



# City of Chicago

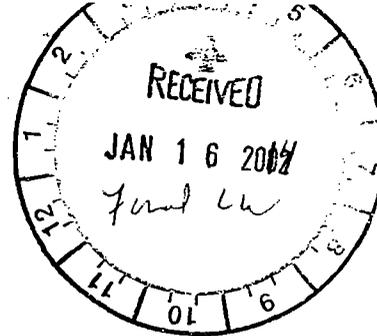


SO2013-6058

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/11/2013
<b>Sponsor(s):</b>	Burnett (27)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-F at 1119 N Cleveland Ave
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards



**SUBSTITUTE ORDINANCE No. A-7938**

***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 Institutional Planned Development No. 695 District symbols and indications as shown on Map No. 3-F in the area bounded by

West Elm Street; a line 260 feet east of and parallel to North Cleveland Avenue; a line 350.9 feet north of and parallel to West Oak Street; and North Cleveland Avenue,

to those of Institutional Planned Development No. 695 as Amended, which is hereby established in the area described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part hereof and to no others.

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

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Walter Burnett, Jr.  
Alderman, 27<sup>th</sup> Ward

*Institutional Planned Development Number 695, as Amended**Bulk Regulations and Data Table*

Gross Site Area:	123,185 square feet (2.82 acres).
Public Right-of-Way:	20,163 square feet (0.46 acres).
Net Site Area:	103,022 square feet (2.36 acres).
Maximum Permitted Floor Area Ratio for Total Net Site Area:	1.2
Minimum Number of Off-Street Parking Spaces:	54
Minimum Number of Off-Street Loading Spaces:	1
Maximum Building Height:	75 feet, 0 inches.
Minimum Setbacks:	Per Site Plan.

Applicant: Alderman Walter Burnett on behalf  
of the Chicago Board of Education  
Address: 1119 N. Cleveland  
Date: September 11, 2013  
Revised: January 16, 2014

*Institutional Planned Development Number 695, as Amended  
Plan of Development Statements.*

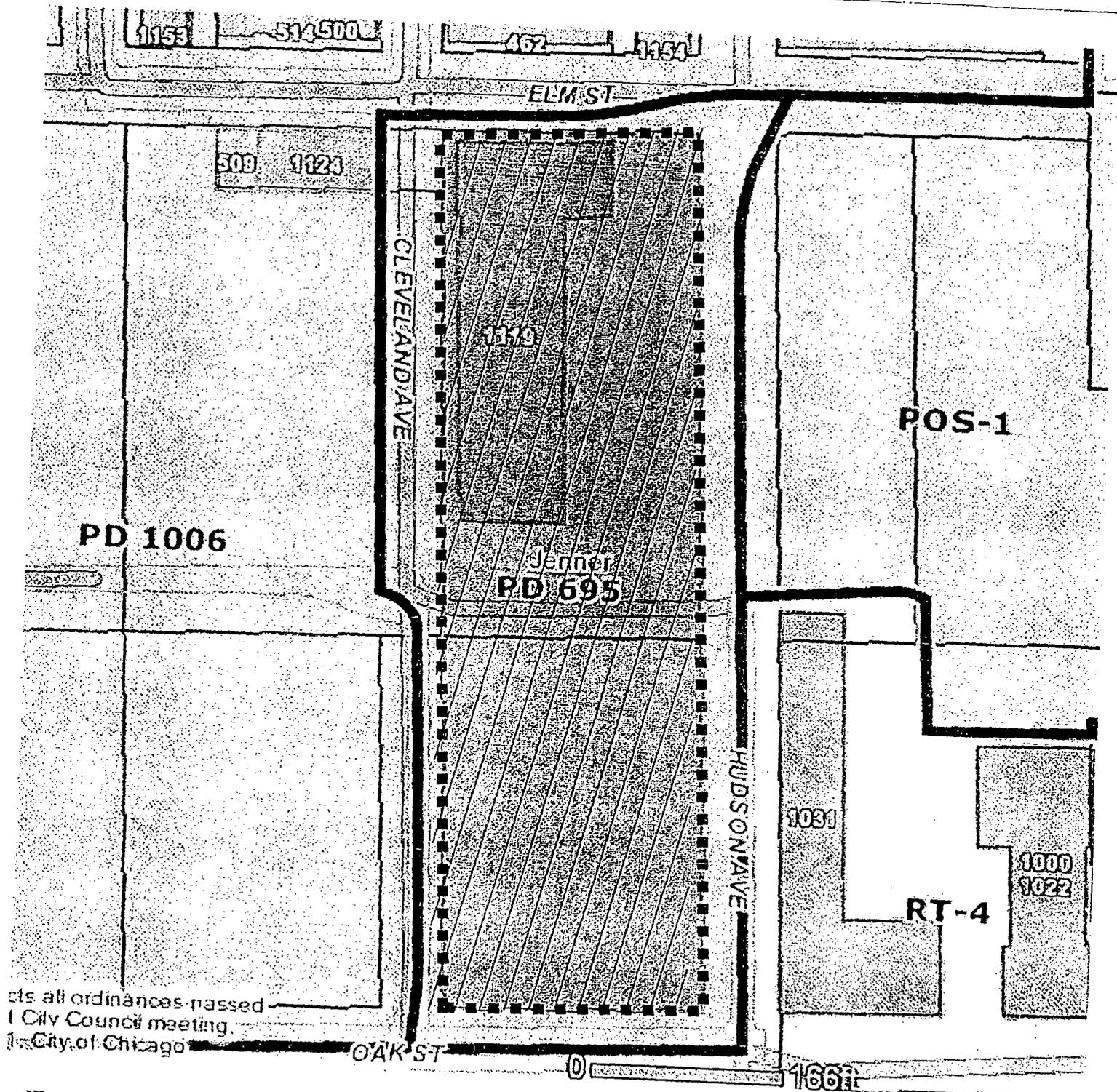
1. The area delineated herein as an Institutional Planned Development consists of approximately one hundred three thousand twenty two (123,022) square feet (two and thirty-six hundredths (2.36) acres) net site area as depicted on the attached Planned Development Boundary, Property Line, and Right-of-Way Adjustment Map (the “Property”) and which is owned or controlled by the Chicago Board of Education. Alderman Walter Burnett filed this application on behalf of the Chicago Board of Education. For purposes of these statements, the Applicant shall be deemed to be Chicago Board of Education, the owner of the Property.
2. The Applicant (“Applicant”) shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations, and conditions contained with this Planned Development shall be binding upon the Applicant, its successors and assigns, grantees and Lessees, if different than the Applicant, the legal title holders or 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 or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative, or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all owners of the Property and any ground lessors.
4. This Planned Development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing land-use Map; a Planned Development Boundary, Property Line, and Right-of-Way Adjustment Map; a Site/Landscape Plan; and Building Elevations for the existing Jenner School prepared by the Cannon Design dated January 16, 2014. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development (“DPD”). The Planned Development is applicable to the area delineated and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements

thereof, and satisfied the established criteria for approval as a Planned Development.

5. The uses permitted within the area delineated herein as an “Institutional Planned Development” shall be educational and recreational facilities, accessory parking and related uses incidental thereto.
6. Identification and other necessary sign, including temporary construction signs, are permitted within the area delineated herein as an “Institutional Planned Development”, subject to the review and approval by the Department of Planning and Development. No off premise signs shall be permitted.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development, subject to review and approval of the Department of Transportation and Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table. A minimum of two percent (2%) of all parking spaces shall be designated for parking for people with disabilities.
8. Any service drives or any other means of ingress or egress, including for emergency vehicles shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Departments of Transportation in effect at the time of construction. There shall be no parking within such paved areas, or within fire lanes. Ingress and egress shall be subject to the review and approval of the Department of Transportation and Planning and Development.
9. In addition to the maximum height of any building or any appurtenance thereto, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
10. The maximum permitted floor area ration (F.A.R.) shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. Improvements of the Property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the Site/Landscape Plan, Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all time in accordance with the Site/Landscape Plan and the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

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 (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved construction drawings for each building or improvement.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
14. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, appropriate and consistent with the nature of the improvements contemplated in this Planned Developments and the purposes underlying the provisions hereof. Any commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11.3 (c) of the Chicago Zoning Ordinance.
15. The improvements shown on the attached site plan are existing and no substantial changes are anticipated as a result of this amendment to Institutional Plan Development #695. Therefore, the construction requirements set forth in Section 17-13-0612A and B of the Chicago Zoning Ordinance have been completed and satisfied.

EXISTING ZONING MAP



City of Chicago  
 City Council meeting  
 all ordinances passed

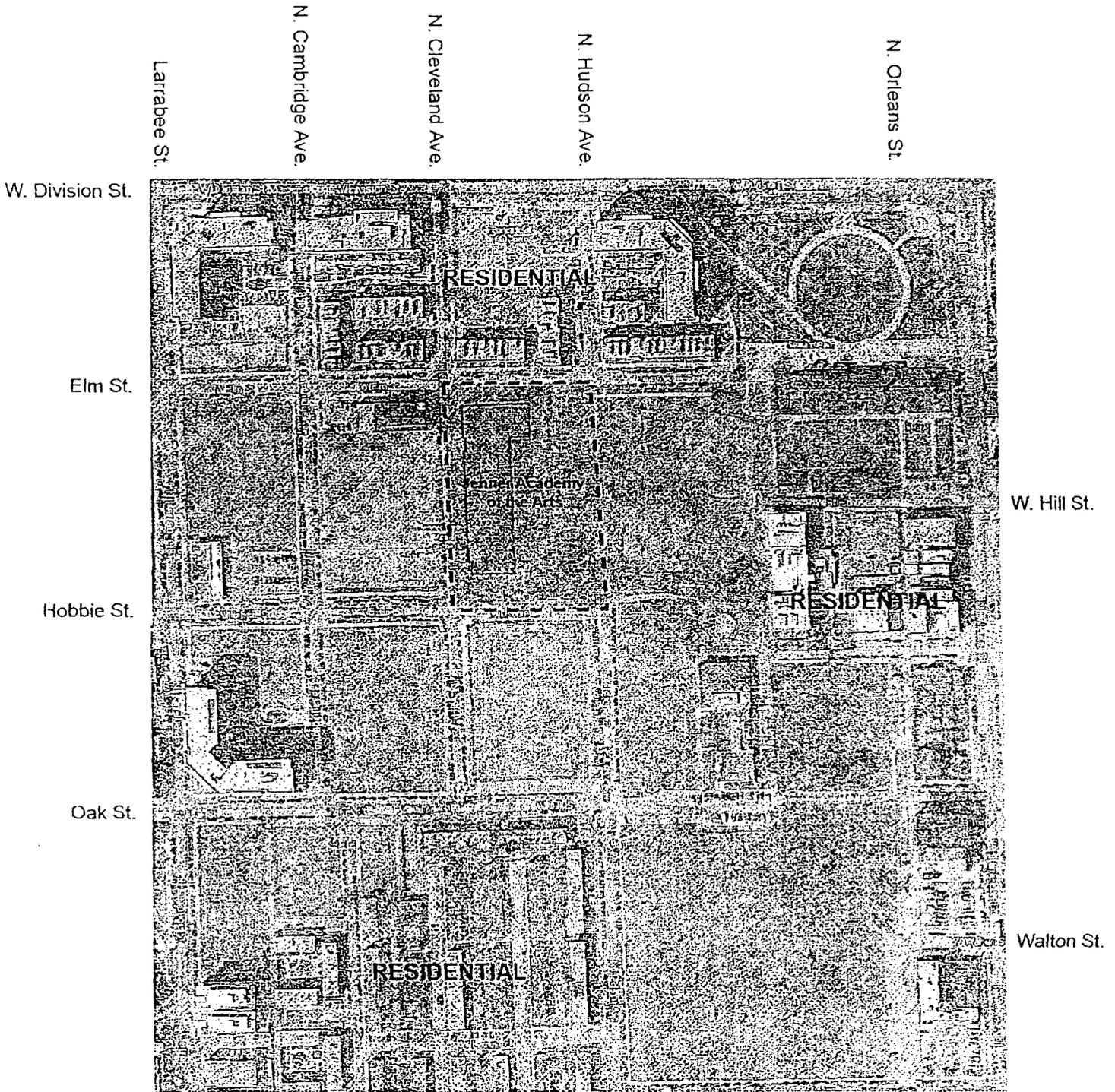
-  School Zoning
-  Park District Zoning
-  Parcel



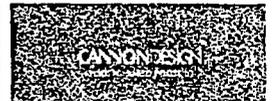
Address: 1119 N. Cleveland  
 Application Date: September 11, 2013  
 Plan Commission Date: January 16, 2014



EXISTING LAND USE MAP

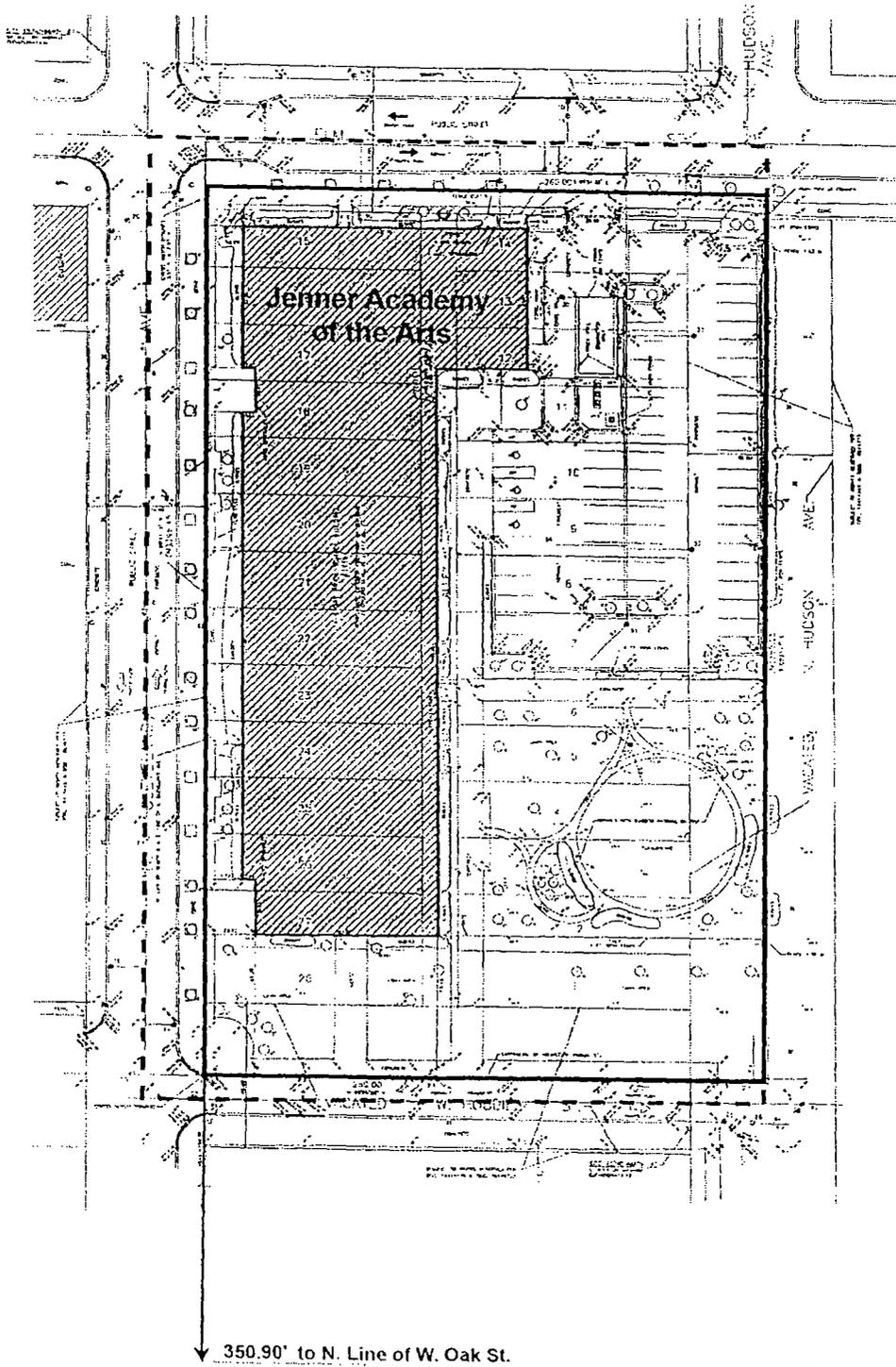


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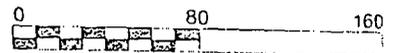


# PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

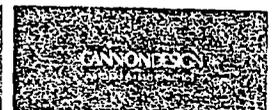
- - - - Project Development Boundary
- Property Line



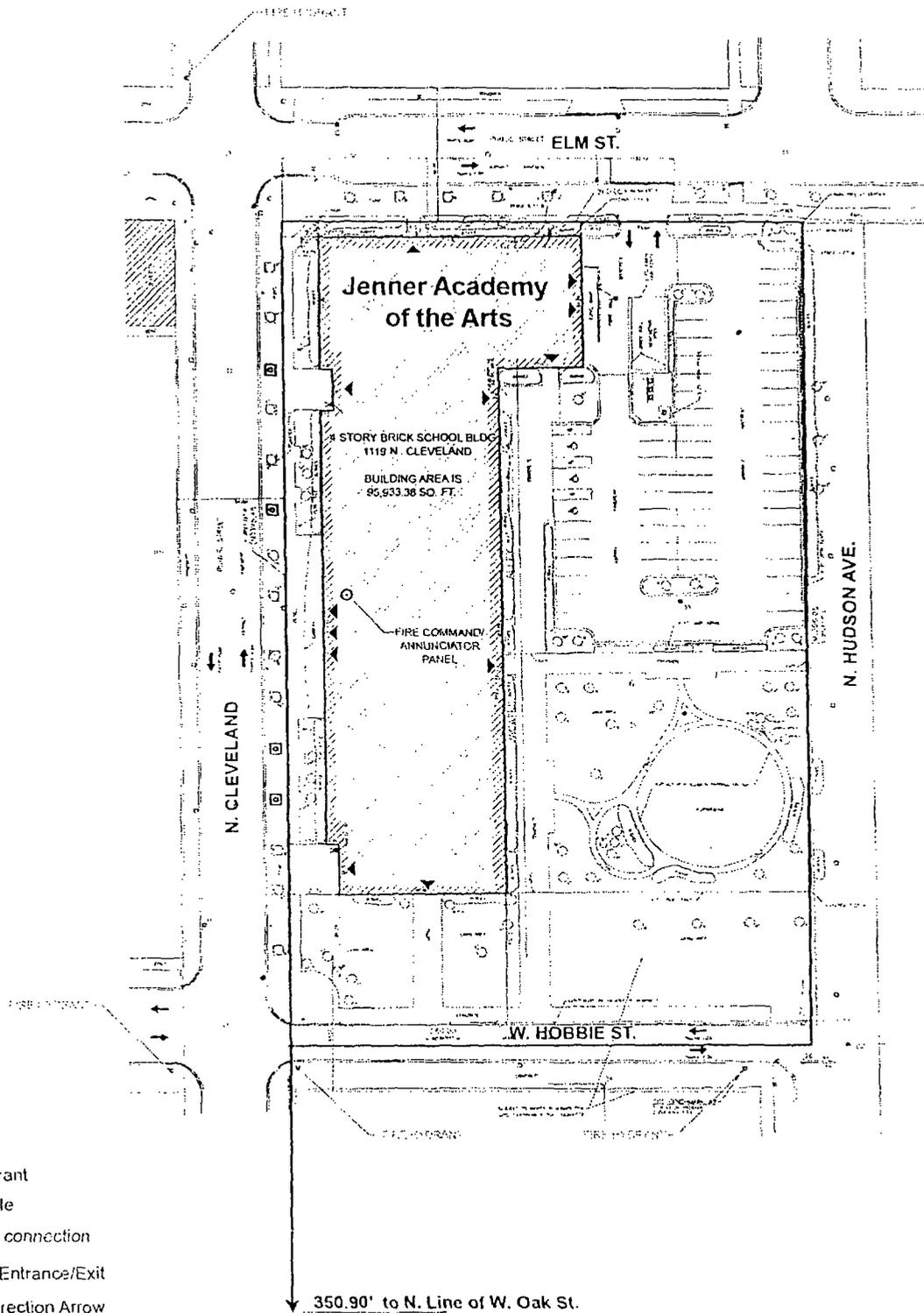
350.90' to N. Line of W. Oak St.



Address: 1119 N. Cleveland  
Application Date: September 11, 2013  
Plan Commission Date: January 16, 2014



SITE PLAN



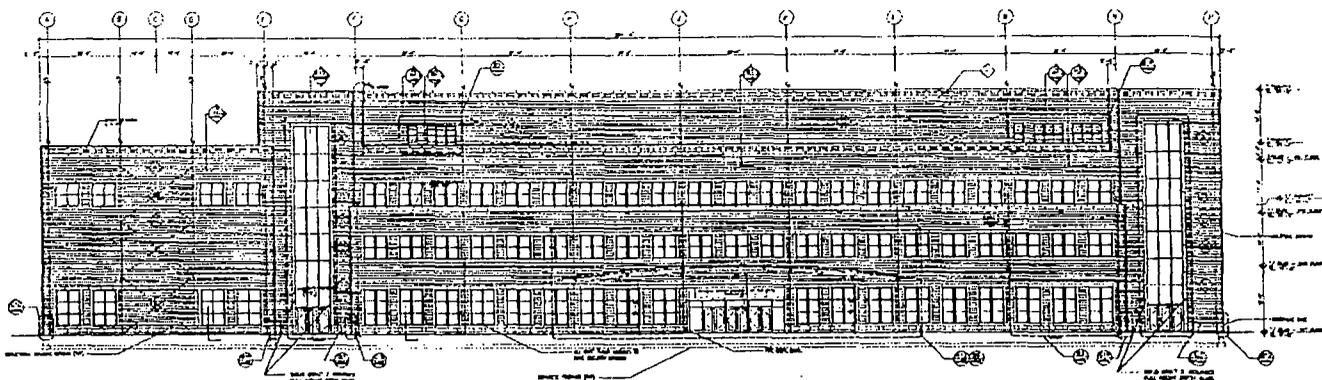
- Fire Hydrant
- Utility Pole
- ✕ Siamese connection
- ▲ Building Entrance/Exit
- ↑ Traffic Direction Arrow
- ▣ Trees to be replaced
- Fire Command/Annunciator Panel



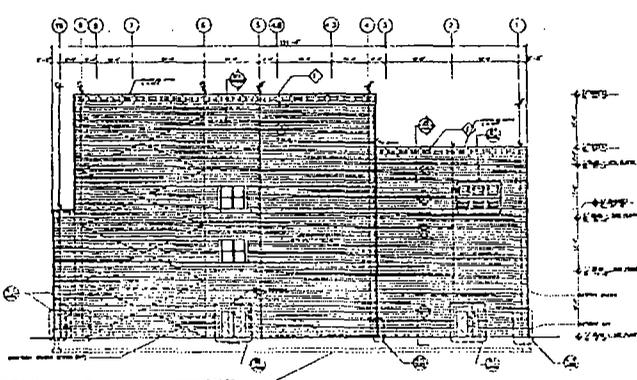
Address: 1119 N. Cleveland  
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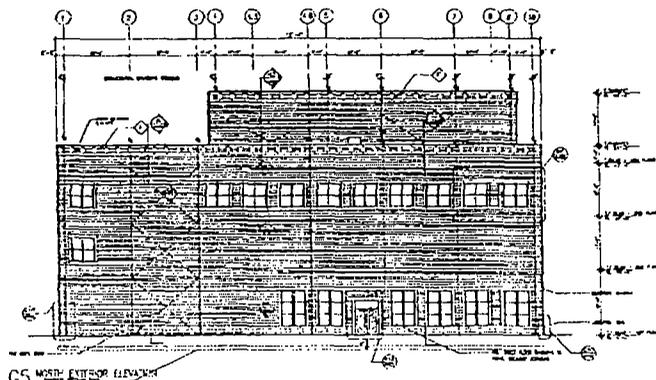
ELEVATIONS



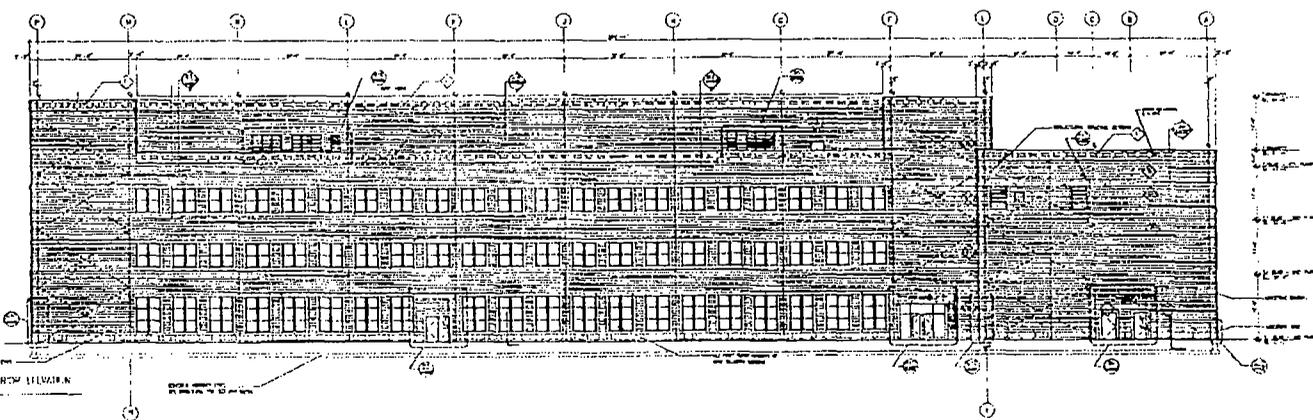
D12 WEST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



G12 SOUTH EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

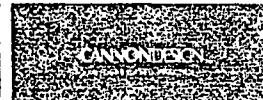


G5 NORTH EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



J12 EAST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

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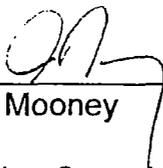


A7938  
Final

DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

MEMORANDUM

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

FROM:   
Andrew J. Mooney  
Secretary  
Chicago Plan Commission

DATE: January 17, 2014

RE: Proposed amendment to Planned Development No. 695 for the property generally located at 1119 North Cleveland Avenue.

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On January 16, 2014, the Chicago Plan Commission recommended approval of the proposed amendment to Planned Development No. 695 submitted by Alderman Walter Burnett Jr. on behalf of the Chicago Board of Education. 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 hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Planning and Zoning recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

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

City of Chicago  
Plan Commission



January 16, 2014  
PD # 695 - Jenner School  
1119 N. Cleveland

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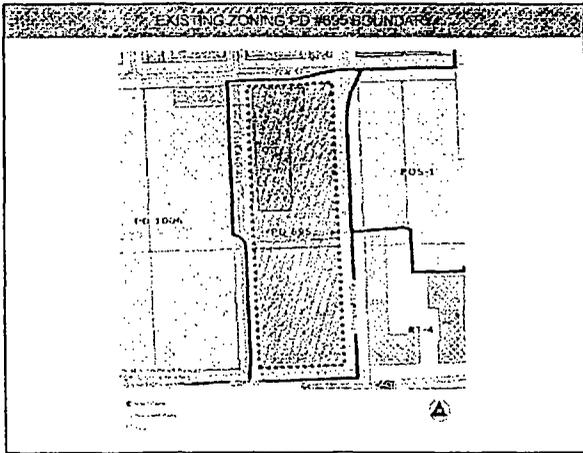
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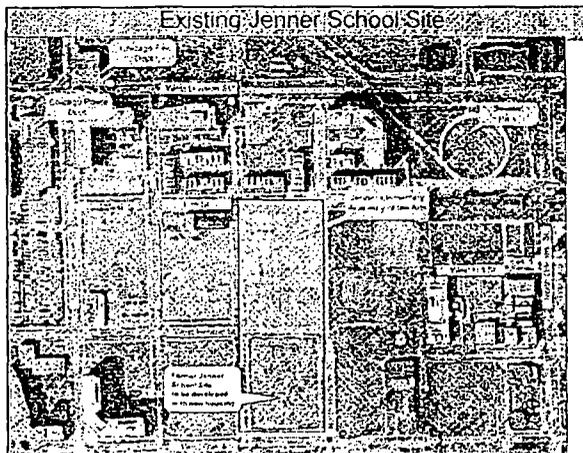
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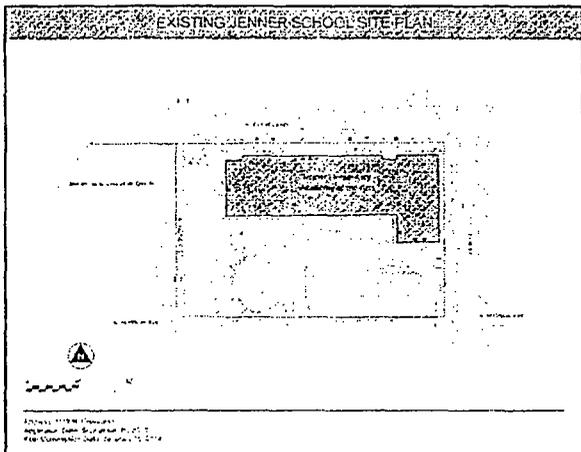
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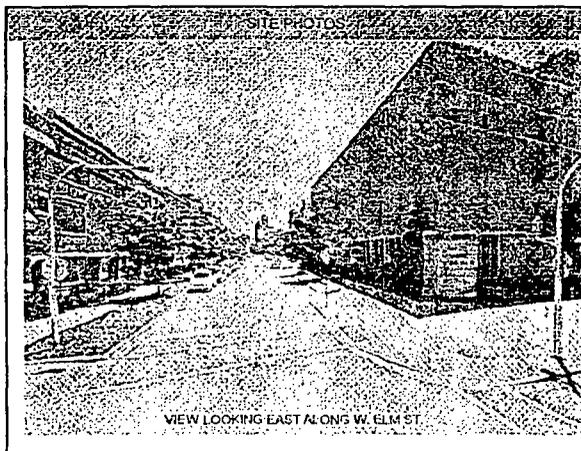
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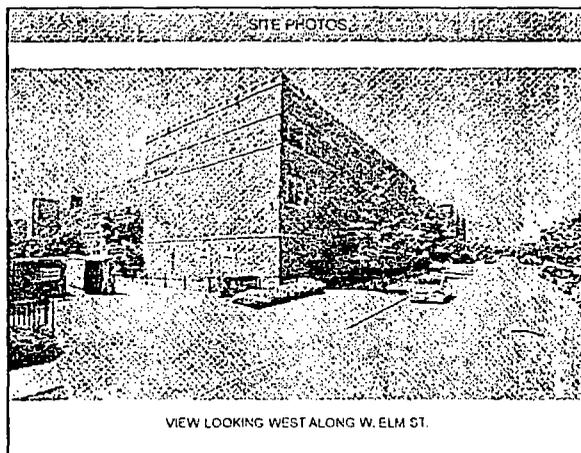
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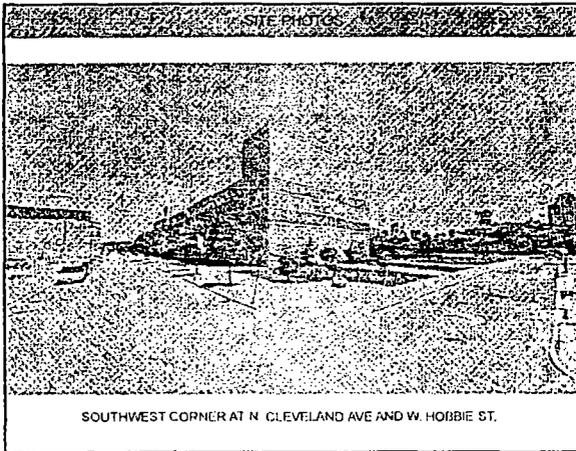
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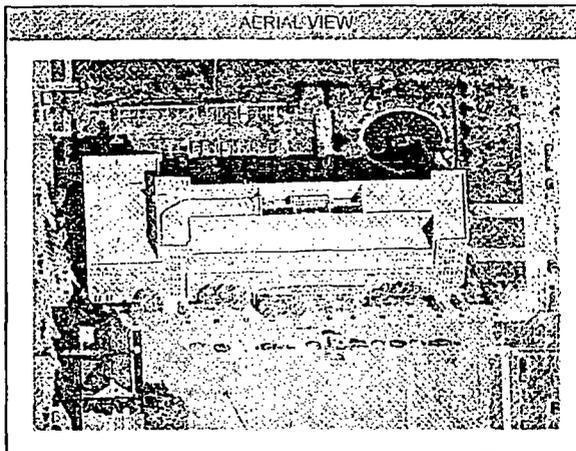
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REPORT  
to the  
CHICAGO PLAN COMMISSION  
from the  
DEPARTMENT OF PLANNING AND DEVELOPMENT

JANUARY 16, 2014

FOR APPROVAL:           AMENDMENT TO PLANNED  
DEVELOPMENT # 695 (APPLICATION NO. A-7938)

APPLICANT:             ALDERMAN WALTER BURNETT JR. on BEHALF  
OF THE CHICAGO BOARD OF EDUCATION

LOCATION:                1119 NORTH CLEVELAND AVENUE

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Planning and Development hereby submits this report and recommendation on a proposed Amendment to Planned Development #695 for your review and recommendation to the Chicago City Council. The application was introduced to the Chicago City Council on September 17, 2013. Notice of this public hearing was published in the Chicago Sun-Times on January 01, 2014. The Applicant was separately notified of this public hearing.

The property is identified as 1119 N. Cleveland Avenue and is generally located on the Southeast corner of Cleveland Avenue and Elm Street. The Chicago Board of Education proposes to amend the boundary of Planned Development #695, the resulting amended Planned Development is currently developed with a school building and accessory parking lot, no additional construction is proposed as a part of this application.

This request is being submitted as an amendment to a planned development, pursuant to Section 17-08-0515-A, due to the proposed change in the boundary.

**PROJECT BACKGROUND AND DESCRIPTION**

The Applicant Alderman Walter Burnett Jr., on behalf of the Chicago Board of Education, has filed this amendment to planned development #695 pursuant to section 17-08-0515-A, the proposed project is a change in the boundary of Planned Development #695. The Planned Development is currently improved with an Elementary School serving grades Pre-K through 8<sup>th</sup> Grade known as Jenner Elementary Academy of the Arts. A portion of the existing planned development is to be removed from the boundary. The Board of Education has sold the subject parcel that is to be removed to a private developer who will work to develop the parcels as of right under the restrictions of the resulting zoning designation, the current proposal calls for residential development.

### **SITE AND AREA DESCRIPTION**

The subject property is located at the intersection of West Elm Street and North Cleveland Avenue and is located adjacent to primarily residential land uses. On the Eastern edge of the site is a parcel of land zoned POS #1 and is improved with Seward Park comprised of a field house, a playground, open space, baseball diamonds and basketball courts. South of the proposed amended planned development will be a resulting parcel of land that has been introduced to the Committee on Zoning, Landmarks and Building Standards to be subdivided into various zoning lots all of which will be rezoned to an RT-4 zoning designation and would be developed with residential buildings conforming with the proposed zoning designation. North and West of the site are parcels zoned PD #1006, Residential Multi-Unit District. The site is also not in the Lake Michigan and Chicago Lakefront Protection District. The site is located within the Near North Tax Increment Financing (TIF) District.

The site will consist of approximately 103,022 square feet (2.36 acres) and is currently improved with a school building and accessory parking lot. The proposed project to amend the planned development boundary would not include any additional construction and would result in the continued operation of the school and the accessory parking lot without interruption. The off-street parking spaces on the site are accessed from (1) one existing driveway along West Elm Street. The loading berth and garbage pick-up area are also accessed from the same existing driveway located along West Elm Street.

The CTA's bus route #37 (Sedgwick), route # 66 (Chicago) and route #70 (Division) all run on streets within a half-mile of the site. The North/Clybourn, Clark/Division, and Chicago stations on the CTA's Red Line and the Sedgwick and Chicago station along the CTA's Brown Line are within a one mile radius from the site. There are no METRA stations within a one mile radius from the site.

### **DESIGN**

The existing school building project is located at the intersection of Elm Street and Cleveland Avenue. The building exterior is clad in modular brick, and glass windows. Massing is concentrated along the Cleveland Avenue street frontage; the playground and parking lot uses are located to the east adjacent to the existing open park space.

### **LANDSCAPING**

The project provides parkway trees in tree grates along both the Cleveland Avenue parkway as well as the Elm Street parkway. The accessory parking lot is in compliance with the Chicago Landscape Ordinance and additional open space in the form of a playground is provided east of the school building.

### **ACCESS / CIRCULATION**

All required 54 parking stalls are provided in an accessory parking lot east of the building which is accessed via a driveway from Elm Street. The subject site also has one loading berth to serve the facility; this loading area will be accessed from the existing driveway located along Elm Street.

The two public streets, Elm Street and Cleveland Avenue, are both currently operating as two way traffic flow and will continue to operate as such.

### **SUSTAINABILITY**

The subject site will remain as constructed, no additional work is proposed to the site and therefore no additional sustainable measures are to be implemented as part of this proposal.

### **BULK / USE / DENSITY**

The current maximum allowable Floor Area Ratio (FAR) for the existing planned development was based on the underlying zoning district (RT-4) and is 1.2; the amended planned development will retain this FAR and be limited to the maximum 1.2 FAR. The proposed planned development will maintain the previously approved setbacks shown on the exhibits contained within the planned development ordinance. All remaining bulk, use and density items will be in substantial compliance with the stipulations of Section 17-2-0300 for RT-4 zoning districts, per section 17-8-0901.

### **RECOMMENDATION**

The Department of Planning and Development has reviewed the project materials submitted by the Applicant and compared this proposal to the requirements of the Chicago Zoning Ordinance and existing development in the community. The area around this project is a mix of residential, planned development and park district uses and is accessible from numerous forms of public transit. Based on that analysis, DPD has concluded that this proposal is appropriate for this site and supports this amendment to the planned development for the following reasons:

1. Promotes unified planning and development (per 17-8-0102), as evidenced through the existing coordination of school and community use of the various facilities and regulation of school-related vehicular activity around the site;
2. Locates parking behind the building and away from sidewalks and other significant pedestrian routes (per 17-8-0904-C-2), as evidenced by the provision of parking at the far northern end of the site, away from main student and guest entrances to the school;
3. Per 17-13-0308-E, the public infrastructure facilities and City services are adequate to serve the existing development and the project complies with the requirements for access in case of fire and other emergencies.

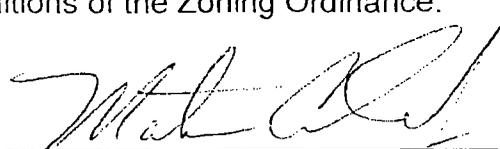
The proposed project was previously reviewed by the Mayor's Office for People with Disabilities and the Department of Transportation and all requested changes were made and the building has since been constructed on the site. Copies of this application have been circulated to other City departments and agencies and no comments have been received which have not been addressed in the application.

Based on the foregoing, it is the recommendation of the Department of Planning and Development that this application for the establishment of a Planned Development be approved and that the recommendation to the City Council Committee on Zoning Landmarks and Building Standards be "Passage Recommended".

Bureau of Planning and Zoning  
Department of Planning and Development

**NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:**

1. THAT the above-stated recitals to this resolution together with the report of the Department of Planning and Development be adopted as the findings of fact of the Plan Commission regarding this zoning map amendment application; and,
2. THAT this Plan Commission recommends approval, to the City Council Committee on Zoning, Landmarks and Building Standards, of the final zoning map amendment application dated September 17, 2013, as being in conformance with the applicable provisions, terms and conditions of the Zoning Ordinance.



Martin Cabrera, Jr.  
Chairman  
Chicago Plan Commission

PD No: 695

Approved: January 16, 2014