

9/5/2001

REPORTS OF COMMITTEES

66615

Reclassification Of Area Shown On Map Number 10-E.
(Application Number A-4701)

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 B4-3 Restricted Service District symbols and indications as shown on Map Number 10-E in the area bounded by:

a line 200 feet south of East 43rd Street; South Indiana Avenue; a line 325 feet south of East 43rd Street; and the alley next west of and parallel to South Indiana Avenue,

to those of an R5 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 12-D.

(As Amended)

(Application Number A-4708)

IPD 795

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 12-D in the area bounded by:

a line 404.7 feet north of and parallel to East 54th Street; a line 33.33 feet west of and parallel to the alley next west of and parallel to South Dorchester Avenue; a line 380.8 feet north of and parallel to East 54th Street; the alley next west of and parallel to South Dorchester Avenue; the alley next north of and parallel to East 54th Street; South Dorchester Avenue; East 54th Street; a line 406.6 feet west of and parallel to South Dorchester Avenue; a line 282.11 feet north of and parallel to East 54th Street; a line 351.33 feet west of and parallel to South Dorchester Avenue; a line 352.16 feet north of and parallel to East 54th Street; and a line 310.67 feet west of and parallel to South Dorchester Avenue,

to an Institutional Planned Development 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 2. 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 Number 795.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development consists of approximately ninety-eight thousand one hundred ninety-eight and eight-tenths (98,198.8) square feet (two and three-tenths (2.3) acres) net site area which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and which is owned or will be controlled by the Chicago Board of Education ("Applicant") and the Public Building Commission of Chicago.
2. The 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 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, 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 the 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 Map, and a Site/Landscape Plan and Building Elevations prepared by OWP&P/WGA dated July 12, 2001. 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 these and no other zoning controls shall apply.
5. The uses permitted within the area of delineated herein as "Institutional Planned Development" shall be educational and recreational facilities, offices; accessory parking and related uses incidental thereto.
6. Identification and other necessary signs, including temporary construction signs, may be permitted within the area delineated herein as "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. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.
8. Service drives or other means of ingress or egress, including for emergency vehicles shall be adequately designed and paved in accordance with 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 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, all entrances and exits to the parking area, shall be designed and installed in substantial conformance with 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, City regulations and guidelines.
12. 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.
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 (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.
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 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 and Property Line Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 66620 through 66624 of this Journal.]

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

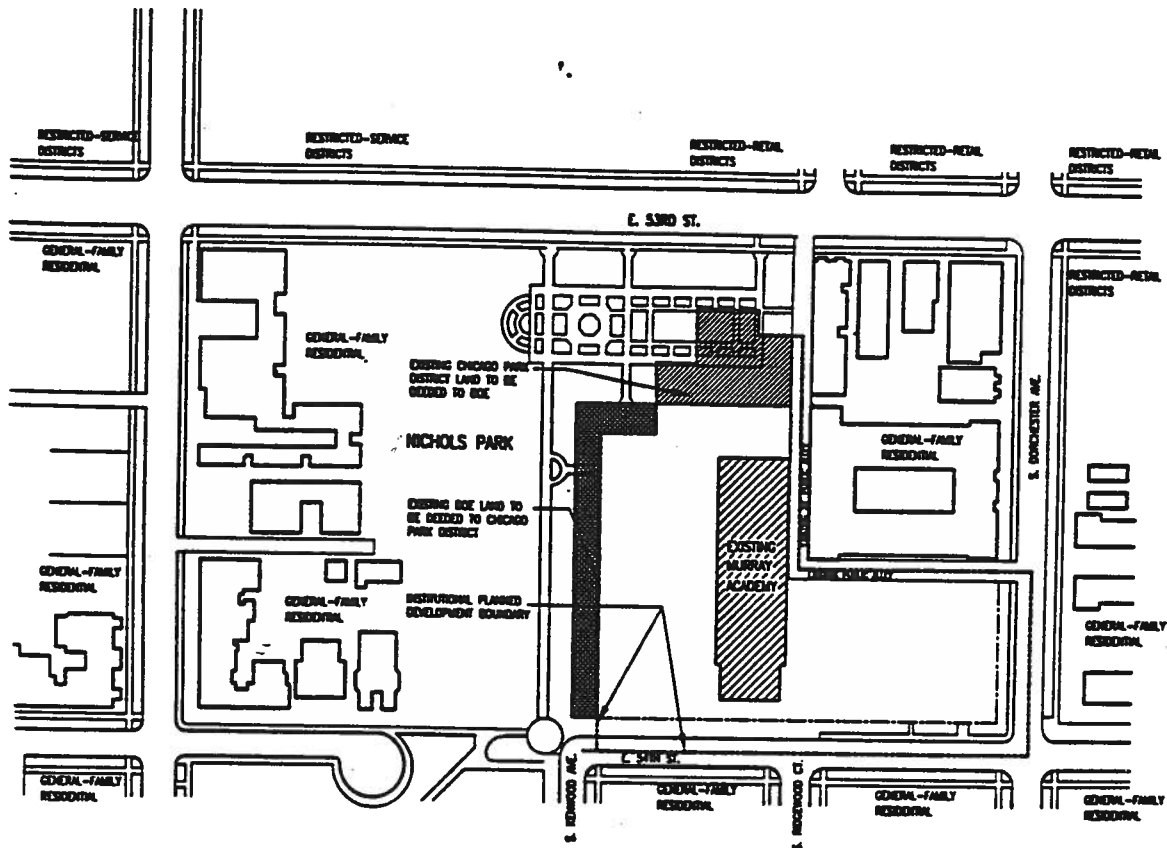
Institutional Planned Development. No. 795

New Addition For Murray Language Academy

Bulk Regulations And Data Table.

Gross Site Area	Public Right-Of-Way	Net Site Area
122,142.9 square feet (2.8 acres)	23,944.1 square feet (.5 acres)	98,198.8 square feet (2.3 acres)
Maximum Permitted Floor Area Ratio for Total Net Site Area:		1.0.
Minimum Number of Off-Street Parking Spaces:		32.
Minimum Number of Off-Street Loading Spaces:		1.
Maximum Building Height:		50 feet, 0 inches.
Minimum Setback:		Per Site Plan.

Existing Land-Use Map.



LEGEND

- INSTITUTIONAL PLANNED DEVELOPMENT BOUNDARY
- ▨ EXISTING MURRAY ACADEMY
- ▩ EXISTING BGE LAND TO BE DEDED TO CPD.
- ▧ EXISTING CPD LAND TO BE DEDED TO BGE

PLICANT: BOARD OF EDUCATION OF CHICAGO
35 S. KENWOOD AVENUE

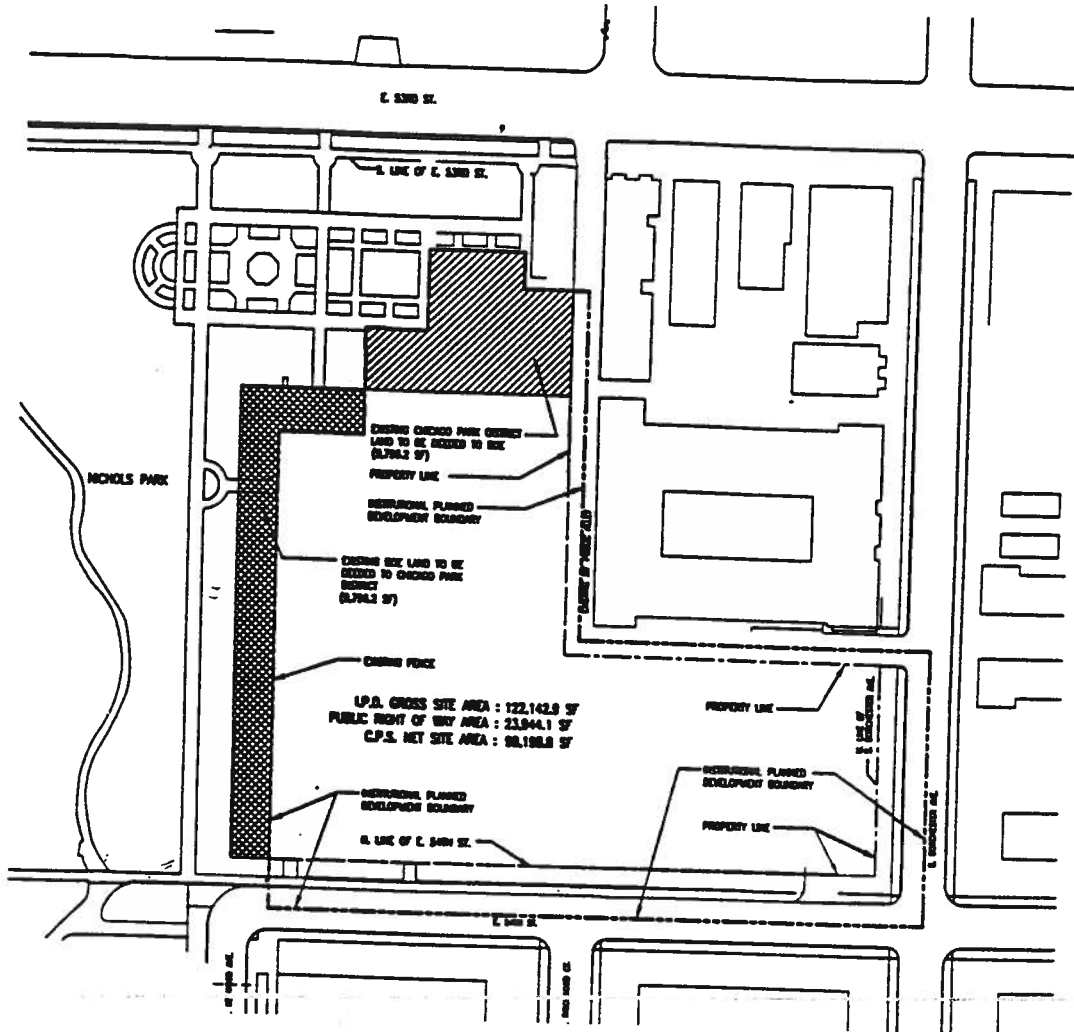
SCALE :: 1" = 150'-0"
REVISED: JULY 12, 2001
DATE: JUNE 06, 2001
PREPARED BY: OWP&P/WGA

Y OF CHICAGO
OR RICHARD M. DALEY

CHICAGO PUBLIC SCHOOLS
CAPITAL PROGRAM
NEW CONSTRUCTION



Planned Development Boundary
And Property Line Map.



APPLICANT: BOARD OF EDUCATION OF CHICAGO
335 S. KENWOOD AVENUE

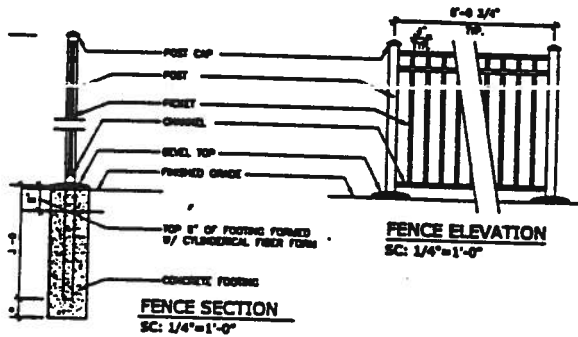
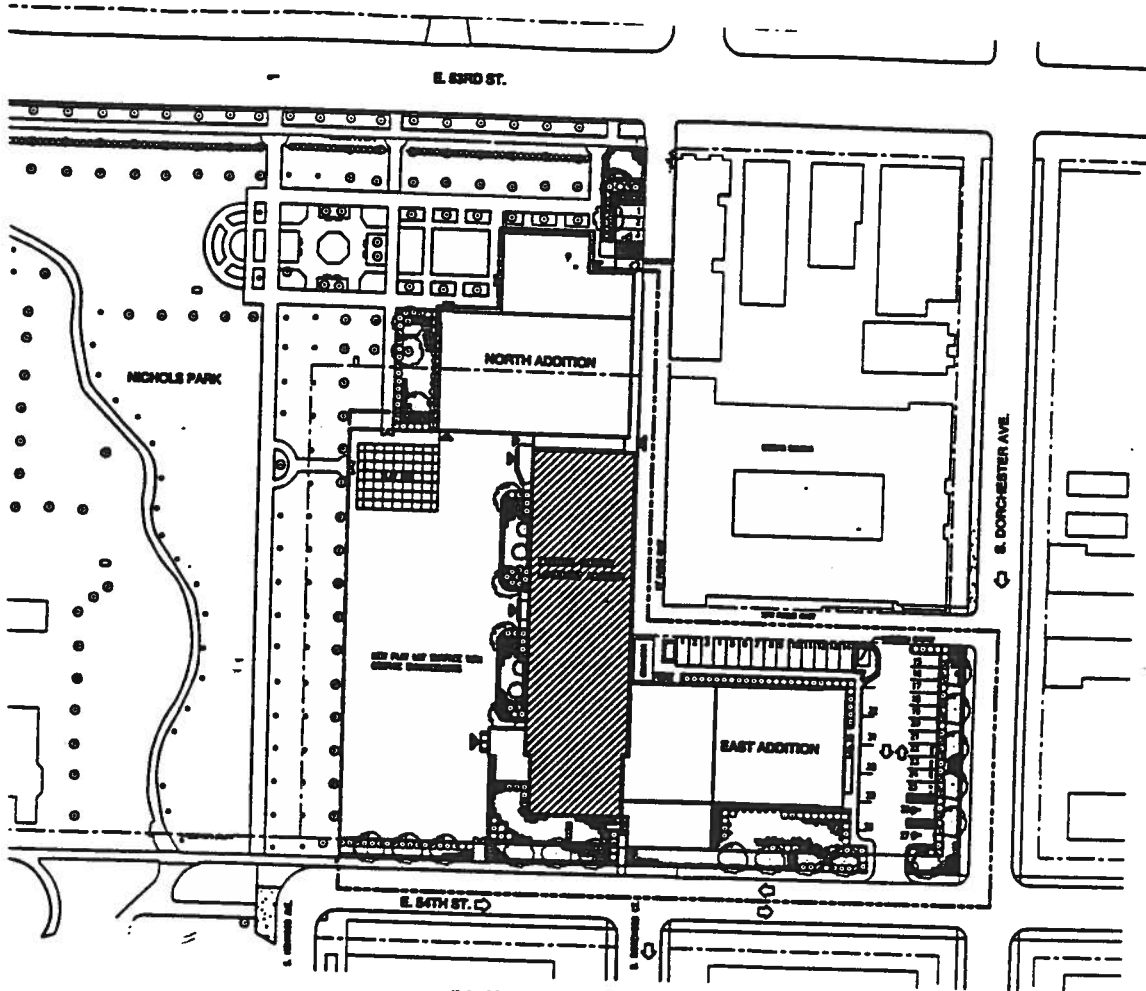
SCALE :: 1" = 100'-0"
REVISED: JULY 12, 2001
DATE: JUNE 06, 2001
PREPARED BY: OWP&P/WGA

CITY OF CHICAGO
GOVERNOR RICHARD M. DALEY

CHICAGO PUBLIC SCHOOLS
CAPITAL PROGRAM
NEW CONSTRUCTION



Site/Landscape Plan.



CANT: BOARD OF EDUCATION OF CHICAGO
S. KENWOOD AVENUE

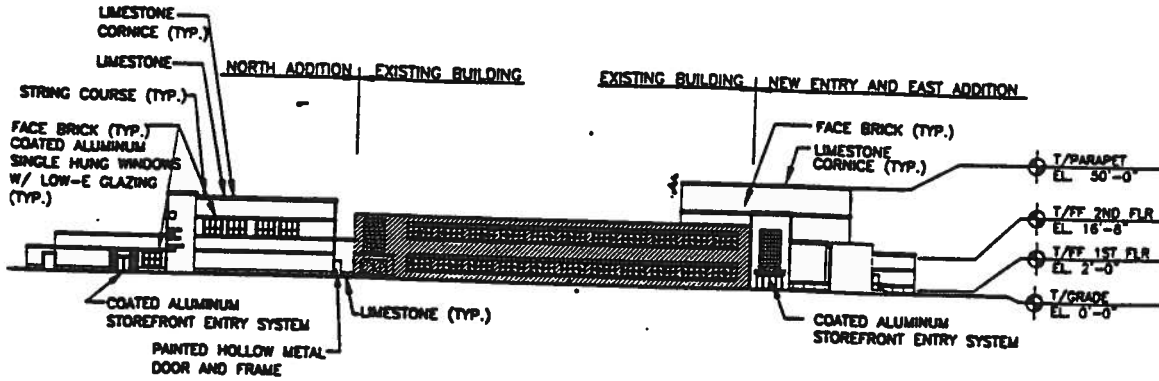
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OF CHICAGO
RICHARD M. DALEY

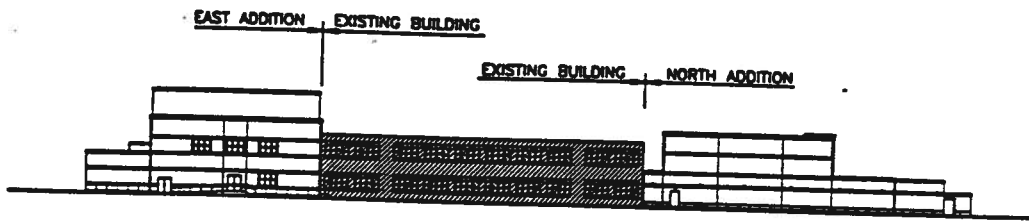
CHICAGO PUBLIC SCHOOLS
CAPITAL PROGRAM
NEW CONSTRUCTION



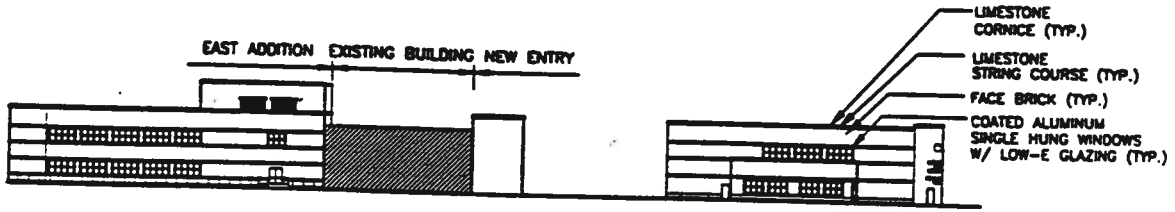
Building Elevations.



WEST ELEVATION

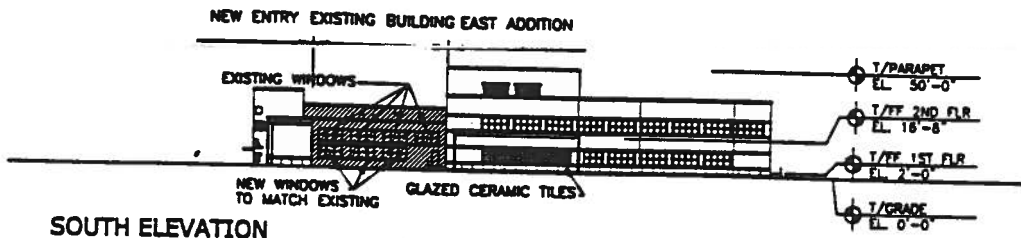


EAST ELEVATION



NORTH ELEVATION (EAST ADDITION)

NORTH ELEVATION (NORTH ADDITION)



SOUTH ELEVATION

APPLICANT: BOARD OF EDUCATION OF CHICAGO
335 S. KENWOOD AVENUE

SCALE :: 1" = 70'-0"
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DATE: JUNE 06, 2001
PREPARED BY: OWP&P/WGA

CITY OF CHICAGO
MAYOR RICHARD M. DALEY

CHICAGO PUBLIC SCHOOLS
CAPITAL PROGRAM
NEW CONSTRUCTION

