



City of Chicago



O2017-3854

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/24/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 26-E at 10813-10925 S Cottage Grove Ave - App No. 19252T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

1925271
INTRO. DATE:
MAY 24, 2017

ORDINANCE

FINAL FOR PUBLICATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1: That the Chicago Zoning Ordinance be amended by changing all M3-3 Heavy Industry District symbols and designations as shown on Map No. 26-E in the area bounded by

a line 126 feet South of and parallel to East 108th Street; a line perpendicular to the previously described line beginning at a point 308.22 feet West of the West line of South Cottage Grove Avenue extending South to a point 552.77 feet South of East 108th Street; a line 678.77 feet South of and parallel to East 108th Street; a line perpendicular to the previously described line beginning at a point 27.00 feet West of the previously described line extending South for a distance of 109.72 feet to a point 788.49 feet South of East 108th Street; a curved lined line from the previously described point extending southeasterly at a radius of 295.07 feet for a distance of 192.16 feet to a point located 427.86 feet West of the West line of South Cottage Grove Avenue; a line 964.77 feet South of and parallel to East 108th Street; South Cottage Grove Avenue,

to the designation of the C3-1 Commercial, Manufacturing, and Employment District, which 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.

Address: 10813-10925 South Cottage Grove Avenue

Zoning Narrative
10909 S. Cottage Grove Avenue

Existing Zoning: M3-3: Heavy Industry District

Proposed Zoning: C3-1: Commercial, Manufacturing and Employment District

Site Size: 325,396 SF

Existing Building Size: 92,106 SF

Existing FAR: 0.2

Height: 30'

Setbacks:

West: 50.93'

East: 25.16'

South: 102.28'

North: 90.39'

Ward: 9th

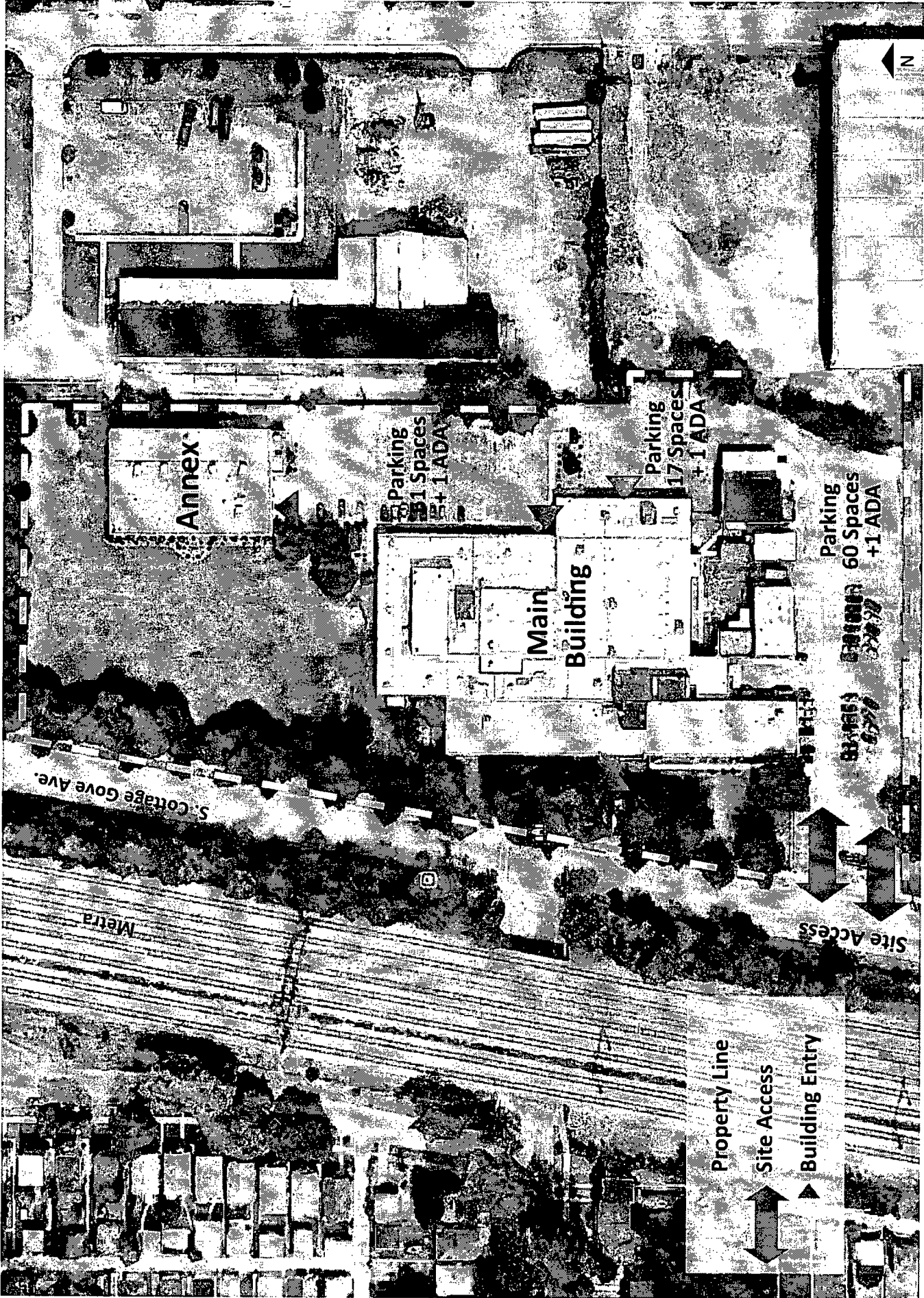
The Applicant, Chicago Collegiate Charter School, is seeking approval to temporarily re-locate its school, which is located at 11816 S. Indiana Avenue into 18,300 SF of the existing Salem Baptist Church. The existing Church will remain. The Church currently has 141 parking spaces, which will also remain. The site is located within an industrial corridor and as such will need to be reviewed by the Chicago Plan Commission. The Applicant is seeking approval to rezone the property from the M3-3 to the C3-1 and then obtain a special use in order to allow the church use to remain and to allow the school use.

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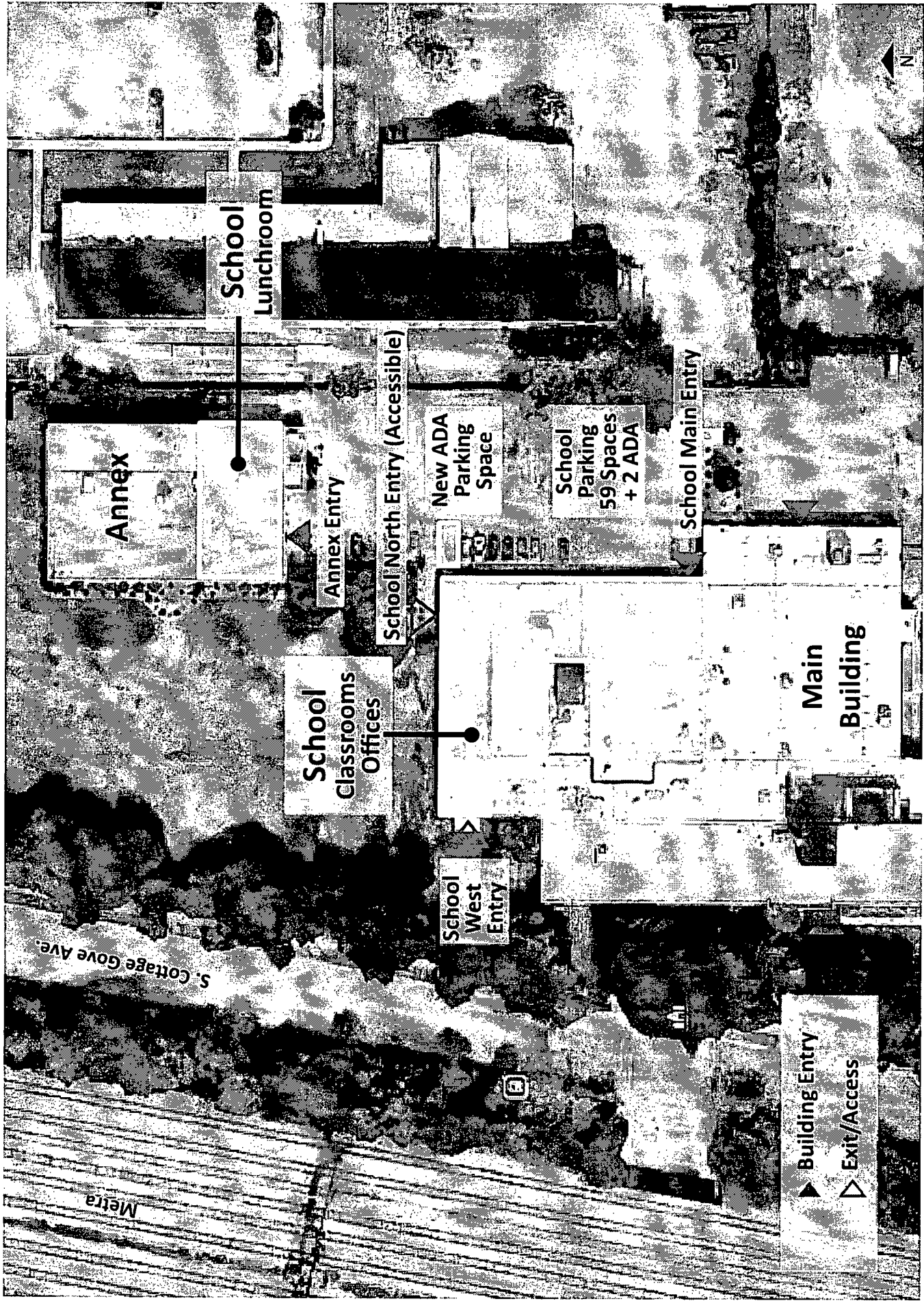
Context/Aerial View
Chicago Collegiate Charter School
10909 S. Cottage Grove Ave.

FINAL FOR PUBLICATION



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Existing Site Plan
 Chicago Collegiate Charter School
 10909 S. Cottage Grove Ave.








Proposed Site Plan Detail
 Chicago Collegiate Charter School
 10909 S. Cottage Grove Ave.



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W WAECHTER ARCHITECTS

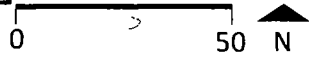
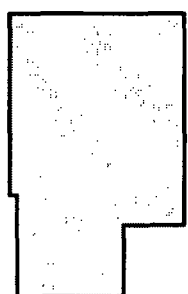
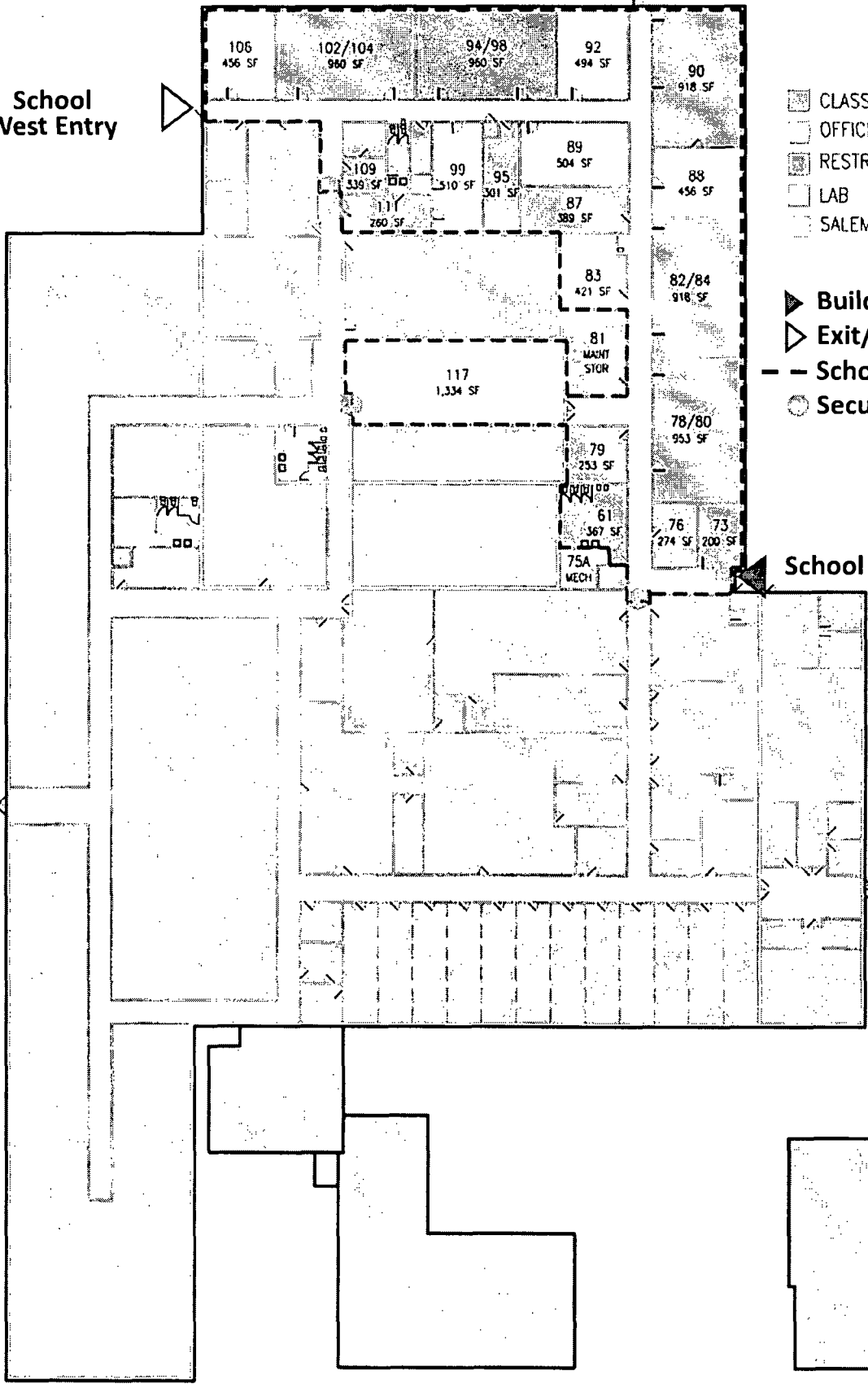
School North Entry (Accessible)

School West Entry

-  CLASSROOM
-  OFFICE/STAFF/DL CLASSROOM
-  RESTROOM/OFFICE/STOR/CONF
-  LAB
-  SALEM (UNAVAILABLE)

-  Building Entry
-  Exit/Access
-  School Area
-  Secure Door

School Main Entry



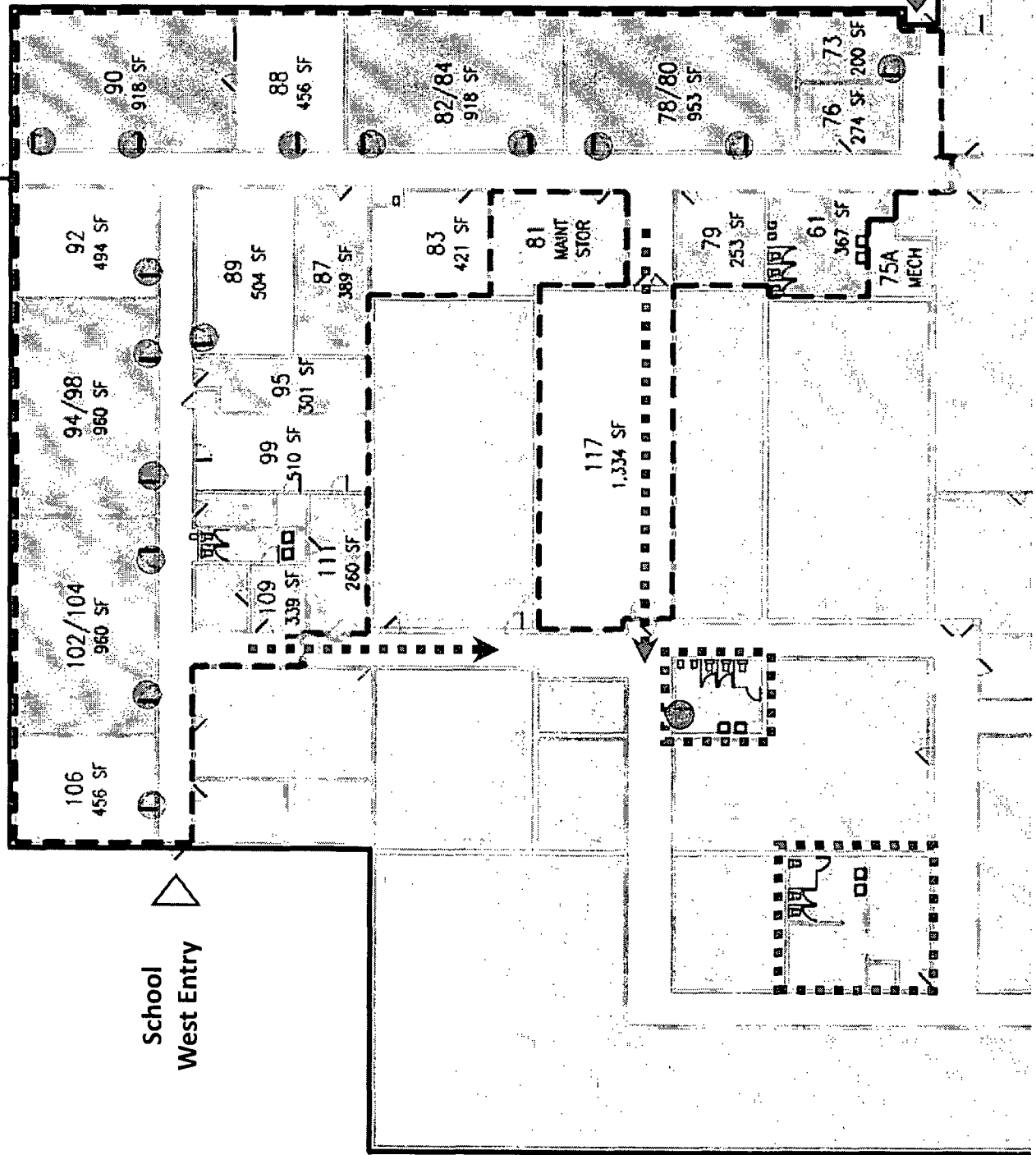
Proposed Plan Overall
 Chicago Collegiate Charter School
 10909 S. Cottage Grove Ave.

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School North Entry (Accessible)

- CLASSROOM
- OFFICE/STAFF/DL CLASSROOM
- RESTROOM/OFFICE/STOR/CONF
- LAB
- SALEM (UNAVAILABLE)

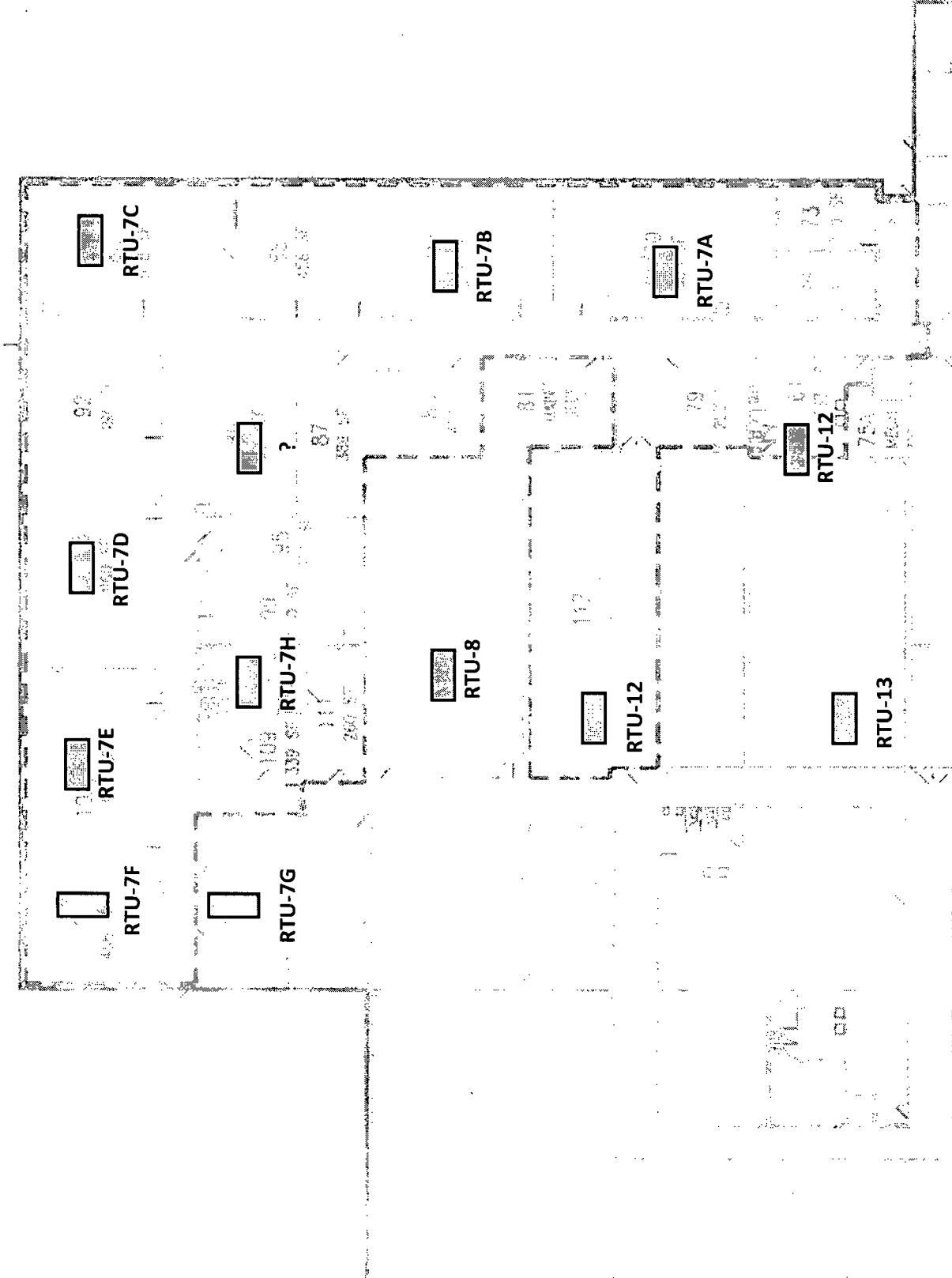
- Building Entry
- Exit Only
- School Area
- Secure Door
- Code-Modified Door
- ADA-Modified Door
- Accessible Restroom & Route



Proposed Plan Detail
 Chicago Collegiate Charter School
 10909 S. Cottage Grove Ave.

WAECHTER ARCHITECTS

FINAL FOR PUBLICATION



Existing Mechanical Roof Plan
Chicago Collegiate Charter School
10909 S. Cottage Grove Ave.

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1925271
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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

From: 

David Reifman
Commissioner
Department of Planning and Development

Date: June 15, 2017

Re: Proposed Industrial Corridor Amendment (generally located at 10909 S. Cottage Grove)

On June 15, 2017, the Chicago Plan Commission recommended approval of a proposed Industrial Corridor Amendment submitted by the Applicants, Chicago Collegiate Charter School. The project involves a zoning map amendment request for a parcel of land from a 'M3-3' zoning classification to a 'C3-1' zoning classification prior to establishing a school use within an existing religious assembly within the Pullman Industrial Corridor. A copy of the proposed ordinance is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 312-744-5651.

Cc: Main file