



City of Chicago



SO2022-3875

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/14/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 13-I at 3131-3149 W. Bryn Mawr Ave and 5421-5543 W Kedzie Ave - App No. 22037
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE 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 the Institutional Planned Development # 666 and RS-1 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 13-I in the area bounded by:

West Bryn Mawr Avenue; a line along the southerly right of way line of West Bryn Mawr Avenue beginning at a point 387.25 feet east of North Kedzie Avenue and running southeasterly to a point 548 feet east of North Kedzie Avenue (Point 1); a line running 15 feet northeasterly and perpendicular from said Point 1; a line running southeasterly 419.40 feet to a point 649.06 feet east of North Kedzie Avenue; a line 1,174.97 feet south of and parallel to West Bryn Mawr Avenue; a line 124 feet east of and parallel to North Kedzie Avenue; a line 1,049.99 feet south of and parallel to West Bryn Mawr Avenue; North Kedzie Avenue; a line 127.01 feet south of and parallel to West Bryn Mawr Avenue; a line 124.01 feet east of and parallel to North Kedzie Avenue; and West Bryn Mawr Avenue (point of beginning) ("Property").

to those of an RS-2 Residential Single-Unit (Detached House) District which is hereby established in the area above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the RS-2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 13-I in the area bounded by:

West Bryn Mawr Avenue; a line along the southerly right of way line of West Bryn Mawr Avenue beginning at a point 387.25 feet east of North Kedzie Avenue and running southeasterly to a point 548 feet east of North Kedzie Avenue (Point 1); a line running 15 feet northeasterly and perpendicular from said Point 1; a line running southeasterly 419.40 feet to a point 649.06 feet east of North Kedzie Avenue; a line 1,174.97 feet south of and parallel to West Bryn Mawr Avenue; a line 124 feet east of and parallel to North Kedzie Avenue; a line 1,049.99 feet south of and parallel to West Bryn Mawr Avenue; North Kedzie Avenue; a line 127.01 feet south of and parallel to West Bryn Mawr Avenue; a line 124.01 feet east of and parallel to North Kedzie Avenue; and West Bryn Mawr Avenue (point of beginning) ("Property").

To those of an Institutional Planned Development # 666, As Amended, 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.

Address of property: 3131-3149 W. Bryn Mawr Avenue; 5421-5543 N. Kedzie Avenue

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*Institutional Planned Development Number 666, As Amended
Plan Of Development Statements.*

1. The area delineated herein as an Institutional Planned Development # 666, As Amended consists of approximately 573,402 square feet (13.16 acres) net site area which is depicted on the attached Planned Development Boundary and Property Line Map.

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 (DPD) 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement (“Agreement”) by and between the City’s Department of Transportation’s Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by CDOT’s Division of Infrastructure Management:

Applicant: Chicago Board of Education for the City of Chicago
Address: 3131-3149 W. Bryn Mawr Avenue; 5421-5543 N. Kedzie Avenue
Introduced: December 14, 2022
Plan Commission: February 16, 2023

FINAL FOR PUBLICATION

Full width of street

Full width of alleys

Curb and gutter

Pavement markings

Sidewalks

ADA crosswalk ramps

Parkway & landscaping

The Perimeter Restoration Agreement shall be executed prior to any CDOT and Planned Development Part II review permitting. The Agreement reflects that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the CDOT Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the CDOT Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

4. This planned development consists of fifteen (15) statements; a Bulk Regulations and Data Table; Overall Site Plan; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Overall Site/Landscape Plan; Athletic field site and Landscape Plan; Building Elevations and Fencing and Scoreboard Details prepared by Site Design dated November 4, 2022. Full-size sets of the Site/Landscape Plan and Building Elevations are on file with the DPD. In any instance where a provision of the 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 uses permitted within the area delineated herein as "Institutional Planned Development # 666, As Amended," shall be educational and recreational facilities, offices, minor utilities and services, accessory and non- accessory parking, and related uses incidental thereto.

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 DPD. Off-Premise signs are prohibited within the boundary of the Planned Development.

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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 and Data 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 573,402 square feet (13.16 acres).

9. The Site and Landscape Plans 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 DPD. 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.

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. Any new construction must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the DPD.

14. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises (“M/WBEs”) and city residents to compete for contracts and jobs on construction projects approved through the planned development process.

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To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering, and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

15. Unless substantial construction 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 additional area that is the subject of this Planned Development shall automatically revert back to the RS-1 Residential Single Unit (Detached House) District and all other portions of Institutional Planned Development # 666, As Amended, shall automatically revert back to Institutional Planned Development # 666.

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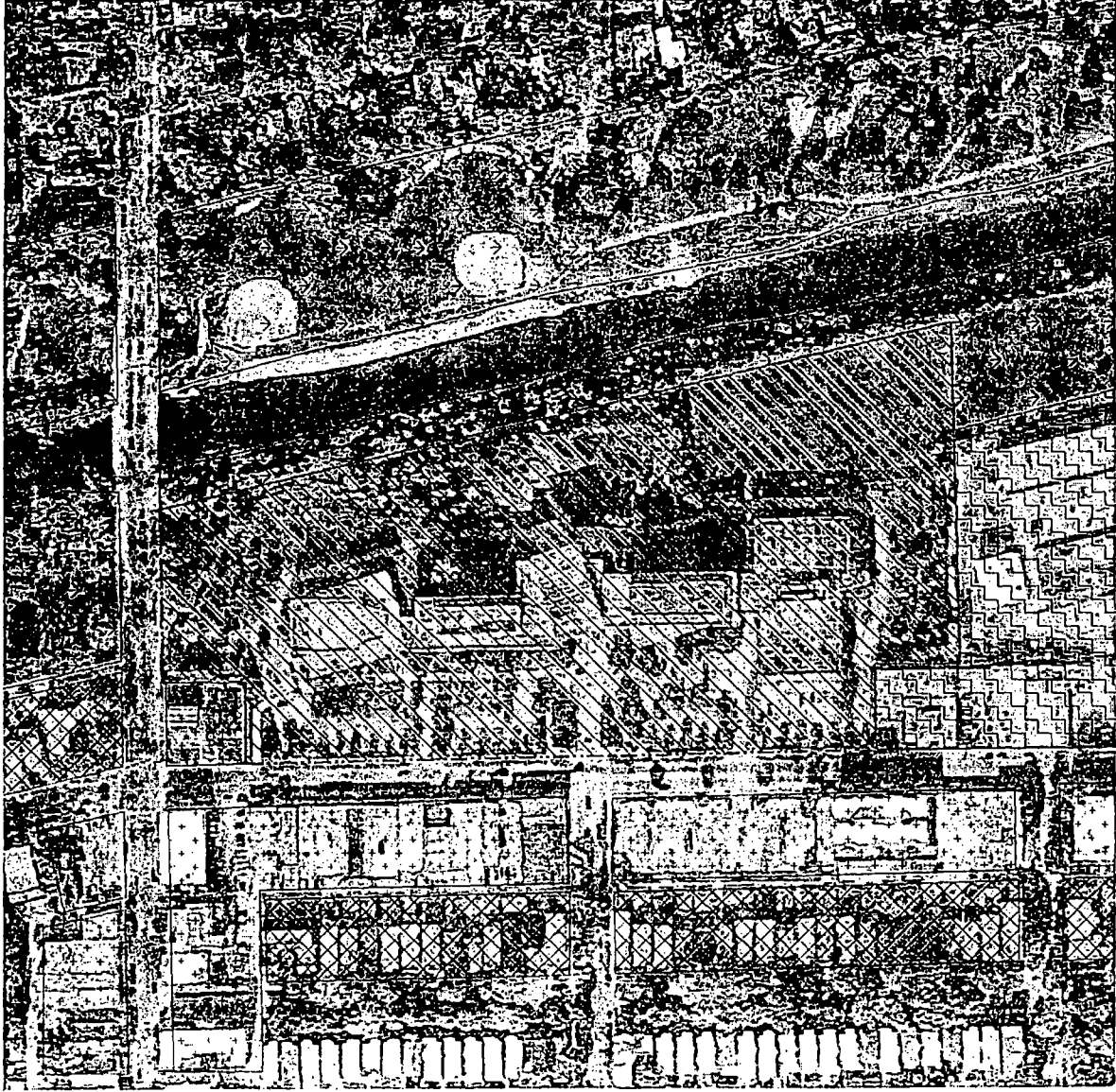
**Institutional Planned Development Number 666, As Amended
Planned of Development Bulk Regulations and Data Table.**

Gross Site Area (612,545 square feet/ 14.06 acres) = Net Site Area 573,402 square feet (13.16 acres) + Area Remaining in Public Right-of-Way (39,143 square feet/ 0.90 acres)

Net Site Area:	573,402 square feet (13.16 acres)
Maximum Permitted F.A.R. for Net Site Area:	0.5
Minimum Number of Off-Street Parking Spaces:	144
<i>Footnote ¹</i>	
Minimum Number of Off-Street Loading Spaces:	1
Maximum Building Height:	70 feet
Minimum Setbacks:	As per the Site/Landscape Plan

¹ An additional one hundred (100) off-site parking spaces will be provided within three hundred (300) feet of the site. Loading docks shall be enclosed with decorative garage doors and/ or screened from view by fencing or landscaping.

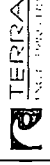
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LEGEND

	INSTITUTIONAL
	COMMERCIAL
	RECREATIONAL
	OPEN SPACE
	PROPERTY LINE

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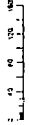
NORTHBURG COLLEGE PREP
HIGH SCHOOL
2201 NORTH WOOD ST. CHICAGO, IL 60614
PROJECT NO. 2022-00861-104
REVISED



SHEET TITLE

EXISTING LAND USE

1 EXISTING LAND USE



P1.0

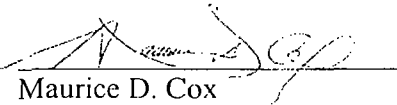


App. No. 22037

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

From: 
Maurice D. Cox
Chicago Plan Commission

Date: February 16, 2023

Re: Proposed Institutional Planned Development No. 666, as amended – 5501 N. Kedzie Avenue

On February 16, 2023, the Chicago Plan Commission recommended approval of the proposed Institutional Planned Development No. 666, as amended, submitted by the Chicago Board of Education for the City of Chicago.

The applicant proposes to rezone all of Institutional Planned Development No. 666 to RS-2 (Residential Single-Unit (Detached House) District) and then back to Institutional Planned Development No. 666, as amended. The applicant proposes the expansion of Institutional Planned Development No. 666 to include adjacent property owned by the Metropolitan Water Reclamation District of Greater Chicago, and to replace the Northside College Preparatory High School existing grass athletic field with a new and expanded synthetic turf field.

A copy of the proposed ordinance, planned development statements, bulk table and exhibits are 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 recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Louis Clayton at 312-744-6740.

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