



Office of the Chicago City
Clerk



SO2012-21

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	1/18/2012
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17401
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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 RM5 Residential Multi-Unit District and Institutional Planned Development No. 885 symbols and indications as shown on Map No. 3-F in the area bounded by

The alley next north of and parallel to West Schiller Street, North Wieland Street; West Schiller Street; North North Park Avenue

to those of B3-3 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B3-3 Community Shopping District symbols and indications within the area herein above described to the designation of Institutional Planned Development No. 885, As Amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part and to no others.

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

**INSTITUTIONAL PLANNED DEVELOPMENT NO. 885, AS AMENDED
PLAN OF DEVELOPMENT
STATEMENTS**

1. The area delineated herein as a Institutional Planned Development No. 885, as amended, consists of approximately 26,521 square feet (0.609 acres) which is depicted on the attached Planned Development Boundary, Property Line, and Sub Area Map (the 'Property') and is owned or controlled by the Applicant, Catherine Cook School.
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 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 within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and if different than the Applicant, then to the owners of record title to all of the Property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time any 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 the purpose of this paragraph has the same meaning stated in section 17-8-0400 of the Chicago Zoning Ordinance.

APPLICANT:	CATHERINE COOK SCHOOL
ADDRESS:	224-242 WEST SCHILLER STREET, 1400-1410 NORTH WIELAND STREET, 1401-1411 NORTH NORTH PARK AVENUE
DATE:	JANUARY 11, 2012
PLAN COMMISSION:	MARCH 15, 2012

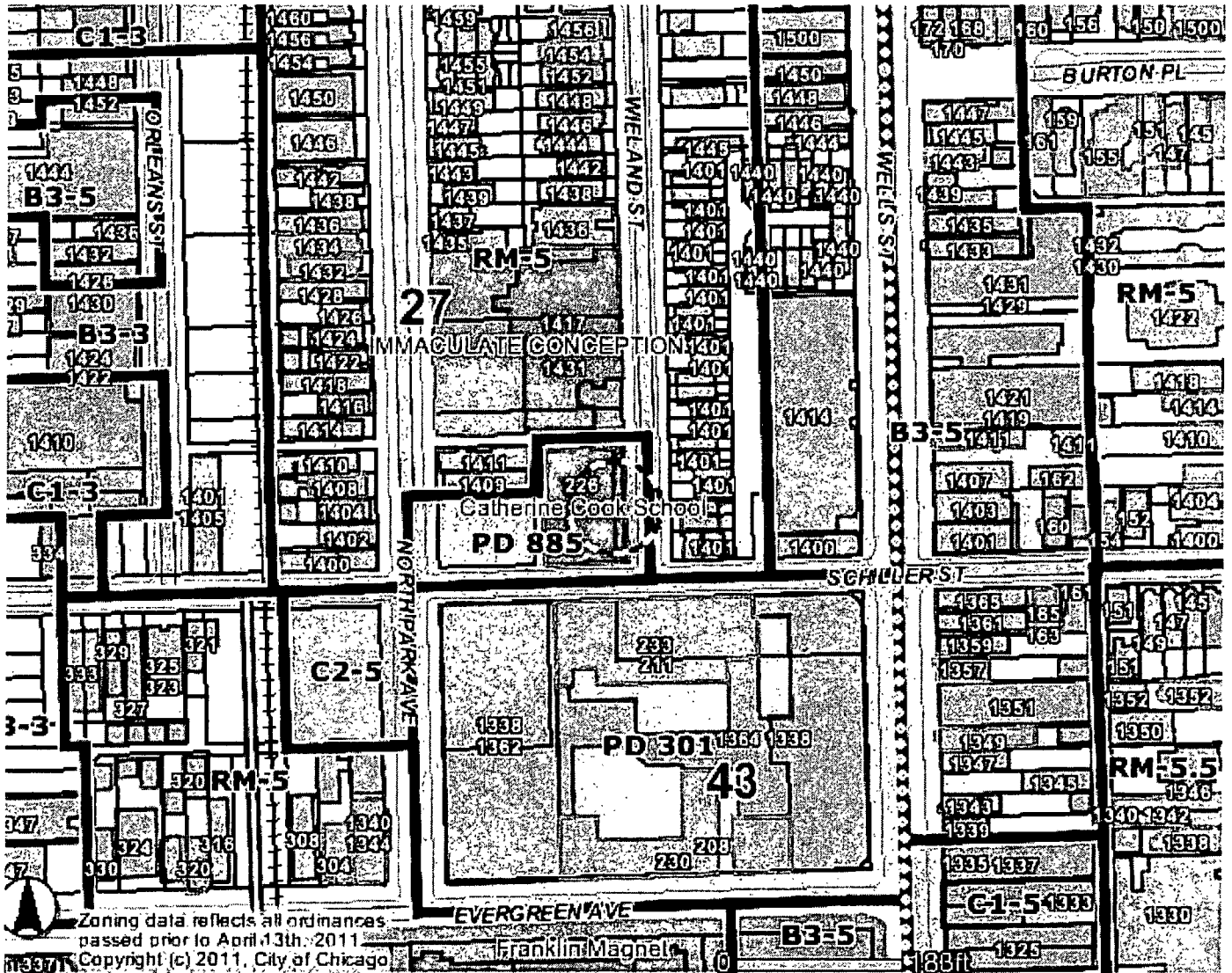
4. This Plan of Development consists of these sixteen (16) Statements; a Bulk Regulations and Data Table; and an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary, Property Line and Sub Area Map; a Generalized Site Plan; a Landscape/Green Roof Plan; Ground Floor Plan; and Elevations dated January 11, 2012. Full size sets of the Site Plan, Landscape Plans and Building Elevations are on file with the Department of Housing and Economic 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, Title 17-8 of the Municipal Code of Chicago, and all requirements thereto and satisfies the established criteria for approval as a Planned Development.
5. The following uses shall be allowed within the area delineated herein as "Institutional Planned Development": school, auditorium, gymnasium and related uses.
6. On-premise signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Housing and Economic Development. Monument signs shall be permitted. Off-premises signs are prohibited within the boundary of the Planned Development.
7. Ingress or egress shall be subject to the review and approval of the Department of Transportation and the Department of Housing and Economic Development. 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 Chicago Department of Transportation. All work proposed in the Public Way must be designed and constructed in accordance with the

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Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Applicant shall make provision for a minimum of twenty-nine (29) off-site parking spaces to be located within six hundred twenty-five (625) feet from the Property.

- 8. For purposes of calculating height, the definitions in the Chicago Zoning Ordinance shall apply. In addition to the maximum height of the buildings and any appurtenances thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
- 9. The maximum permitted floor area ratio (F.A.R.) for the parcel shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply. The permitted F.A.R. identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of 26,521 square feet.
- 10. Upon Part II review, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance. The fee as determined by the Department of Housing and Economic Development staff at that 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.
- 11. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Notwithstanding any statement to the contrary,

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Zoning data reflects all ordinances passed prior to April 13th, 2011

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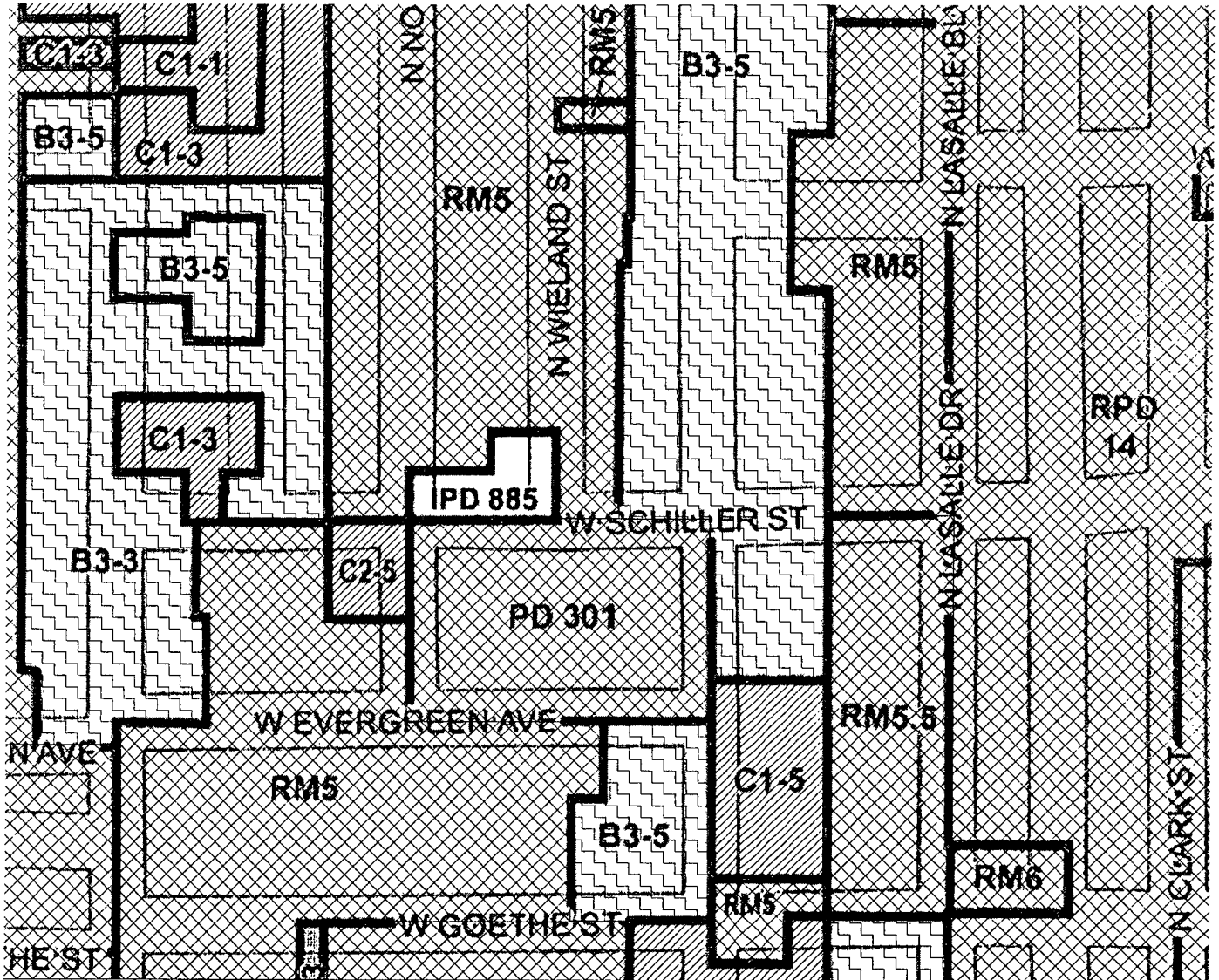
APPLICANT: CATHERINE COOK SCHOOL





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Existing Land-Use Map.



-  Commercial
-  Residential
-  Business
-  Manufacturing

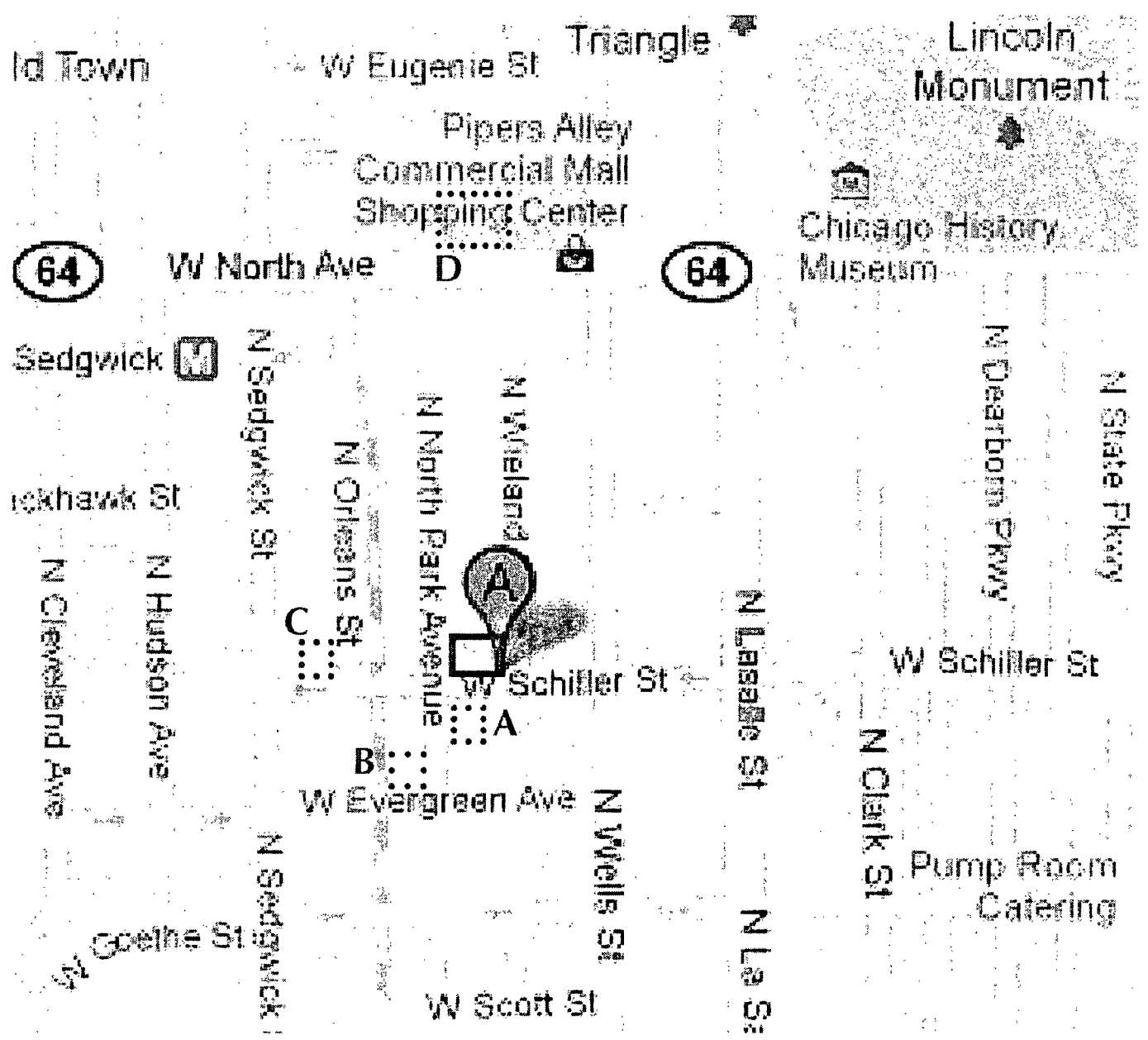
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Off Site Parking and Site Map.

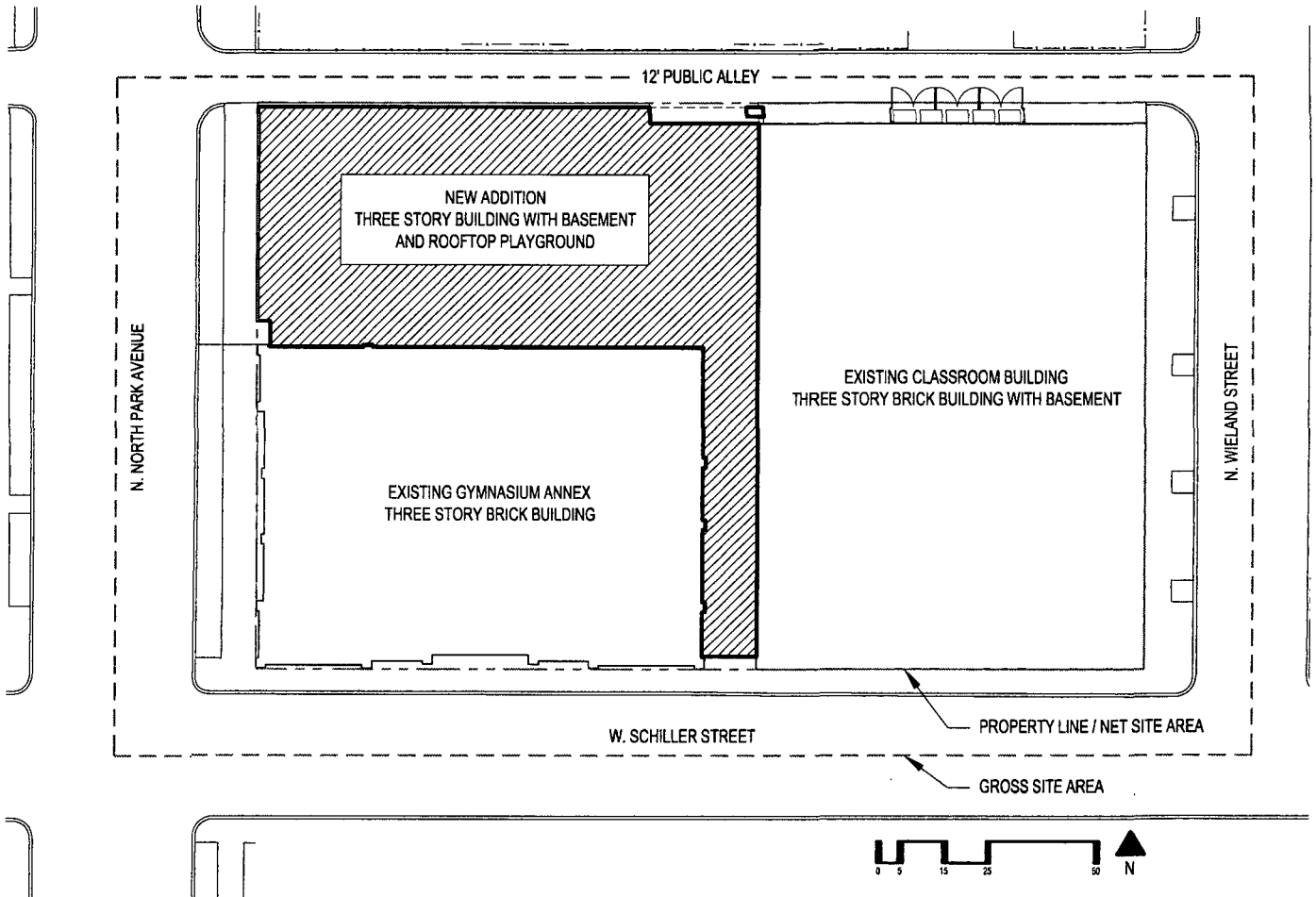


Off Site Parking Lots : >25 Spaces Provided

- Approximate distance from school entrance to parking lots :
- Lot A : Approximately 40'
- Lot B : Approximately 125' (.02 miles)
- Lot C : Approximately 225' (.04 miles)
- Lot D : Approximately 625' (.1 miles)

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Planned Development Property Line and Boundary Map.



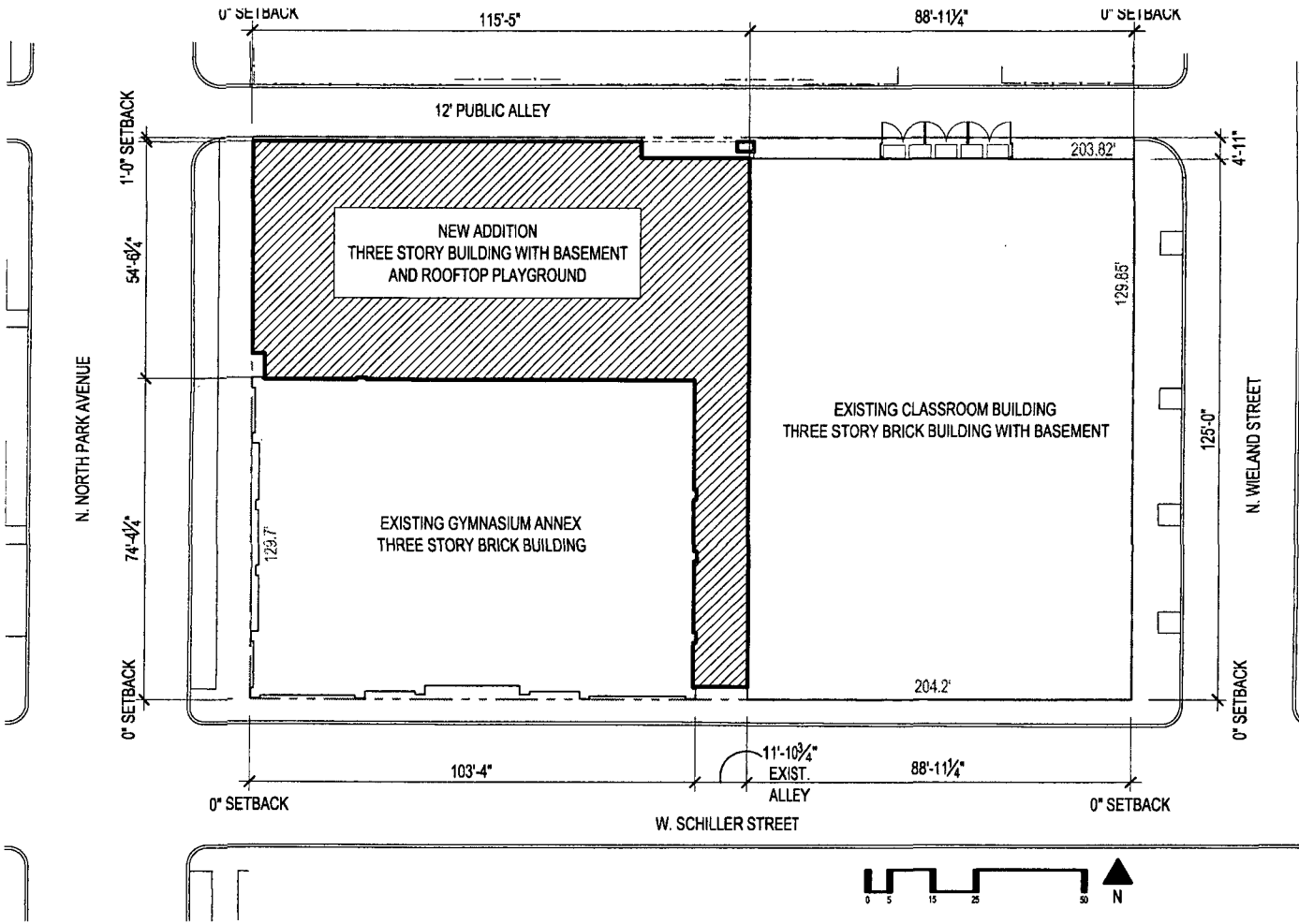
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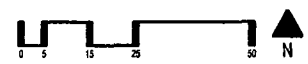
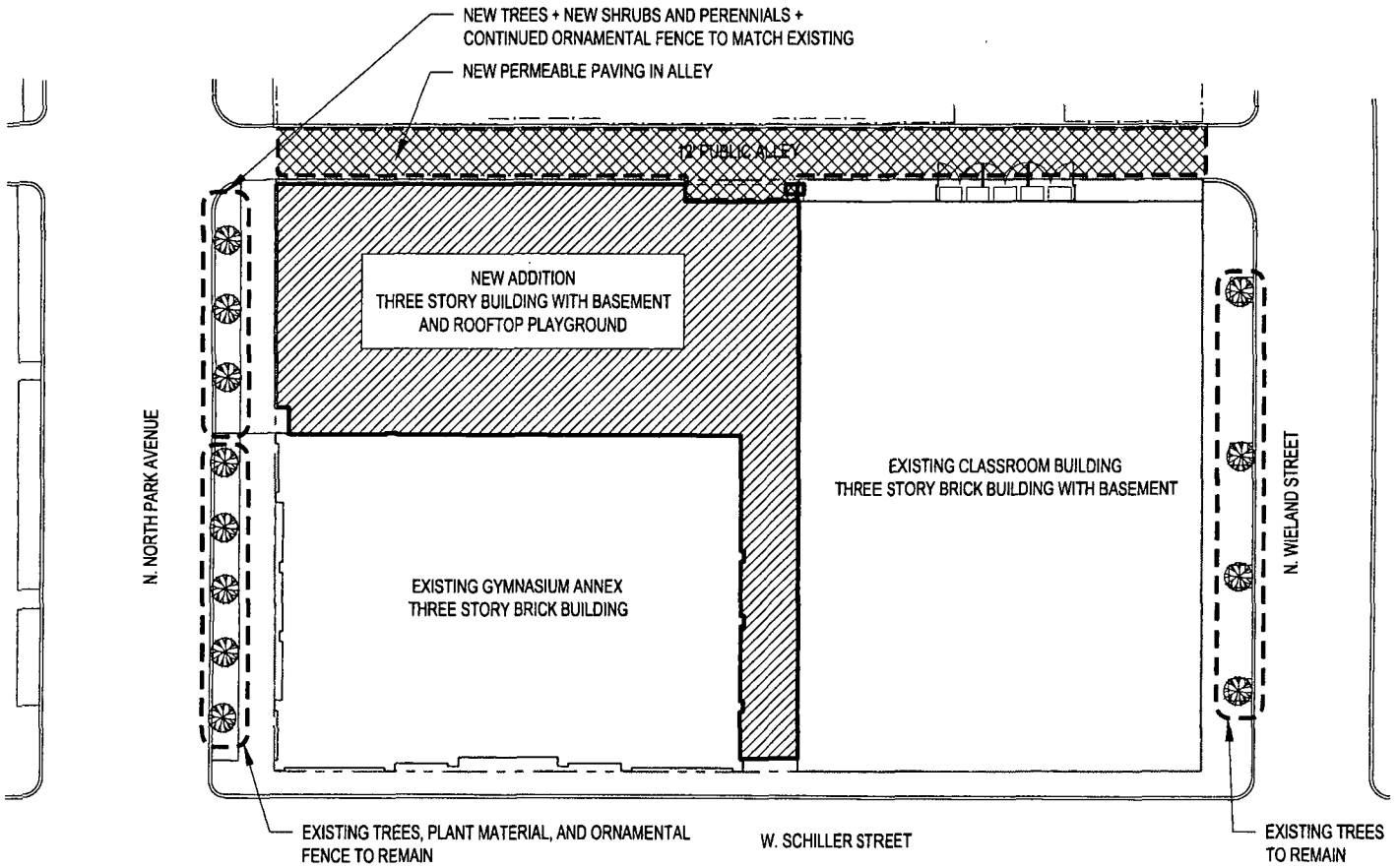
Site Plan.



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Landscape Plan.

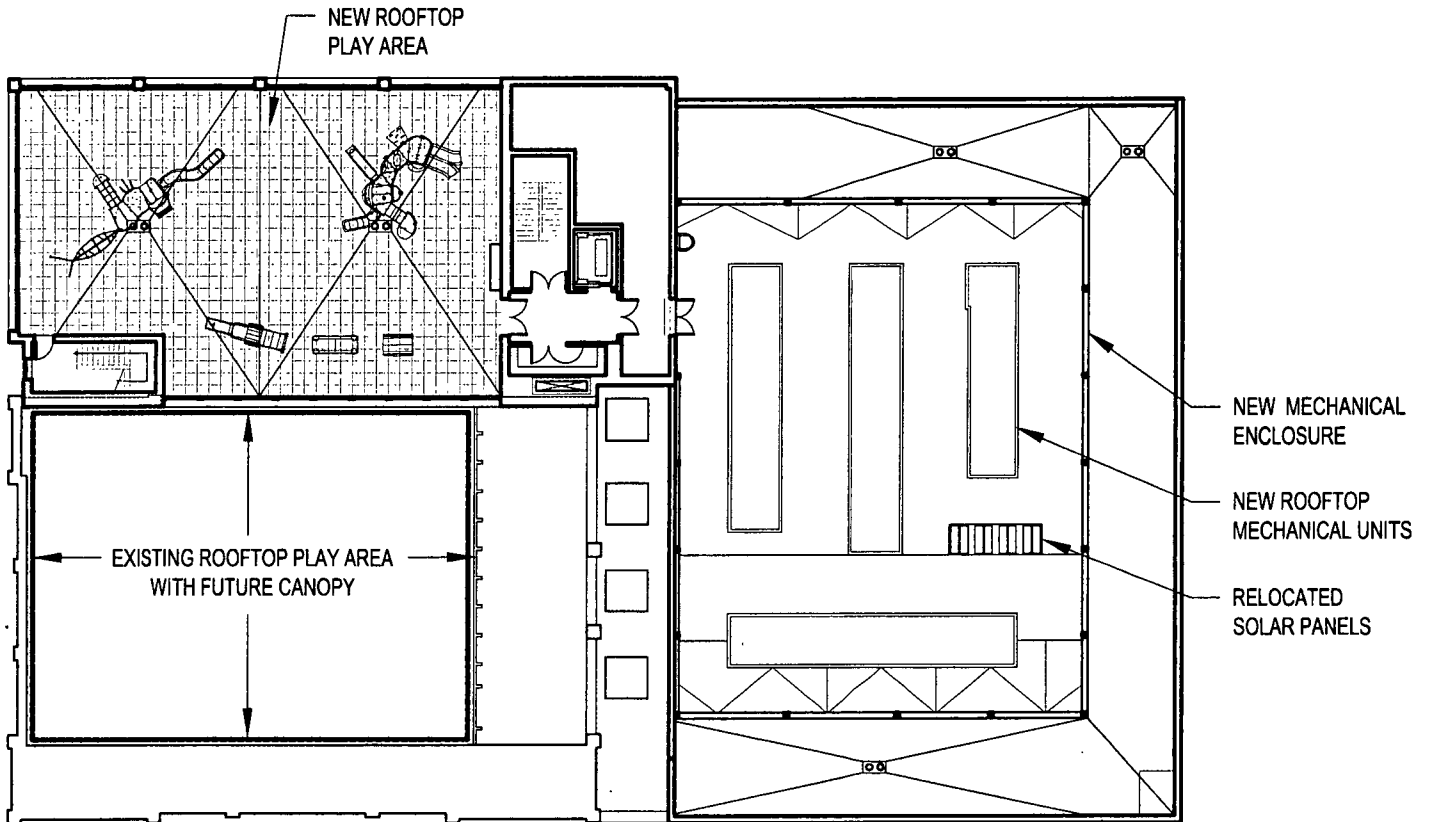
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- Existing Plant Material:**
 Trees: 8" Pear + 4" Kentucky Coffee +
 4" Maple + 11"-13" Elm
 Hosta
 Hydrangea
 Russian Sage
 Autumn Joy Sedum
 Lilac Shrub
 Allium
 Daisy

- Proposed Plant Material:**
 Trees: 4" cal. Princeton Sentry Ginkgo
 Native Shrubs
 Ames St. Johnswort
 Annabelle Hydrangea
 Dwarf Fothergalla
 Iroquois Beauty Black Chokecherry
 Native Perennials
 Summer Beauty Allium
 Narrow Leaf Blue Star
 Wild Columbine
 Wood's Purple Aster
 Magnus Purple Coneflower
 Green Spice Prairie Alum Root
 Wild Petunia

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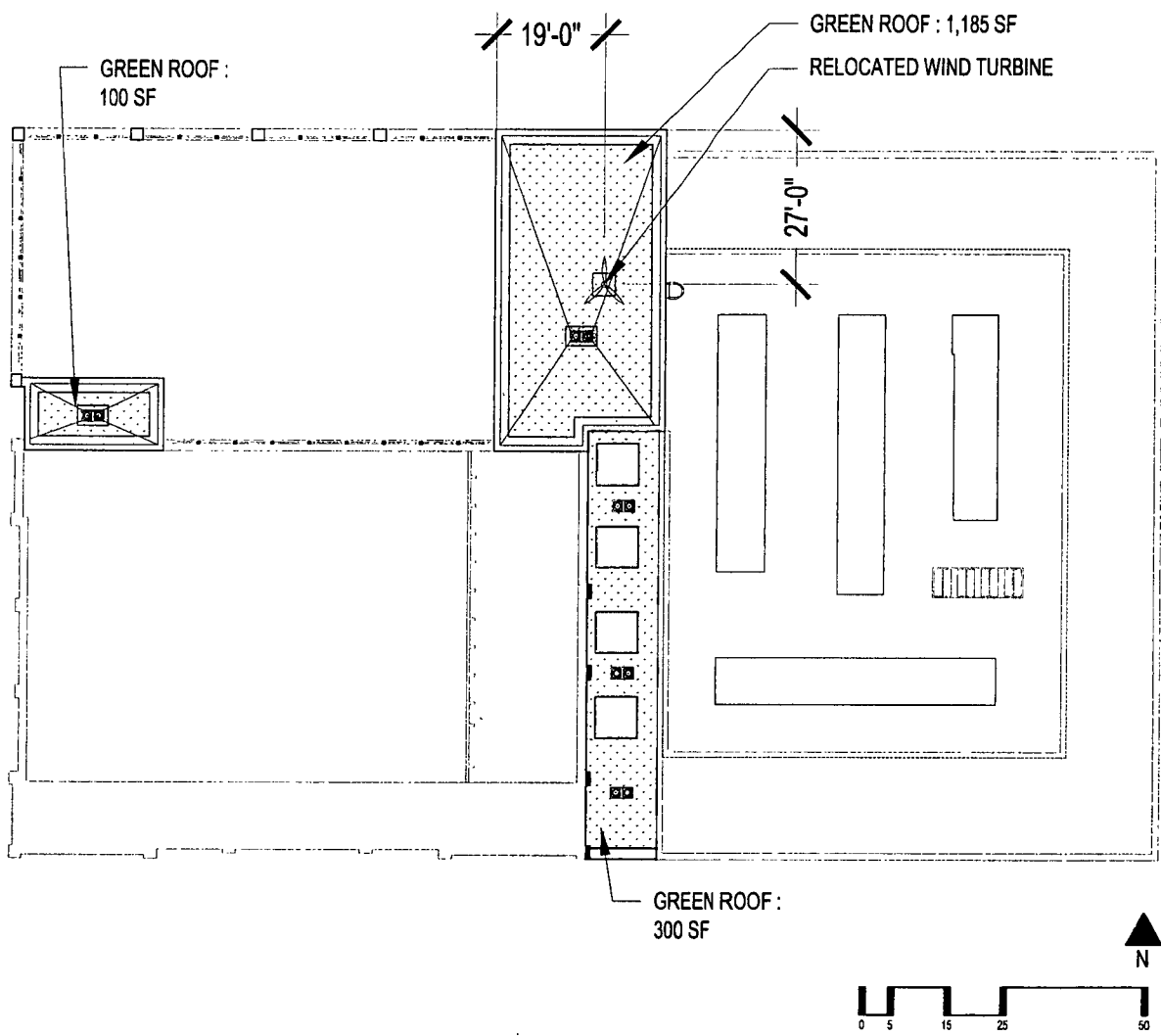
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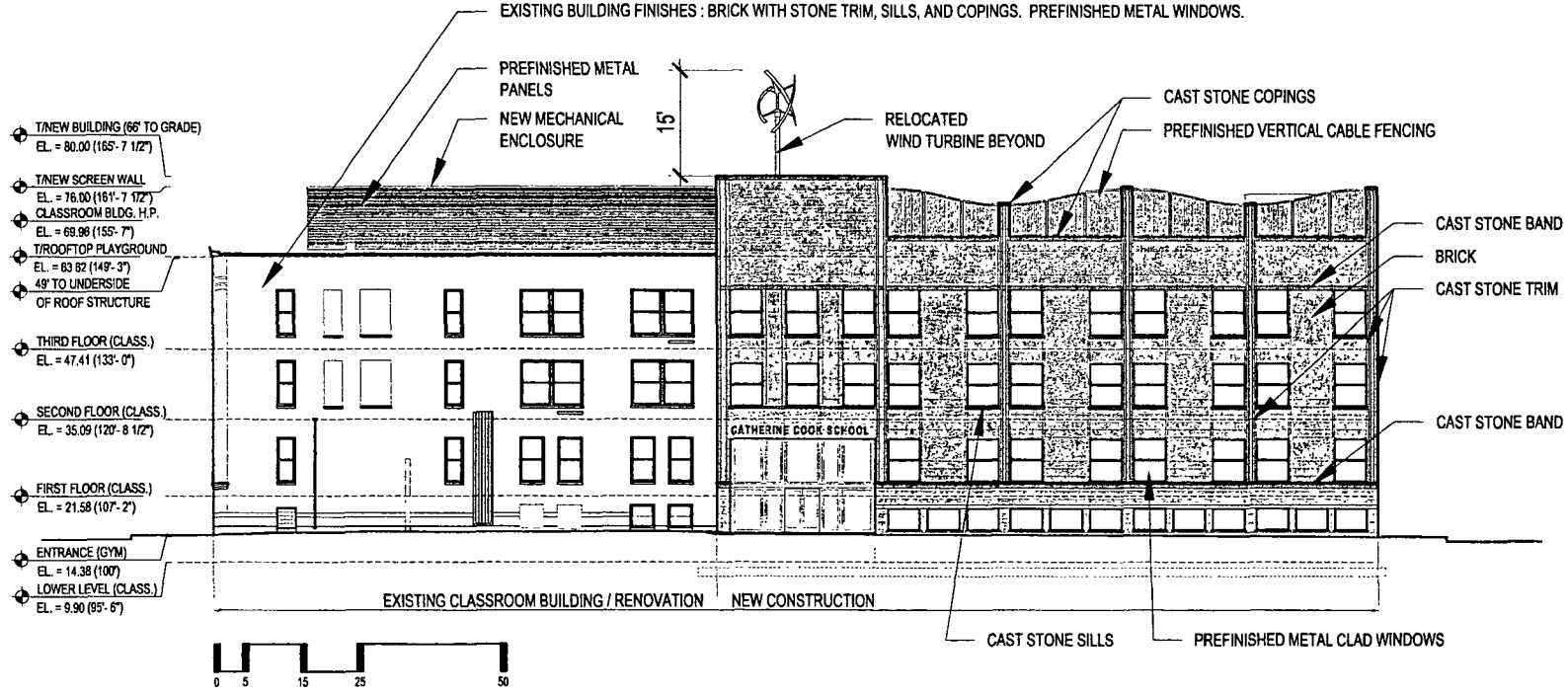
Green Roof Plan.



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North Building Elevation.



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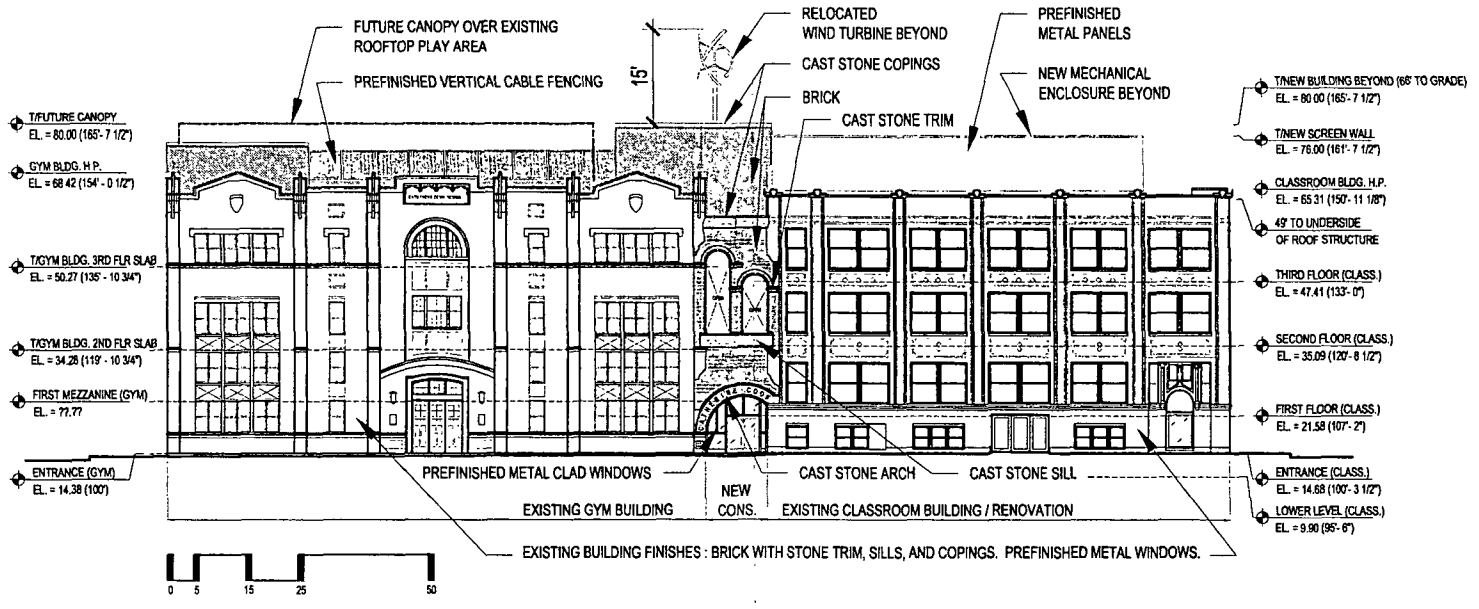
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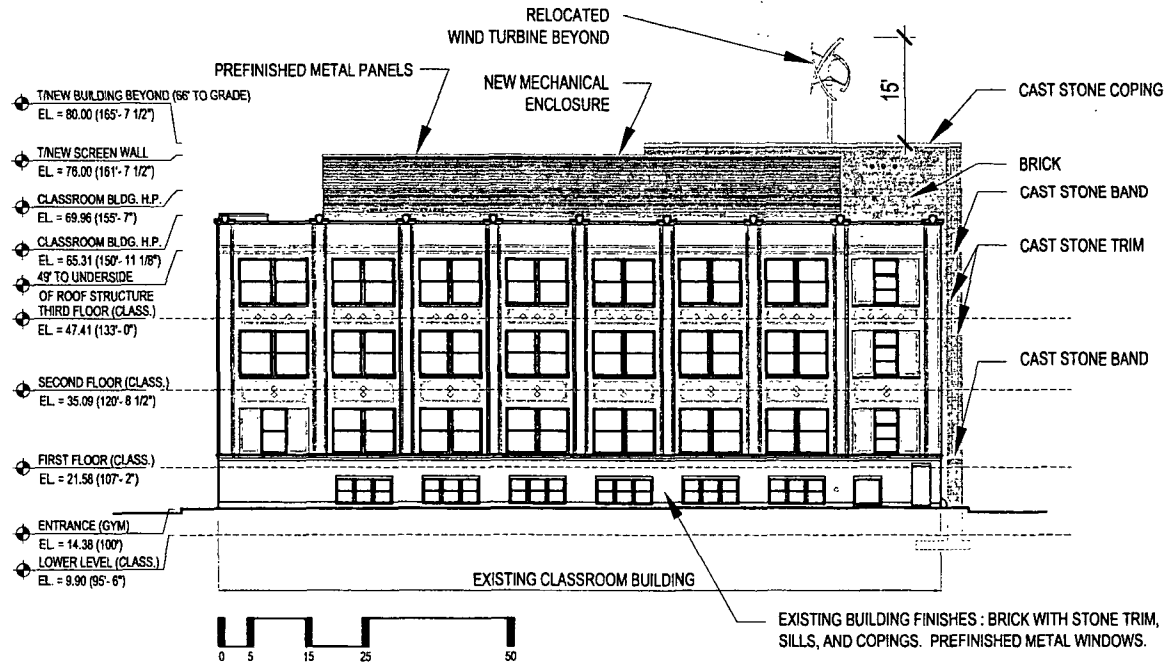
South Building Elevation.



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East Building Elevation.



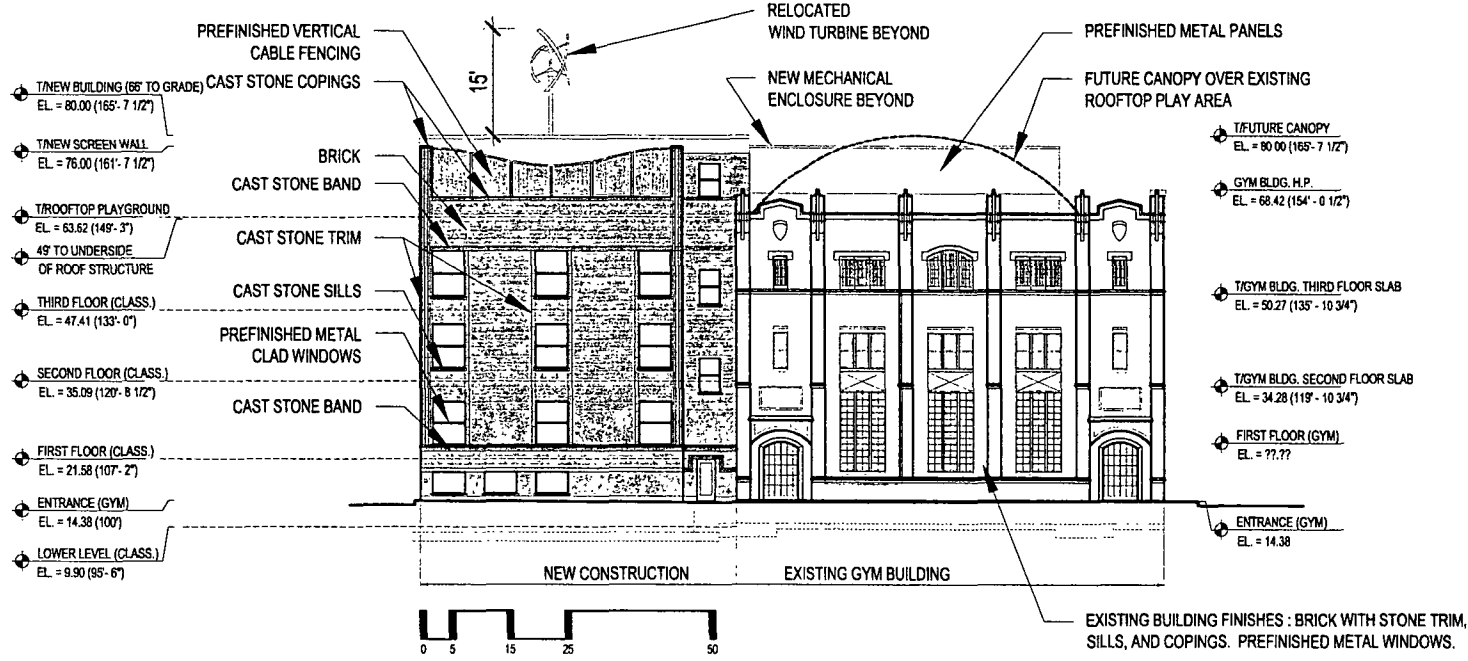
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West Building Elevation.



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CHICAGO BUILDS GREEN

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Project Name:

Catherine Cook School Addition - PD 885

Project Location:

** Street Number (if the address only includes one street number, please fill only the cell "From"):*

From*	To*	Direction:	Street Name:	Select Street Type:
226		W	Schiller	St

Ward No: Community Area No:

27	8
----	---

Project Type:

Check applicable:

Planned Development
 Redevelopment Agreement
 Zoning Change
 Public project
 Landmark

↳ PD No:
 ↳ RDA No:
 ↳ From: To:

Project Size:

Total land area in sq.ft.:	Total building(s) footprint in sq.ft.:	Total vehicular use area in sq.ft.:
26,521	25,551	0

DPD Project Manager:

Enter First Name Last Name

Patrick Murphey

BG/GR Matrix:

Select project category:

Inst. School, Com. Center

Financial Incentives:

Check applicable:

TIF
 Empowerment Zone Grant
 Class L
 GRIF
 Ind. Dev. Revenue Bonds
 Class 6b
 SBIF
 Bank Participation Loan
 DOH
 Land Sale Write Down

Density Bonus:

Check applicable:

Public plaza & pocket park
 Water features in a plaza or pocket park
 Chicago Riverwalk improvements
 Setbacks above the ground floor
 Winter gardens
 Lower level planting terrace
 Indoor through-block connection
 Green roof
 Sidewalk widening
 Underground parking and loading
 Arcades
 Concealed above-ground parking

Required per Zoning Code or Green Roof/Building Green Matrix To be Provided by the development:

Please fill, if applicable

Landscaping:

7' Landscape Setback
 Interior Landscape Area
 No. of Interior Trees
 No. of Parkway Trees

Square footage:	0	0
Square footage:	0	0
	0	0
	12	12

Open Space:

River Setback
 Private Open Space
 Privately developed Public Open Space

Square footage:	0	0
Square footage:	0	4,110
Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving
 Raingarden
 Filter strip
 Bioswale
 Detention pond
 Native landscaping
 Rain-water collection cistern/barrel
 Total impervious area reduction

Square footage:	0
Check applicable:	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
Square footage:	0
Gallons:	0
Square footage:	0

Other sustainable surface treatments:

Green roof
 Energy Star roof
 High-albedo pavement

Square footage:	1,585	1,585
Square footage:	0	0
Square footage:	0	0

Transportation:

No. of accessory parking spaces
 Total no. of parking spaces (Accessory + Non- Acc.)
 No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)
 No. of bicycle parking
 Within 600 ft of CTA or Metra station entrance

	29	29
		29
	0	0
	0	0
Check if applicable:	<input checked="" type="checkbox"/>	

Building Certification:

Energy Star building	<input type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input checked="" type="checkbox"/>	
LEED Certified		<input checked="" type="checkbox"/>
LEED Silver		<input type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

Energy efficiency strategies not captured above:

-IE: Other than Energy Star Roof – or Energy Star Building Certification-

Wind turbine located on top of mechanical penthouse at new addition.

Other sustainable strategies and/or Project Notes: