



City of Chicago



SO2013-4943

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/26/2013
Sponsor(s):	City Clerk (transmitted by) (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17758 at 5337-5357 W Grand Ave
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 M1-2, Limited Manufacturing District symbols as shown on Map 5-L in the area generally bounded by:

West Grand Avenue; a line 137 feet west of and parallel with North Lockwood Avenue extended for a distance of 125.27'; the alley next west of Lockwood Avenue; a line 225.27' south of and parallel with Grand Avenue; North Lockwood Avenue for a distance of 132.51'; a line 339.19' extending west from North Lockwood Avenue to a point 117' east of North Long Avenue; a line extended south for a distance of 29.27'; a line extended to a point 409.52' south of West Grand Avenue along North Long Avenue; and North Long Avenue,

to those of a C3-1, Commercial, Manufacturing and Employment District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C3-1, Commercial, Manufacturing and Employment District symbols as shown on Map 5-L in the area set forth in Section 1, to the designation of an Institutional Planned Development, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 3. This ordinance takes effect after its passage and approval.

PLANNED DEVELOPMENT NO. _____

BULK REGULATIONS TABLE

Gross Site Area:	217,476 Square Feet
Area in Public Right-of-Way:	37,281 Square Feet
Net Site Area:	182,010 Square Feet
Maximum Floor Area Ratio:	1.2
Maximum Building Height:	45 feet
Minimum Number of Parking Spaces:	32
Minimum Number of Bicycle Parking Spaces:	4

Applicant: Noble Network of Charter Schools
Address: 5337 West Grand Avenue
Introduction Date: June 26, 2013
Plan Commission Date: October 17, 2013

PLANNED DEVELOPMENT NO. _____

Plan of Development Statements

1. The area delineated herein as Planned Development No. _____ (“Planned Development”) consists of approximately 182,010 square feet (4.14 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is under the single designated control of the Applicant, Noble Network of Charter Schools.
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 an amendment, modification or change (administrative, legislative or otherwise) to this Planned Development is made, shall be under single ownership or single 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, assigns 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 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 Fifteen Statements; a Bulk Regulations Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site Plan; an Existing Land Use Area Map; a Ground Floor Plan; and Building Elevations

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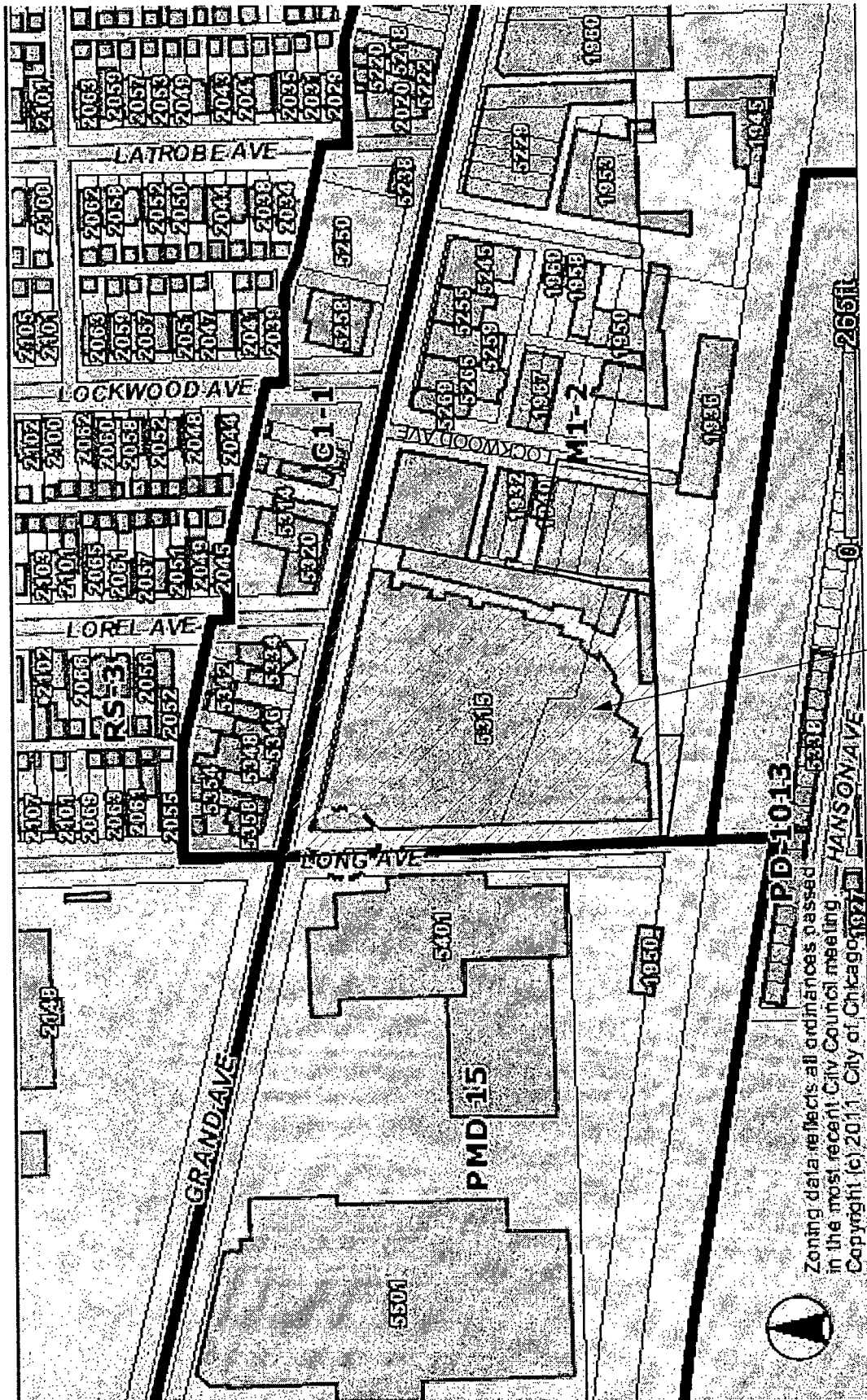
prepared by Wheeler Kearns Architects, Inc. dated June 26, 2013, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with 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 permitted in the area delineated herein as a Planned Development: school; accessory parking; and 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 Housing and Economic 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 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 182,010 square feet.
9. Upon review and determination ("Part II Review"), and 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.
10. 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 review associated with the site plan review or Part II reviews are conditional until final Part II approval.
11. The Applicant shall comply with the Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation and Fleet and Facility Management and Buildings, pursuant to Section 13-32-125 of the Municipal Code, or any other provision of that Code.

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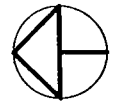
12. The terms and conditions of development under this Planned Development Ordinance may be modified administratively by the Zoning Administrator, pursuant to Section 17-13-0611-A of the Zoning Ordinance, upon written application by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. 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.
14. 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. In lieu of a green roof, this development will incorporate a rainwater retention system that will collect rain from roof downspouts and hold it in an above-ground tank for irrigation of the landscape in the East Garden. This system is intended to reduce the amount of runoff that enters the city storm drainage system, and reduce or eliminate additional water use for landscape irrigation. All new buildings shall be Certified under the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. All buildings constructed in this Planned Development shall conform to the City of Chicago Sustainable Development Policy Matrix in effect on the date of approval of this Planned Development, except for the green roof requirement.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development Ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to a C3-1, Commercial, Manufacturing and Employment District.

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Zoning data reflects all ordinances passed in the most recent City Council meeting. Copyright (c) 2011, City of Chicago.

5315-5357 W. GRAND AVE
1932-1956 N. LOCKWOOD AVE



Scale: Not to Scale

PD-01

Existing Zoning Map

Applicant: Noble Network of Charter Schools
 Address: 5315-5357 W. Grand Avenue / 1932-1956 Lockwood Ave
 Introduction Date: 26 June 2013
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GROSS AREA EQUALS 217,939 sf (5.003 acre) to centerline of street at East, North and West

NET AREA EQUALS 180,658 sf (4.15 acre) including 3 contiguous parcels to property line at East, North and West

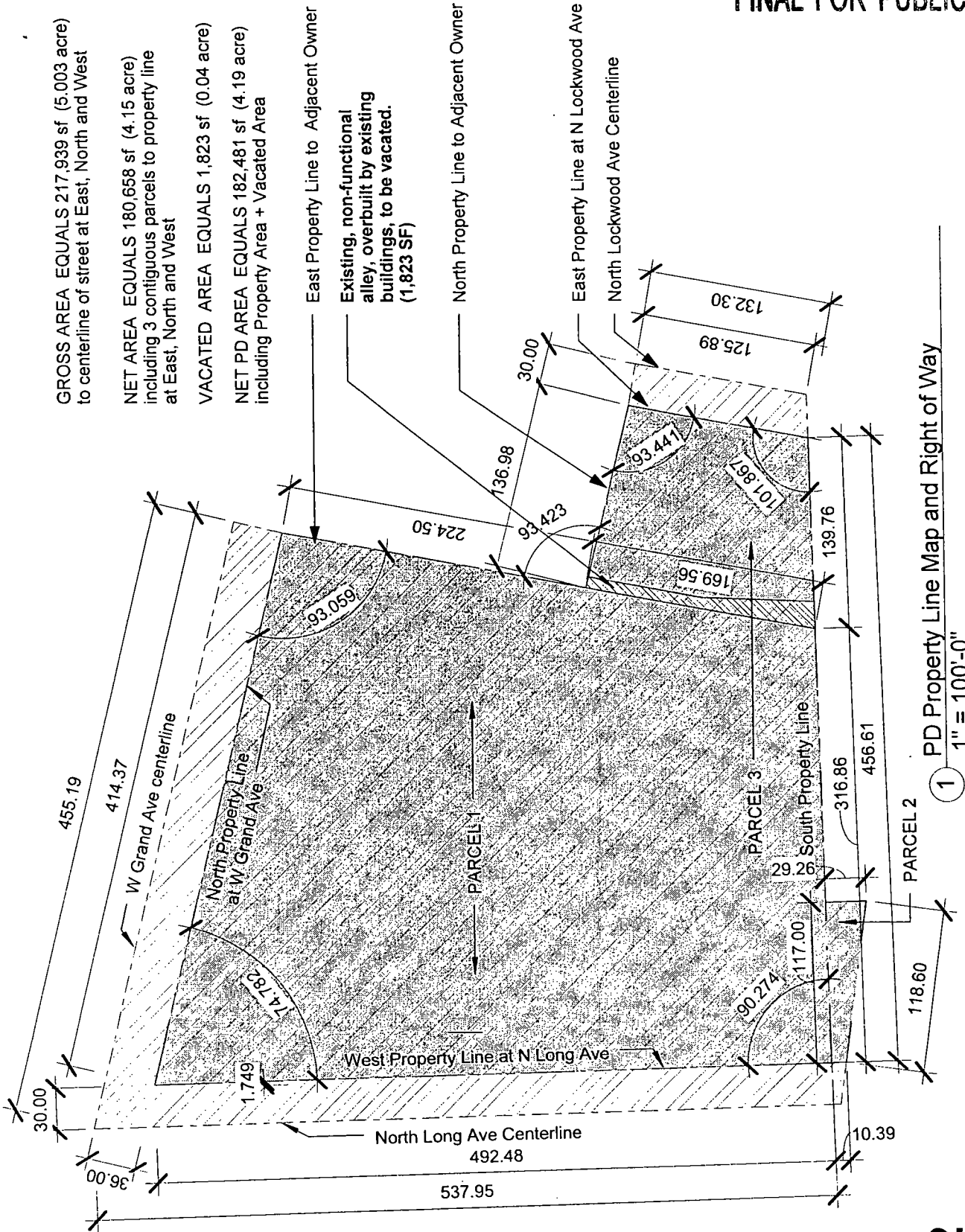
VACATED AREA EQUALS 1,823 sf (0.04 acre)

NET PD AREA EQUALS 182,481 sf (4.19 acre) including Property Area + Vacated Area

East Property Line to Adjacent Owner
 Existing, non-functional alley, overbuilt by existing buildings, to be vacated. (1,823 SF)

North Property Line to Adjacent Owner

East Property Line at N Lockwood Ave
 North Lockwood Ave Centerline



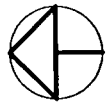
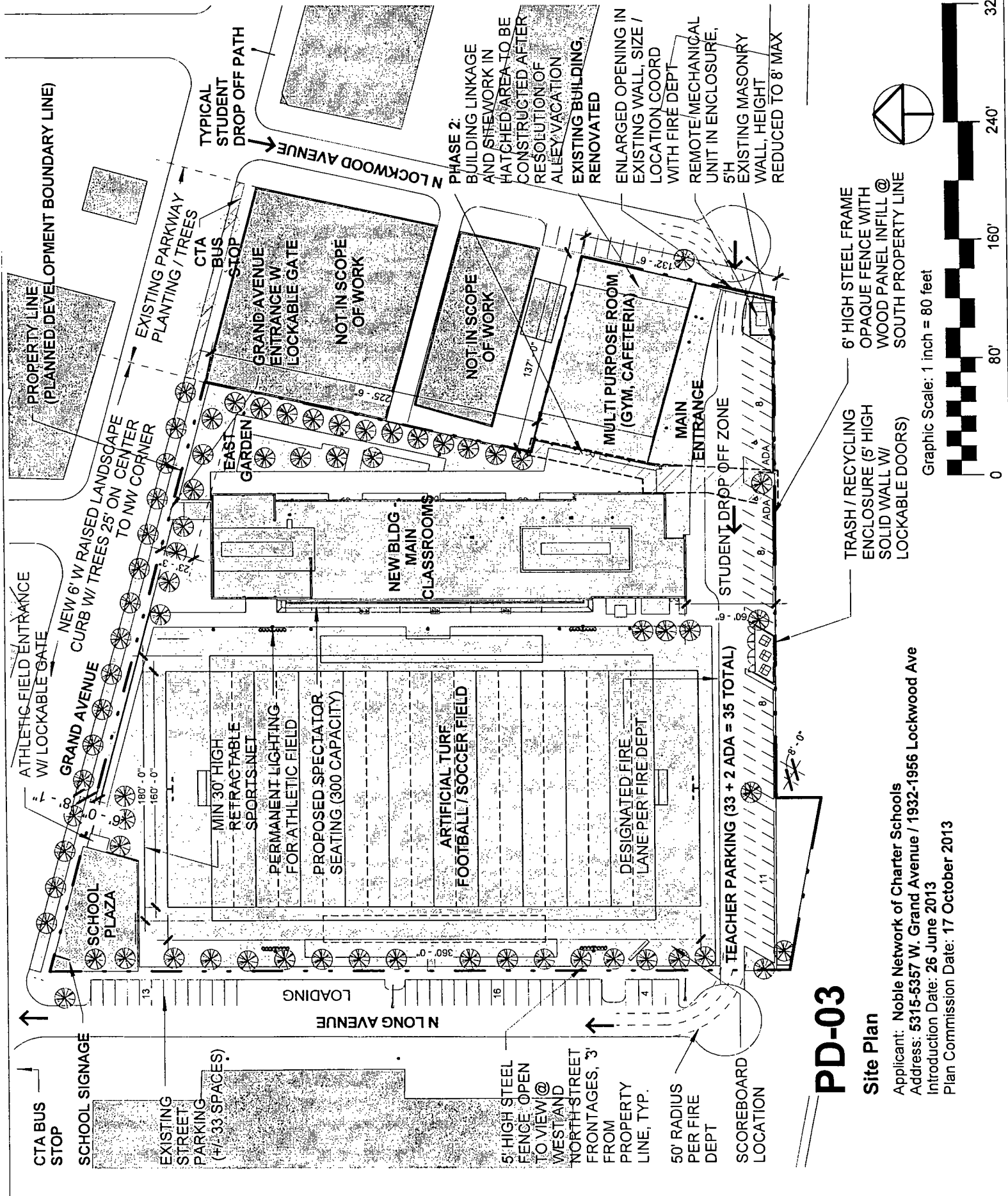
① PD Property Line Map and Right of Way
 1" = 100'-0"

PD-02

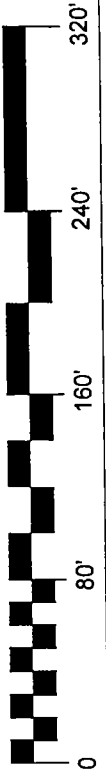
Boundary Map and Property Line Map

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Graphic Scale: 1 inch = 80 feet



PD-03

Site Plan

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PHASE 2:
 BUILDING LINKAGE AND SITEWORK IN HATCHED AREA TO BE CONSTRUCTED AFTER RESOLUTION OF ALLEY VACATION EXISTING BUILDING, RENOVATED
 ENLARGED OPENING IN EXISTING WALL, SIZE / LOCATION COORD WITH FIRE DEPT
 REMOTE MECHANICAL UNIT IN ENCLOSURE.
 5H EXISTING MASONRY WALL, HEIGHT REDUCED TO 8' MAX

TRASH / RECYCLING ENCLOSURE (5' HIGH SOLID WALL W/ LOCKABLE DOORS)
 6' HIGH STEEL FRAME OPAQUE FENCE WITH WOOD PANEL INFILL @ SOUTH PROPERTY LINE

5' HIGH STEEL FENCE OPEN TO VIEW @ WEST AND NORTH STREET FRONTAGES, 3' FROM PROPERTY LINE, TYP.
 50' RADIUS PER FIRE DEPT
 SCOREBOARD LOCATION

PROPERTY LINE (PLANNED DEVELOPMENT BOUNDARY LINE)

ATHLETIC FIELD ENTRANCE W/ LOCKABLE GATE
 NEW 6' W RAISED LANDSCAPE CURB W/ TREES 25' ON CENTER TO NW CORNER

CTA BUS STOP
 SCHOOL SIGNAGE
 EXISTING STREET PARKING (#1-33 SPACES)

EXISTING PARKWAY PLANTING / TREES
 CTA BUS STOP
 GRAND AVENUE ENTRANCE W/ LOCKABLE GATE
 NOT IN SCOPE OF WORK
 NOT IN SCOPE OF WORK

EAST GARDEN
 NEW BLDG MAIN CLASSROOMS

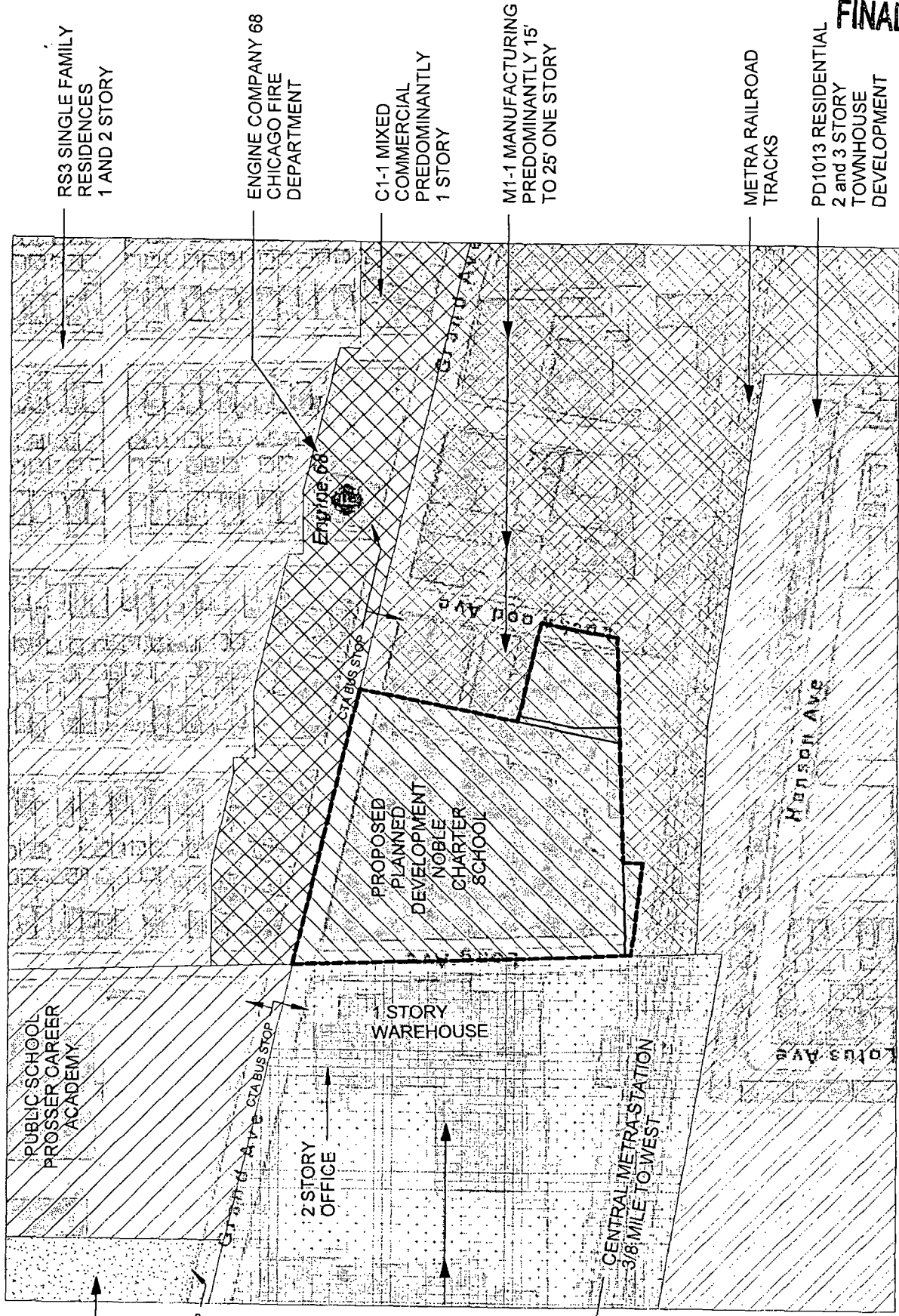
MIN 30' HIGH RETRACTABLE SPORTS NET
 PERMANENT LIGHTING FOR ATHLETIC FIELD
 PROPOSED SPECTATOR SEATING (300 CAPACITY)
 ARTIFICIAL TURF FOOTBALL / SOCCER FIELD
 DESIGNATED FIRE LANE PER FIRE DEPT

LOADING
 N LONG AVENUE

TEACHER PARKING (33 + 2 ADA = 35 TOTAL)

STUDENT DROP OFF ZONE
 MAIN ENTRANCE

MULTI PURPOSE ROOM (GYM, CAFETERIA)

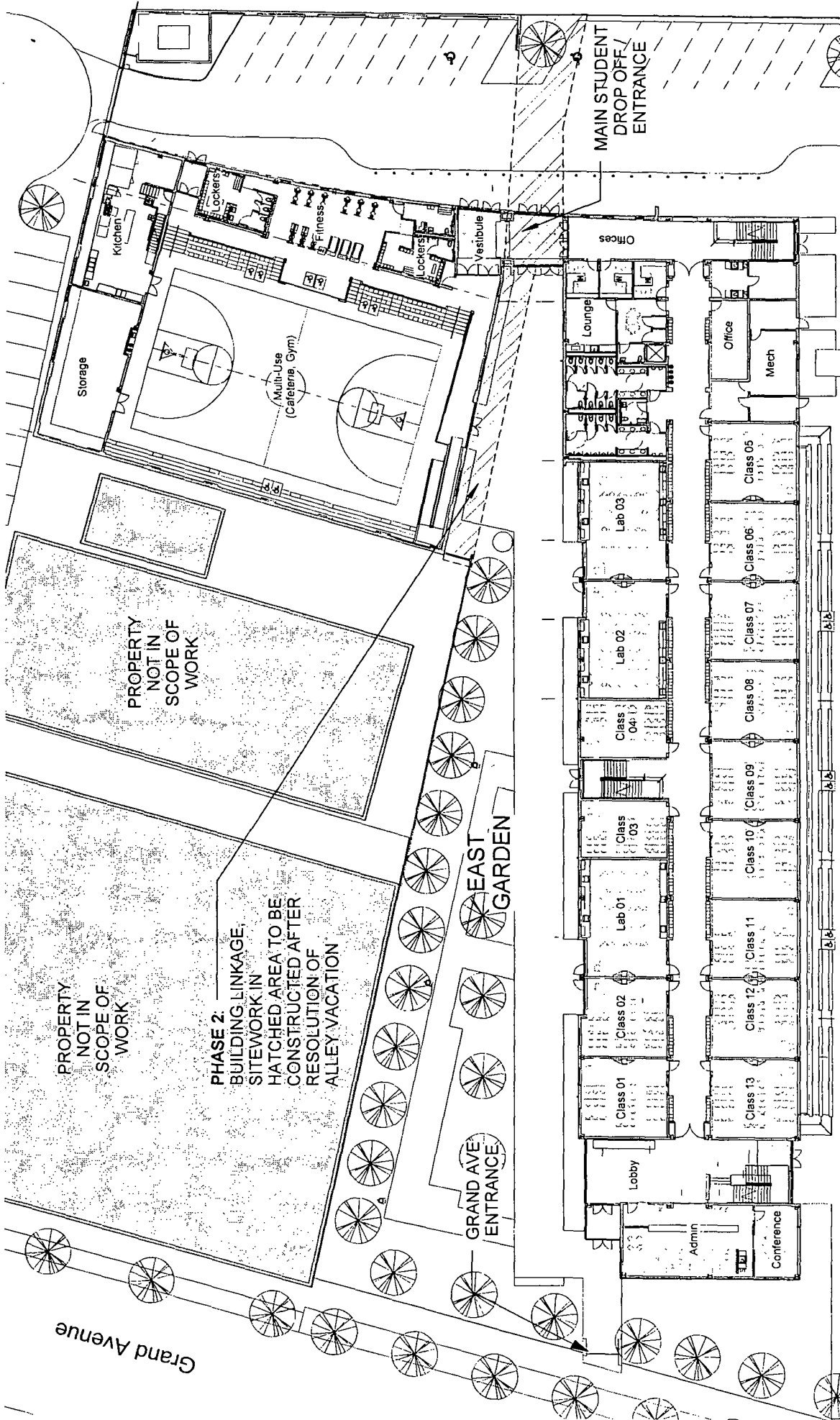


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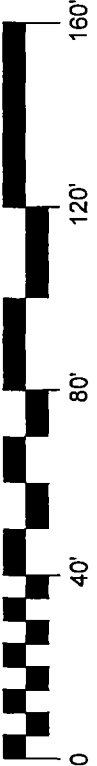
PD-04

Existing Land Use Area Map

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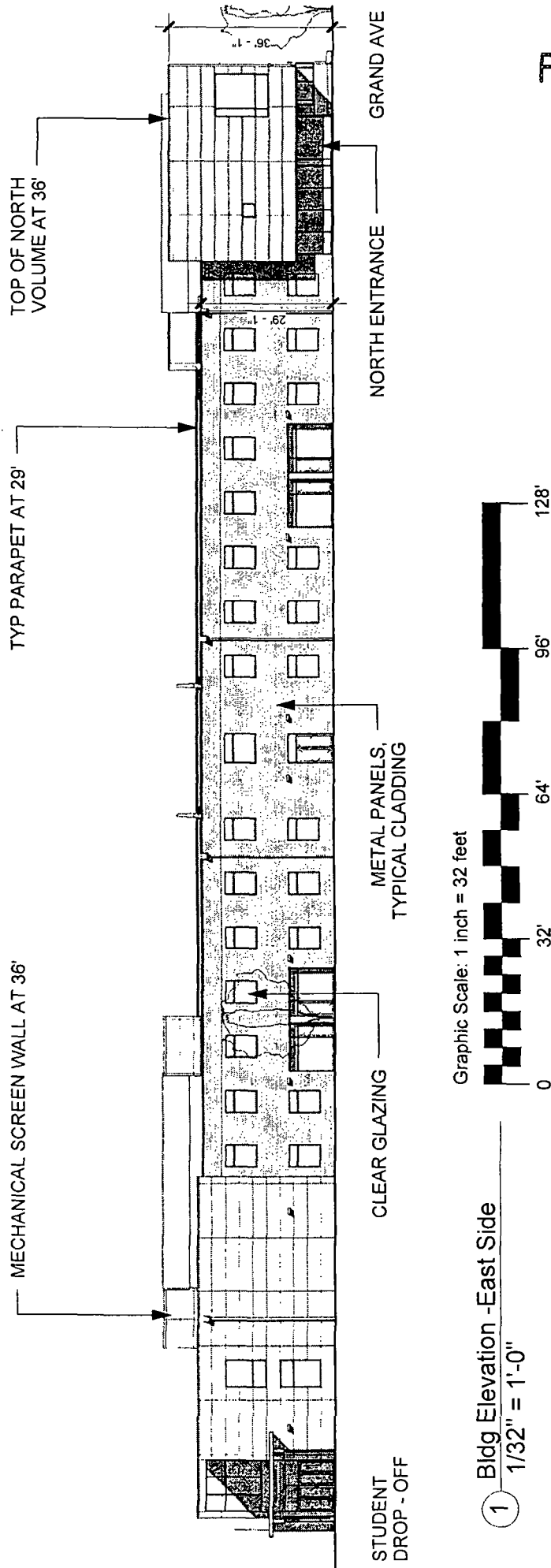
Graphic Scale: 1 inch = 40 feet



PD-05

Ground Floor Plan

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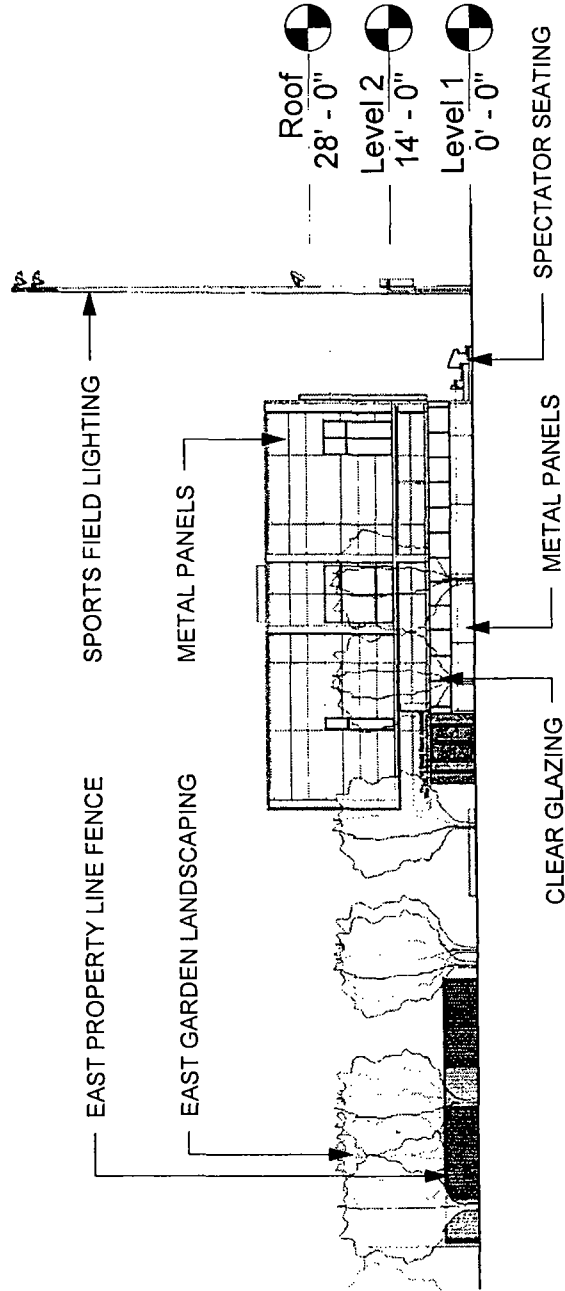


1 Bldg Elevation - East Side
1/32" = 1'-0"

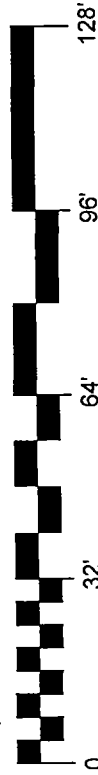
PD-06

Elevations

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Graphic Scale: 1 inch = 32 feet

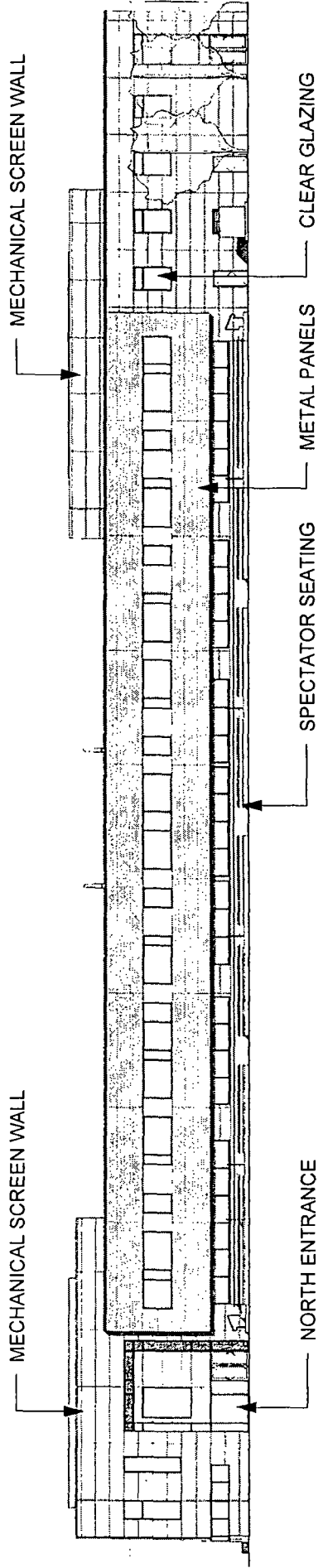


1 Bldg Elevation - North Side
1/32" = 1'-0"

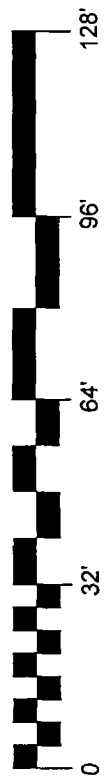
PD-07

Elevations

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Graphic Scale: 1 inch = 32 feet

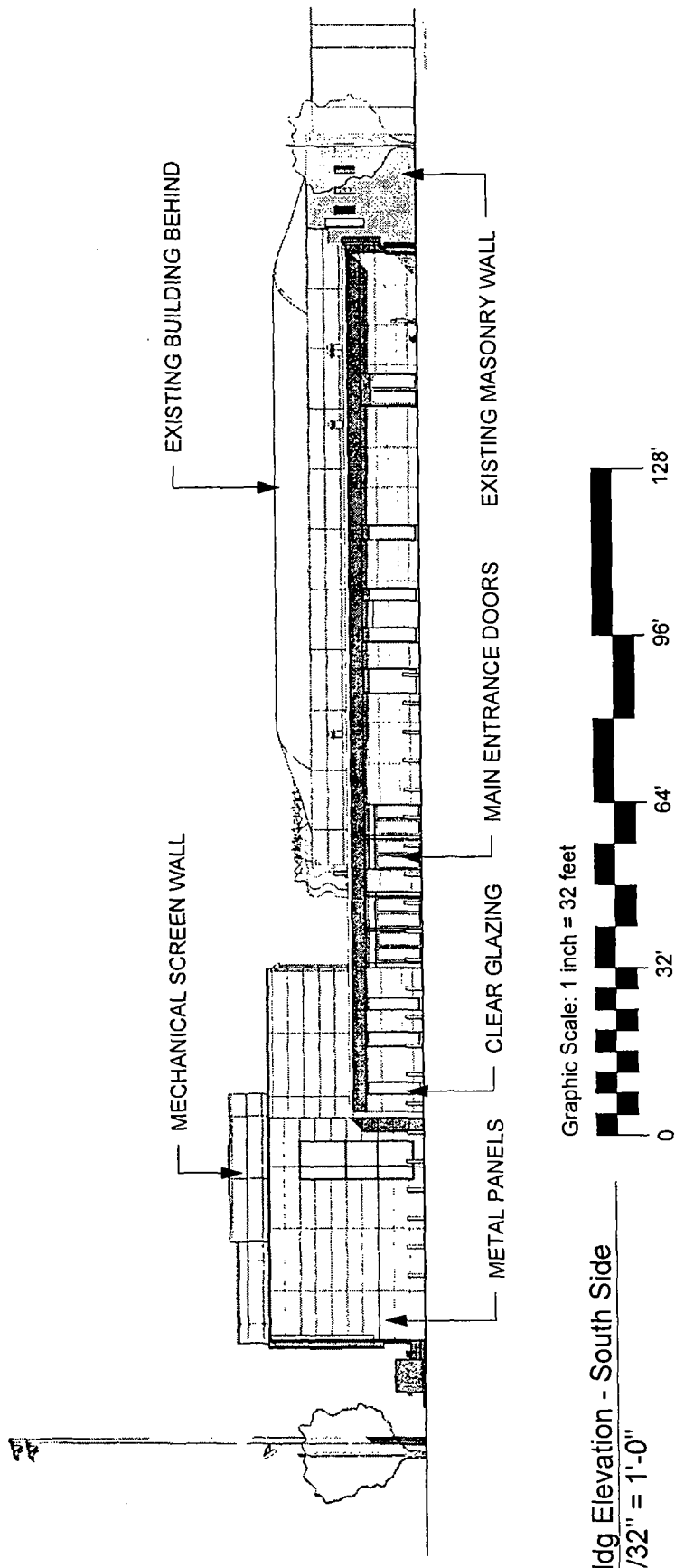


1 Bldg Elevation - West Side
1/32" = 1'-0"

PD-08

Elevations

Applicant: Noble Network of Charter Schools
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Introduction Date: 26 June 2013
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1 Bldg Elevation - South Side
 1/32" = 1'-0"

PD-09

Elevations

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