



City of Chicago



O2021-5275

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/17/2021
Sponsor(s):	Sigcho-Lopez (25)
Type:	Ordinance
Title:	Amendment of Planned Development No. 1054
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Committee on Zoning, Landmarks and Building Standards
City Council Meeting November 17th, 2021
Alderman Thomas Tunney, 44th Ward

Amendment of Planned Development Number 1054

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

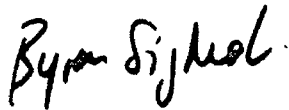
SECTION 1: ORDERED, that the Commissioner of Zoning, Landmarks and Building Standards is hereby authorized and directed to give consideration to the amendment of Planned Development Number 1054.

by striking under *Planned of Development Bulk Regulations and Data Table*,

“Maximum” Number of Off-Street Parking Spaces

and inserting the underscored section as follows: **“Minimum”** Number of Off-Street Parking Spaces

SECTION 2: This ordinance shall take effect and be enforced from and after its passage and publication.



Byron Sigcho-Lopez
Alderman 25th Ward

Extract for
Planned Development 1054

Journal of the Proceedings
of the
City Council
of the
City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

3/14/2007

REPORTS OF COMMITTEES

A-7015
101175

*Reclassification Of Area Shown On Map Number 4-G.
(As Amended)
(Application Number A-7015)*

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 M2-2 General Manufacturing District and C1-2 Restricted Commercial District symbols and indications as shown on Map Number 4-G in the area bounded by:

West 21st Street; South Loomis Street; West Cermak Road; South Ashland Avenue; West 21st Place; the alley immediately west of and parallel to closed South Blue Island Avenue; West 21st Street; South Laflin Street; the alley next south of and parallel to West 21st Street; a line 265 feet west of and parallel to South Loomis Street; and West 21st Street,

to an RT4 Residential District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the RT4 Residential District symbols in the area described in Section 1 to Institutional Planned Development Number 1054, 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.

Plan of Development Statements referred to in this ordinance read as follows:

Institutional Planned Development Number 1054.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development consists of approximately five hundred thirty-four thousand nine hundred sixty-five hundred (534,965) square feet (twelve and twenty-eight hundredths (12.28) acres) net site area which is 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 Board of Education of the City of Chicago ("Applicant") and the Public Building Commission of Chicago, on behalf of the Applicant.

2. The 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 their successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the Applicant, its successors and assigns, grantees and lessees, if different than the Applicant, the legal titleholders 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 titleholders or any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 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 the owners of the Property and any ground lessors.
4. This planned development consists of sixteen (16) statements; a Bulk Regulations and Data Table; and 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; Green Roof Plan and Building Elevations prepared by OWP/P Architects, dated January 18, 2007. Full-size sets of the Site/Landscape Plan, Green Roof Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated herein and these and no other zoning controls shall apply. In any instance where a provision of the planned development conflicts with the Chicago Building Code, the Building Code shall control.
5. The planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the requirements thereof, and satisfies the established criteria for approval as a planned development.

6. The uses permitted within the area delineated herein as "Institutional Planned Development" shall be educational and recreational facilities, offices, accessory parking and related uses incidental thereto.
7. Identification and other necessary signs, including temporary construction signs, may be permitted within the area delineated herein as "Institutional Planned Development", subject to the review and approval by the Department of Planning and Development. Off-premise signs shall not be permitted.
8. Off-street parking and off-street loading facilities shall be provided in compliance with this planned development, subject to review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.
9. Service drives or other means of ingress or egress, including for emergency vehicles shall be adequately designed and paved in accordance with the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas or fire lanes. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
10. For purposes of building height calculations and measurements, the definitions in the Chicago Zoning Ordinance shall apply. 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.
11. The maximum permitted floor area ratio ("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.
12. Improvements of the Property, including landscaping, all entrances and exits to the parking area, 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 times in accordance with the attached Site/Landscape Plan and the landscape provisions of the Chicago Zoning Code.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and

maximizes the conservation of natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the Property in a manner generally consistent with the Leadership in Energy and Environmental Design (L.E.E.D.) Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development.

The Applicant shall provide a vegetated ("green") roof on at least twenty-five percent (25%) of the net roof area of each building to be constructed within this planned development. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment.

14. 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 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
15. 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 development and the purposes underlying the provisions hereof. Any such modification of the requirements of this planned development by the Commissioner shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
16. Unless substantial new construction on the property 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 zoning of the Property shall automatically revert to its prior M2-2 General Manufacturing and C1-2 General Commercial District designations.

3/14/2007

REPORTS OF COMMITTEES

A-7015
101179

[Existing Land-Use Map; and Green Roof Plan referred to in these Plan of Development Statements unavailable at time of printing.]

[Existing Zoning Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site and Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 101180 through 101184 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:



Planned Development Number 1054

*Planned Of Development Bulk Regulations
And Data Table.*

Gross Site Area (759,089 square feet/17.43 acres) = Net Site Area (534,965 square feet/12.28 acres) + Area Remaining in Public Right-of-Way (224,124 square feet/5.15 acres)

Net Site Area: 534,965 square feet (12.28) acres

Maximum Permitted F.A.R.
for Net Site Area: 1.20

Permitted Uses: As per Statement Number 6

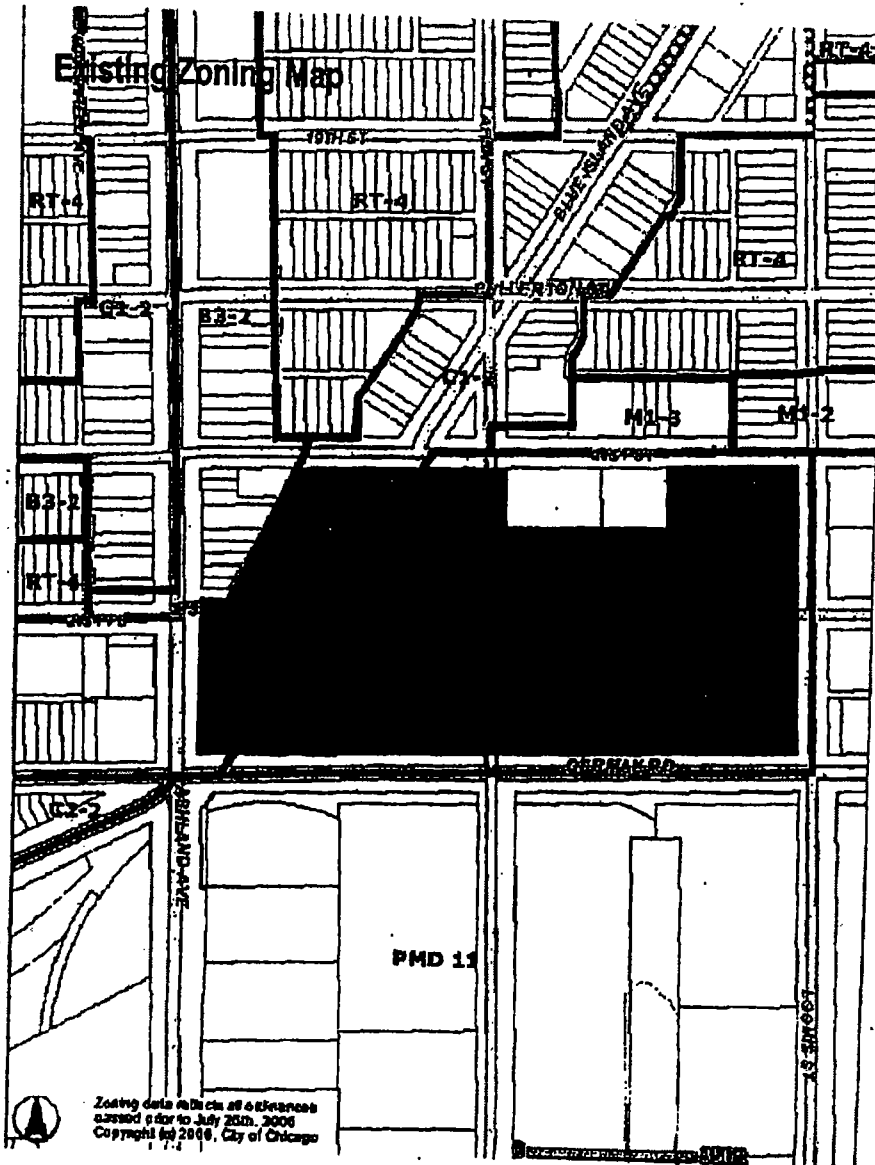
Maximum Number of Off-Street
Parking Spaces: 105

Minimum Number of Bicycle Spaces: 50

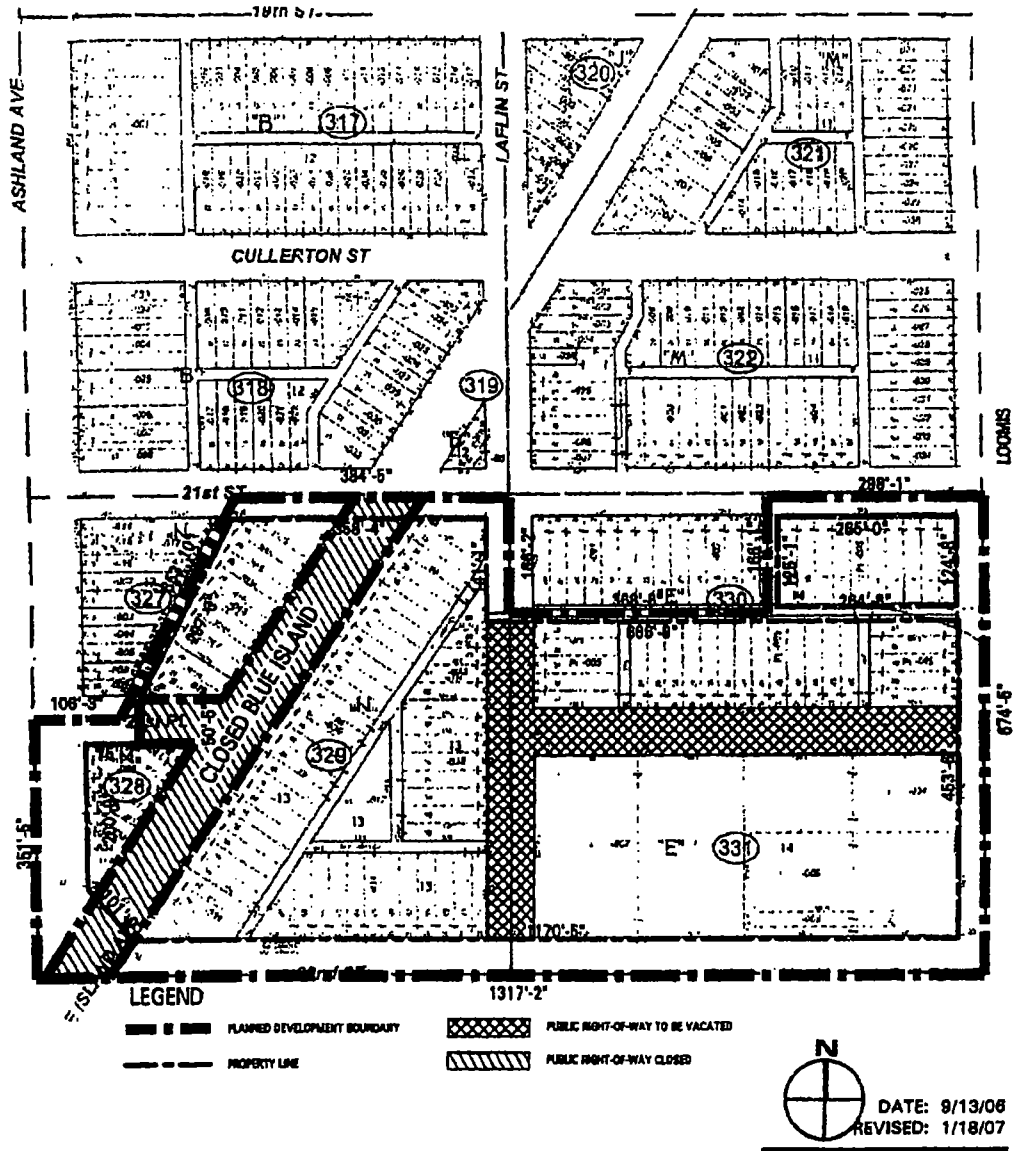
Minimum Number of Off-Street
Loading Spaces: 1

Minimum Setbacks: As per the Site/Landscape Plan

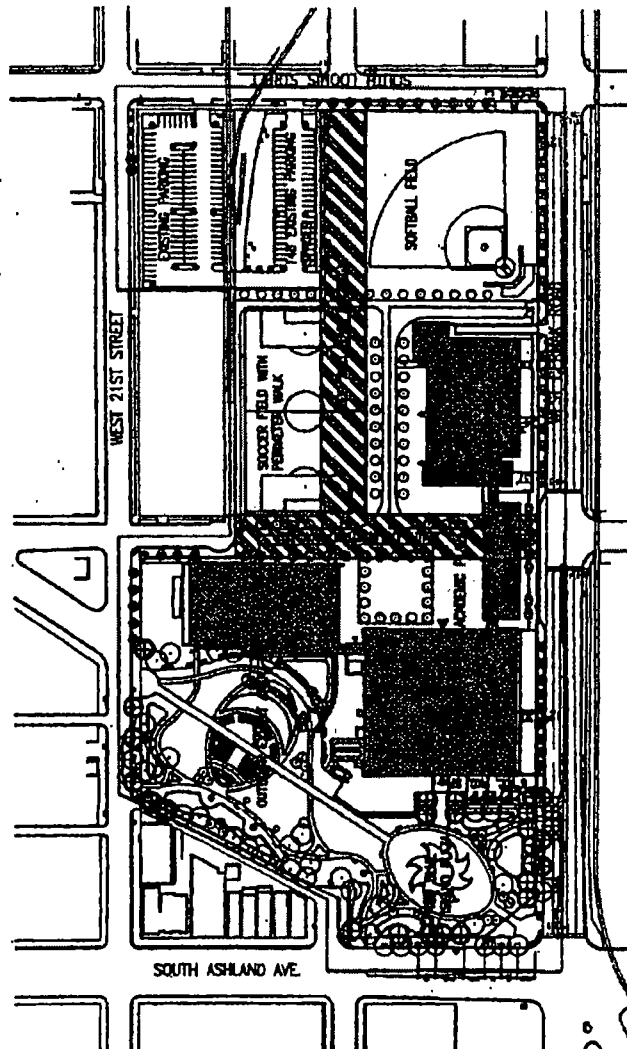
Existing Zoning Map.



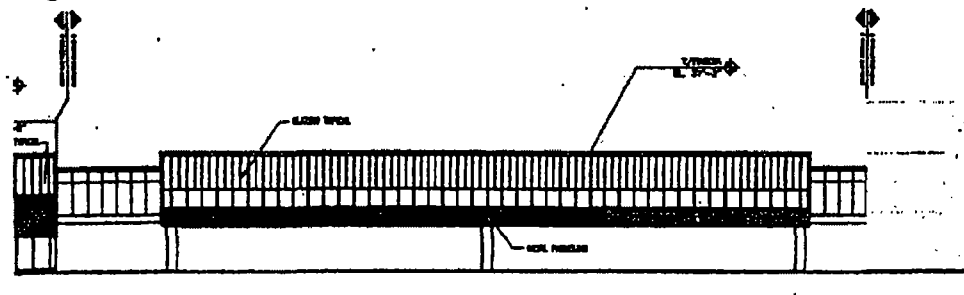
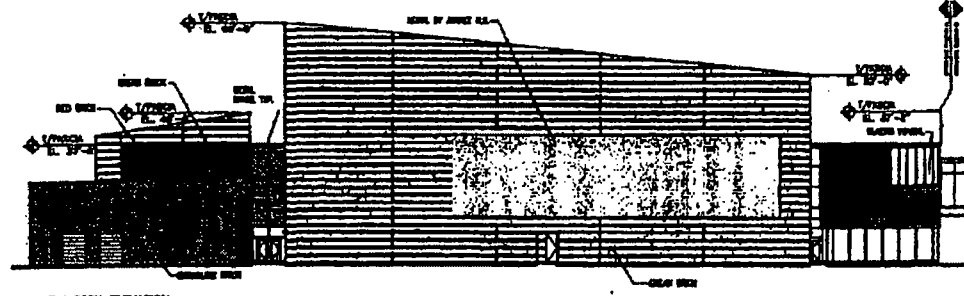
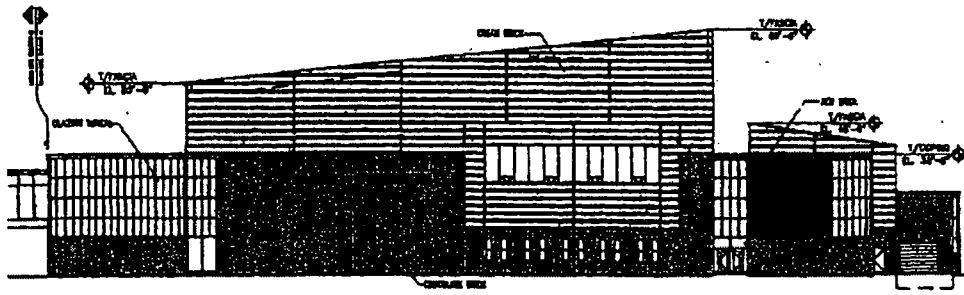
Planned Development Boundary, Property Line
And Right-Of-Way Adjustment Map.



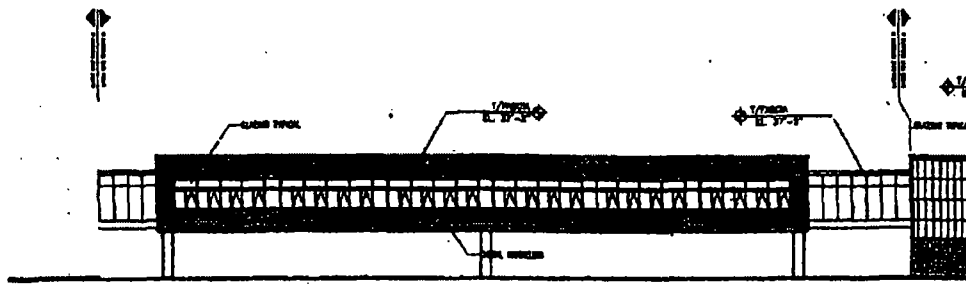
Site And Landscape Plan.



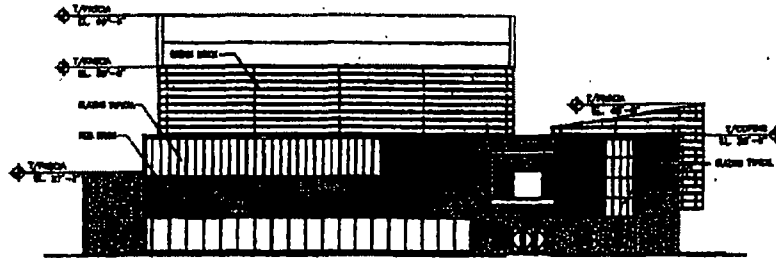
Building Elevations.
(Page 1 of 2)



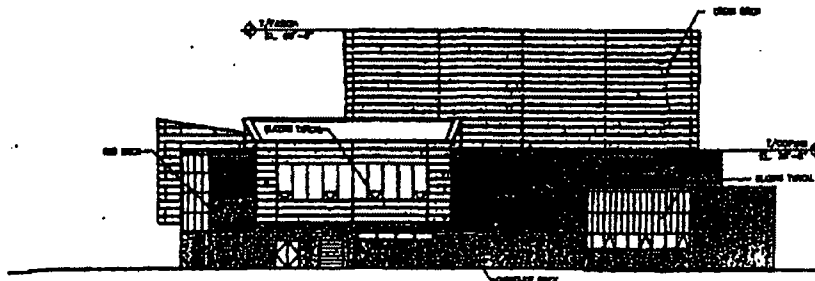
Building Elevations.
(Page 2 of 2)



⊕ SOUTH ELEVATION



⊕ WEST ELEVATION



⊕ EAST ELEVATION

