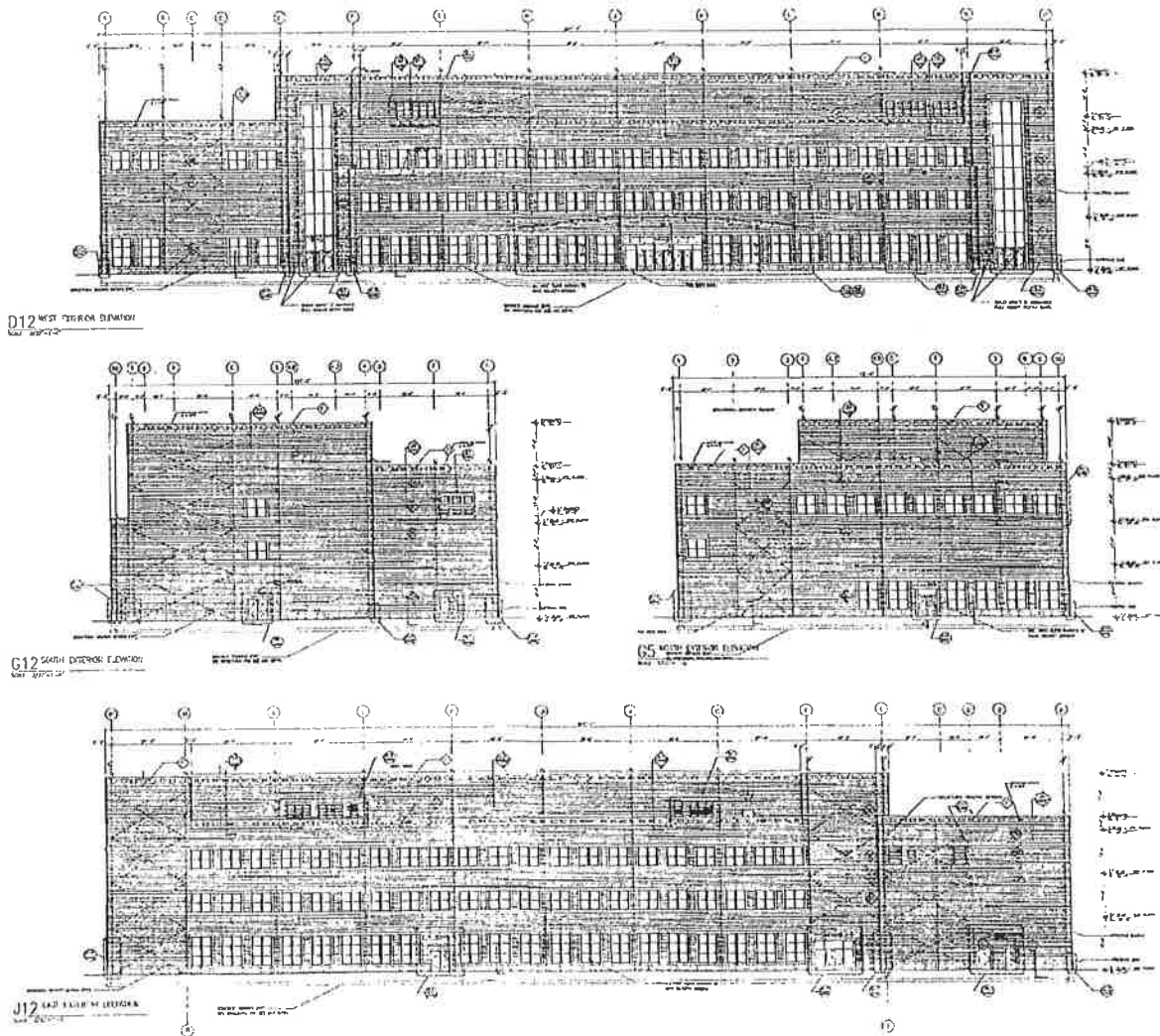
- Fire Hydrant
- Utility Pole
- ∨ Siamese connection
- ◀ Building Entrance/Exit
- ← Traffic Direction Arrow
- ▣ Trees to be replaced
- Fire Command/Annunciator Panel



Address: 1119 N. Cleveland
 Application Date: September 11, 2013
 Plan Commission Date: January 16, 2014



ELEVATIONS



17826T1

74918

JOURNAL--CITY COUNCIL--CHICAGO

2/5/2014

Reclassification Of Area Shown On Map No. 3-F.

(As Amended)

(Application No. 17826T1)

(Common Address: 444 -- 454 W. Oak St. And 1001 -- 1007 N. Cleveland Ave.)

[SO2013-6098]

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 Planned Development Number 695 symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 61.00 feet north of and parallel to West Oak Street; a line 133.98 feet east of and parallel to North Cleveland Avenue; West Oak Street; and North Cleveland Avenue,

to those of an RM5 Residential Multi-Unit District.

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

[Proposed Site Plan; Proposed Landscape Plan; Overall First, Second, Third Floor and Roof Plans; and North, South, East and West Building Elevations attached to this ordinance printed on pages 74920 through 74924 of this *Journal*.]

Rezoning Type 1 Narrative and Development Analysis attached to this ordinance reads as follows:

Residential Development.

Rezoning Type 1 Narrative And Development Analysis.

Lot Area: 8,156 square feet

Floor Area Ratio: 1.5

Maximum Number of Residential Units: 9 units

Number of Off-Street Parking Spaces: 12 spaces

Note: In the event that fewer than nine units are constructed, the number of parking spaces may be reduced as well

Building Height: 36 feet

Setbacks: Per Site Plan

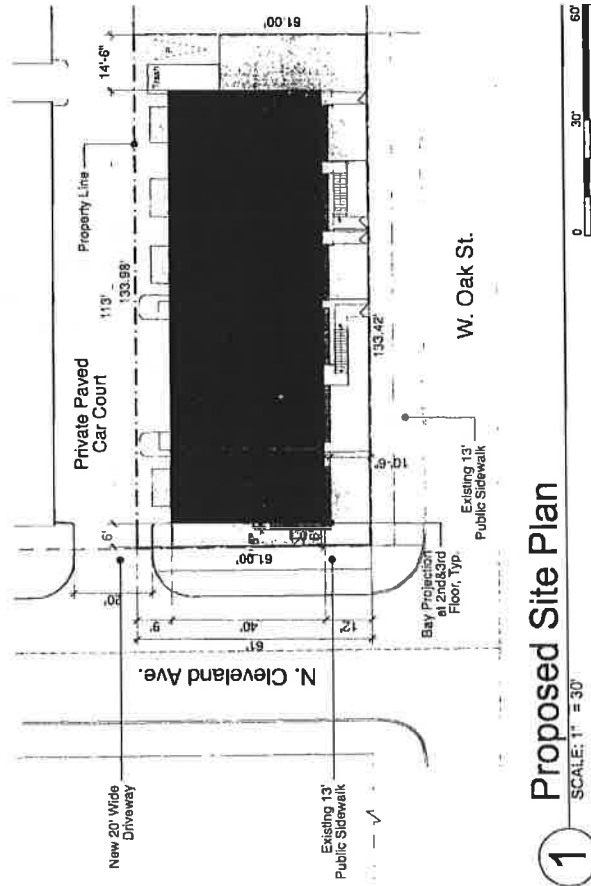
Narrative: The Applicant is proposing to rezone the property from Institutional Planned Development Number 695 to RM5 to construct a three-story building consisting of four (4) townhouses and five (5) multi-family units with attached private garages

Commonly Known As: 444 -- 454 West Oak Street; 1001 -- 1007 North Cleveland Avenue Chicago, Illinois

Parcel 3

1009 N. Cleveland Ave.
Chicago, IL

Proposed Site Plan
Scale: 1" = 30'



450 Oak LLC
2014-0001



pappageorgiohaymes partners
www.pappageorgiohaymes.com

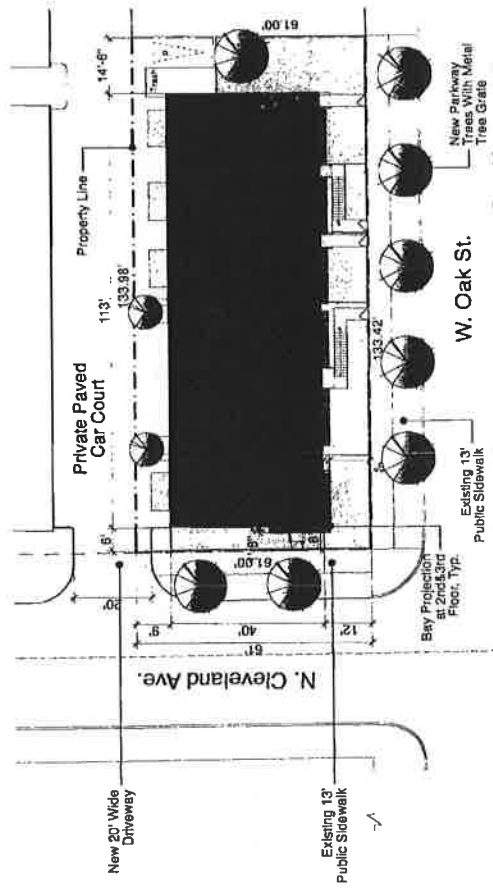
12/6/13
PIN # 132109

This drawing is the property of Pappageorgio & Haymes, Inc. and is not to be used, copied, or reproduced in any form without the written consent of Pappageorgio & Haymes, Inc.

1009 N. Cleveland Ave.

Chicago, IL

Proposed Landscape Plan
Scale: 1" = 30'



1 Proposed Landscape Plan

SCALE: 1" = 30'



450 Oak LLC
Landscape



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pappageorgehayes.com

12/6/13
PH # 132189

1009 N. Cleveland Ave.
Chicago, IL
Overall First & Second Floor Plan
Scale: 1/16" = 1'-0", 1/32"

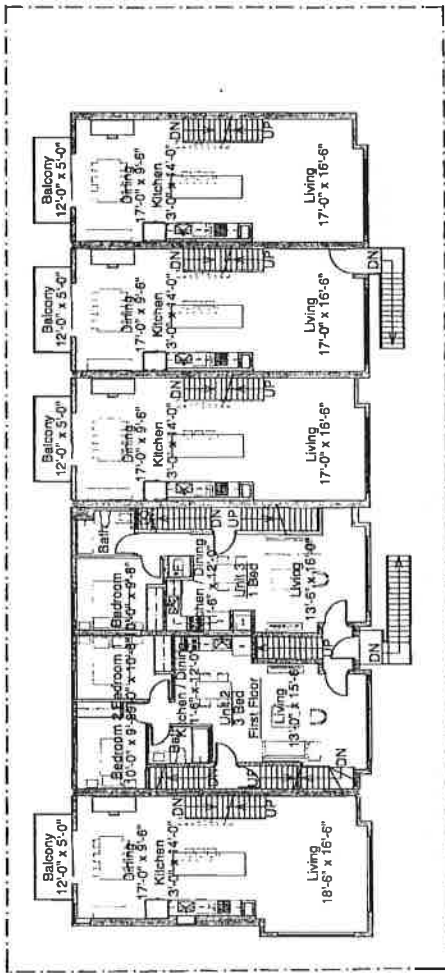


440 DM LLC
07/15/2014

PAPPAGEORGE
HAYMES

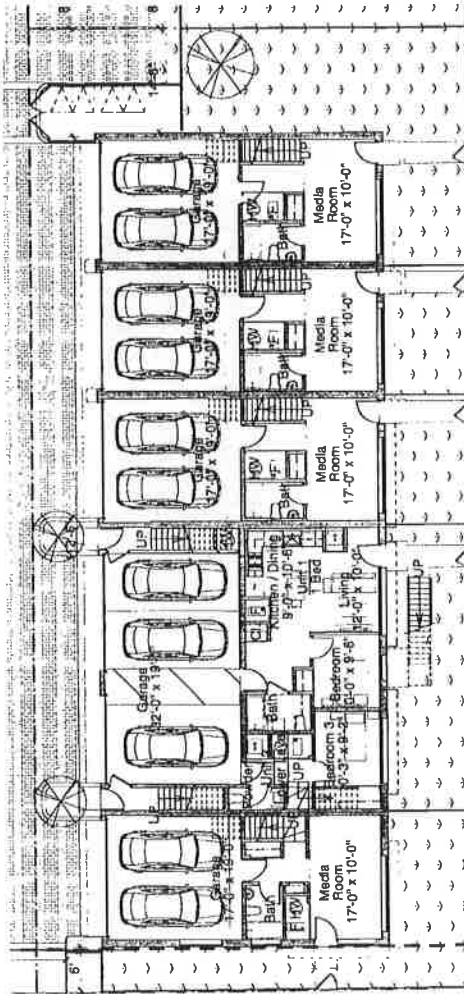
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12/6/13
PH # 122189



2 Overall Second Floor Plan

SCALE: 1/16" = 1'-0"



1 Overall First Floor Plan

SCALE: 1/16" = 1'-0"

1009 N. Cleveland Ave.
Chicago, IL

Overall Third Floor & Roof Plan
Scale: 1/16" = 1'-0"

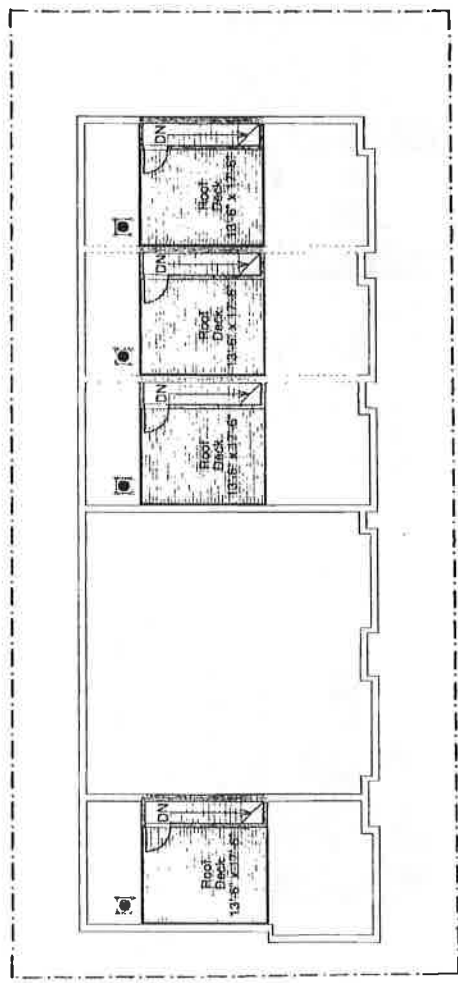


480 Oak LLC
Surrender

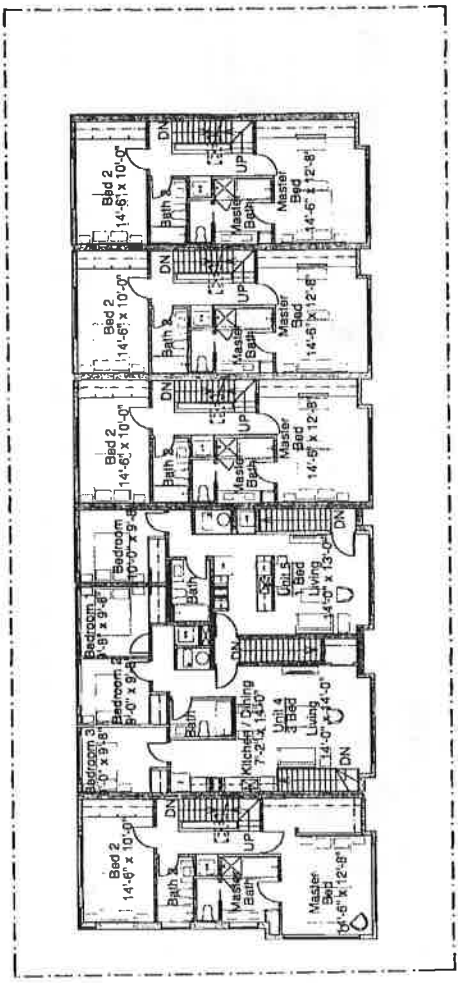


pappasourgehaymes partners
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12/20/13
P/N # 132108



2 Overall Roof Plan
SCALE: 1/16" = 1'-0"

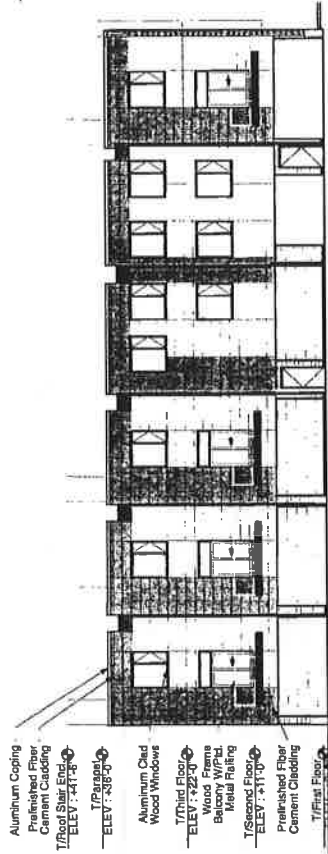


1 Overall Third Floor Plan
SCALE: 1/16" = 1'-0"

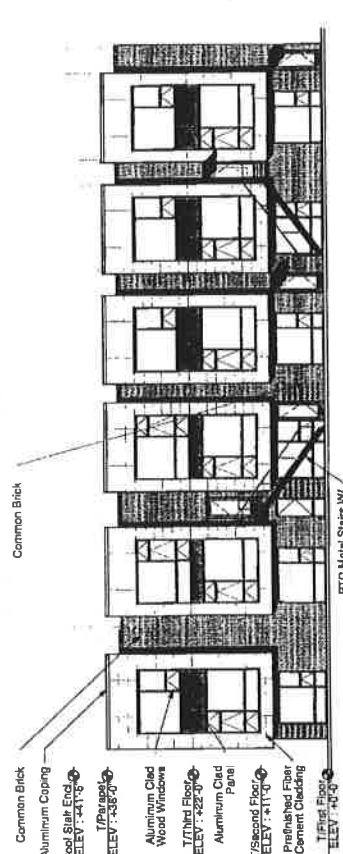


1009 N. Cleveland Ave.
Chicago, IL

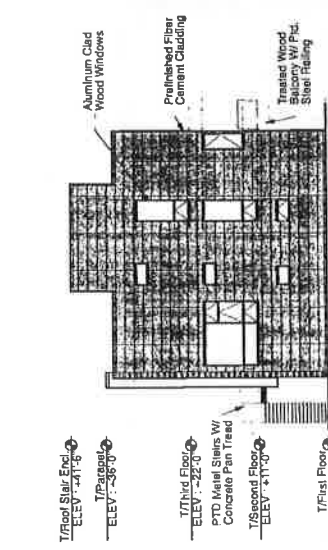
Elevations
Scale: 1/16" = 1'-0"



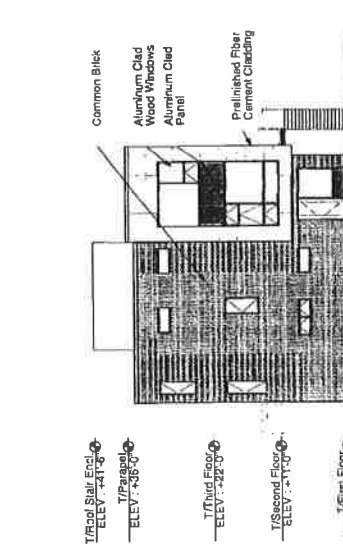
3 North Elevation
SCALE: 1/16" = 1'-0"



1 South Elevation (Oak Street)
SCALE: 1/16" = 1'-0"



4 East Elevation
SCALE: 1/16" = 1'-0"



2 West Elevation
SCALE: 1/16" = 1'-0"

*59 04 L.L.C.
Architect



pasapagianghymas architects
pasapagianghymas architects

12/26/13
P14 # 12119

17825T1

74910

JOURNAL--CITY COUNCIL--CHICAGO

2/5/2014

Reclassification Of Area Shown On Map No. 3-F.

(As Amended)

(Application No. 17825T1)

(Common Address: 434 -- 442 W. Oak St.)

[SO2013-6097]

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 Planned Development Number 695 symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 61.00 feet north of and parallel to West Oak Street; a line 257.82 feet east of and parallel to North Cleveland Avenue; West Oak Street; and a line 133.98 feet east of and parallel to North Cleveland Avenue,

to those of an RM5 Residential Multi-Unit District.

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

[Proposed Site Plan; Proposed Landscape Plan; Overall First, Second, Third Floor and Roof Plans; North, South, East and West Building Elevations; and Site Circulation Plan attached to this ordinance printed on pages 74912 through 74917 of this *Journal*.]

Rezoning Type 1 Narrative and Development Analysis attached to this ordinance reads as follows:

Residential Development.

Rezoning Type 1 Narrative And Development Analysis.

Lot Area:

7,573 square feet

Floor Area Ratio: 1.55

Maximum Number of Residential
Units: 9 units

Number of Off-Street Parking
Spaces: 12 spaces

Note: In the event that fewer than 9 units are constructed, the number of parking spaces may be reduced as well

Building Height: 36 feet

Setbacks: Per Site Plan

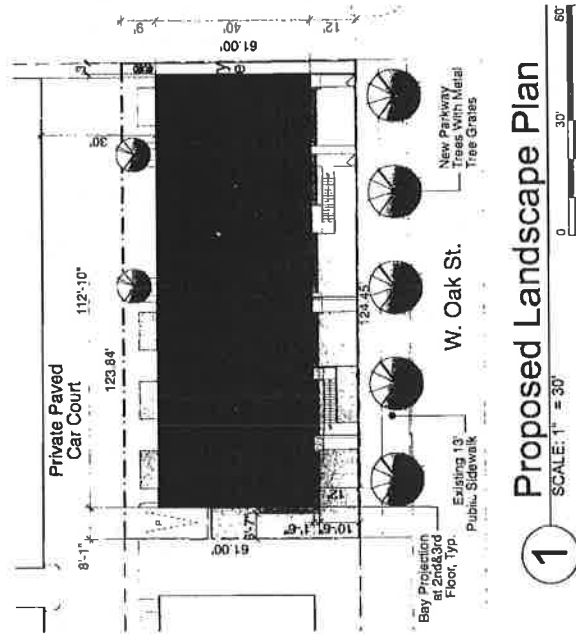
Narrative: The Applicant is proposing to rezone the property from Institutional Planned Development Number 695 to RM5 to construct a three-story building consisting of four (4) townhouses and five (5) multi-family units with attached private garages.

Commonly Known As: 434 -- 442 West Oak Street, Chicago, Illinois

Parcel 4

1009 N. Cleveland Ave.
Chicago, IL

Proposed Landscape Plan
Scale: 1" = 30'



Proposed Landscape Plan

SCALE: 1" = 30'

1

450 Oak LLC
Developer

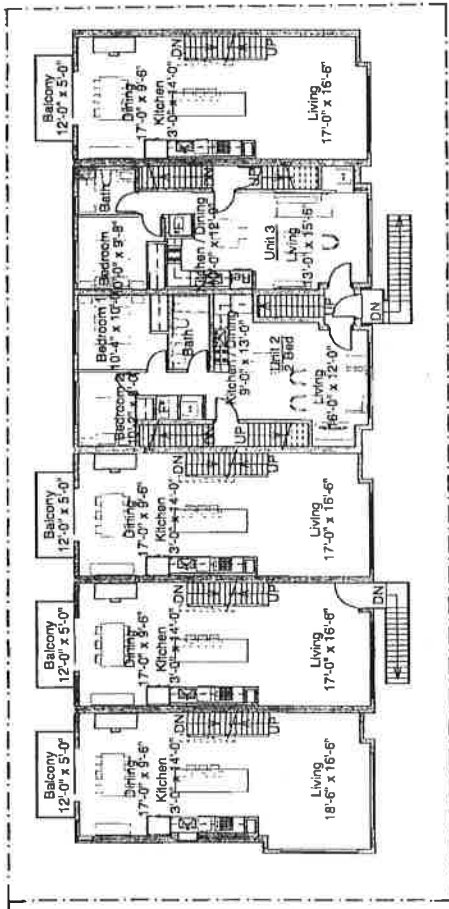


parksandrecreationpartners
www.parksandrecreationpartners.com

12/8/13
PIN # 132189

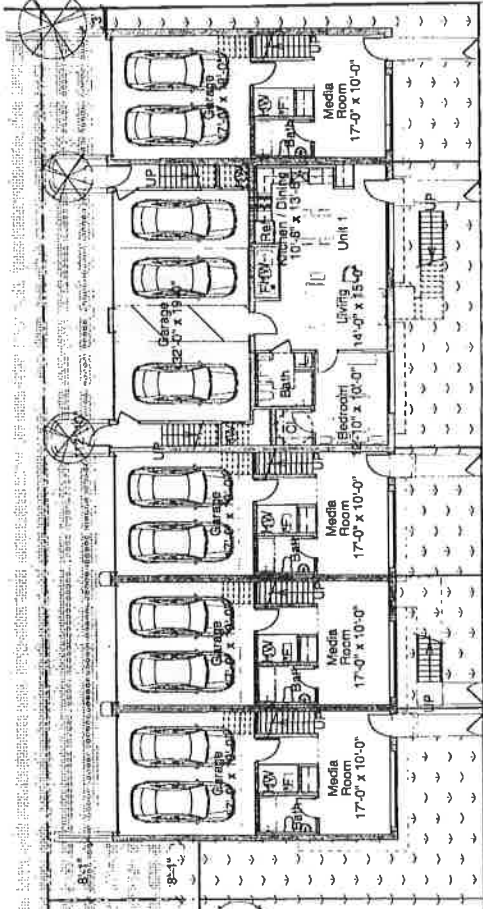
Printed on 100% recycled paper with 50% recycled content, including 25% post consumer waste.

1009 N. Cleveland Ave.
Chicago, IL
Overall First & Second Floor Plan
Date: 1/16/14



2 Overall Second Floor Plan

SCALE: 1/16" = 1'-0"



1 Overall First Floor Plan

SCALE: 1/16" = 1'-0"

433 Oak LLC
Developer

PAPPAGEORGE
HAYES

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12/6/13
PH # 132-189

1009 N. Cleveland Ave.
Chicago, IL

Overall Third Floor & Roof Plan
Scale: 1/16" = 1'-0"



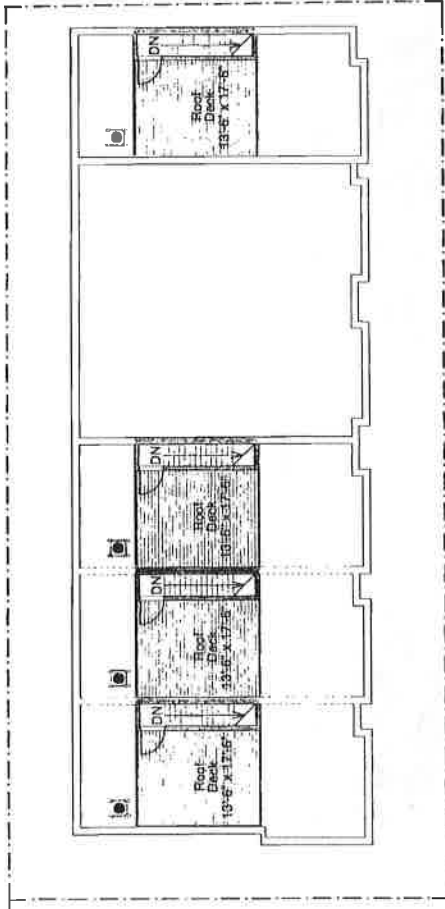
480 S.A.L.L.C.
CHICAGO, IL



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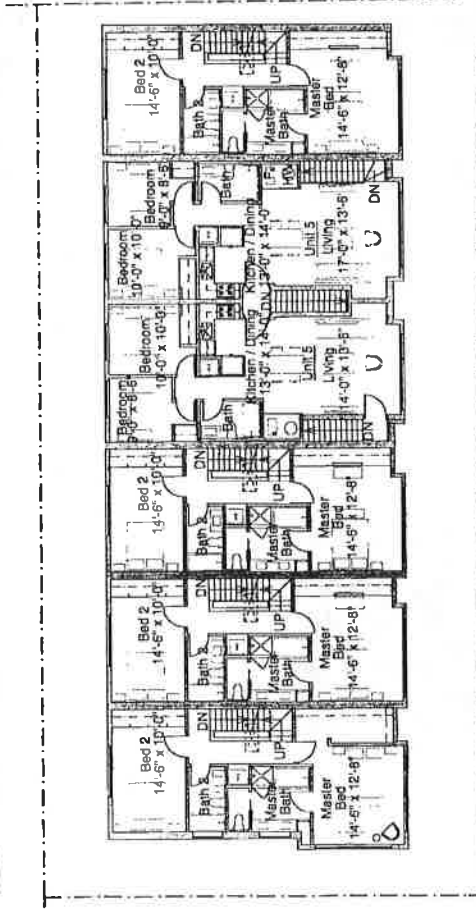
12/6/13
PH # 132.189

1009 N. CLEVELAND AVE. CHICAGO, IL 60610



2 Overall Roof Plan

SCALE: 1/16" = 1'-0"



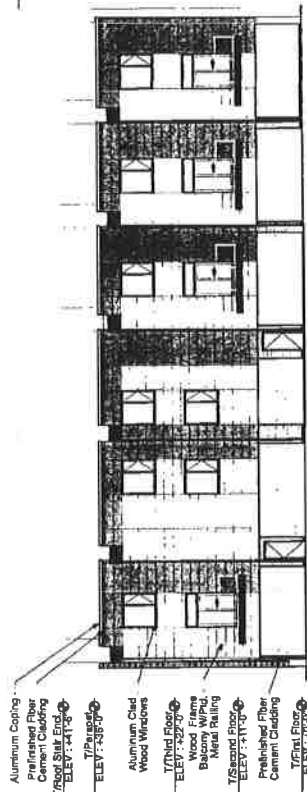
1 Overall Third Floor Plan

SCALE: 1/16" = 1'-0"

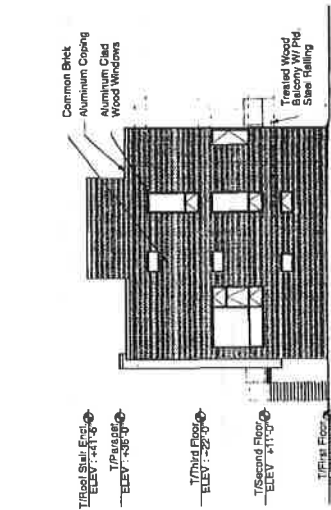


1009 N. Cleveland Ave.
Chicago, IL

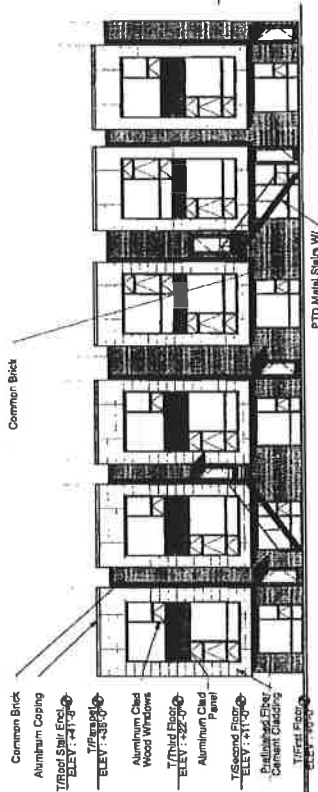
Elevation
Scale: 1/8" = 1'-0"



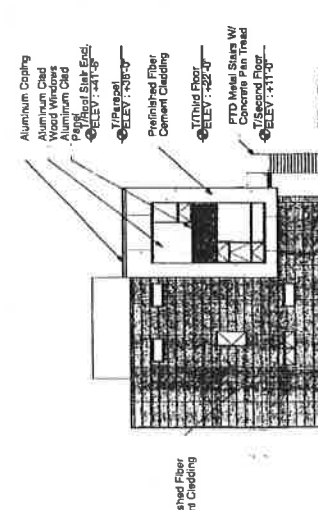
3 North Elevation
SCALE: 1/8" = 1'-0"



4 East Elevation
SCALE: 1/8" = 1'-0"



1 South Elevation (Oak Street)
SCALE: 1/8" = 1'-0"



2 West Elevation
SCALE: 1/8" = 1'-0"

AS2 04.11.12

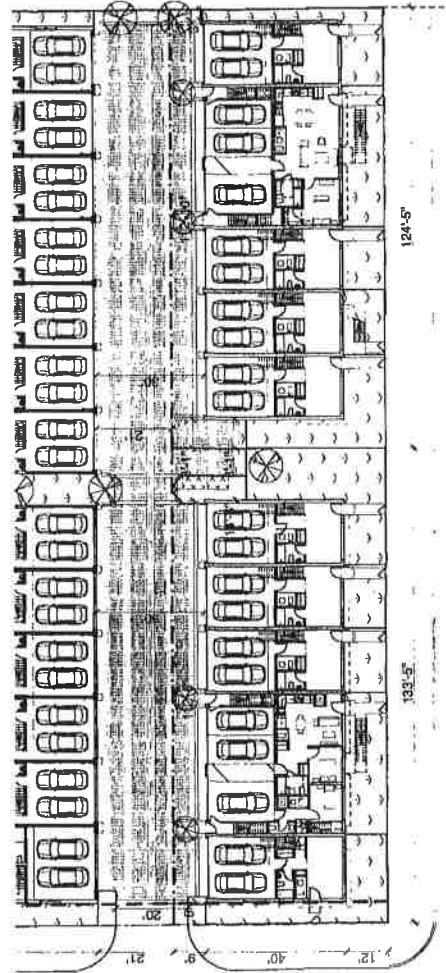


PARVACI ENGINEERING
1147 N. LAUREL
CHICAGO, IL 60642
www.parvaciconsulting.com

08/13
REV # 22/13

1009 N. Cleveland Ave.
Chicago, IL

Circulation Plan
Scale: 1/32" = 1'-0"



1 Site Circulation Plan

SCALE: 1/32" = 1'-0"



450 Oak, LLC
Developer

PAPAGEORGE
HAYMES

papageorgehaymes.com
www.papageorgehaymes.com

12/6/13
PH # 132789

This plan shall be used only for the project and site shown on this plan. It shall not be used for any other project or site without the written consent of the architect.

178 24T1

74900

JOURNAL--CITY COUNCIL--CHICAGO

2/5/2014

Reclassification Of Area Shown On Map No. 3-F.
(As Amended)
(Application No. 17824T1)
(Common Address: 1017 -- 1031 N. Cleveland Ave.)

[SO2013-6096]

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 Planned Development Number 695 symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 350.50 feet north of and parallel to West Oak Street; a line 257.57 feet east of and parallel to North Cleveland Avenue; a line 163 feet north of and parallel to West Oak Street; and North Cleveland Avenue,

to those of an RT4 Residential Two-Flat Townhouse and Multi-Unit District.

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

[Proposed Site Plan; Proposed Landscape Plan; Overall First, Second and Third Level Floor Plans; and Building Elevations attached to this ordinance printed on pages 74902 through 74909 of this *Journal*.]

Rezoning Type 1 Narrative and Development Analysis attached to this ordinance reads as follows:

Residential Development.

Rezoning Type 1 Narrative And Development Analysis.

Lot Area: 48,455 square feet

2/5/2014

REPORTS OF COMMITTEES

74901

Floor Area Ratio: 1.2

Maximum Number of Residential Units: 26 units

Number of Off-Street Parking Spaces: 52 spaces

Note: In the event that fewer than 26 units are constructed, the number of parking spaces may be reduced as well

Building Height: 35 feet

Setbacks: Per Site Plan

Narrative: The Applicant is proposing to rezone the property from Institutional Planned Development Number 695 to RT4 to construct 13, two-story and 13, three-story townhouses with attached private garages.

Commonly Known As: 1017 -- 1031 North Cleveland Avenue
Chicago, Illinois

Parcel 1

1009 N. Cleveland Ave.
Chicago, IL

Site Plan
Sheet 1 of 2

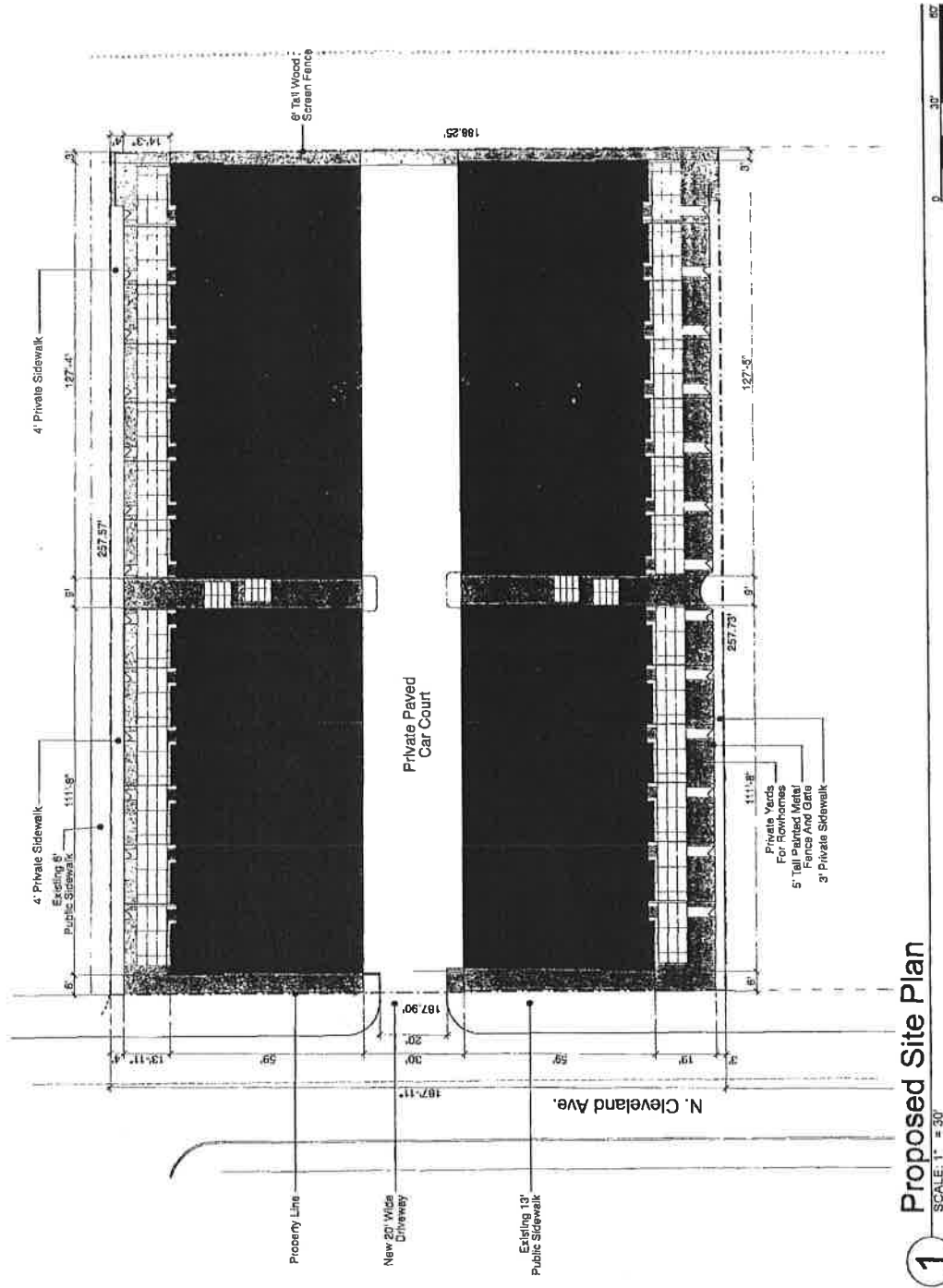


AGS One LLC
Developer



pappageorgis hayzel
www.pappageorgishayzel.com

12/6/13
PIN # 13219



Proposed Site Plan

SCALE: 1" = 30'

1009 N. Cleveland Ave.
Chicago, IL
Landscape Plan
Spec. 1-13

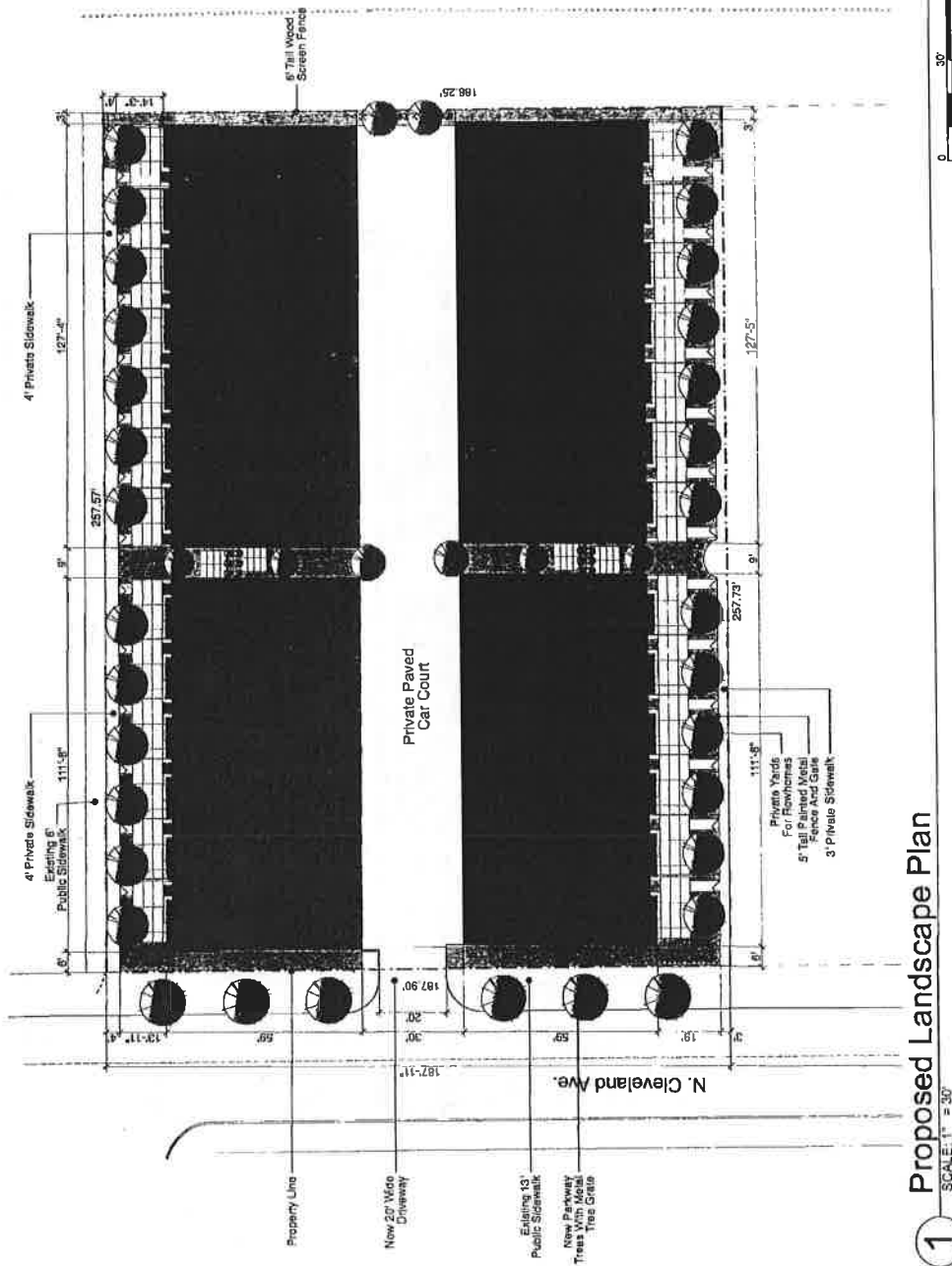


AKS Co., LLC
Landscape



pappageorgehayes.com
www.pappageorgehayes.com

10/24/13
PH # 132193



1 Proposed Landscape Plan
SCALE: 1" = 30'

1009 N. Cleveland Ave.
Chicago, IL

Overall First Floor Plan
Scale: 1/32" = 1'-0", 1/32

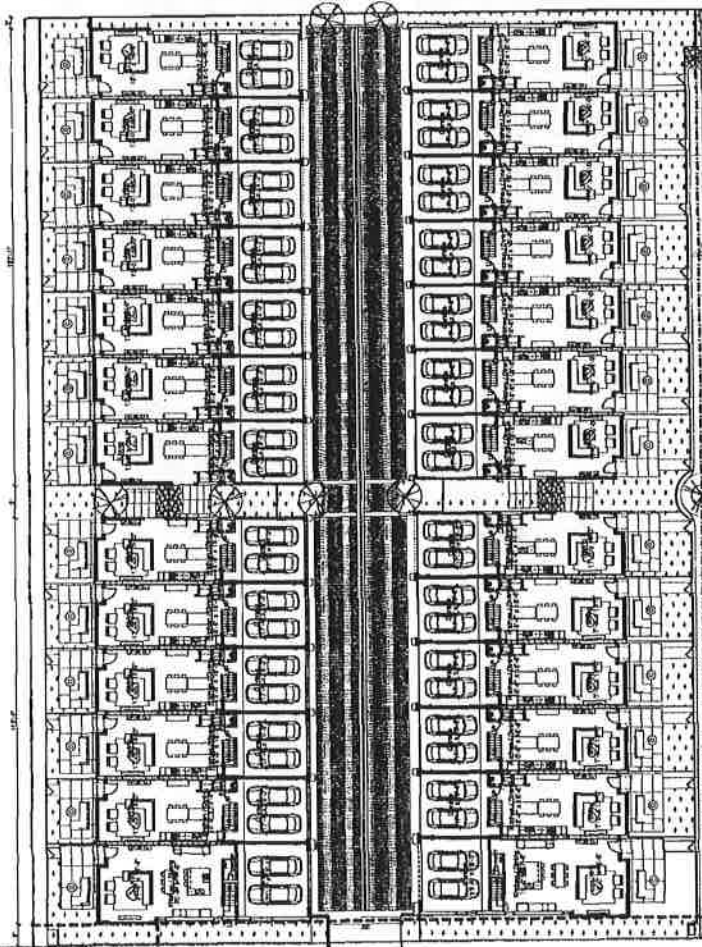


450 031 LLC
Greiner



pappageorgiohayes.com
www.pappageorgiohayes.com

2/8/13
PH & GF/BB



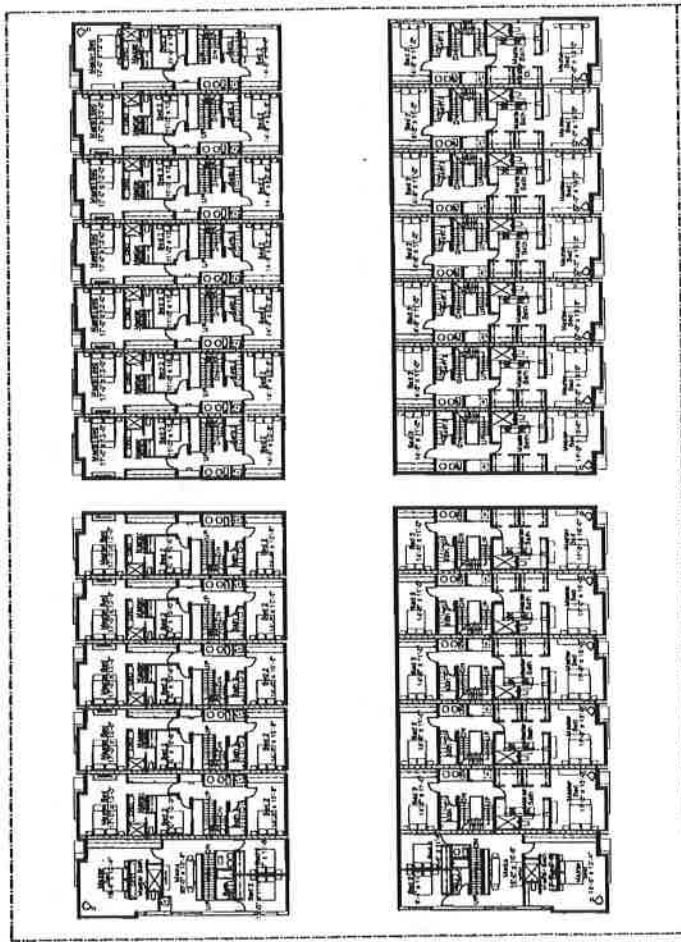
Overall 1st Floor Plan

SCALE: 1/32" = 1'-0"

1



1009 N. Cleveland Ave.
Chicago, IL
Overall Second Level Plan
Scale: 1/32" = 1'-0"



Overall Second Level Floor Plan

SCALE: 1/32" = 1'-0"

1



480 Oak LLC
Developer



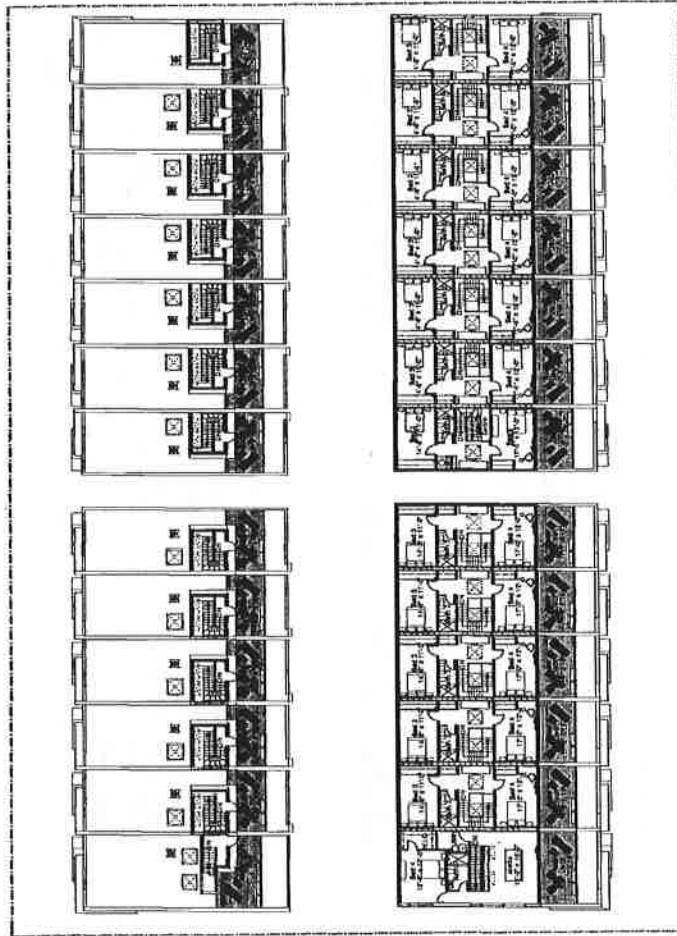
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12/8/13
PIN # 132199

Printed on 100% Recycled Paper with 10% Post Consumer Waste

1009 N. Cleveland Ave.
Chicago, IL

Overall Third Level Plan
Scale: 1/32" = 1'-0"



Overall Third Level Floor Plan

SCALE: 1/32" = 1'-0"

1



400 Oak LLC
Architect



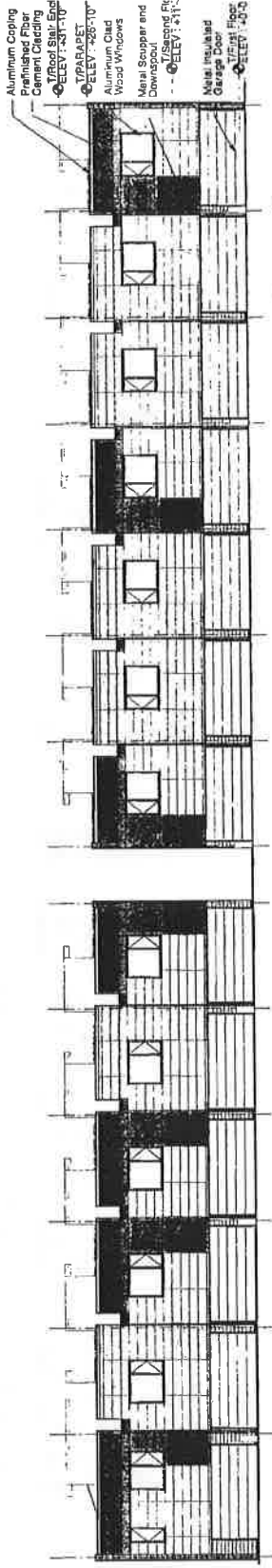
panglosshayes.com
www.panglosshayes.com

12/8/13
PH # 132198

PH # 132198 is the phone number for the architect of record for this project.

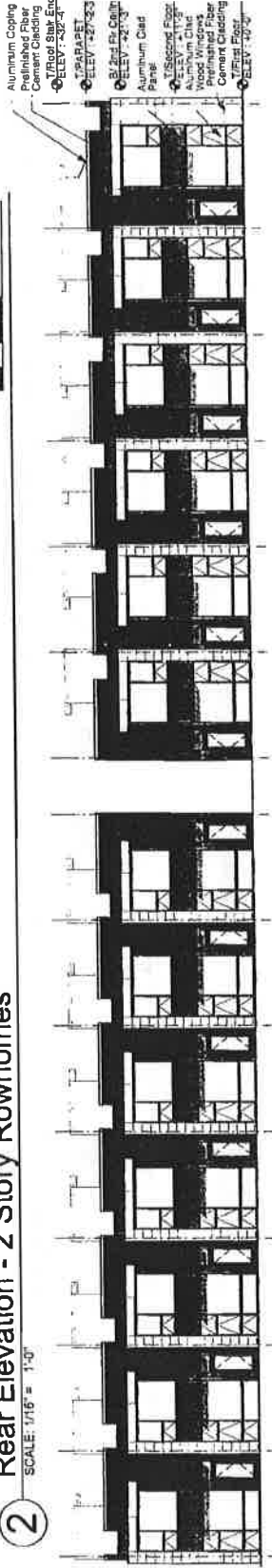
1009 N. Cleveland Ave.
Chicago, IL

Elevations - 2 Story
Scale 1/16" = 1'-0"



2 Rear Elevation - 2 Story Rowhomes

SCALE: 1/16" = 1'-0"



1 Front Elevation - 2 Story Rowhomes

SCALE: 1/16" = 1'-0"



Aluminum Coping
 Prefinished Fiber
 Cement Cladding
 Wood Windows
 ELEV: +21'-10"
 TYPARAPET
 ELEV: +25'-10"
 Aluminum Clad
 Wood Windows
 Metal Sillcap and
 Downspout
 ELEV: +11"
 T/Sighting R/L
 Metal Insulated
 Garage Floor
 ELEV: +0'-0"

Aluminum Coping
 Prefinished Fiber
 Cement Cladding
 Wood Windows
 ELEV: +21'-10"
 TYPARAPET
 ELEV: +25'-10"
 S/2nd Flr Ceilng
 Aluminum Clad
 Park
 ELEV: +11"
 Prefinished Fiber
 Cement Cladding
 Wood Windows
 ELEV: +10'-0"

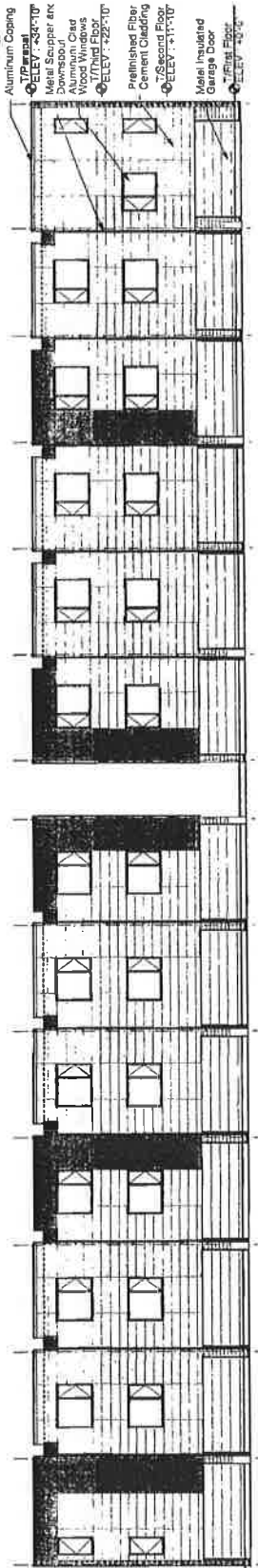
456 Oak LLC
Chicago, IL



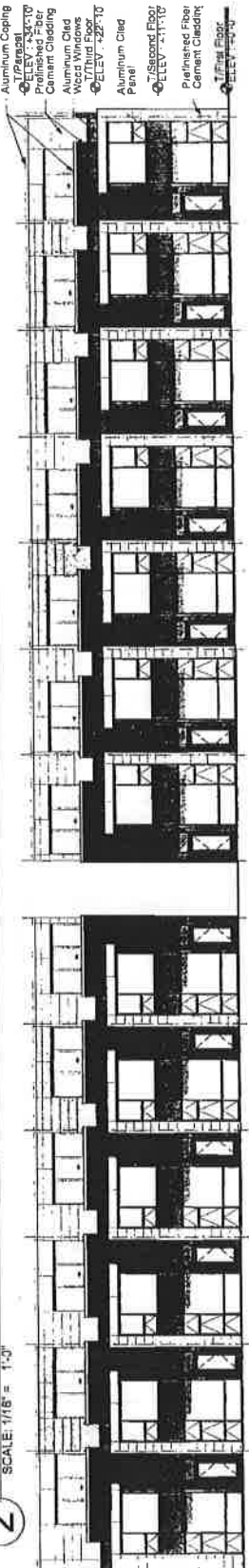
pappasengine.com
papapappasengine.com

12/14/13
REV: 12/12/13

1009 N. Cleveland Ave.
Chicago, IL
Elevations - 3 Story
Scale: 1/16" = 1'-0"



2 Rear Elevation - 3 Story Rowhomes
SCALE: 1/16" = 1'-0"



1 Front Elevation - 3 Story Rowhomes
SCALE: 1/16" = 1'-0"

400 S. La Salle
Chicago, IL

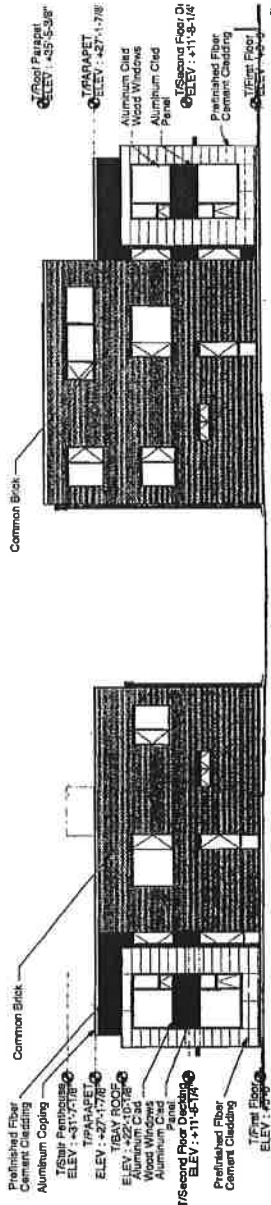


PARRACORP HAYMES
ARCHITECTS

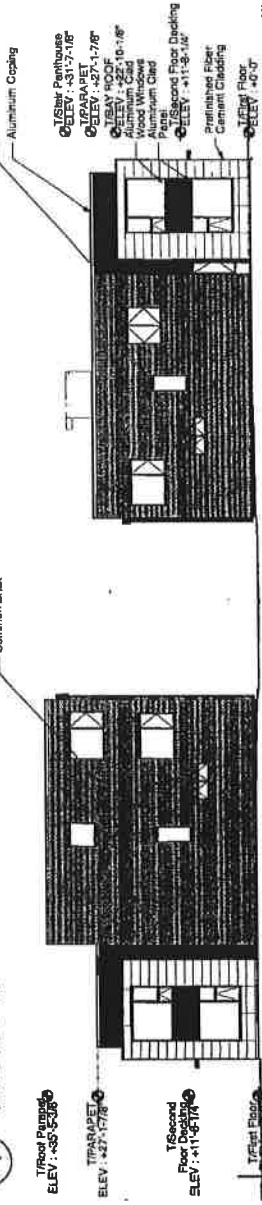
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011-8 132188

1009 N. Cleveland Ave.
Chicago, IL

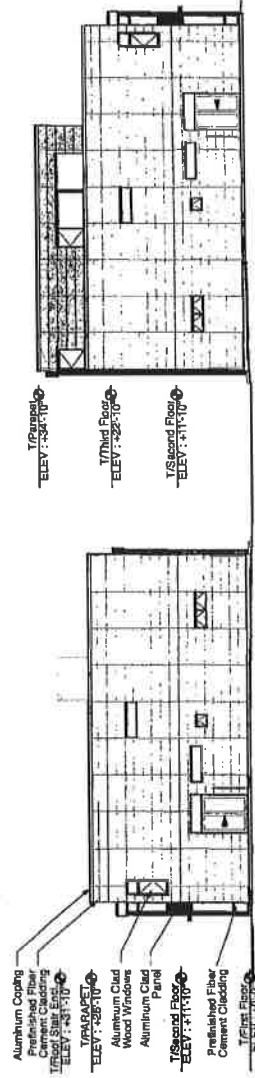
Elevations
Scale: 1/8" = 1'-0"



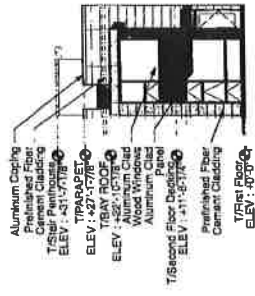
4 West Elevation (Cleveland Avenue)
SCALE: 1/8" = 1'-0"



3 East Elevation (Vacated Hudson St.)
SCALE: 1/8" = 1'-0"



2 Interior End Elevation
SCALE: 1/8" = 1'-0"



1 Typ Front Elevation
SCALE: 1/8" = 1'-0"

400 Oak LLC
Architect



www.oakarchitects.com

2/20/13
PH: 612.280

17823T1

2/5/2014

REPORTS OF COMMITTEES

74891

Reclassification Of Area Shown On Map No. 3-F.
(As Amended)
(Application No. 17823T1)
(Common Address: 1007 -- 1015 N. Cleveland Ave.)

[SO2013-6095]

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 Planned Development Number 695 symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 163 feet north of and parallel to West Oak Street; a line 257.73 feet east of and parallel to North Cleveland Avenue; a line 61.0 feet north of and parallel to West Oak Street; and North Cleveland Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit.

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

[Proposed Site Plan; Proposed Landscape Plan; Overall First and Second Floor Plans; Overall Roof Plan; and Building Elevations attached to this ordinance printed on pages 74893 through 74899 of this *Journal*.]

Rezoning Type 1 Narrative and Development Analysis attached to this ordinance reads as follows:

Residential Development.

Rezoning Type 1 Narrative And Development Analysis.

Lot Area:

26,292 square feet

Floor Area Ratio: 1.2

Maximum Number of Residential Units: 13 units

Number of Off-Street Parking Spaces: 26 spaces

Note: In the event that fewer than 13 units are constructed, the number of parking spaces may be reduced as well

Building Height: 28 feet

Setbacks: Per Site Plan

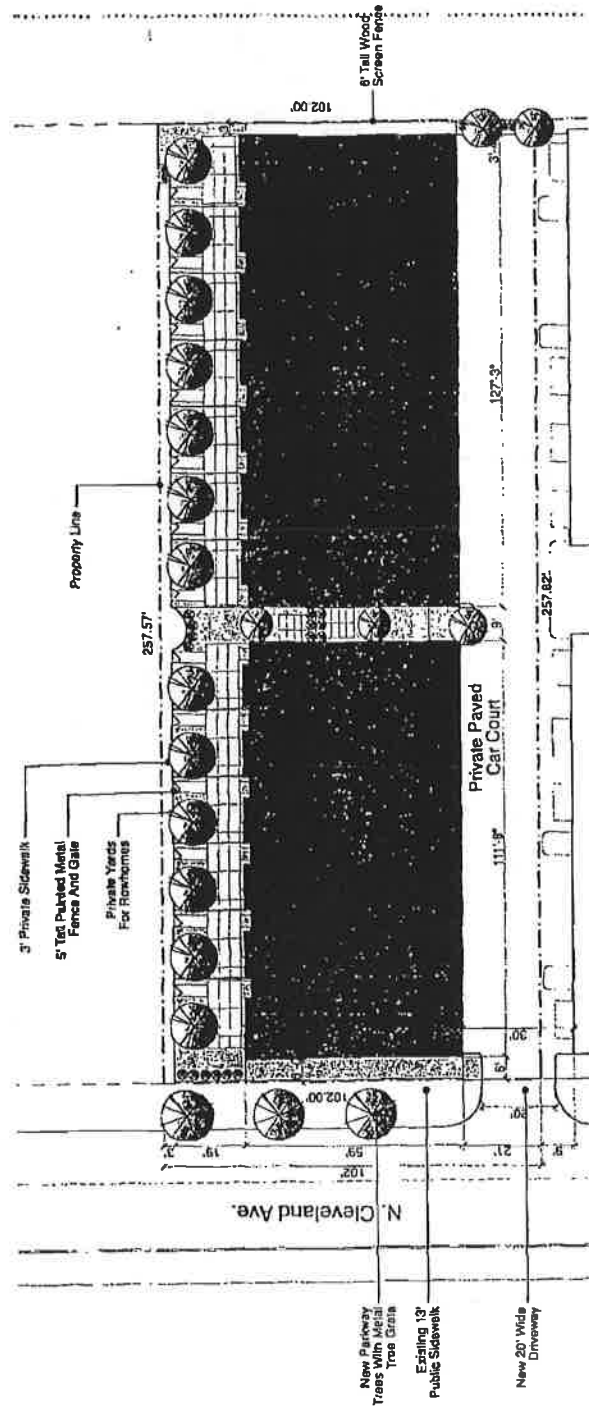
Narrative: The Applicant is proposing to rezone the property from Institutional Planned Development Number 695 to RT-4 to construct 13, two-story townhouses with attached private garages.

Commonly Known As: 1007 -- 1015 North Cleveland Avenue
Chicago, Illinois

Parcel 2

1009 N. Cleveland Ave.
Chicago, IL

Proposed Landscape Plan
Sheet # 1 of 2



1 Proposed Landscape Plan

SCALE: 1" = 30'

0 30' 60'

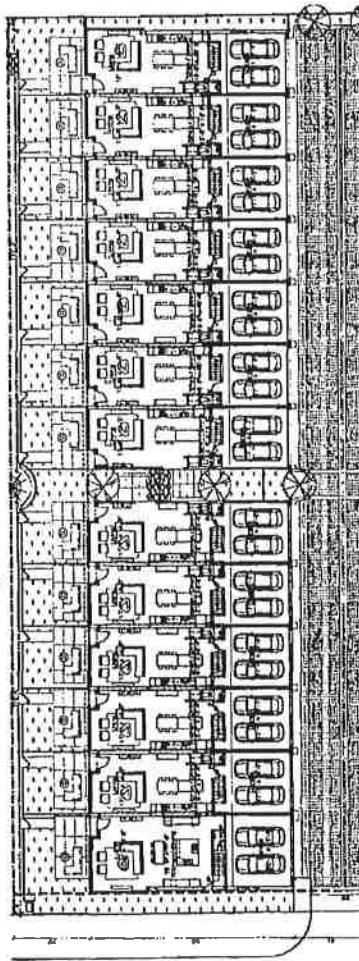
450 Oak LLC
Architect



PAPPAGEOROE HAYMES
Landscape Architecture

028413
PIN # 133198

1009 N. Cleveland Ave.
Chicago, IL
Overall First Floor Plan
Date: 1/27 - 1/28



Overall 1st Floor Plan

SCALE: 1/32" = 1'-0"



1

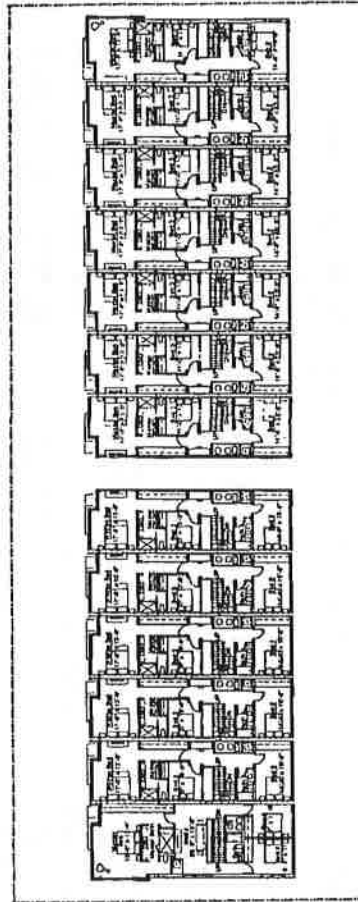
480 Das LLC
Architect



pappageorgehaymes.com
www.pappageorgehaymes.com

CHS/CS
PIN # 32708

1009 N. Cleveland Ave.
Chicago, IL
Overall Second Floor Plan
Scale 1/32" = 1'-0"



Overall Second Floor Plan

SCALE: 1/32" = 1'-0"

1



410 Oak LLC
Developer

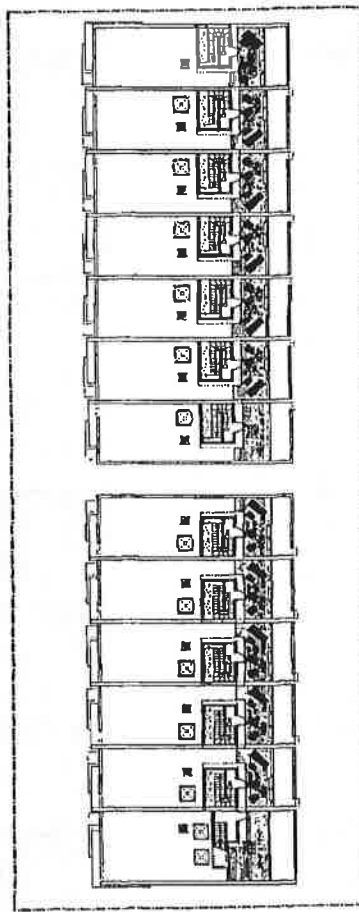
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HAYMES

pappasorgemaymes.com
www.pappasorgemaymes.com

02/01/14
PH # 122788

1009 N. Cleveland Ave.
Chicago, IL

Overall Roof Plan
Scale 1/32" = 1'-0"



1 Overall Roof Plan

SCALE: 1/32" = 1'-0"



450 CALIC
ARCHITECTS

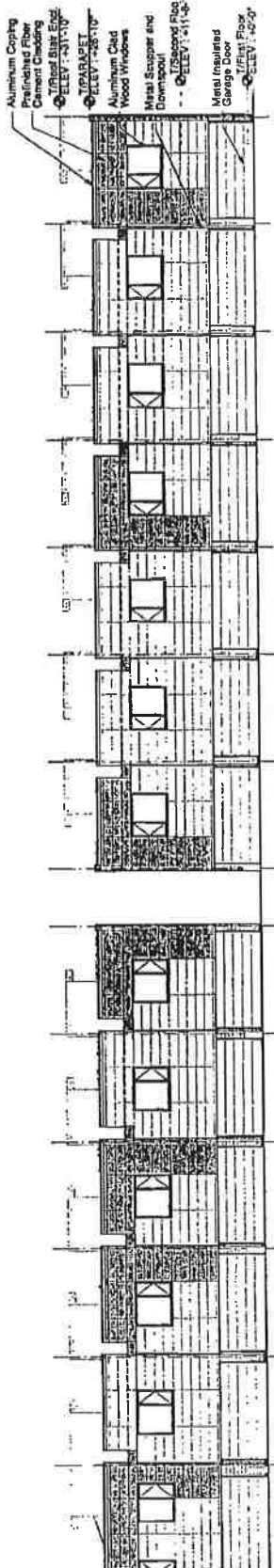
PAPAGEORGE
KAYNES

papageorgekaynes architects
www.papageorgekaynes.com

02/05/13
PH 6 32218

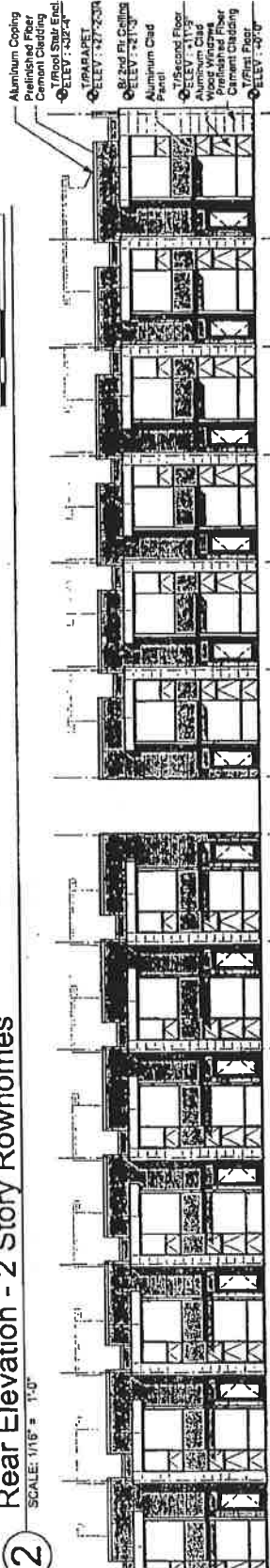
1009 N. Cleveland Ave.
Chicago, IL

Rowhomes - 2 Story
Scale: 1/8" = 1'-0"



2 Rear Elevation - 2 Story Rowhomes

SCALE: 1/8" = 1'-0"



1 Front Elevation - 2 Story Rowhomes

SCALE: 1/8" = 1'-0"



480 Oak LLC
Architect

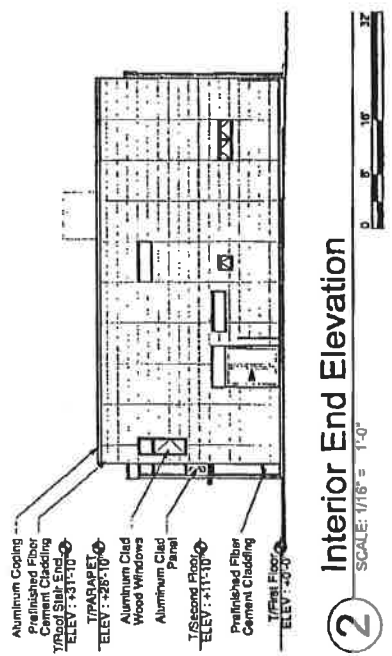
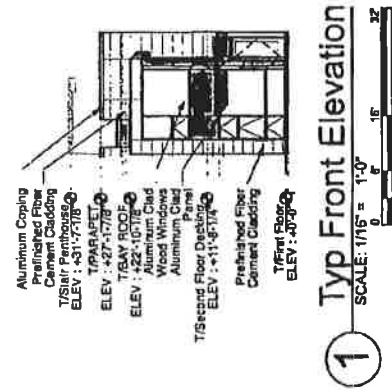
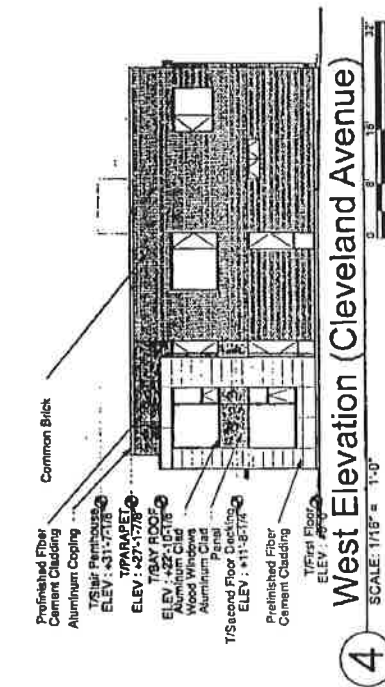
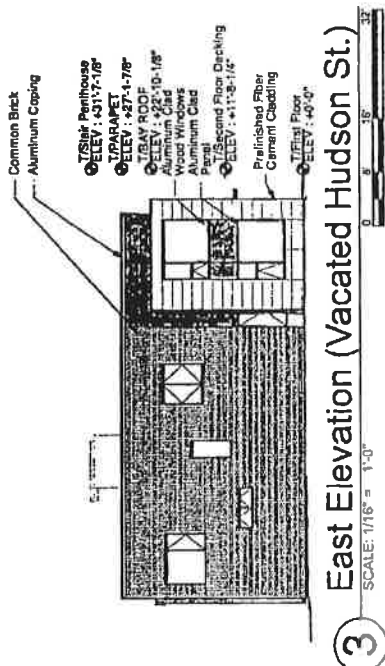


pascalgorgehayes.com

12/1/13
PH: 8 0788

1009 N. Cleveland Ave.
Chicago, IL

Elevations - 2 Story
Scale: 1/16" = 1'-0"



CSO 04A LLC
Architect

JARPA GEORGE
ARCHITECTS

jarpa@jarpa.com
www.jarpa.com

02/13/14

PH: 630.278.1100

11/4/98

REPORTS OF COMMITTEES

81537

~~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.~~

—

*Reclassification Of Area Shown On Map Number 3-F.
(As Amended)
(Application Number 12485)*

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 R4 General Residence District symbols and indications as shown on Map Number 3-F in the area bounded by:

West Oak Street on the south; vacated North Hudson Avenue on the east; vacated North Cleveland Avenue on the west; and vacated West Elm Street on the north,

to those of an Institutional Planned Development 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.

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

*Institutional Planned Development Number **695**.*

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development consists of approximately two hundred seventeen thousand five hundred eighty-six (217,586) square feet (four and ninety-nine hundredths (4.99) acres) net site area which is depicted on the

attached Planned Development Boundary, Property Line, and Right-of-Way Adjustment Map (the "Property") and which is owned or controlled by the Applicant, the Chicago Board of Education.

2. The Applicant ("Applicant") shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations, and conditions contained with this Planned Development shall be binding upon the Applicant, its successors and assigns, grantees and Lessees, if different than the Applicant, the legal title holders or 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 title holder or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 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. Single designated control for purposes of this paragraph 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 owners of the Property and any ground lessors.
4. This Planned Development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line, and Right-of-Way Adjustment Map; a Site/Landscape Plan; a Redevelopment Context Map and Building Elevations for the new Jenner School, the new Byrd Academy, and the new Seward Natatorium buildings prepared by Educational Design Group Enterprise dated October 15, 1998. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.

5. The uses permitted within the area delineated herein as an "Institutional Planned Development" shall be educational and recreational facilities, accessory parking and related uses incidental thereto.
6. Identification and other necessary signs, including temporary construction signs, are permitted within the area delineated herein as an "Institutional Planned Development", subject to the review and approval by the Department of Planning and Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development, subject to review and approval of the Departments of Transportation and Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.
8. Any service drives or any other means of ingress or egress, including for emergency vehicles shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas, or within fire lanes. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
9. In addition to the maximum height of any building or any appurtenance thereto, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio (F.A.R.) shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. Improvements of the Property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the Site/Landscape Plan, Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in

- accordance with the Site/Landscape Plan and the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
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 (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
 - 13 The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
 - 14 The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
 - 15 Unless substantial new construction on the property has commenced within six (6) 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 to its prior R4 General Residence District designation.

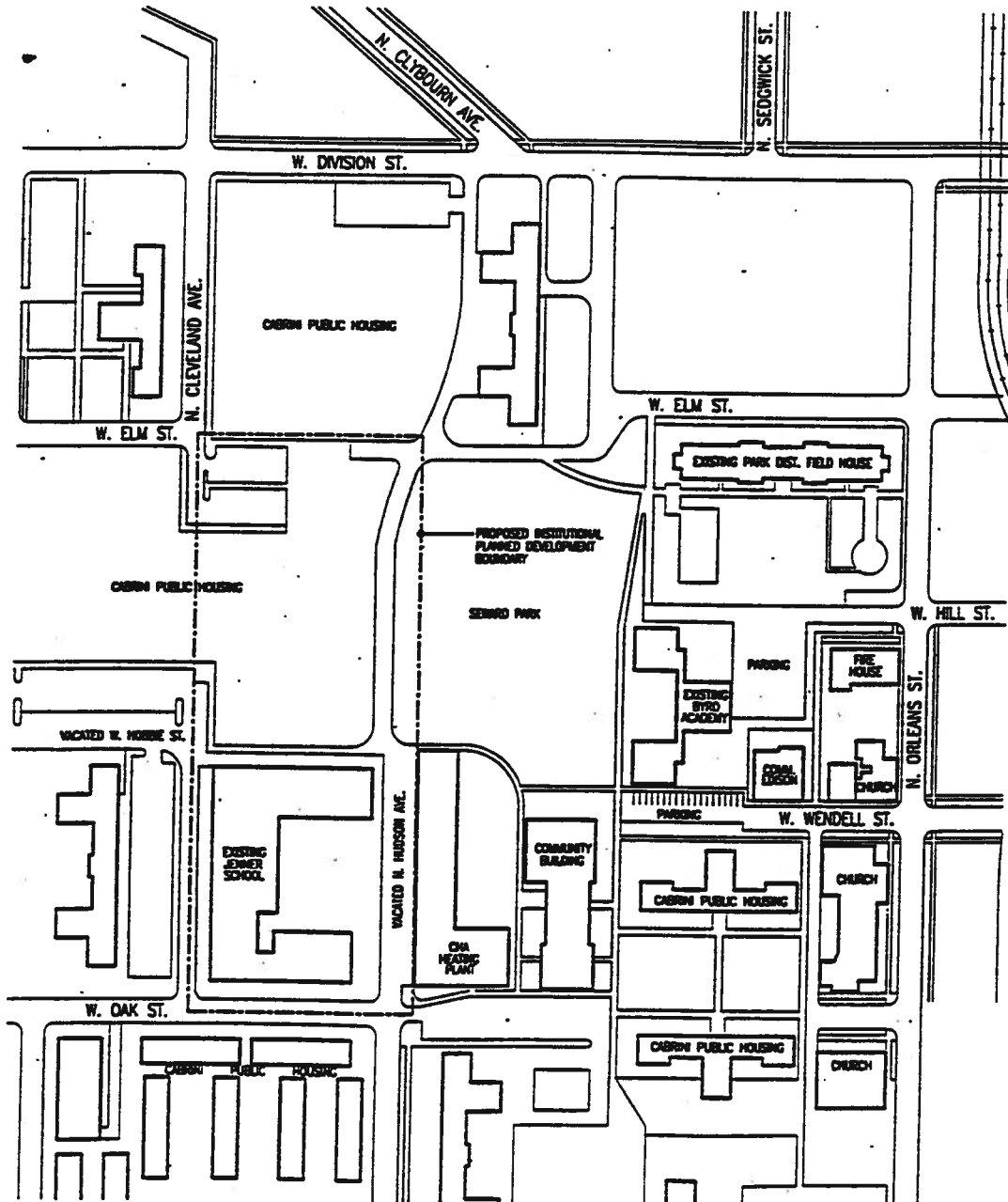
[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Redevelopment Context; Site/Landscape Plan; Jenner Academy of the Arts -- Building Elevation Drawings; and Seward Natatorium -- Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 81542 through 81548 of this Journal.]

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

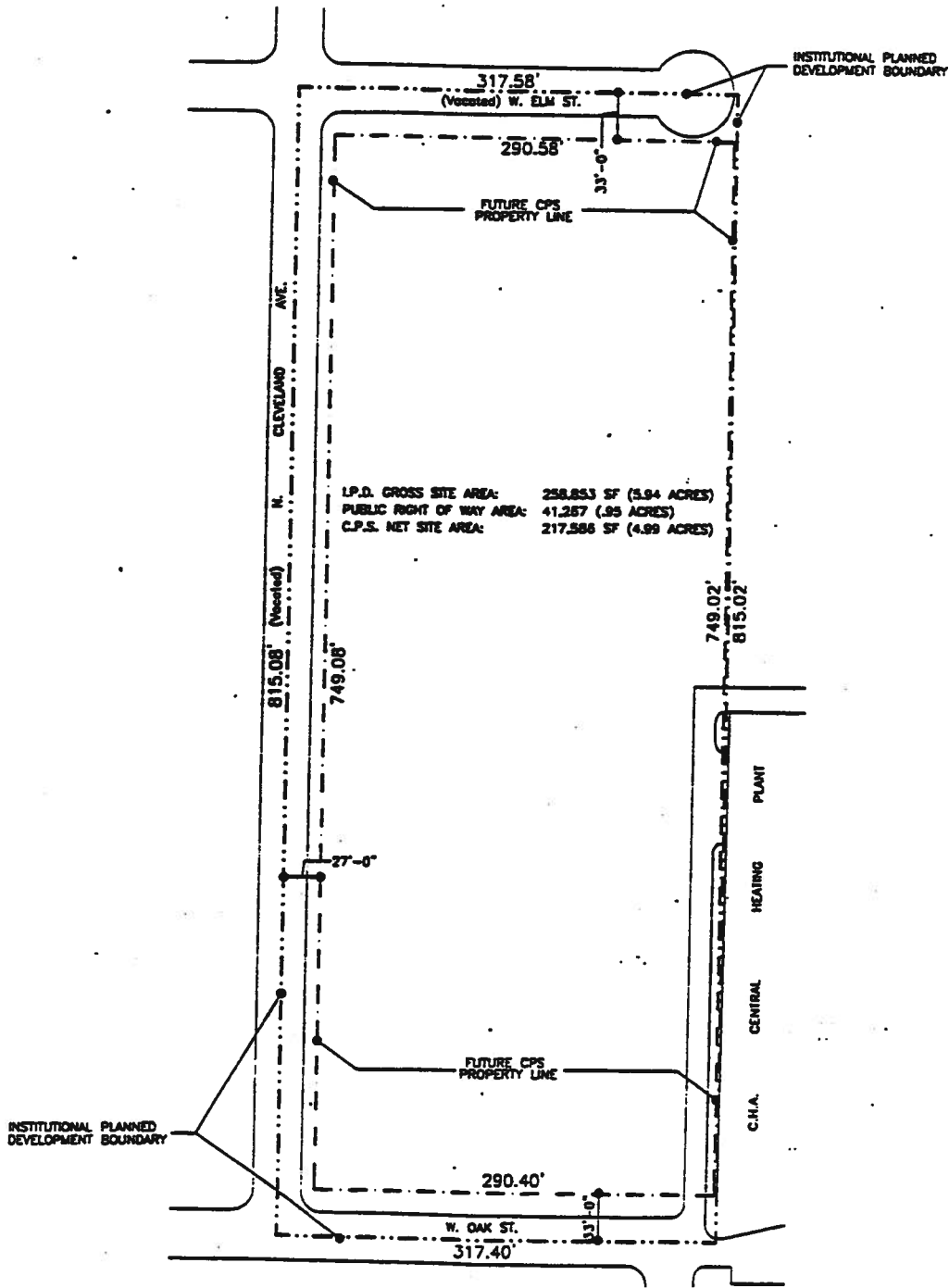
Institutional Planned Development. No 695
Bulk Regulations And Data Table.

Gross Site Area:	258,853 square feet (5.94 acres).
Public Right-of-Way:	41,267 square feet (0.95 acres).
Net Site Area:	217,586 square feet (4.99 acres).
Maximum Permitted Floor Area Ratio for Total Net Site Area:	1.0.
Minimum Number of Off-Street Parking Spaces:	82.
Minimum Number of Off-Street Loading Spaces:	2.
Maximum Building Height:	75 feet, 0 inches.
Minimum Setbacks:	Per Site Plan.

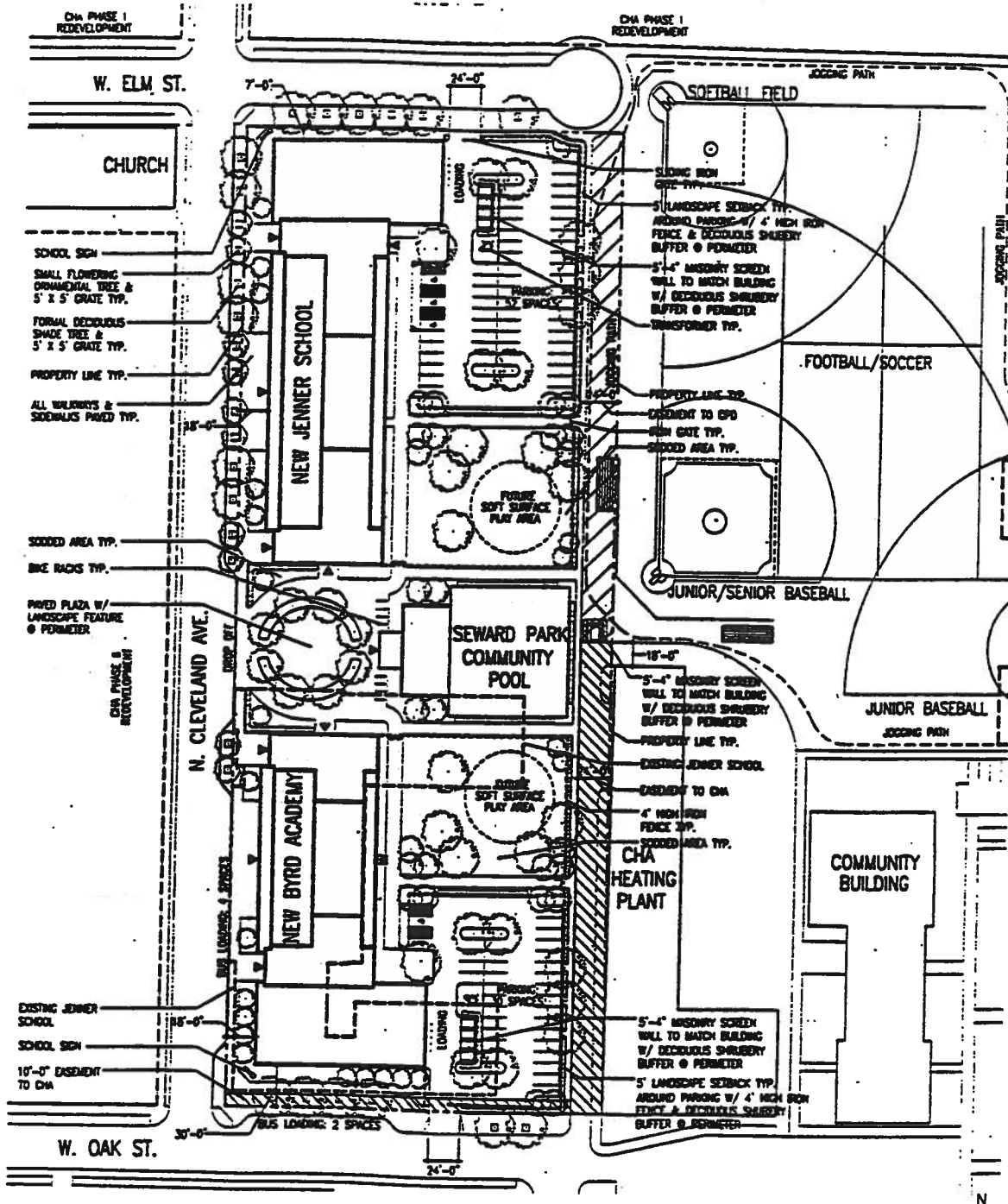
Existing Land-Use Map.



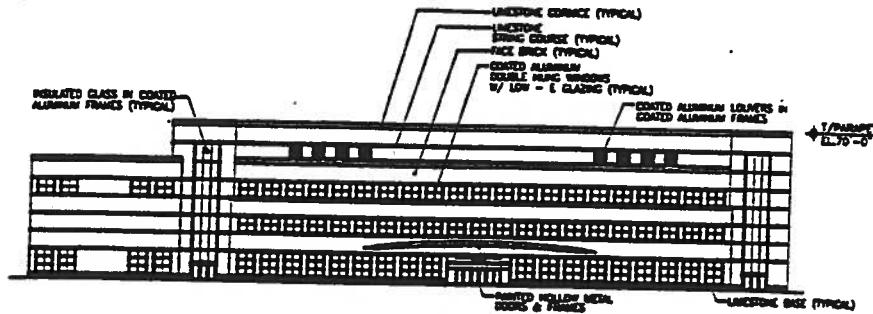
: Planned Development Boundary, Property Line And
Right-Of-Way Adjustment Map.



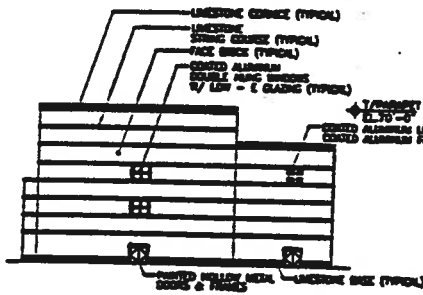
Site/Landscape Plan.



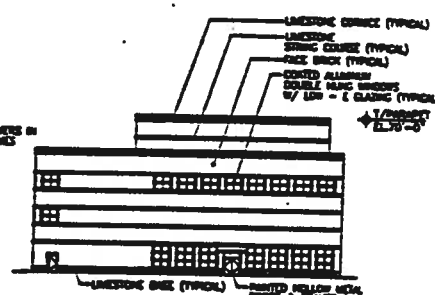
Jenner Academy Of The Arts -- Building Elevations.



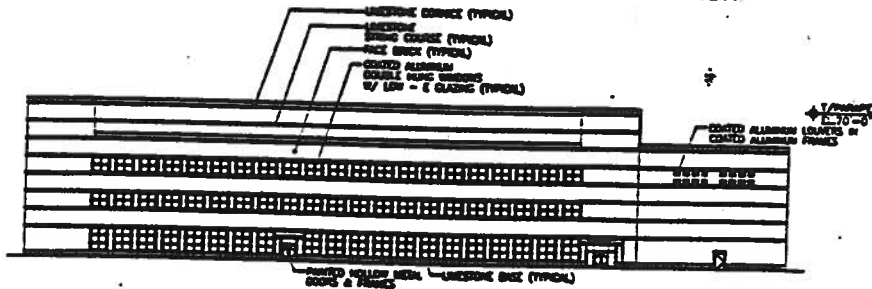
WEST ELEVATION



NORTH ELEVATION

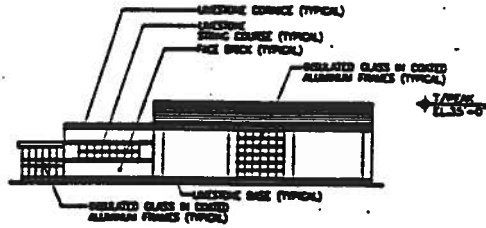


SOUTH ELEVATION

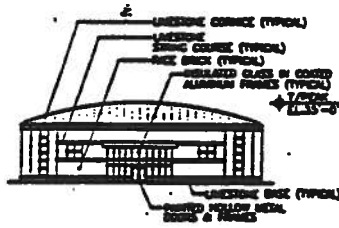


EAST ELEVATION

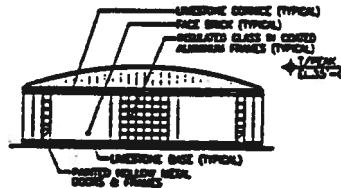
Seward Natatorium -- Building Elevations



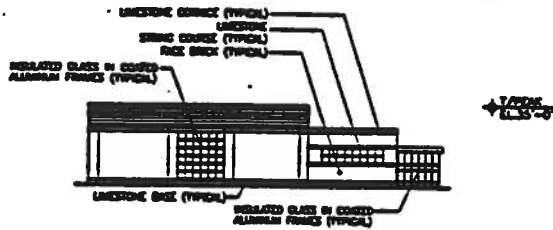
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION