



City of Chicago



SO2019-6839

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 9/18/2019
Sponsor(s): Misc. Transmittal
Type: Ordinance
Title: Zoning Reclassification Map No. 3-F at 213 W Schiller St -
App No. 20177
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 Residential-Business Planned Development No. 301 District symbols and indications as shown on Map No. 3-F in the area bounded by

West Schiller Street; North Wells Street, West
Evergreen Avenue and North Park Avenue

to the designation of Residential-Business Planned Development No. 301, as Amended which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development attached and made a part thereto and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 213 West Schiller Street

PLAN OF DEVELOPMENT STATEMENTS
RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 301, AS AMENDED

Final for Publication

1. The area referred to herein as Residential-Business Planned Development No. 301, as amended, consists of property commonly known as 213 West Schiller Street, Chicago, Illinois (the "Property"). The Property consists of 137,969 square feet of net site area, and is bounded on the north by West Schiller Street; on the east by North Wells Street; on the south by West Evergreen Avenue; and on the west by North Park Avenue. The Applicant - The Catherine Cook School, an Illinois Not-For-Profit Corporation, has filed this application on its own behalf and with the consent of the Property Owners, COBBLESQUARE PLACE ASSOCIATES LIMITED PARTNERSHIP, an Illinois limited partnership and COBBLESQUARE PLACE ASSOCIATES II LIMITED PARTNERSHIP, an Illinois limited partnership.
2. The Applicant and his successors, assignees or grantees shall obtain all official reviews, approvals and permits required for the Property.
3. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or his successors, assignees, or grantees, and approval by the City Council.
4. Within the area delineated herein as Residential-Business Planned Development, the following uses shall be permitted: dwelling units, accessory health and swimming pool facilities, accessory off-street parking, business, commercial, retail, school (classrooms, offices, studios), incidental and accessory uses, related service and other uses permitted in a B3 Community Shopping District (except that otherwise applicable restrictions marked by an asterisk in the Zoning Ordinance shall not apply). There will be a maximum of three hundred and fifteen dwelling units permitted. There will be a maximum of 71,000 square feet of commercial space permitted. Dwelling units may be located on the first floor.
5. Business and business identification signs may be permitted within the area delineated herein as Residential-Business Planned Development, subject to the review and approval of the Commissioners of the Department of Planning and of the Department of Inspectional Services.
6. Off-street parking and loading for the Property will be provided in conformity with this Plan of Development.
7. The information in the attached Plan of Development sets forth data concerning the generalized land use plan of the area delineated herein as Residential-Business Planned Development, and illustrates that the rehabilitation of the existing improvements and any additional improvements will be in accordance with the intent and purposes of this Plan of Development.
8. The Plan of Development attached hereto shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Planning.
9. This Planned Development shall be governed by Section 17-13-0612. 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 that of the original Residential-Business Planned Development No. 301 (dated July 27, 1983).

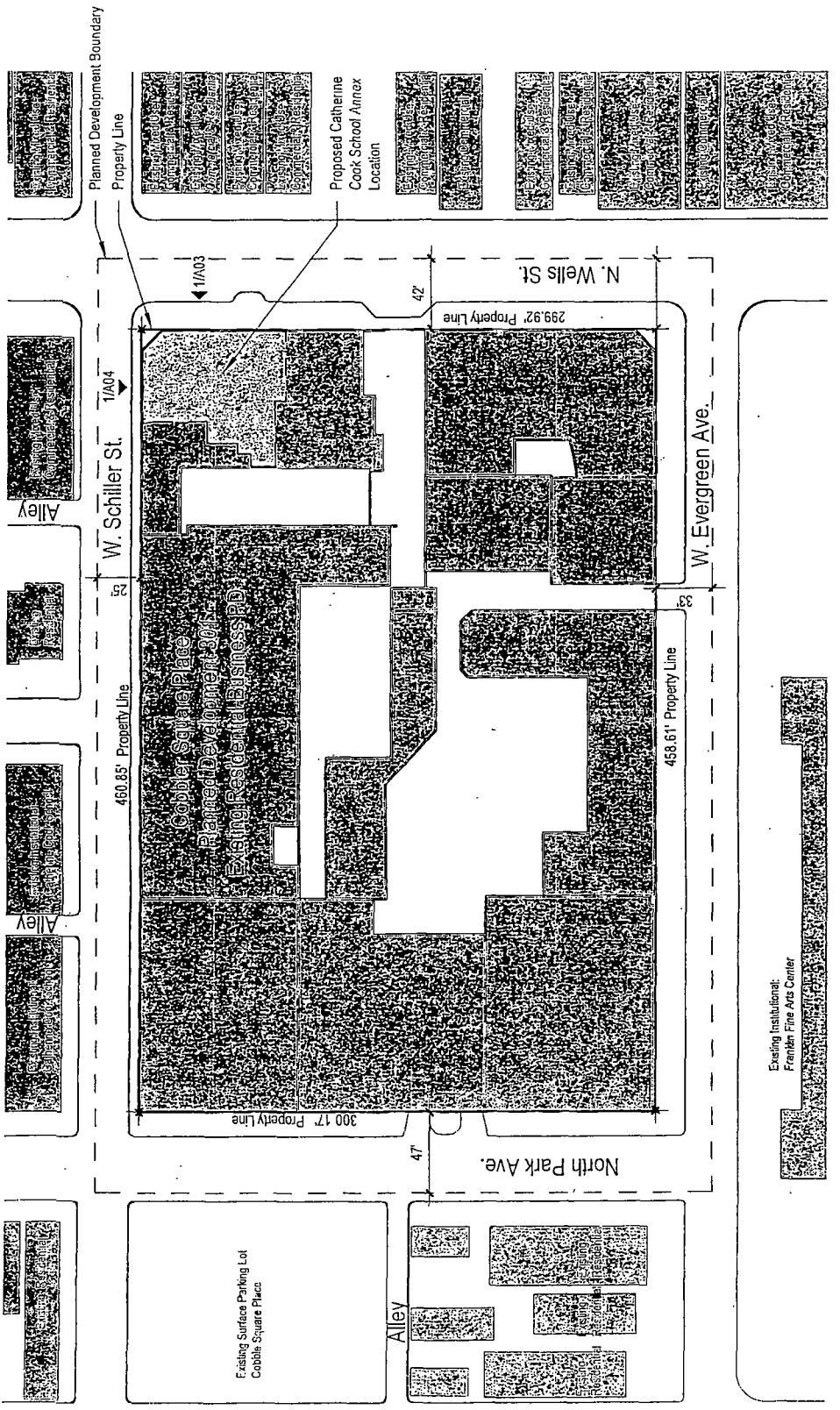
RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 301, AS AMENDED

BULK REGULATIONS AND DATA TABLE

Common Address:	213 West Schiller Street
Gross Site Area:	188,985 square feet
Area in Public Right-Of-Way:	51,016 square feet
Net Site Area:	137,969 square feet
Maximum Floor Area Ratio:	2.5 FAR
Maximum Number of Dwelling Units:	315 dwelling units
Minimum Vehicular Off-Street Parking:	182 spaces
Minimum Bicycle Parking:	N/A
Minimum Off-Street Loading:	2 space (10 feet by 25 feet)
Setbacks from Property Line:	In substantial compliance with the attached Site Plan/Survey.
Maximum Building Height:	82 feet-0 inches

Final for Publication

Applicant: The Catherine Cook School
Address: 213 West Schiller Street
Introduced: September 18, 2019
Plan Commission:



1 Existing Land Use Map
1" = 80'-0"

FILORAMO TAL SMA
ARCHITECTURE

1766 N. ELSTON AVE., #726
CHICAGO, ILLINOIS 60642
INFO@FARCCOM

PROJECT NAME:

CCS Annex - Cobble Square
Chicago, IL

OWNER:

Catherine Cook School

SHEET NO:

A01

PRINT DATE: 8/29/2019 11:58:24 AM

SHEET NAME:

Existing Land-Use Map

Final for Publication

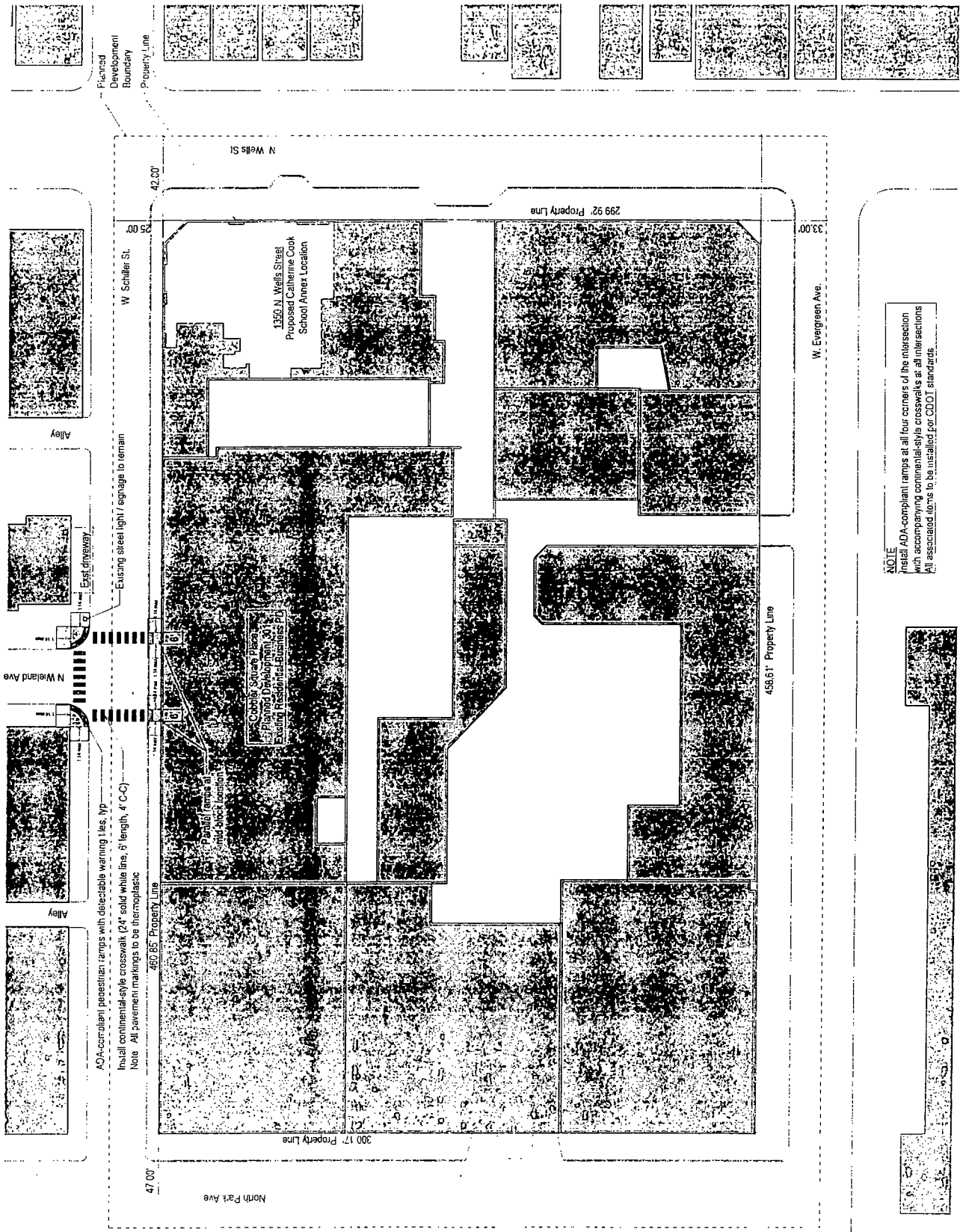
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PRELIMINARY - NOT FOR CONSTRUCTION

FLORIDA T&E
 T&E ENGINEERING, INC.
 10000 W. WINDY HILL BLVD.
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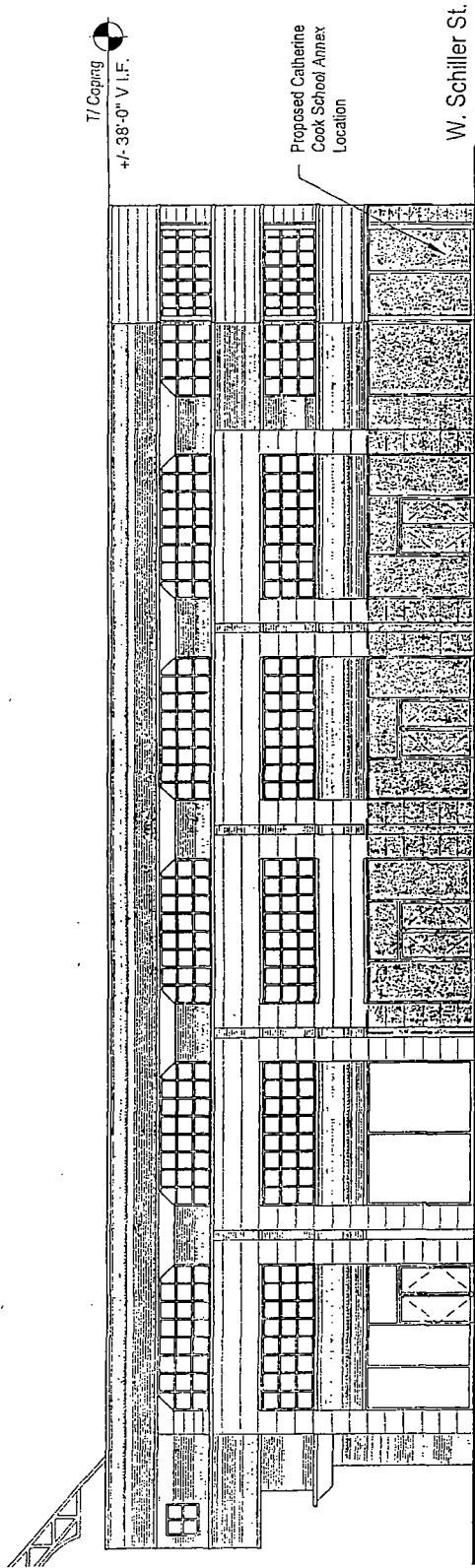
A-001b



ADA-compliant pedestrian ramps with detectable warning tiles, typ
 Install continental-style crosswalk (24" solid white line, 6" length, 4" C-C)
 Note: All pavement markings to be thermoplastic

NOTE
 Install ADA-compliant ramps at all four corners of the intersection
 with accompanying continental-style crosswalks at all intersections
 All associated forms to be installed per CDOT standards

Final for Publication



1 East (Wells Street) Building Elevation
1/16" = 1'-0"

FILORAMO TAL SMA
ARCHITECTURE

1706 N. ELSTON AVE. #226
CHICAGO, ILLINOIS 60642
INFO@FTARC.COM

PROJECT NAME:

CCS Annex - Cobbler Square
Chicago, IL

OWNER:

Catherine Cook School

SHEET NO.

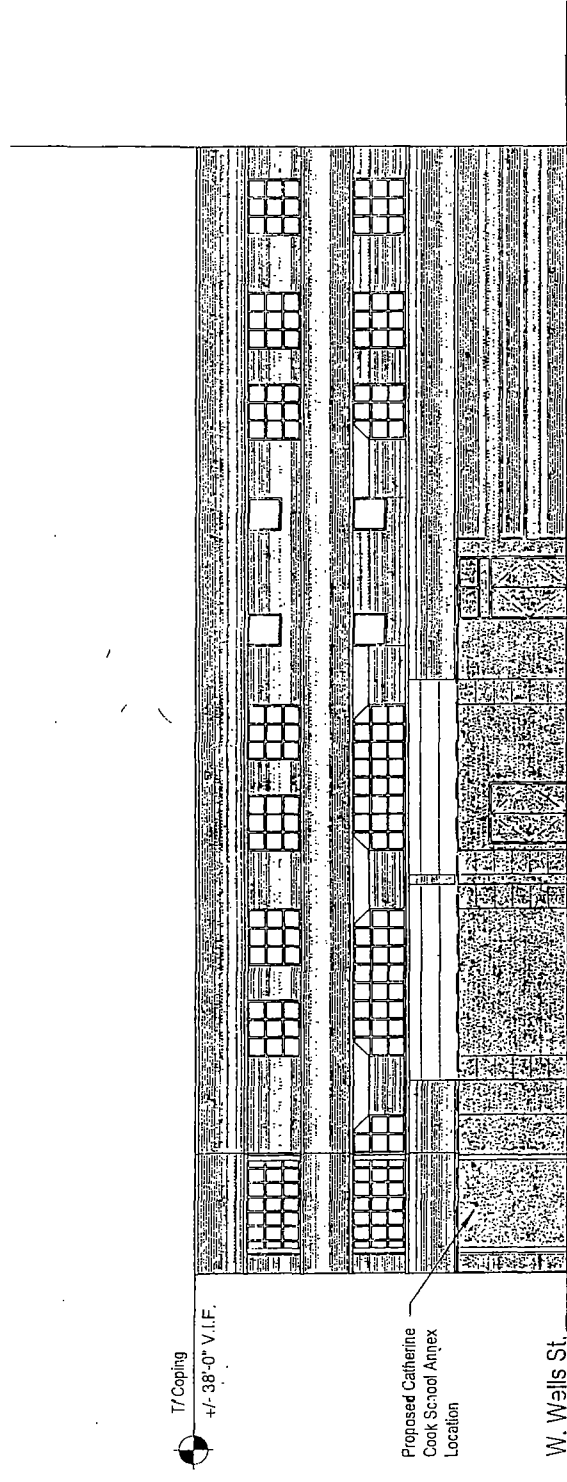
A03

PRINT DATE: 8/28/2019 11:58:24 AM

SHEET NAME:

Building Elevation, East

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1 North (Schiller Street) Building Elevation
1/16" = 1'-0"

FILORAMO TAL SMA
ARCHITECTURE

1735 H. ELSTON AVE. #226
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PROJECT NAME:
CCS Annex - Cobbler Square
Chicago, IL

OWNER:
Catherine Cook School

SHEET NO.:
A04

PRINT DATE:
8/29/2019 11:58:24 AM

SHEET NAME:
Building Elevation, North

SYMBOL LEGEND

[Symbol]	Existing Building Footprint
[Symbol]	Proposed Building Footprint
[Symbol]	Proposed Parking
[Symbol]	Proposed Driveway
[Symbol]	Proposed Walkway
[Symbol]	Proposed Landscaping
[Symbol]	Proposed Site Utilities
[Symbol]	Proposed Site Erosion Control
[Symbol]	Proposed Site Stormwater Management
[Symbol]	Proposed Site Security
[Symbol]	Proposed Site Access
[Symbol]	Proposed Site Circulation

Final for Publication

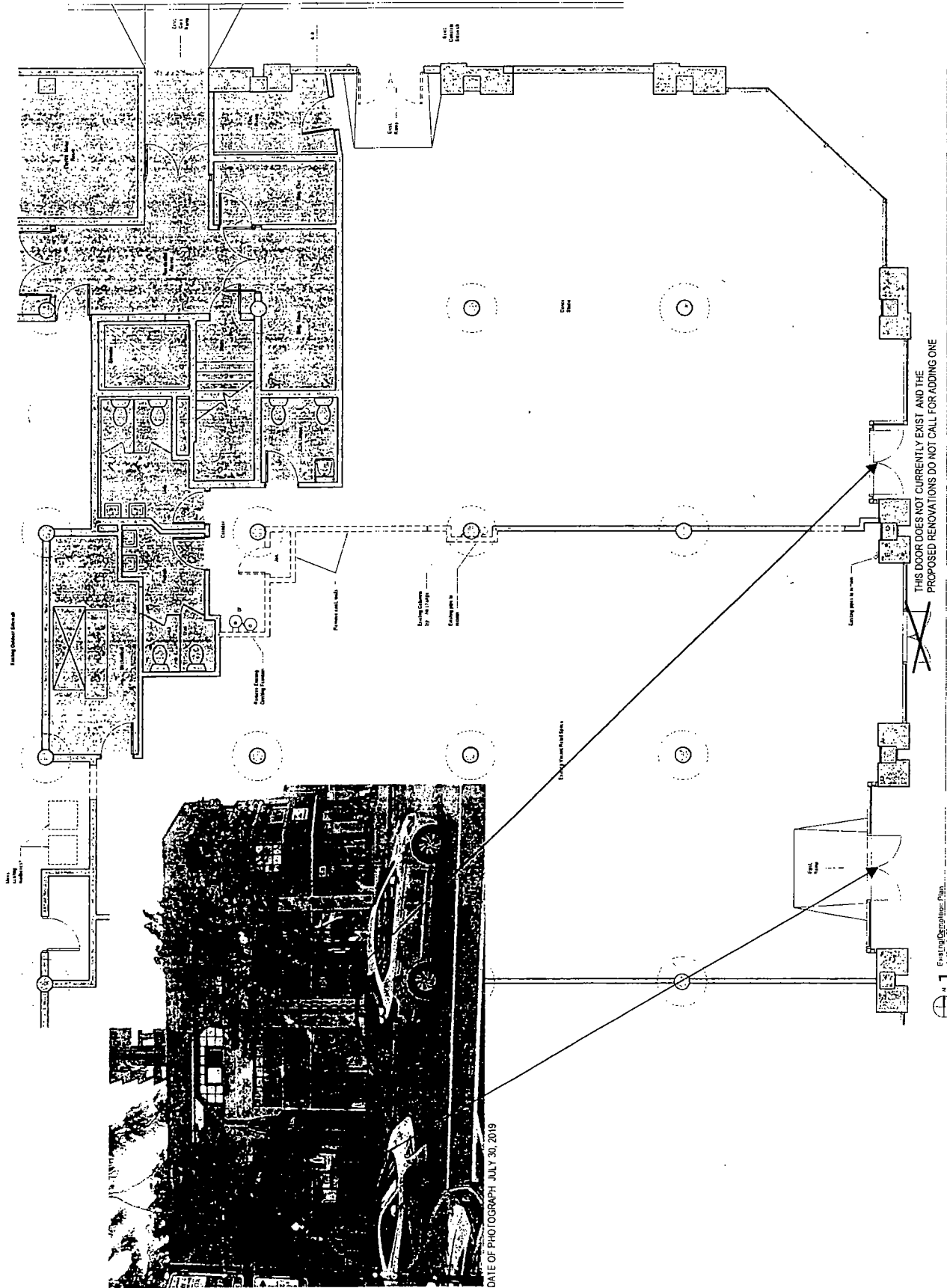
FILORAMOTASMA

10000 FILORAMOTASMA DRIVE
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PROJECT NO.	19-0001
DATE	7/30/2019
SCALE	AS SHOWN
DRAWN BY	J. J. J.
CHECKED BY	J. J. J.
APPROVED BY	J. J. J.

CCS Annex - Collier Square
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AD-101



THIS DOOR DOES NOT CURRENTLY EXIST AND THE PROPOSED RENOVATIONS DO NOT CALL FOR ADDING ONE

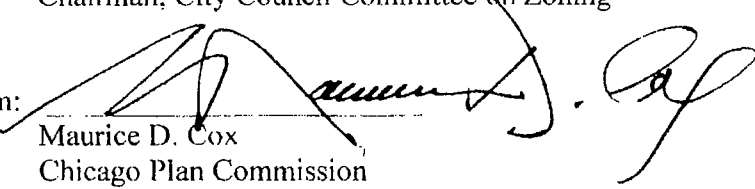
1
 Existing/Original: Plan



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Thomas Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: November 21, 2019

Re: Technical Amendment to Planned Development No. 301

On November 21, 2019, the Chicago Plan Commission recommended approval of the proposed technical amendment to Planned Development No. 301 submitted by, The Catherine Cook School. A copy of the proposed amendment 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 744-9476.

Cc: Steve Valenziano
PD Master File (Original PD, copy of memo)

*To City Clerk - FFP Packet - App# 20177
Amendment to Planned Development #301
213 W. Schiller St.*