



City of Chicago



O2016-8493

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/16/2016
Sponsor(s):	Zalewski (23)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 16-N at 7101-7147 W 64th Pl, 6434--6458 S Nottingham Ave and 7100-7146 W 65th St
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ZONING

ORDINANCE

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 RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District and RM.4.5 Residential Multi-Unit District symbols and indications as shown on Map 16-N in the area bounded by:

West 64th Place; South Nottingham Avenue; West 65th Street; the alley immediately east of and parallel to South Harlem Avenue

to those of an RM-4.5 Residential Multi-Unit District.

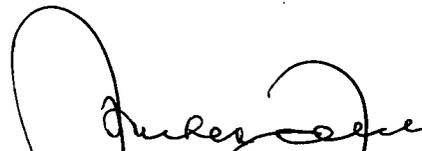
SECTION 2: That the Chicago Zoning Ordinance be amended by changing all of the RM-4.5 Residential Multi-Unit District symbols and indications as shown on Map 16-N in the area bounded by:

West 64th Place; South Nottingham Avenue; West 65th Street; the alley immediately east of and parallel to South Harlem Avenue

to those of an Institutional Planned Development No. _____, 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.

SITE ADDRESS: 7101-47 w. 64th Place; 6434-58 S. Nottingham Avenue; 7100-46 W. 65th Street.


Michael R. Zafewski
Alderman, 23rd Ward

INSTITUTIONAL PLANNED DEVELOPMENT NO. _____

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Institutional Planned Development Number _____, (“Planned Development”) consists of approximately 125,980 net square feet of property (2.89 acres) which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is controlled by the Board of Education of the City of Chicago (the “Applicant”).
2. 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 holders 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, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the 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 Department of Transportation.

4. This Plan of Development consists of 14 Statements: a Bulk Regulations Table; an Existing Zoning Map; a General Land-Use Map; a Planned Development Boundary and

APPLICANT:	The Board of Education of the City of Chicago
ADDRESS:	7101-47 W. 64 th Place; 6434-58 S. Nottingham Avenue; 7100-46 W. 65 th Street
FILING DATE:	November 16, 2016
PLAN COMMISSION DATE:	TBD

Property Line Map; Site and Landscape Plan; and Building Elevations dated November 1, 2016, submitted herein. 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 Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are allowed in the area delineated herein: school, accessory parking and related accessory uses.
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 Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio (“FAR”) for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 125,980 square feet.
9. The Site and Landscape Plan shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
10. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
11. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

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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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
13. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. Accordingly, the Applicant shall comply with the requirements of the City of Chicago Sustainable Development Policy 2016.
14. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to the RM-4 Residential Multi-Unit District.

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INSTITUTIONAL PLANNED DEVELOPMENT NO. ____,
BULK REGULATIONS

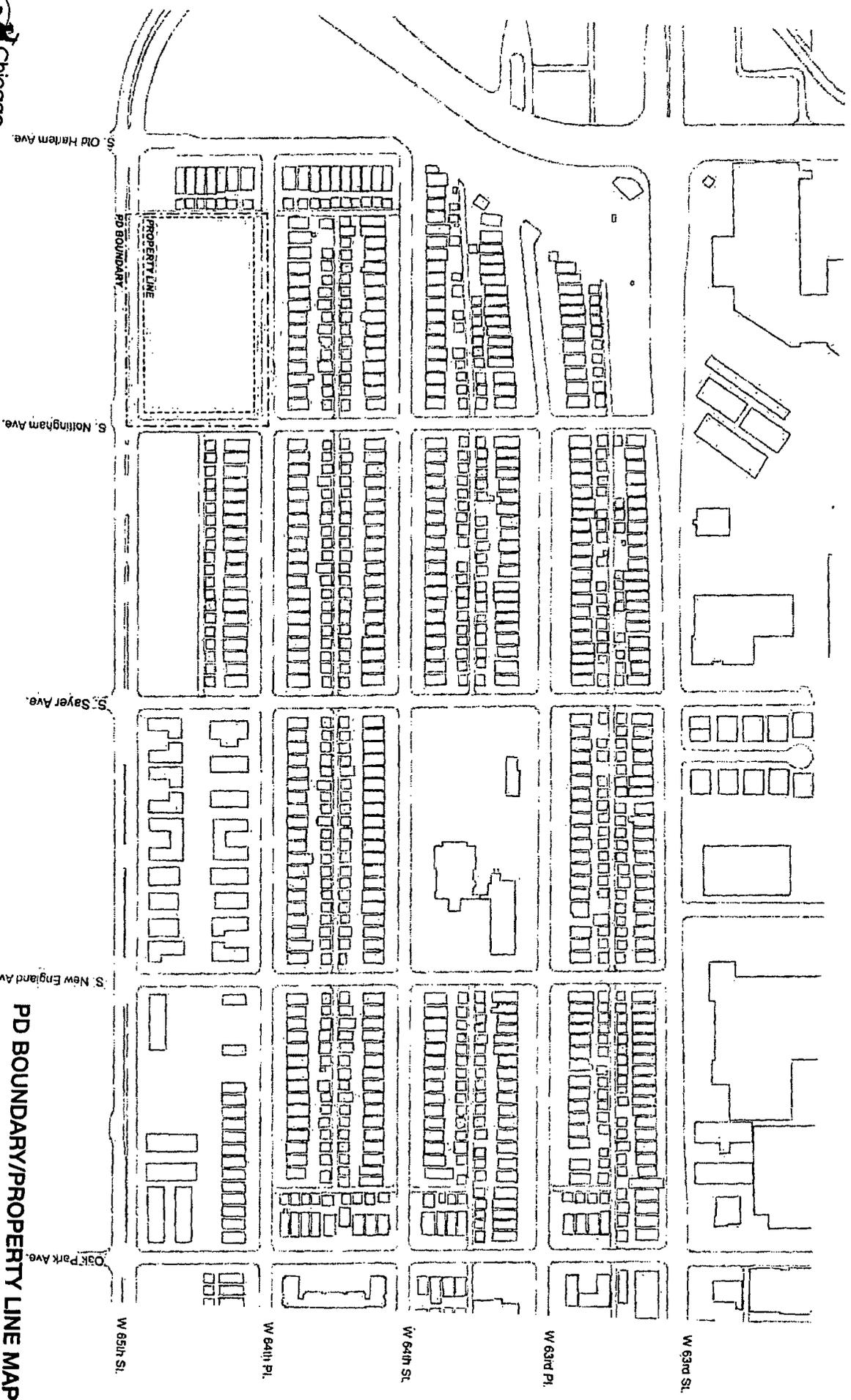
Gross Site Area:	154,842 square feet (3.55 acres)
Net Site Area: (Including proposed dedicated alley)	125,980 square feet (2.89 acres)
Public Area Right-of-Way: (Including proposed dedicated alley)	28,862 square feet (0.66 acres)
Maximum Floor Area Ratio:	1.7
Minimum Number of Off-Street Loading Spaces:	1
Minimum Number of Off-Street Parking Spaces:	29
Maximum Building Height:	50 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

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Chicago Public Schools
 NOVEMBER 16, 2018

DORE ELEMENTARY SCHOOL - PLANNED DEVELOPMENT SUBMISSION



PD BOUNDARY/PROPERTY LINE MAP



NOVEMBER 16, 2018

DORE ELEMENTARY SCHOOL - PLANNED DEVELOPMENT SUBMISSION



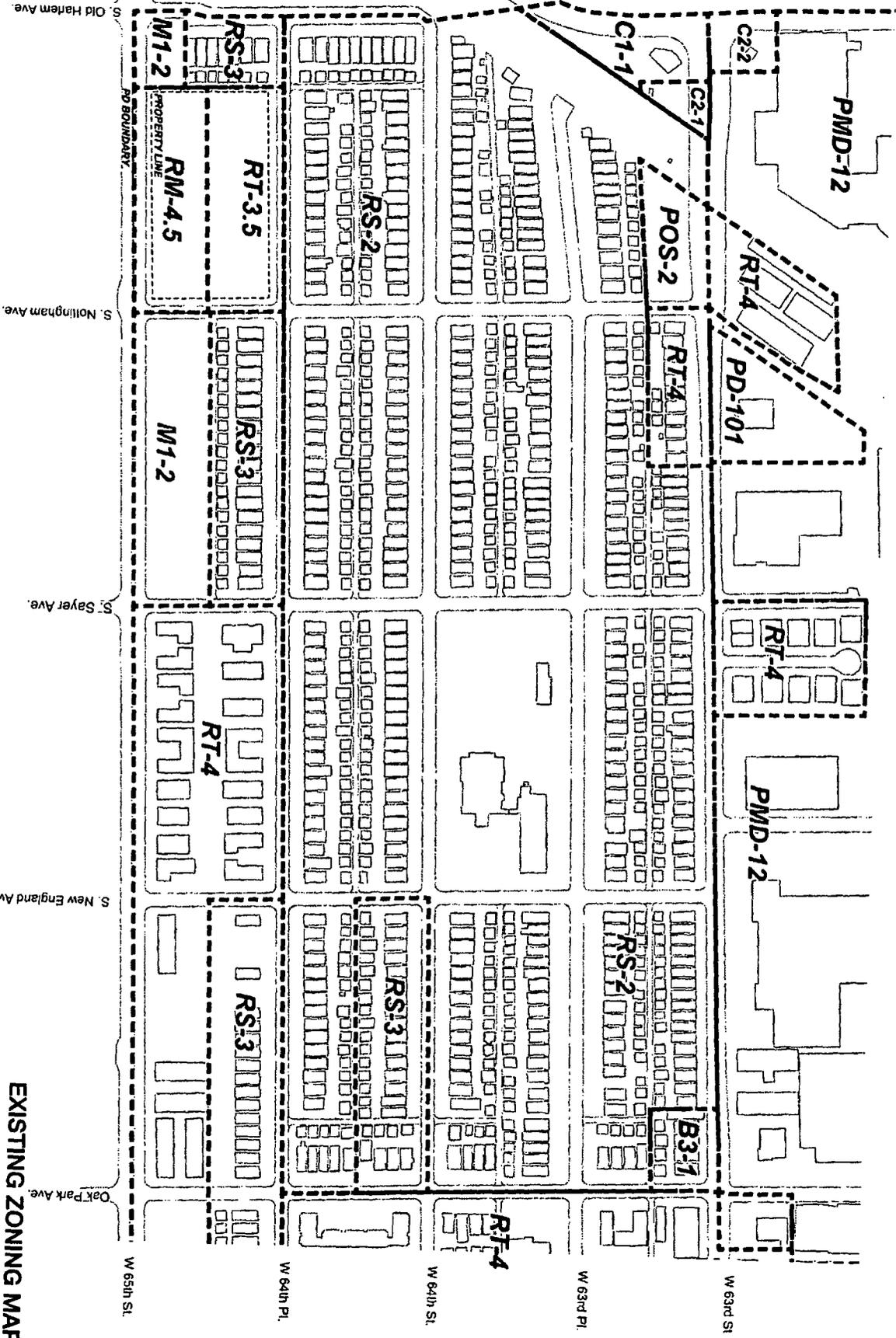
EXISTING LAND USE MAP



NOVEMBER 16, 2016

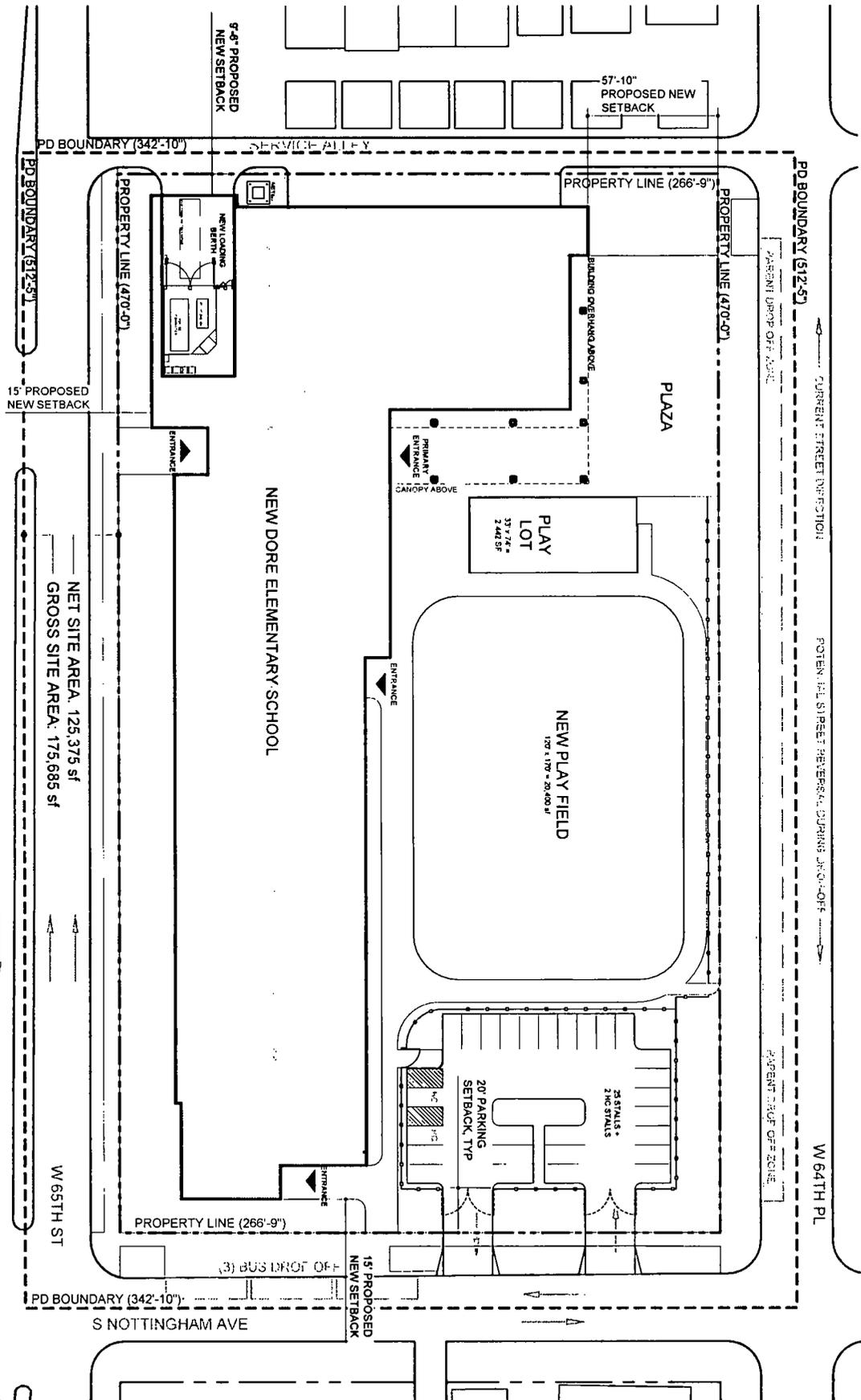
DORE ELEMENTARY SCHOOL - PLANNED DEVELOPMENT SUBMISSION

EXISTING ZONING MAP





Chicago Public Schools
 NOVEMBER 16, 2016
 DORE ELEMENTARY SCHOOL - PLANNED DEVELOPMENT SUBMISSION



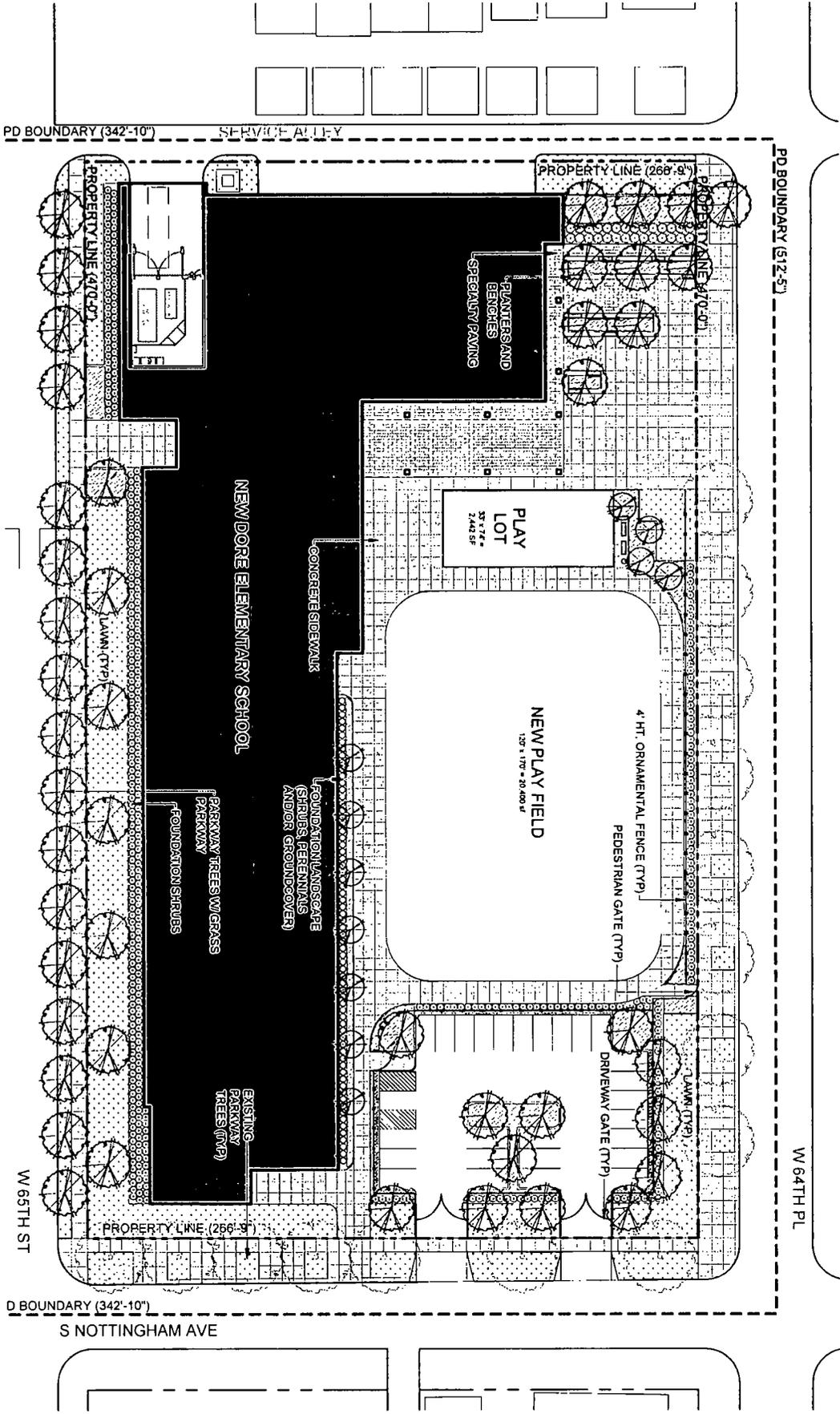
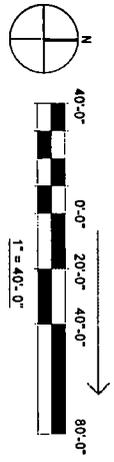
NET SITE AREA: 125,375 sf
 GROSS SITE AREA: 175,685 sf



DP
 SITE PLAN

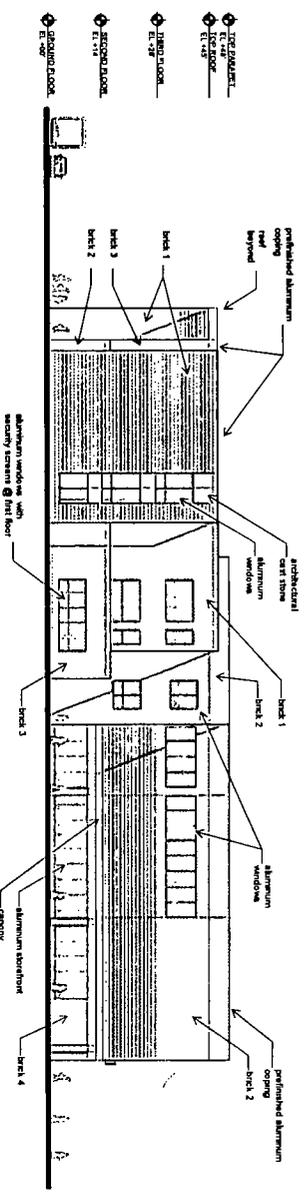


Chicago Public Schools
 NOVEMBER 16, 2016
 DORE ELEMENTARY SCHOOL - PLANNED DEVELOPMENT SUBMISSION

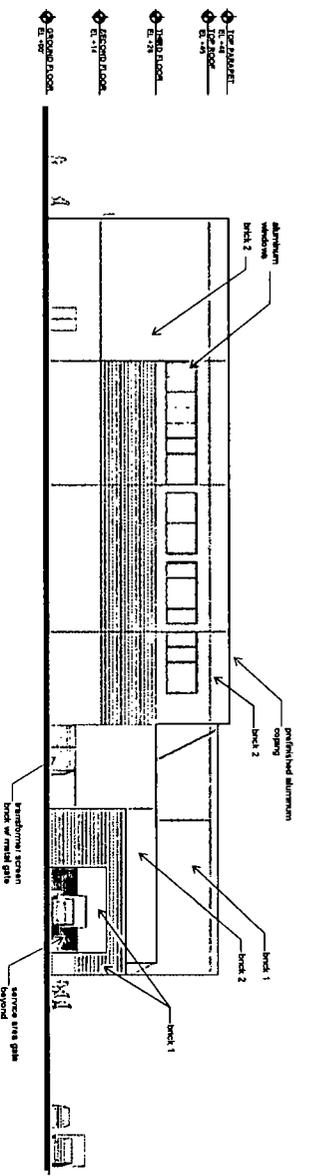


STREETSCAPE/LANDSCAPE PLAN





EAST ELEVATION
NOT TO SCALE



WEST ELEVATION
NOT TO SCALE

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

7101-47 W. 64th Place; 6434-58 S. Nottingham Avenue; 7100-46 W. 65th Street

2. Ward Number that property is located in: 23rd

3. APPLICANT Alderman Michael R. Zalewski on behalf of the Board of Education of the City of Chicago

ADDRESS 6247 S. Archer Avenue

CITY Chicago

STATE Illinois

ZIP CODE 60638

PHONE c/o (312) 641-7144

EMAIL c/o sborstein@nealanderoy.com

CONTACT PERSON c/o Scott R. Borstein

4. Is the applicant the owner of the property? YES _____ NO X
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER N/A

ADDRESS _____

CITY _____

STATE _____

ZIP CODE _____

PHONE _____

EMAIL _____

CONTACT PERSON _____

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Scott R. Borstein, Neal & Leroy, LLC

ADDRESS 120 North LaSalle Street, Suite 2600

CITY Chicago

STATE IL

ZIP CODE 60602

PHONE (312) 641-7144

FAX (312) 641-5137

EMAIL sborstein@nealanderoy.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

N/A

7. On what date did the owner acquire legal title to the subject property? Board of Education will acquire in 2016

8. Has the present owner previously rezoned this property? If yes, when?

No

9. Present Zoning District Rt. 3.5 and RM 4.5 Proposed Zoning District RM-4.5 then IPD

10. Lot size in square feet (or dimensions) 125,980

11. Current Use of the property Vacant

12. Reason for rezoning the property Mandatory planned development required for school uses on sites over 2 acres

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

A new 3 story elementary school with a capacity for 1200 students and 29 parking spaces

14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?

YES _____ NO X _____

COUNTY OF COOK
STATE OF ILLINOIS

_____, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

See Ordinance

Signature of Applicant

Subscribed and Sworn to before me this
_____ day of _____, 20_____.

Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____