



Office of the City Clerk



SO2012-2203

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	4/18/2012
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17472
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

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, is hereby amended by changing all of the RT-4 District symbols and indications as shown on Map No. 12J in the area bounded by

S. Homan Avenue; W. 51st Street; S. St. Lewis (extended); a line parallel to and 636 north of 51st Street.

to those of a ^{Planned} District.
_{Development}

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 3400 - 3500 W. 51st Street

United Neighborhood Organization – School Campus
Planned Development Statements
51st Street and St. Louis Avenue
Bulk and Data Table

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Total Planned Development:

Underlying Zoning:	RT-4
Gross Site Area:	10.2 acres (445,573 square feet)
Net Site Area:	8.8 acres (383,764 square feet)
Total Max F.A.R:	1.2

Sub-Area A: Schools and Athletic Field

High School and Athletic Field - Parcel 1:

Net Site Area:	4.71 acres (205,167 square feet)
Max FAR:	0.5
Max Height:	55 feet
Min. Auto Parking:	69 spaces
Min. Bike Parking:	52 spaces
Building Site Coverage:	40,000 square feet min.
Open Space:	165,168 square feet min.
Setbacks:	per site plan
Loading:	1 berth

Elementary School Parcel 2:

Net Site Area:	2.98 acres (129,808 square feet)
Max FAR:	0.5
Max Height:	per existing building height
Setbacks:	per site plan
Min. Auto Parking:	15 spaces
Min. Bike Parking:	42 spaces
Loading:	1 berth

Sub-Area B (per site plan approval):

Net Site Area:	1.12 acres (48,787 square feet)
Max F.A.R:	2.0
Max Height:	In accordance with underlying zoning
Setbacks:	In accordance with site plan
Parking:	In accordance with underlying zoning
Bike Parking:	In accordance with underlying zoning
Loading:	In accordance with underlying zoning
Building Site Coverage and Open Space:	per site plan approval

Applicant: United Neighborhood Organization

Address: **3400-3500 West 51ST Street** / W. 51st Street between St. Louis and Homan Avenues

Application Date: April 11, 2012

Plan Commission: June 21, 2012

United Neighborhood Organization – School Campus

Planned Development Statements

3400-3500 West 51st Street

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1. The area delineated herein as Institutional Planned Development Number _____ consists of approximately 383,764 square feet net site area, which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). The Property is owned and will remain under the control of United Neighborhood Organization, an Illinois Not For Profit Corporation or its assigns ("Applicant").

2. The requirements, obligations and conditions contained within this planned development shall be binding upon and all rights granted herein shall inure to the benefit of the Applicant, its successors, and assigns. Furthermore, pursuant to the requirements Chicago Zoning Ordinance Section 17-8-0400, at the time any applications for amendments, modifications, or changes (administrative, legislative or otherwise) are made to this planned development, the Property 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 additional reviews, approvals or permits will be obtained by the Applicant or its successors, assignees, or grantees. Any dedication or vacation of Streets, alleys, easements, adjustment of rights-of-way, or consolidation or re-subdivision of parcels, shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assignees, 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 Housing and Economic Development and Transportation. Closure of all or any

Applicant: United Neighborhood Organization

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3400-3500 West 51st Street

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 sixteen (16) statements; Bulk Regulations Table; Existing Zoning Map; Existing LandUse Area Map; a Planned Development Boundary Map; Sub-Area and Sub-Parcel Map; Site Plan; Landscape Plan; High School Green Roof Plan; High School Floor Plans and Building Elevations; prepared by Wight dated June 21, 2012; and Elementary School Elevations and Floor Plans prepared by Ghafari Associates, LLC dated April 8, 2011. 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 shall be permitted within the planned development: school and educational uses (including but not limited to pre-elementary and adult educational programming); Day Care; sports; school and educational offices and administration uses; community gathering and special events as an accessory use to the school and educational uses; accessory parking; community garden.

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United Neighborhood Organization – School Campus

Planned Development Statements **FINAL FOR PUBLICATION**

3400-3500 West 51st Street

The following uses are excluded within this Planned Development: All Residential Uses, funeral and internment services, residential dwelling units, group homes, and public safety services, Hospitals, Lodge or Private Club, Public Safety Services, Lodging and Freestanding Communication Towers.

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 Housing and Economic Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

7. For the purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, approved 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 383,764 square feet.

9. Upon review and determination of a Part II Review pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.

Applicant: United Neighborhood Organization
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Planned Development Statements

3400-3500 West 51st Street

10. Prior to the Part II Approval in Sub-Area B (per Section 17-13-0610 of the Zoning Ordinance) the Applicant shall submit a site plan, landscape plan and building elevations for Sub-Area B for review and approval by the Department of Housing and Economic Development. Review and approval by the Department of Housing and Economic Development is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. The Sub-Area B site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for any portion of Sub-Area B shall be granted until aforementioned site plan approval has been granted. If the Sub-Area Site Plan Approval Submittals substantially conform to the provisions of the Planned Development, the Department of Housing and Economic Development shall approve the submittal in a prompt and timely manner. Following approval by the Department of Housing and Economic Development, the approved Sub-Area B Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

After approval of the Sub-Area B Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any Sub Area B Site Plan Approval Submittals shall, at a minimum, include all information necessary to illustrate substantial conformance to the Planned Development, including, at a minimum, the following information:

Applicant: United Neighborhood Organization

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United Neighborhood Organization – School Campus

Planned Development Statements **FINAL FOR PUBLICATION**

3400-3500 West 51st Street

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plans; and,
- statistical information applicable to the subject Sub-Area, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

11. 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 Department of Housing and Economic Development. Any interim reviews associated with Sub Area B Site Plan Approval or Part II reviews, are conditional until final Part II approval.

12. 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.

13. The terms, conditions and exhibits of this planned development ordinance may be modified administratively pursuant to the Chicago Zoning Ordinance Section 17-13-0611 by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns.

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United Neighborhood Organization – School Campus

Planned Development Statement **FINAL FOR PUBLICATION**

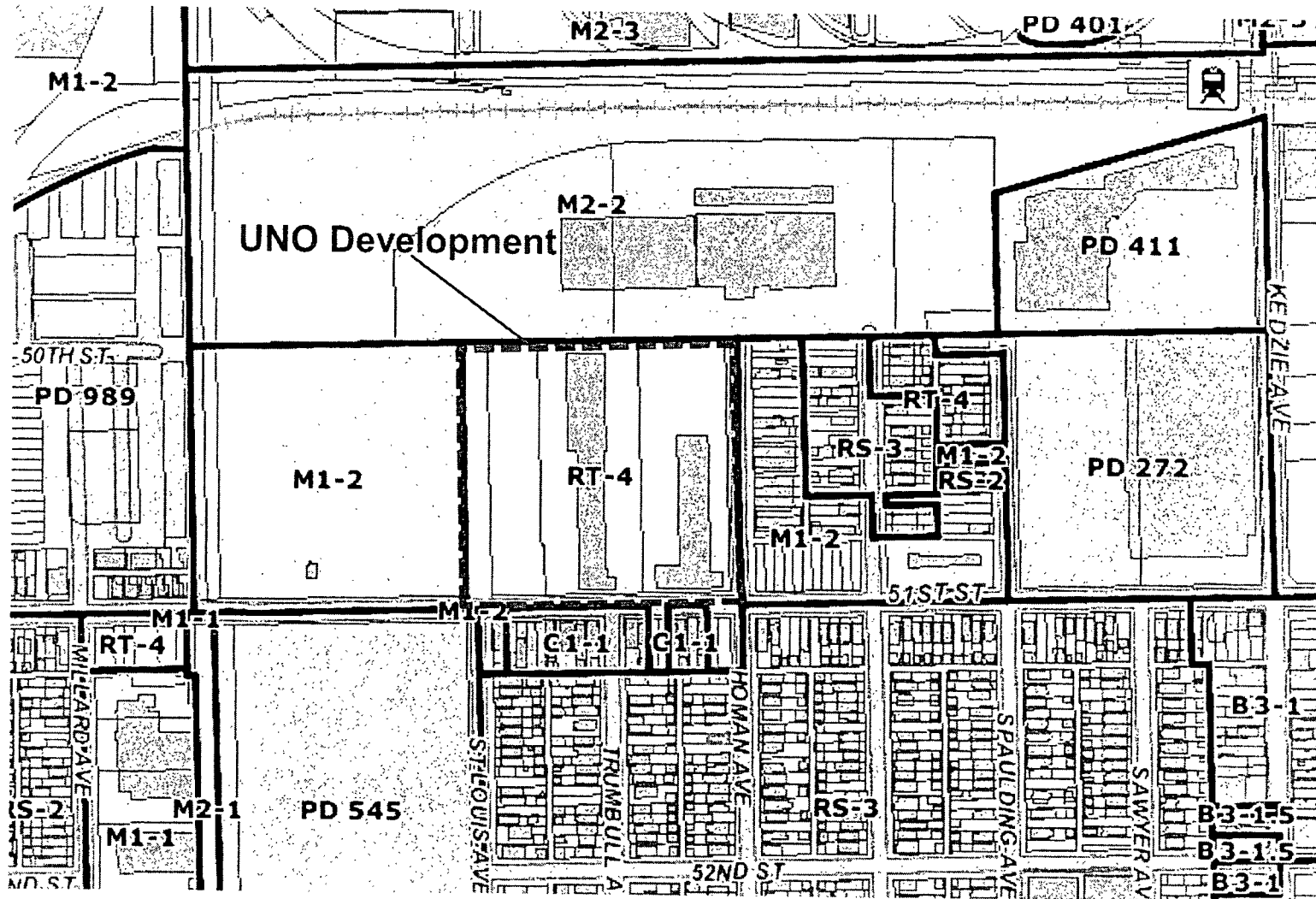
3400-3500 West 51st Street

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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

15. 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. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Housing and Economic Development. The High School in Sub area A will provide a 25% green roof over the net roof area and will achieve L.E.E.D Silver certification.

16. 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 Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to RT-4 Residential Two Flat, Townhouse and Multi-Unit Districts.

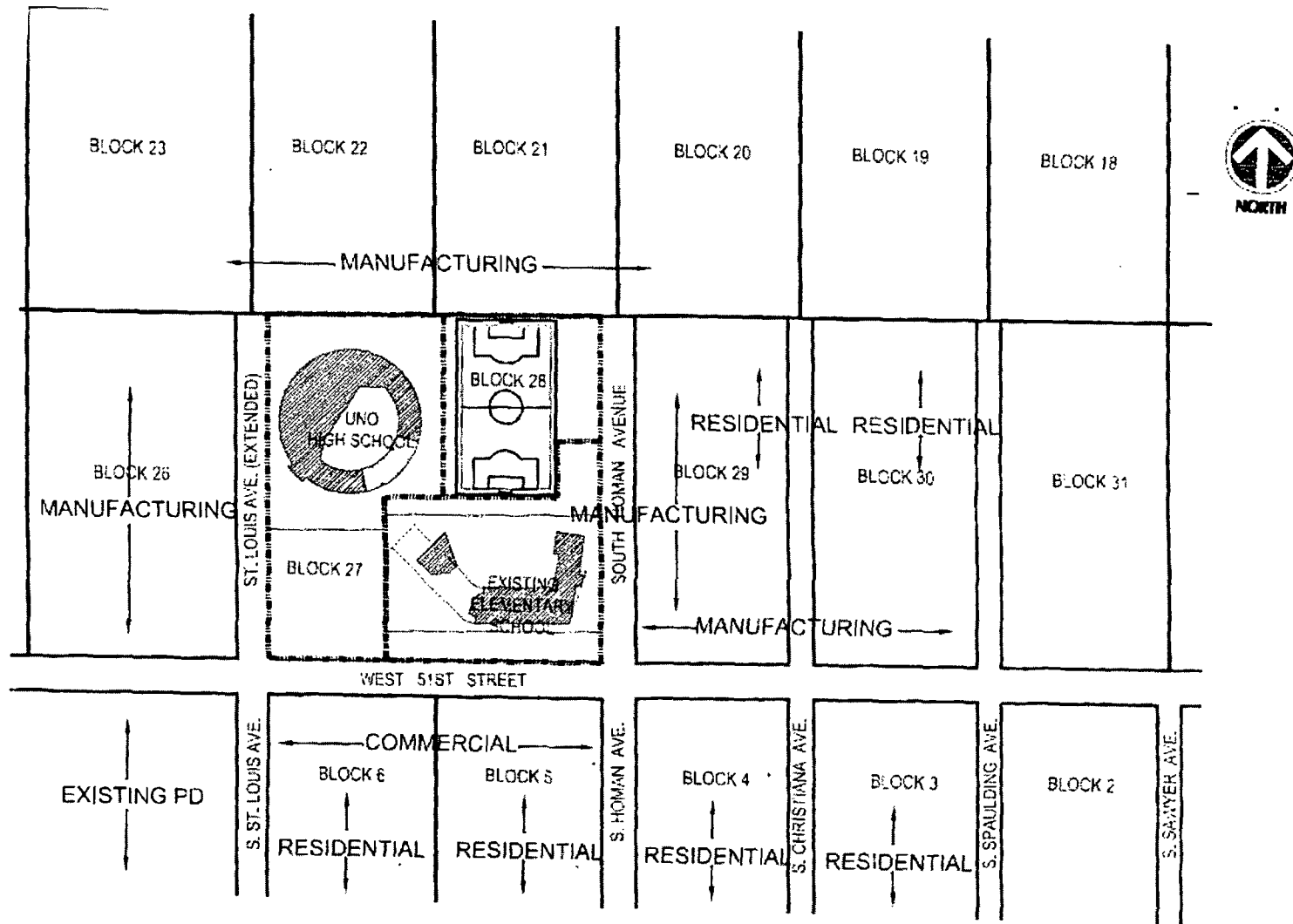
Applicant: United Neighborhood Organization
Address: 3400-3500 W. 51st Street between South St. Louis and South Homan Avenues
Application Date: April 11, 2012
Plan Commission Date: June 21, 2012



APPLICANT: United Neighborhood Organization, an Illinois Not for Profit Organization ("UNO")
ADDRESS: North side of 51st Street between Homan and St. Louis Avenues
APPLICATOR DATE: April 11, 2012
COMMISSION DATE: June 20, 2012

EXISTING ZONING MAP

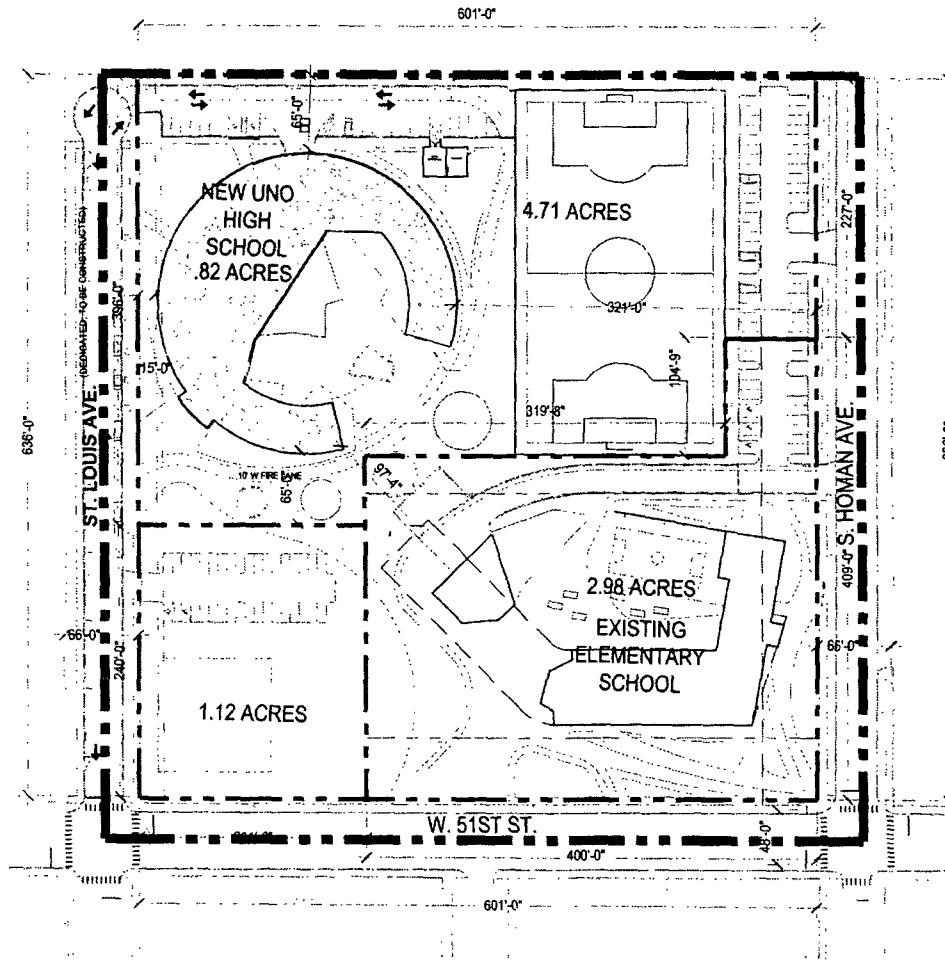
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APPLICANT: United Neighborhood Organization, an Illinois Not for Profit Organization ("UNO")
ADDRESS: North side of 51st Street between Homan and St. Louis Avenues
APPLICATION DATE: April 11, 2012
PLAN COMMISSION DATE: June 21, 2012

EXISTING LAND USE AREA MAP
SCALE: 1" = 300'-0"

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ADDRESS: North side of 51st Street between Homan and St. Louis Avenues
APPLICATION DATE: April 11, 2012
PLAN COMMISSION DATE: June 21, 2012

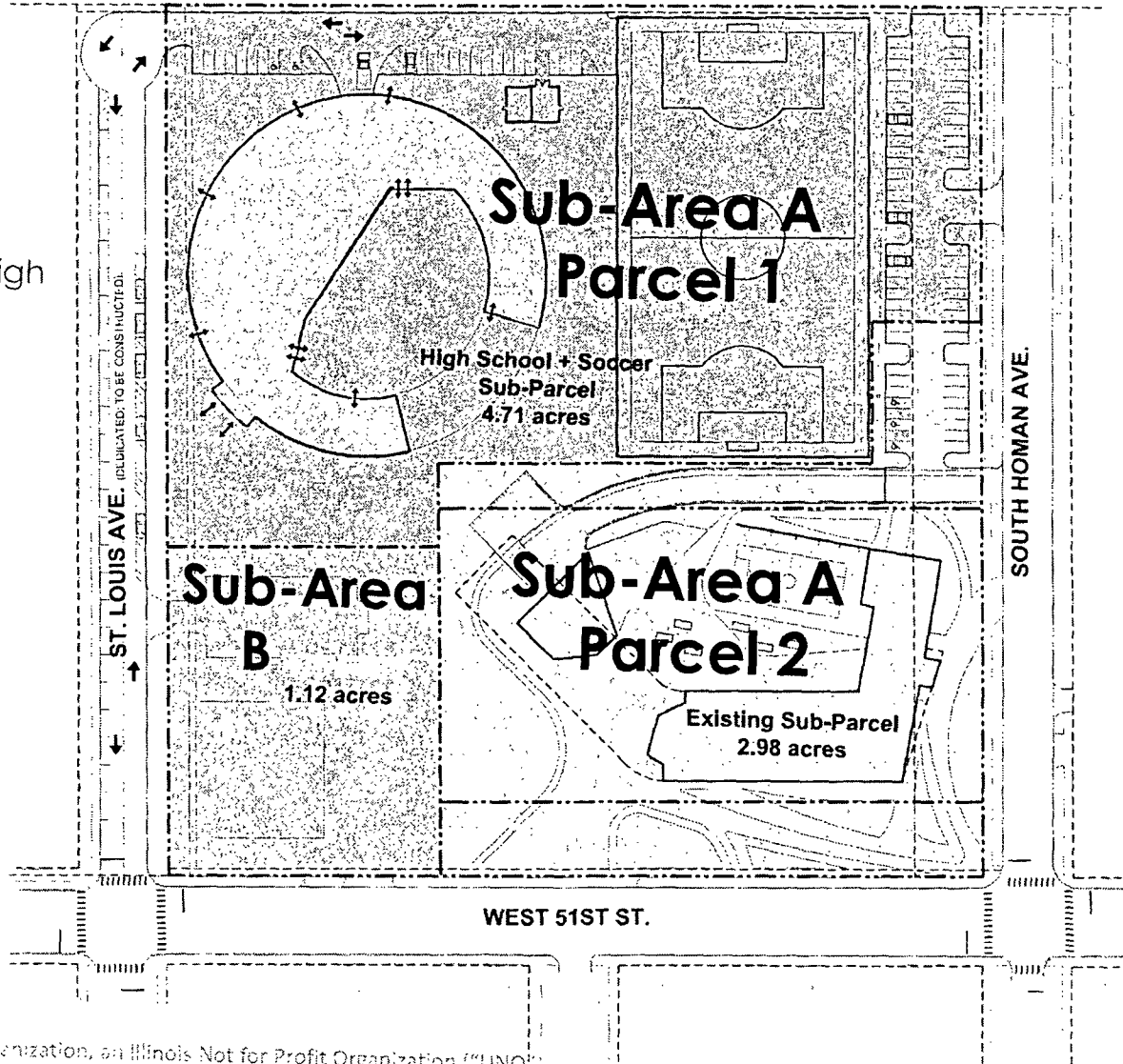
PLANNED DEVELOPMENT BOUNDARY MAP

**Total:
8.8 ACRES**

A-1 =New UNO High School w/Soccer Field Development (4.71Acres)

A-2=Existing UNO Elementary School Development (2.98 Acres)

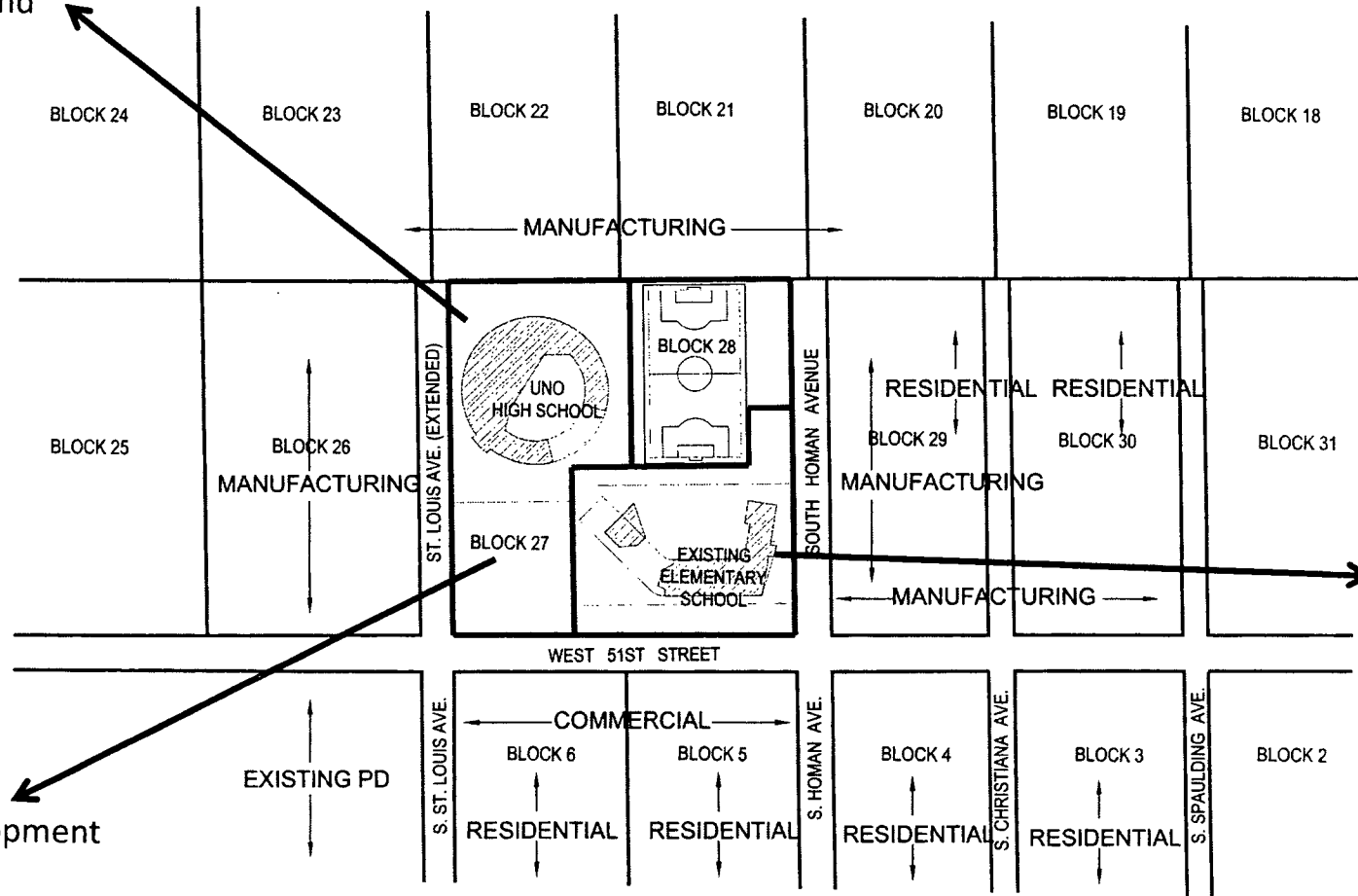
B= Future Development (1.12 Acres)



APPLICANT: United Neighborhood Organization, an Illinois Not for Profit Organization ("UNO")
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SUB-AREA MAP AND SUB-PARCEL MAP

Sub-Area A Parcel 1
High School and
Soccer Field



Sub-Area A Parcel 2
Elementary School

Sub-Area B
Future Development

GENERALIZED LAND USE MAP

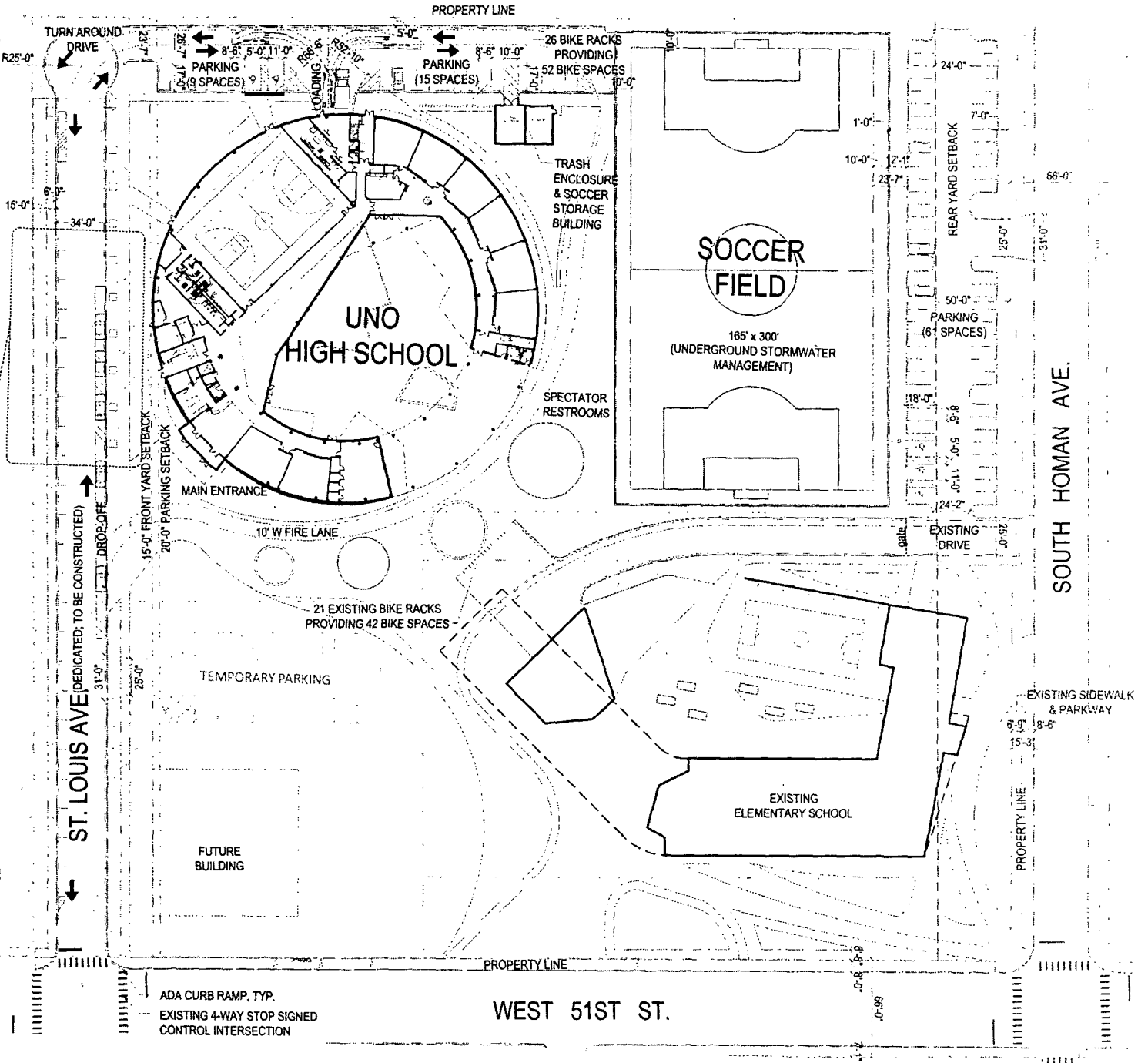
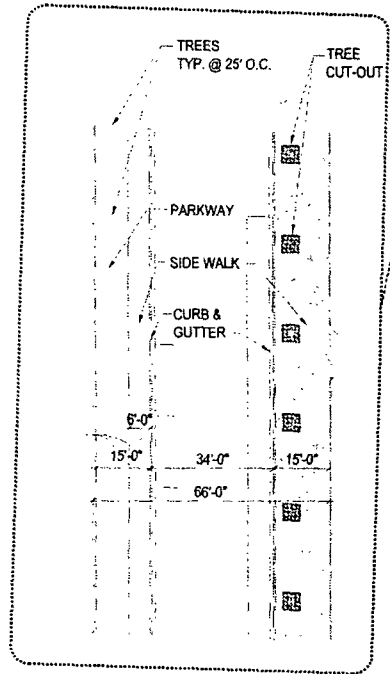
APPLICANT: United Neighborhood Organization, an Illinois Not for Profit Organization ("UNO")
 ADDRESS: North side of 51st Street between Homan and St. Louis Avenues
 APPLICATION DATE: April 11, 2012
 PLAN COMMISSION DATE: June 23, 2012

Wight

SITE PLAN

SCALE :: 1" = 30'-0"

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 ADDRESS: North side of 51st Street between Homan and
 St. Louis Avenues
 APPLICATION DATE: April 11, 2012
 PLAN COMMISSION DATE: June 21, 2012

ADA CURB RAMP, TYP.
 EXISTING 4-WAY STOP SIGNED
 CONTROL INTERSECTION

WEST 51ST ST.

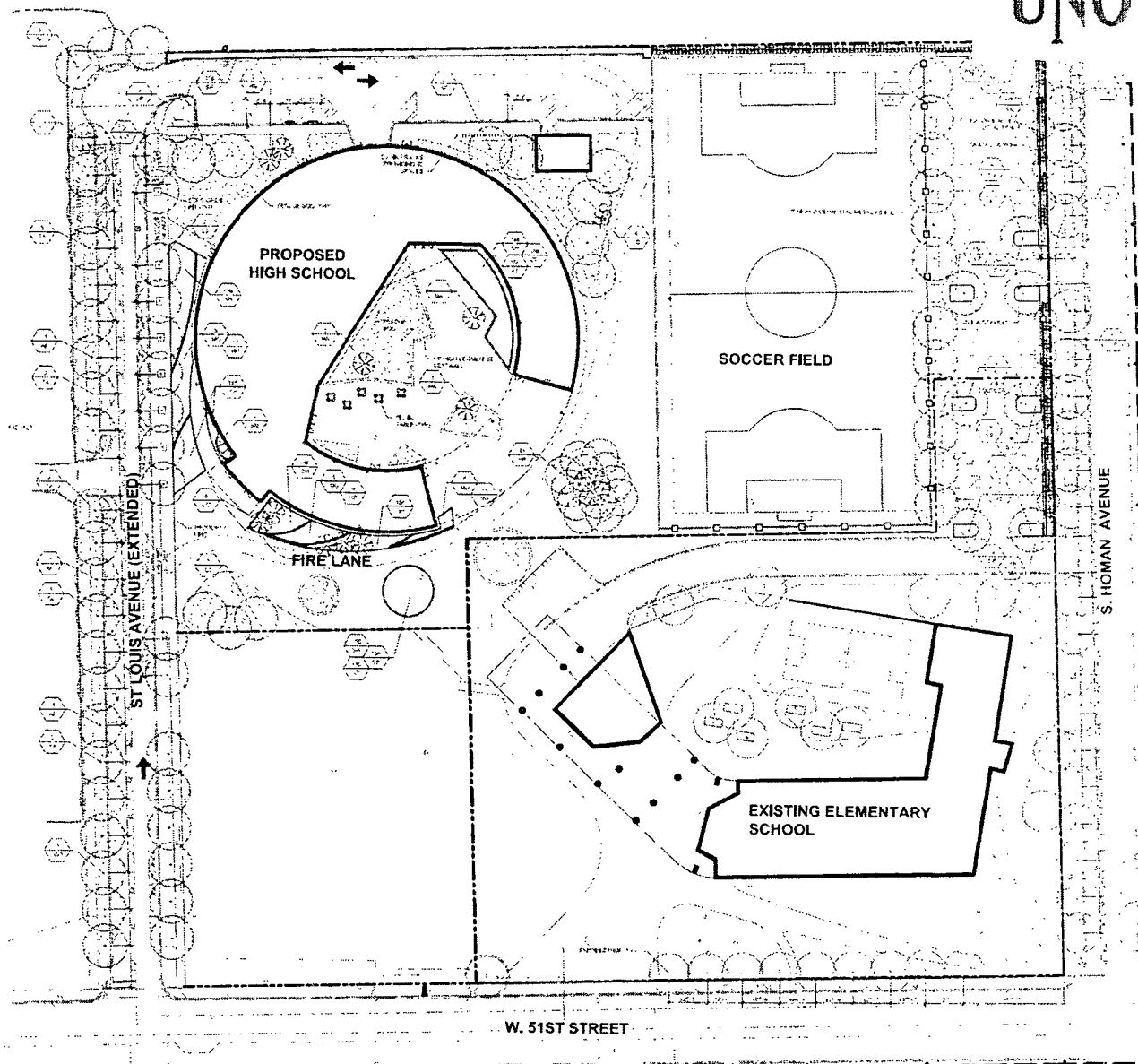
SOUTH HOMAN AVE.

Wight

UNO

Landscape Plan

CODE	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
AC	Asplenium Platyneuron	Autumn Spore Mold	4" gal	B&B	matching heads
AD	Asplenium Platyneuron	Swirl Moss	12" H	B&B	Stockman
AE	Asplenium Platyneuron	Black Spore Mold	30"	B&B	30" dia.
AF	Asplenium Platyneuron	Luteous Moss	30"	B&B	30" dia.
AG	Asplenium Platyneuron	Amoeba Moss	10" H	B&B	34" Spire
AH	Asplenium Platyneuron	Common Moss	4" gal	B&B	matching heads
AI	Asplenium Platyneuron	Scrub Moss	3" d	12" H	12" dia.
AJ	Asplenium Platyneuron	Ground Moss	12" dia	pot	10" dia.
AK	Asplenium Platyneuron	Wax Moss	4" gal	B&B	matching heads
AL	Asplenium Platyneuron	Flax Moss	12" dia	B&B	10" dia.
AM	Asplenium Platyneuron	Public Green Moss	30"	pot	10" dia.
AN	Asplenium Platyneuron	Amoeba Moss	1" gal	B&B	Stockman
AO	Asplenium Platyneuron	Autumn Spore Mold	4" gal	B&B	matching heads
AP	Asplenium Platyneuron	Swirl Moss	8" H	B&B	matching heads
AQ	Asplenium Platyneuron	Black Spore Mold	8" H	B&B	37" stems
AR	Asplenium Platyneuron	Common Moss	8" d	B&B	16" dia.
AS	Asplenium Platyneuron	Ground Moss	34"	B&B	37" dia.
AT	Asplenium Platyneuron	Wax Moss	2" gal	B&B	matching heads
AV	Asplenium Platyneuron	Public Green Moss	30"	B&B	42" dia.
AW	Asplenium Platyneuron	Amoeba Moss	4" gal	B&B	matching heads
AX	Asplenium Platyneuron	Ground Moss	4" gal	B&B	matching heads

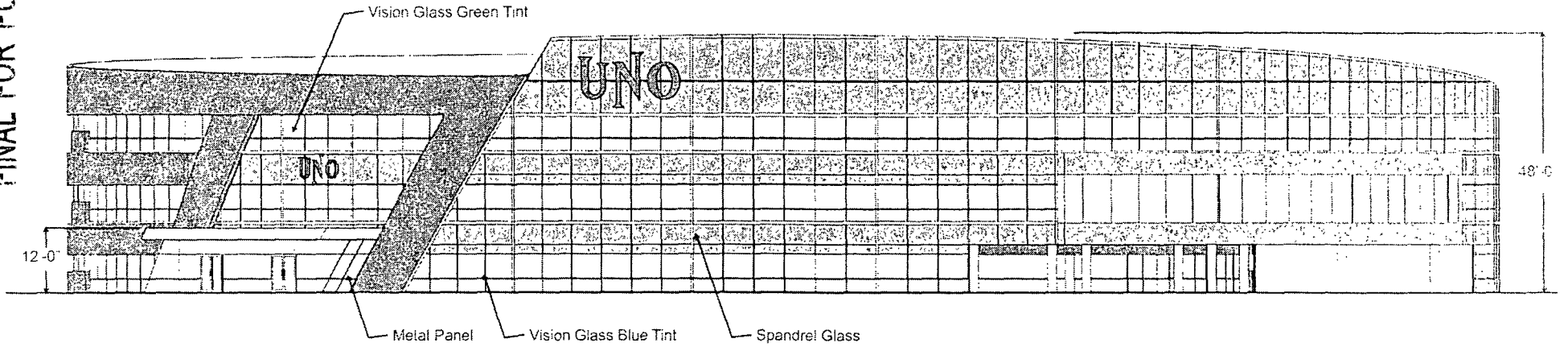


LEGEND

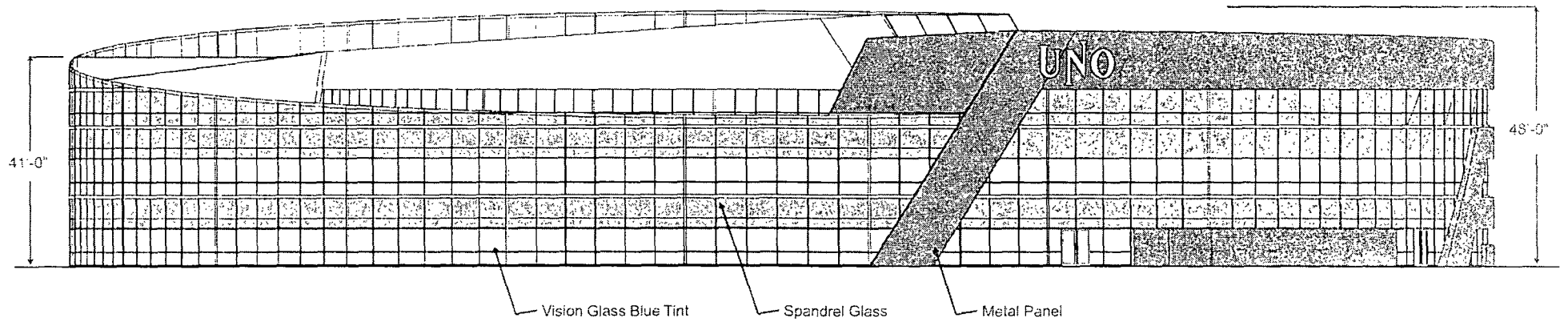
- TYP. PERENNIAL - GROUNDCOVER
- TYP. ORNAMENTAL TREES
- TYP. ORNAMENTAL SHRUBS
- TYP. FESCUE SOD
- TYP. DECIDUOUS SHADE TREES
- TYP. EXISTING TREES TO REMAIN

APPLICANT: United Neighborhood Organization,
 a not-for-profit organization ("UNO")
 ADDRESS: North side of 51st Street between Homan
 and St. Louis Avenues
 APPLICATION DATE: April 11, 2012
 PLAN COMMISSION DATE: June 21, 2012

HIGH SCHOOL ELEVATIONS



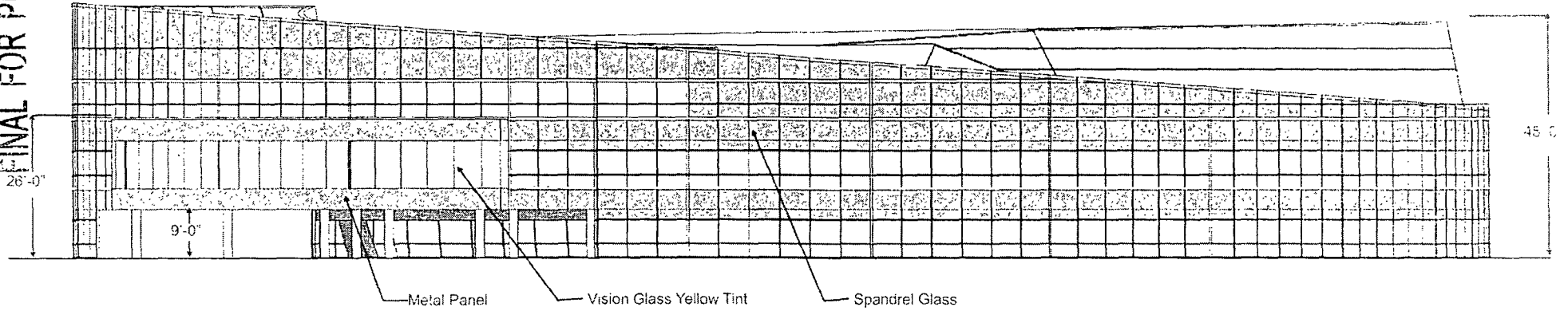
South Elevation



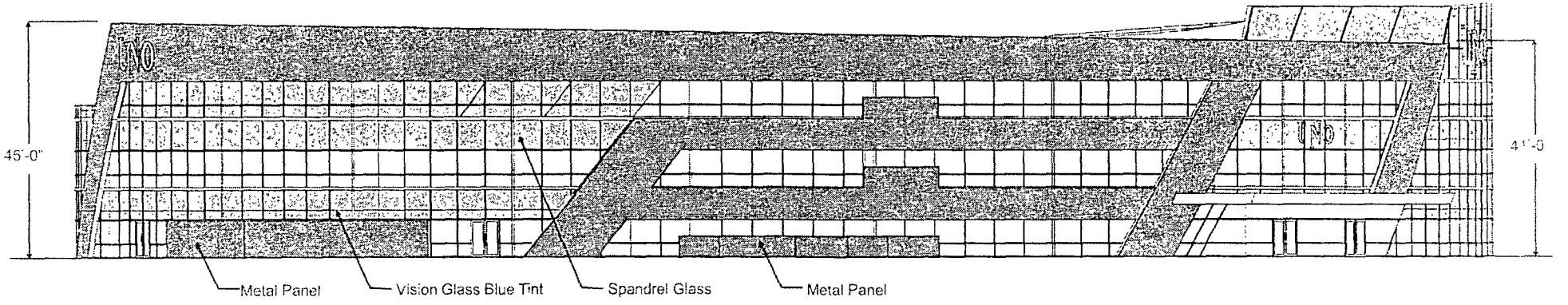
North Elevation

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HIGH SCHOOL ELEVATIONS

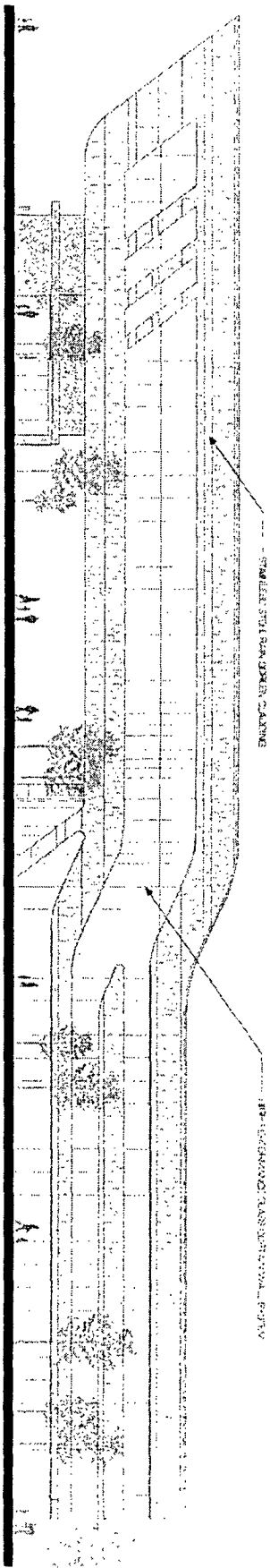


East Elevation



West Elevation

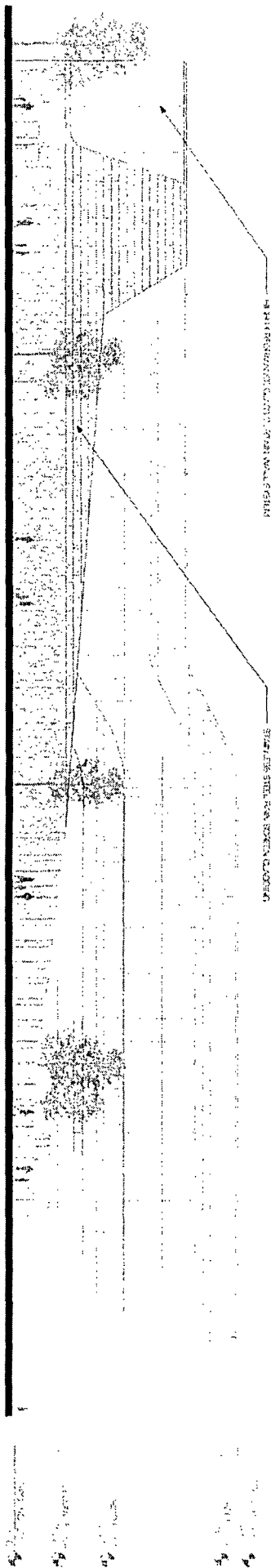
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elementary school elevations

SOUTH ELEVATION

APPLICANT: United Neighborhood Organization, an Illinois Not for Profit Organization ("UNO")
ADDRESS: North side of 53rd Street between Herman and St. Louis Avenues
APPLICATION DATE: April 12, 2012
PLAN COMMISSION DATE: June 23, 2012

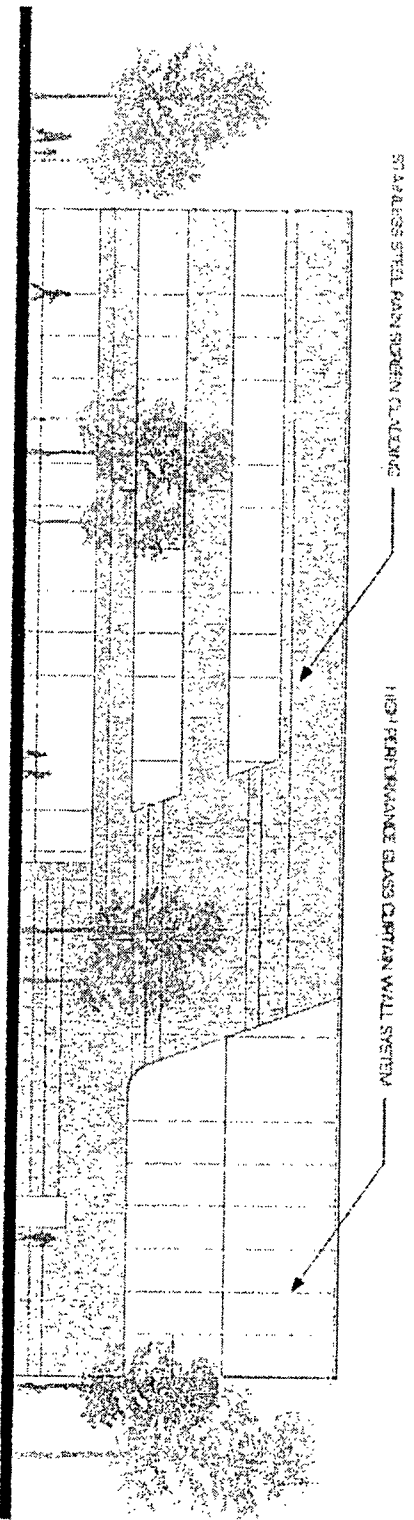


Secondary School Elevations

NORTH ELEVATION

UNO, CA: A United Neighborhood Organization, a Illinois Not for Profit Organization ("UNO")
ADDRESS: North side of 51st Street between Hornum and St. Louis Avenues
APPLICATION DATE: April 11, 2012
COMMISSION DATE: June 23, 2012

Elementary school elevation



ART: GANT: United Neighborhood Organization, an Illinois Not for Profit Organization ("UNO")
ADDRESS: North side of 52nd Street between Ho man and St. Louis Avenues
DATE: APRIL 11, 2012
PLAN COMMISSION DATE: June 21, 2012

UNO
GANT
DATE: APRIL 11, 2012
PLAN COMMISSION DATE: June 21, 2012