



# City of Chicago



O2016-8050

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	11/1/2016
<b>Sponsor(s):</b>	Munoz (22)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 6-K at 2664-2736 S Kostner Ave
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

## 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 M2-2 Light Industry District symbols and indications as shown on Map 6-K in the area bounded by:

South Kostner Avenue; a line 197.08 feet north of and parallel to West 28<sup>th</sup> Street; a line 460 feet west of and parallel to South Kostner Avenue; a line 428 feet north of and parallel to West 28<sup>th</sup> Street

to those of an RT-4 Multi-Unit District.

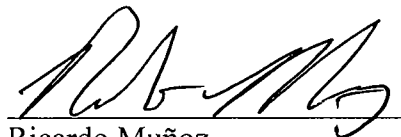
**SECTION 2:** That the Chicago Zoning Ordinance be amended by changing all of the RT-4 Multi-Unit District symbols and indications as shown on Map 6-K in the area bounded by:

South Kostner Avenue; a line 197.08 feet north of and parallel to West 28<sup>th</sup> Street; a line 460 feet west of and parallel to South Kostner Avenue; a line 428 feet north of and parallel to West 28<sup>th</sup> Street

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:** 2664-2736 South Kostner Avenue



Ricardo Muñoz  
Alderman, 22<sup>nd</sup> Ward

**INSTITUTIONAL PLANNED DEVELOPMENT NO. \_\_\_\_**

**PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Institutional Planned Development Number \_\_\_\_, (“Planned Development”) consists of approximately 196,877 net square feet of property (4.52 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:** Alderman Muñoz on behalf of The Board of Education of the City of Chicago  
**ADDRESS:** 2664-2736 S. Kostner  
**FILING DATE:** November 1, 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.

<b>APPLICANT:</b>	Alderman Muñoz on behalf of The Board of Education of the City of Chicago
<b>ADDRESS:</b>	2664-2736 S. Kostner
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<b>PLAN COMMISSION DATE:</b>	TBD

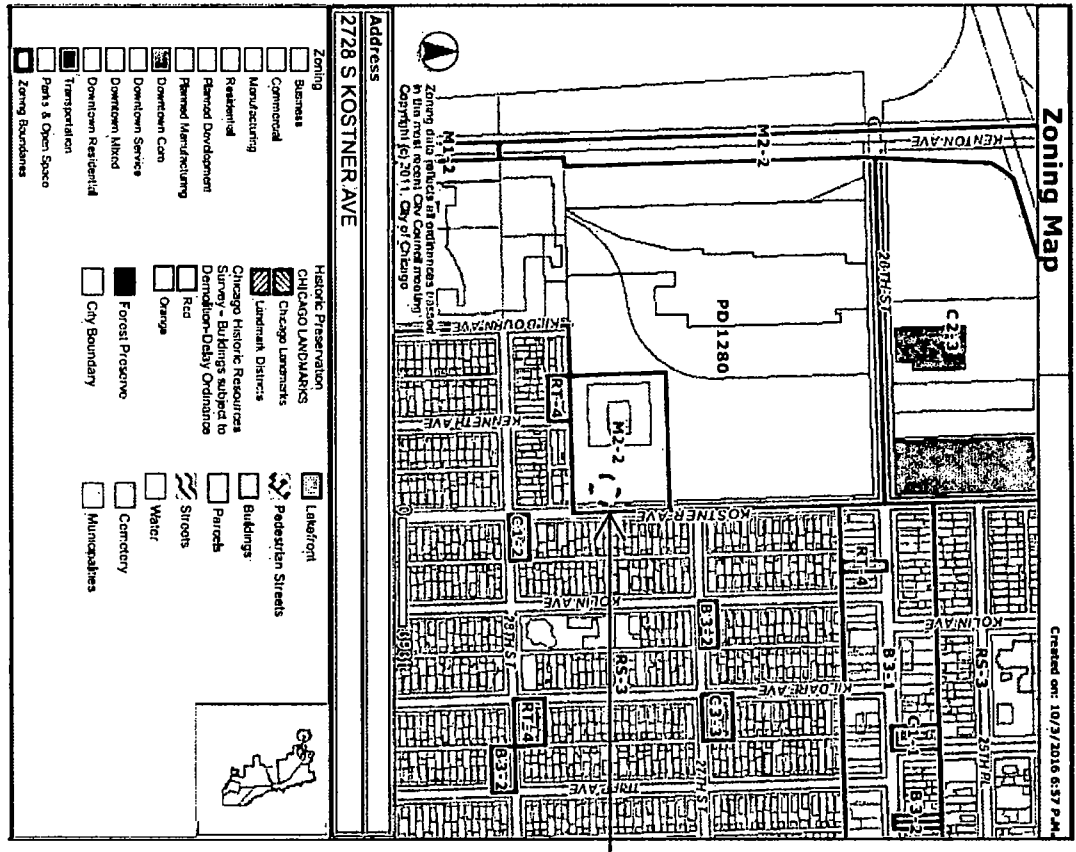
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's 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 RT-4 Two-Flat, Townhouse and Multi-Unit District.

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INSTITUTIONAL PLANNED DEVELOPMENT NO. \_\_\_\_\_,  
BULK REGULATIONS

Gross Site Area:	211,001 square feet (4.84 acres)
Net Site Area: (Including proposed dedicated alley)	196,877 square feet (4.52 acres)
Public Area Right-of-Way: (Including proposed dedicated alley)	14,124 square feet (0.32 acres)
Maximum Floor Area Ratio:	1.2
Minimum Number of Off-Street Loading Spaces:	1
Minimum Number of Off-Street Parking Spaces:	47
Maximum Building Height:	40 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

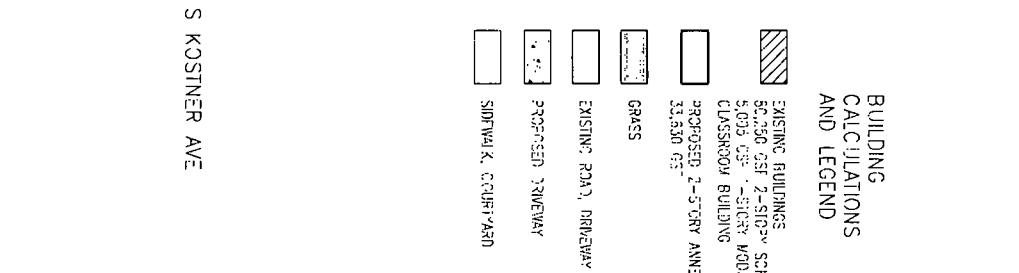
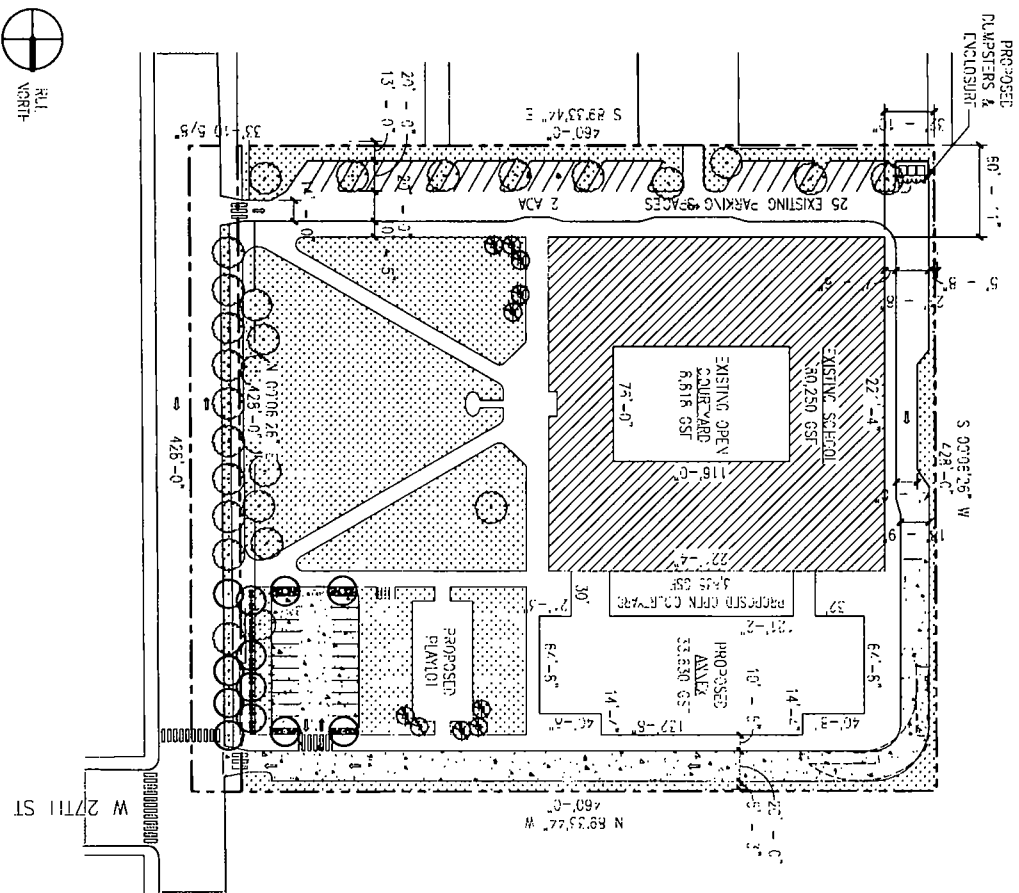
<b>APPLICANT:</b>	Alderman Muñoz on behalf of The Board of Education of the City of Chicago
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WILD ZAPATA ACADEMY ANNEX  
 2726 S KOSTNER AVE  
 CHICAGO, IL 60623



**BUILDING CALCULATIONS AND LEGEND**

- EXISTING BUILDINGS  
50,250 GSF 2-STORY SCHOOL  
5,035 GSF 1-STORY MODULAR  
CLASSROOM BUILDING
- PROPOSED 2-5 STORY ANNEX  
33,830 GSF
- GRASS
- EXISTING ROAD, DRIVEWAY
- PROPOSED DRIVEWAY
- SIDEWALK, COURTYARD

**SITE CALCULATIONS**

- PROPERTY LINE  
196,877 SF OR  
4.530 ACRES WITHIN  
PROPERTY LINE
- BOUNDARY LINE

**PARKING CALCULATIONS**

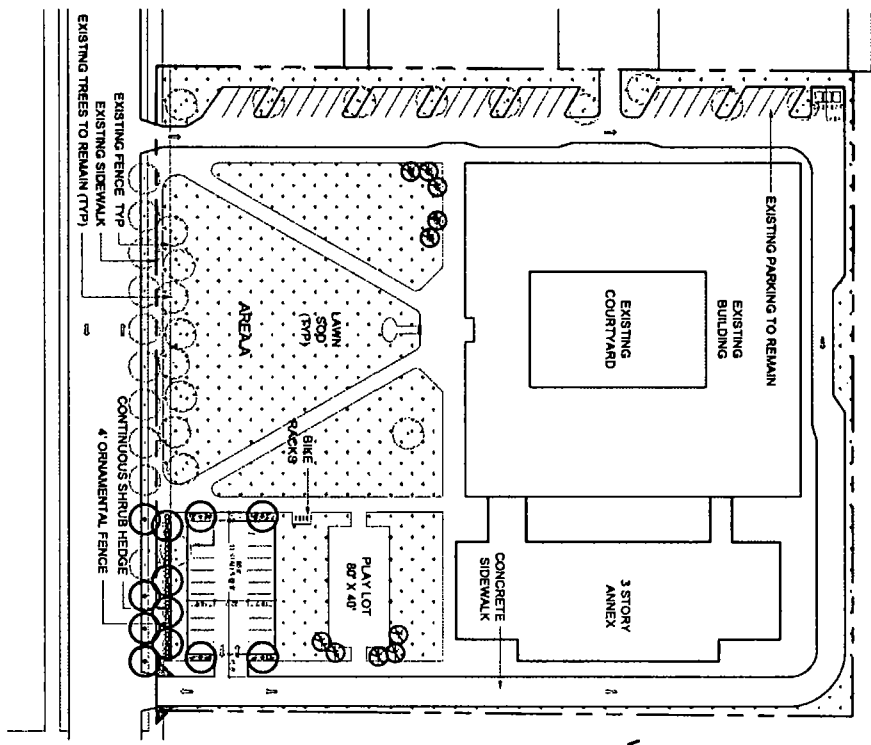
EXISTING	PROPOSED	TOTAL PROVIDED	ADA STANDARD
2	0	2	25
0	20	20	20
		2	45

**LEGEND:**

- PROPERTY LINE
- 4' ORNAMENTAL FENCE
- EXISTING ORNAMENTAL FENCE
- EXISTING TREE TO REMAIN
- SHADE TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- LAWN SOD
- PERENNIALS/ GROUND COVER
- 12' SITE TRIANGLE
- BIKE RACKS



3-2-08  
 STREETSCAPE SITE PLAN  
 11/07 2016

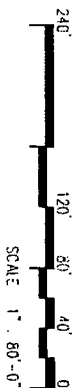


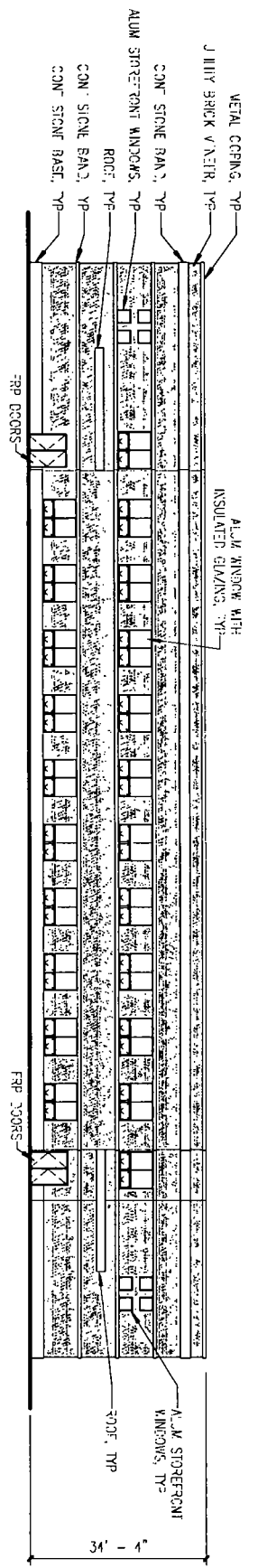
**LEGEND**

- PROPERTY LINE
- 4' ORNAMENTAL FENCE
- EXISTING ORNAMENTAL FENCE
- EXISTING TREE TO REMAIN
- ⊕ SHADE TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- LAWN SOD
- ▨ PERENNIALS/ GROUND COVER
- ▧ 12' SITE TRIANGLE
- ||||| BIKE RACKS
- VEHICULAR USE AREA = 5573 S.F.
- INTERNAL LANDSCAPE REQ. (7.5%) 418 S.F.
- INTERNAL PARKING LOT TREES REQ. 4
- INTERNAL PARKING LOT TREES PROV. 4
- INTERNAL LANDSCAPE PROVIDED 1261 S.F.
- INTERNAL PARKING LOT TREES PROV. 4

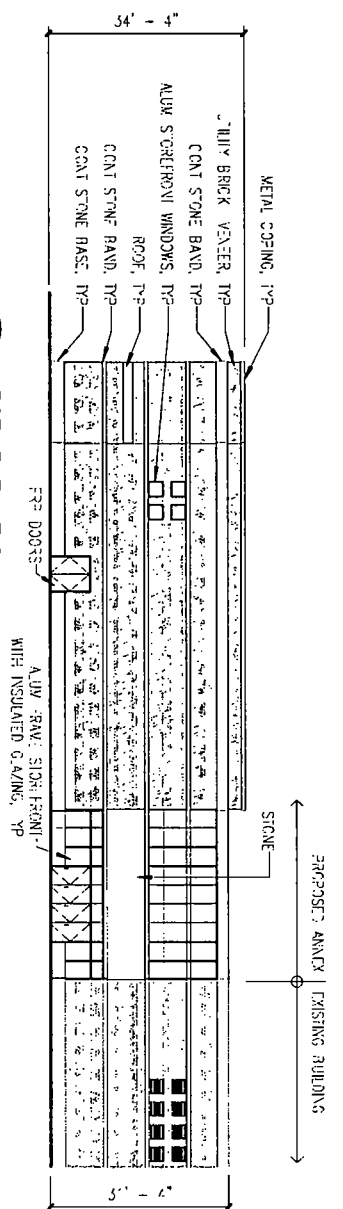
**PLANT PALETTE**

Plant Name	Quantity	Size	Notes
SHADE TREES			
12' ORNAMENTAL TREE	12	12"	
DECIDUOUS SHRUBS			
PERENNIALS/ GROUND COVER			
LAWN SOD			
BIKE RACKS			
12' SITE TRIANGLE			
VEHICULAR USE AREA			
INTERNAL LANDSCAPE REQ.			
INTERNAL PARKING LOT TREES REQ.			
INTERNAL LANDSCAPE PROVIDED			
INTERNAL PARKING LOT TREES PROV.			

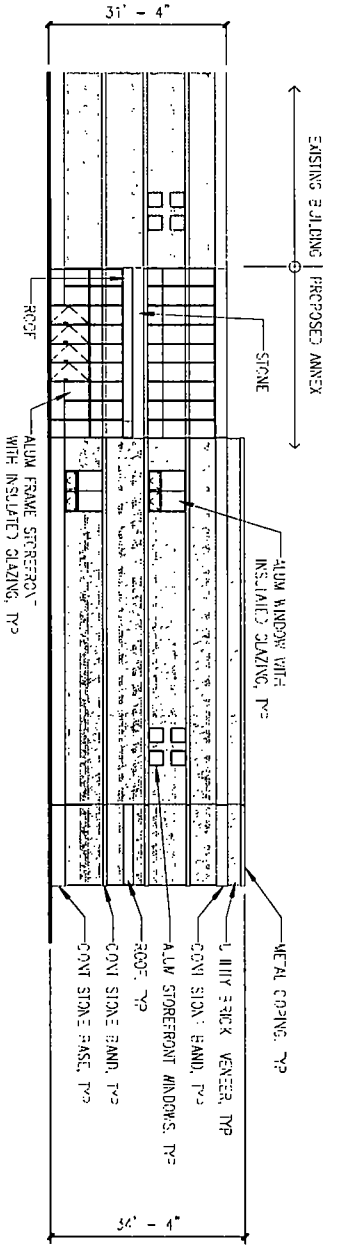




1 NORTH ELEVATION  
3/64" = 1'-0"



2 WEST ELEVATION  
3/64" = 1'-0"



3 EAST ELEVATION  
3/64" = 1'-0"

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

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

2664-2736 South Kostner Avenue

2. Ward Number that property is located in: 22nd

3. APPLICANT Alderman Ricardo Muñoz on behalf of the Board of Education of the City of Chicago

ADDRESS 2500 S. St. Louis Avenue

CITY Chicago

STATE Illinois ZIP CODE 60623 PHONE c/o (312) 641-7144

EMAIL c/o sborstein@nealandleroy.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@nealandleroy.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 additional property in 2016

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

Yes, 1994  
\_\_\_\_\_

9. Present Zoning District M2-2 Proposed Zoning District RT-4 then IPD

10. Lot size in square feet (or dimensions) 196, 877

11. Current Use of the property School and 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)  
An existing 3 story elementary school with a new 3 story annex with a capacity for 1200 students and 47 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](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?

YES \_\_\_\_\_ NO X

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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

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**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_