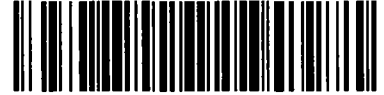




City of Chicago



SO2016-8050

Office of the City Clerk

Document Tracking Sheet

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

A8262

FINAL FOR PUBLICATION

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 28th Street; a line 460 feet west of and parallel to South Kostner Avenue; a line 428 feet north of and parallel to West 28th Street

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

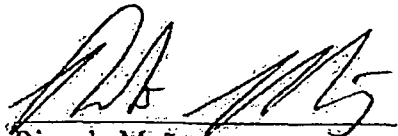
SECTION 2: That the Chicago Zoning Ordinance be amended by changing all of the RT-4 Multi-Unit District symbols and indications as shown on Map 6-K in the area bounded by:

South Kostner Avenue; a line 197.08 feet north of and parallel to West 28th Street; a line 460 feet west of and parallel to South Kostner Avenue; a line 428 feet north of and parallel to West 28th 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, 22nd 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:	February 16, 2017

Property Line Map; Site and Landscape Plan; and Building Elevations (North, East and West) dated February 16, 2017, 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.

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: February 16, 2017

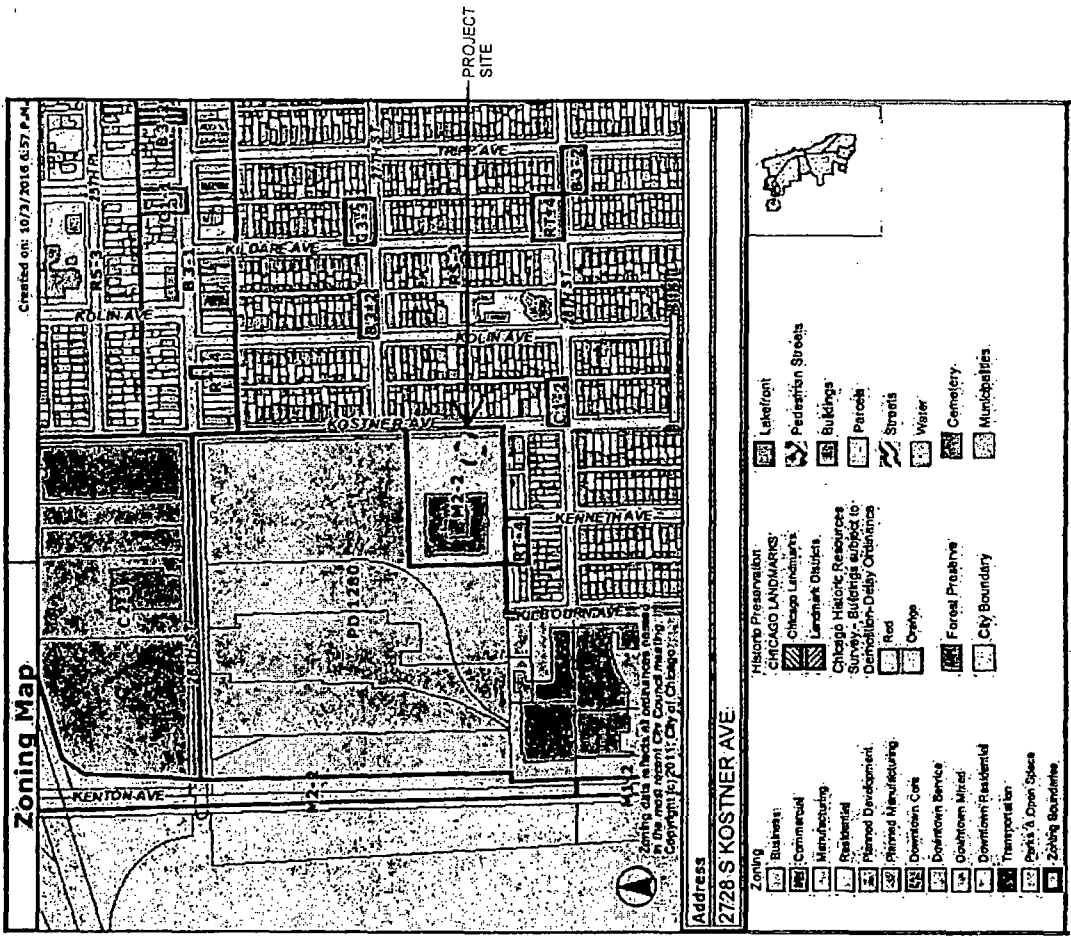
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's 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. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated, for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
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.

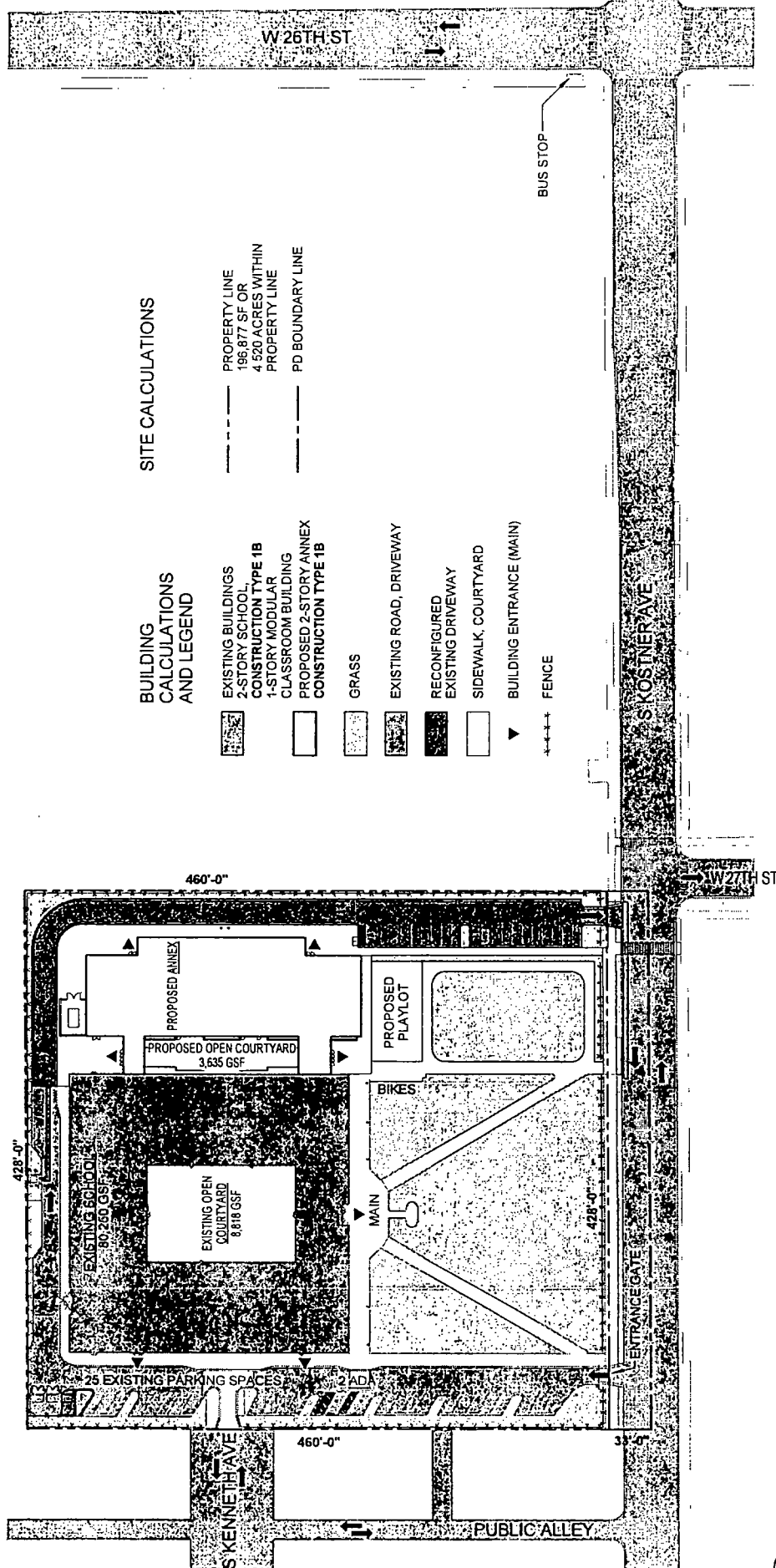
APPLICANT: Alderman Muñoz on behalf of The Board of Education of the City of Chicago
ADDRESS: 2664-2736 S. Kostner
FILING DATE: November 1, 2016
PLAN COMMISSION DATE: February 16, 2017

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:	43
Maximum Building Height:	40 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setbacks:	In substantial conformance with the Site Plan

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: February 16, 2017



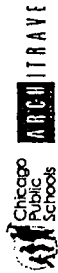
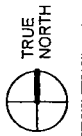


SITE CALCULATIONS

- PROPERTY LINE
196,877 SF OR
4.520 ACRES WITHIN
PROPERTY LINE
- PD BOUNDARY LINE

BUILDING CALCULATIONS AND LEGEND

- [Pattern] EXISTING BUILDINGS
- [Pattern] 2-STORY SCHOOL
- [Pattern] CONSTRUCTION TYPE 1B
- [Pattern] 1-STORY MODULAR
- [Pattern] CLASSROOM BUILDING
- [Pattern] PROPOSED 2-STORY ANNEX
- [Pattern] CONSTRUCTION TYPE 1B
- [Pattern] GRASS
- [Pattern] EXISTING ROAD, DRIVEWAY
- [Pattern] RECONFIGURED EXISTING DRIVEWAY
- [Pattern] SIDEWALK, COURTYARD
- [Symbol] BUILDING ENTRANCE (MAIN)
- [Symbol] FENCE





PD-08
SITE PLAN
02/16/2017

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

SITE CALCULATIONS

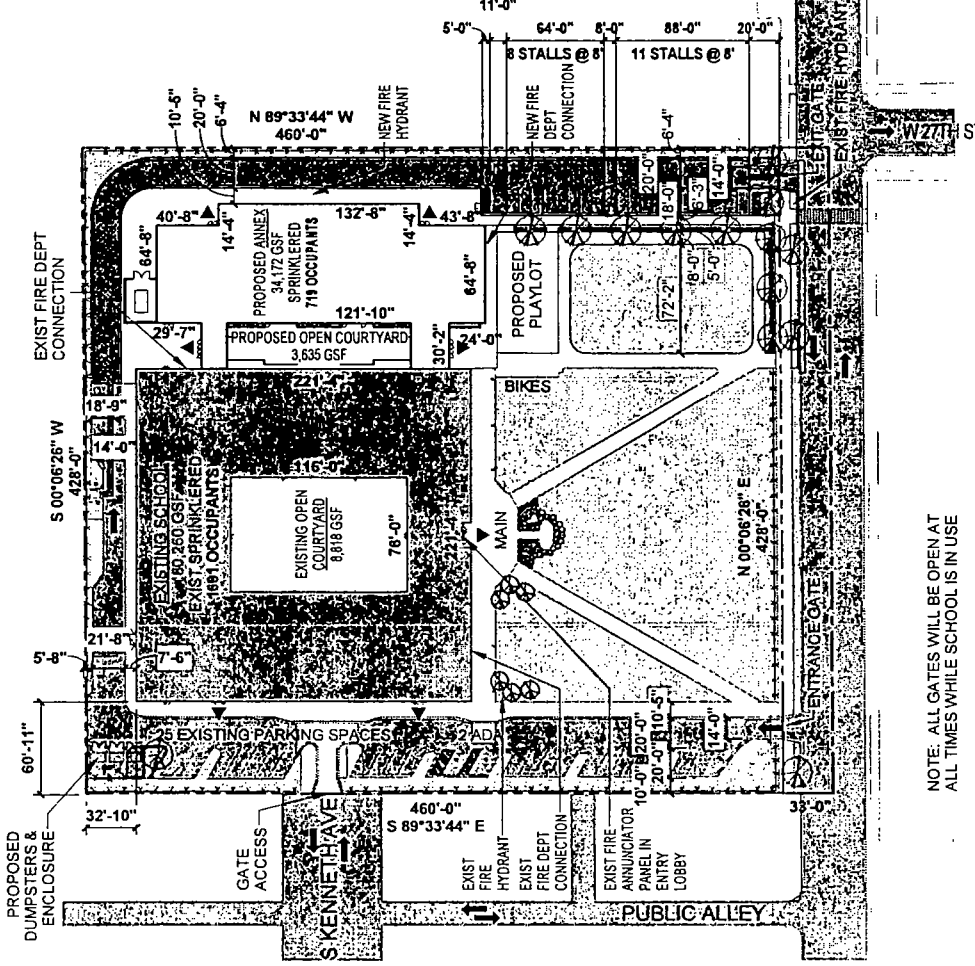
- PROPERTY LINE
- 196,877 SF OR
- 4,520 ACRES WITHIN
- PROPERTY LINE
- PD BOUNDARY LINE

PARKING CALCULATIONS

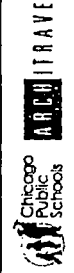
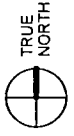
EXISTING	PROPOSED	TOTAL	ADA STANDARD
2	1	3	24
19	3	22	19
		43	

BUILDING CALCULATIONS AND LEGEND

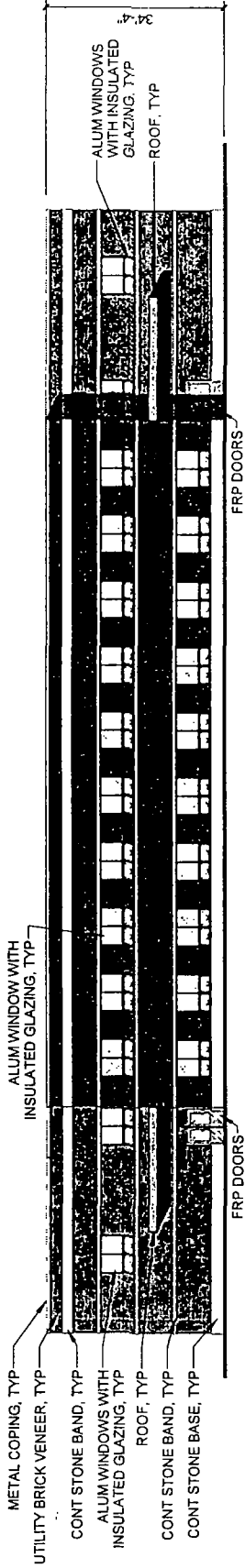
- EXISTING BUILDINGS
- 2-STORY SCHOOL
- CONSTRUCTION TYPE 1B
- 1-STORY MODULAR
- CLASSROOM BUILDING
- PROPOSED 2-STORY ANNEX
- CONSTRUCTION TYPE 1B
- GRASS
- EXISTING ROAD, DRIVEWAY
- RECONFIGURED EXISTING DRIVEWAY
- SIDEWALK, COURTYARD
- BUILDING ENTRANCE (MAIN)
- FENCE



NOTE: ALL GATES WILL BE OPEN AT ALL TIMES WHILE SCHOOL IS IN USE

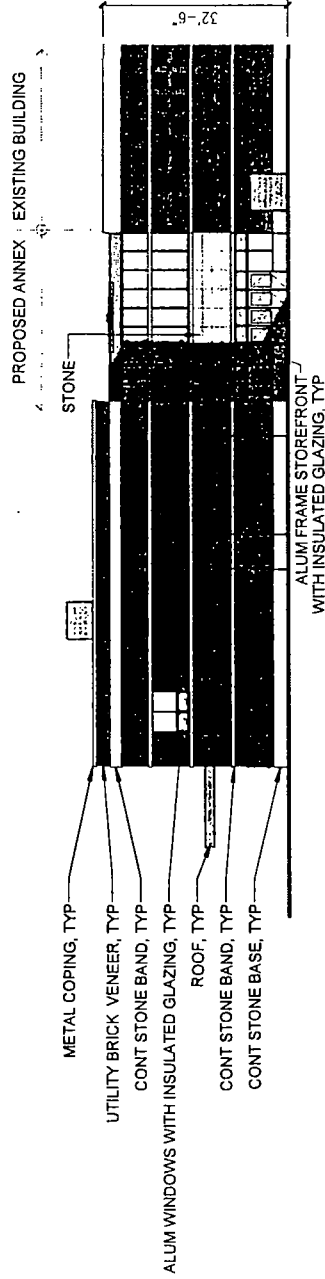


EMILIANO ZAPATA ACADEMY ANNEX
2728 S KOSTNER AVE
CHICAGO, IL 60623



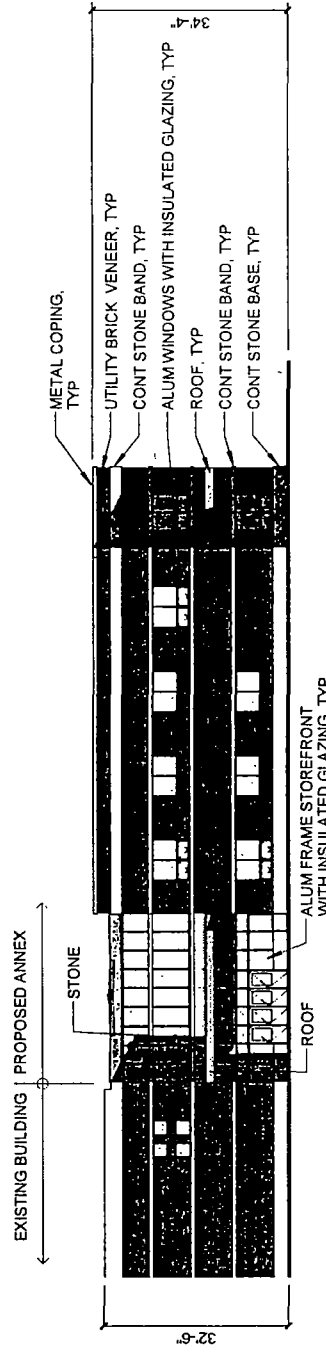
1 NORTH ELEVATION

3/16\" = 1'-0"



2 WEST ELEVATION

3/16\" = 1'-0"



3 EAST ELEVATION

3/16\" = 1'-0"

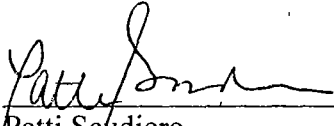


AS262
FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

From: 
Patti Scudiero
Zoning Administrator
Department of Planning and Development

Date: February 22, 2017

Re: Proposed Institutional Planned Development (generally located at 2628 S. Kostner Avenue)

On February 16, 2017, the Chicago Plan Commission recommended approval of a proposed Institutional Planned Development submitted by the Applicant, Alderman Ricardo Munoz on behalf of the Board of Education of the City of Chicago. The project involves the construction of an approximately 33,000 square foot addition to the existing Zapata Academy School. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

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