



City of Chicago



O2013-6058

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/11/2013
Sponsor(s):	Burnett, Walter (27)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-F at 1119 N Cleveland 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. That the Chicago Zoning Ordinance be amended by changing all the Institutional Planned Development No. 695 symbols and indications as shown on Map Number 3-F in the area bounded by:

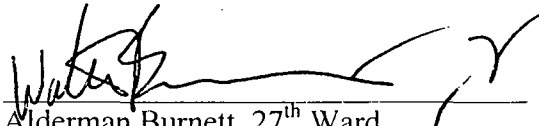
Vacated West Elm Street on the north; Vacated North Hudson Avenue on the east; a line 350.08 feet north of and parallel to West Oak Street; and North Cleveland Street

to those of an Institutional Planned Development No. 695, as Amended, and a corresponding use district is hereby established in the area above described.

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

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Common Address of Property: 1119 North Cleveland, Chicago, Illinois


Alderman Burnett, 27th Ward

STANDARD PLANNED DEVELOPMENT STATEMENTS

FOR INSTITUTIONAL PLANNED DEVELOPMENT NO. 695, AS AMENDED

1. The area delineated herein as an Institutional Planned Development, as Amended, consists of a net site area of approximately 126,454 square feet which is depicted on the attached Planned Development Boundary, Property Line, and Right-of Way Adjustment Map (the "Property") and which is owned by the Chicago Board of Education.
2. The Applicant ("Applicant") shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development, as Amended. 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 legal title holders or any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the legal title holder or any ground lessors. Furthermore, pursuant to the requirements of Section 11.13.-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; Building Elevations for the Jenner School prepared by Educational Design Group Enterprise dated October 15, 1998; and an Existing Zoning Map, Existing Land-Use Map, Planned Development Boundary and Property Line Map, Site Plan, and Redevelopment Context, prepared by PappaGeorge Haymes Ltd and dated September 11, 2013. A full-size Site Plan is on file with the Department of Housing and Economic Development. The Planned Development, as Amended, is applicable to the area delineated herein and no other zoning controls shall apply. The Planned Development, as Amended, conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies 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.

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6. Identification and other necessary signs, 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 Housing and Economic Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development, as Amended, subject to review and approval of the Departments of Transportation and Department of Housing and Economic 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 the handicapped.
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 Department 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 Departments of Transportation and Department of Housing and Economic 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 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.
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 times 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 detailed 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

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resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development, as Amended, 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 Housing and Economic Development.

14. The terms, conditions and exhibits of this Planned Development Ordinance, as Amended, may be modified administratively by the Commissioner of the Department of Housing and Economic Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Housing and Economic Development that such a modification is minor in nature, appropriate and consistent with the nature of the improvements contemplated in this Planned Development, as Amended, and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Housing and Economic Development shall be deemed to be a minor change in the Planned Development, as Amended, as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
15. Unless substantial new construction on the property has commenced within six (6) years following adoption of this Planned Development, as Amended, and unless completion is thereafter diligently pursued, then this Planned Development, as Amended, shall expire, and the zoning of the property shall automatically revert to its prior R4 General Residence District designation.

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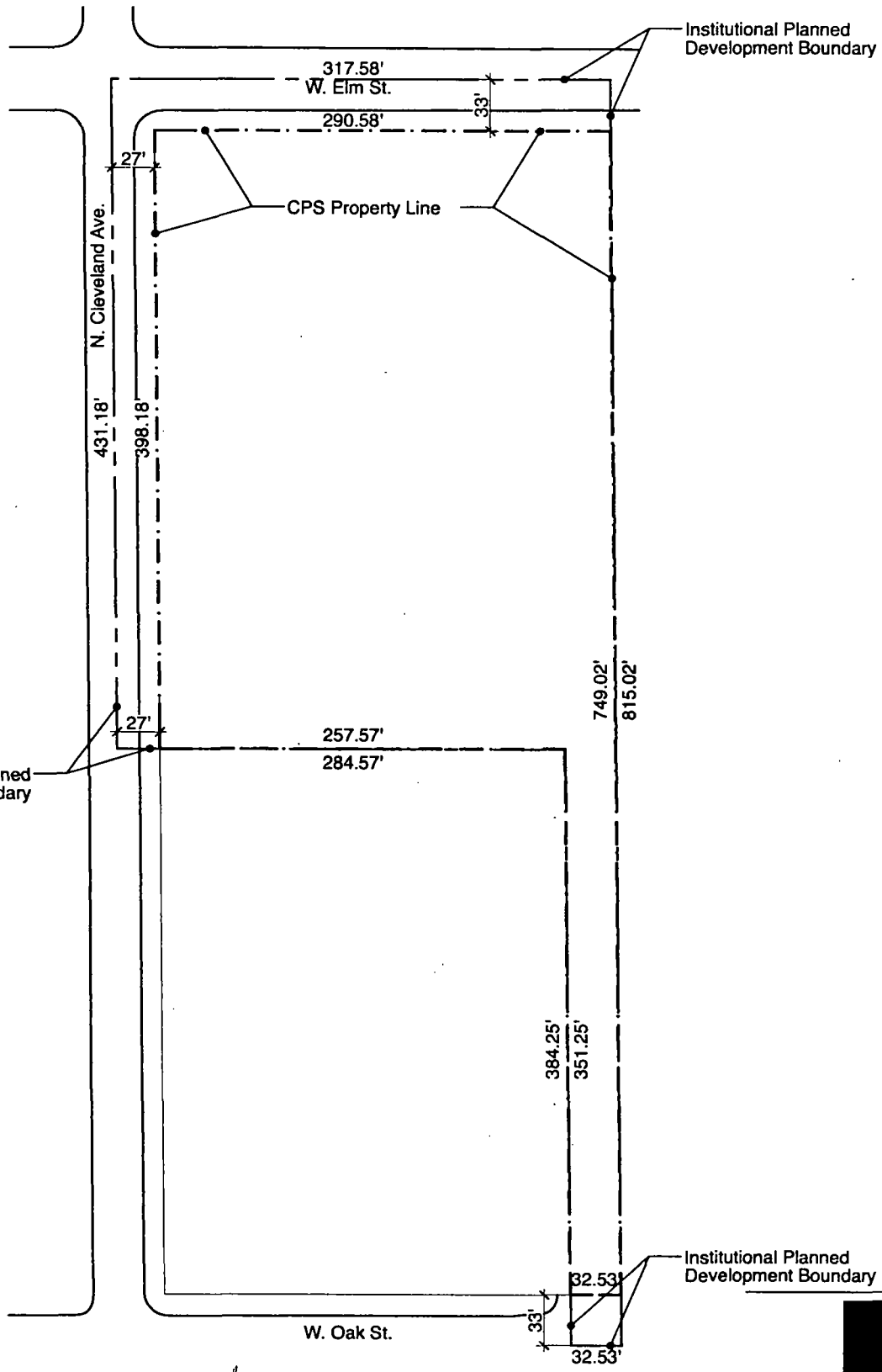
Address: 1119 North Cleveland, Chicago, Illinois
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Institutional Planned Development. No. 695, As Amended

Bulk Regulations and Data Table

Net Site Area:	126,454 square feet
Maximum Permitted Floor Area Ratio for Total Net Site Area:	1.0
Minimum Number of Off-Street Parking Spaces:	60
Minimum Number of Off-Street Loading Spaces:	1
Maximum Building Height:	75 feet, 0 inches
Minimum Setbacks:	Per Site Plan

Common Address of Property: 1119 North Cleveland, Chicago, Illinois



Institutional Planned Development Boundary

Institutional Planned Development Boundary

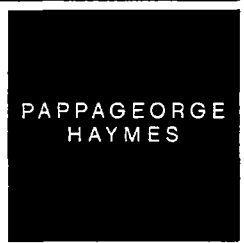
Institutional Planned Development Boundary

CMK developer



Planned Development Boundary
Scale: 1" = 100'

Applicant: 1017 N. Cleveland Development Corporation
Address: 1119 North Cleveland, Chicago, Illinois
Introduced: September 11, 2013
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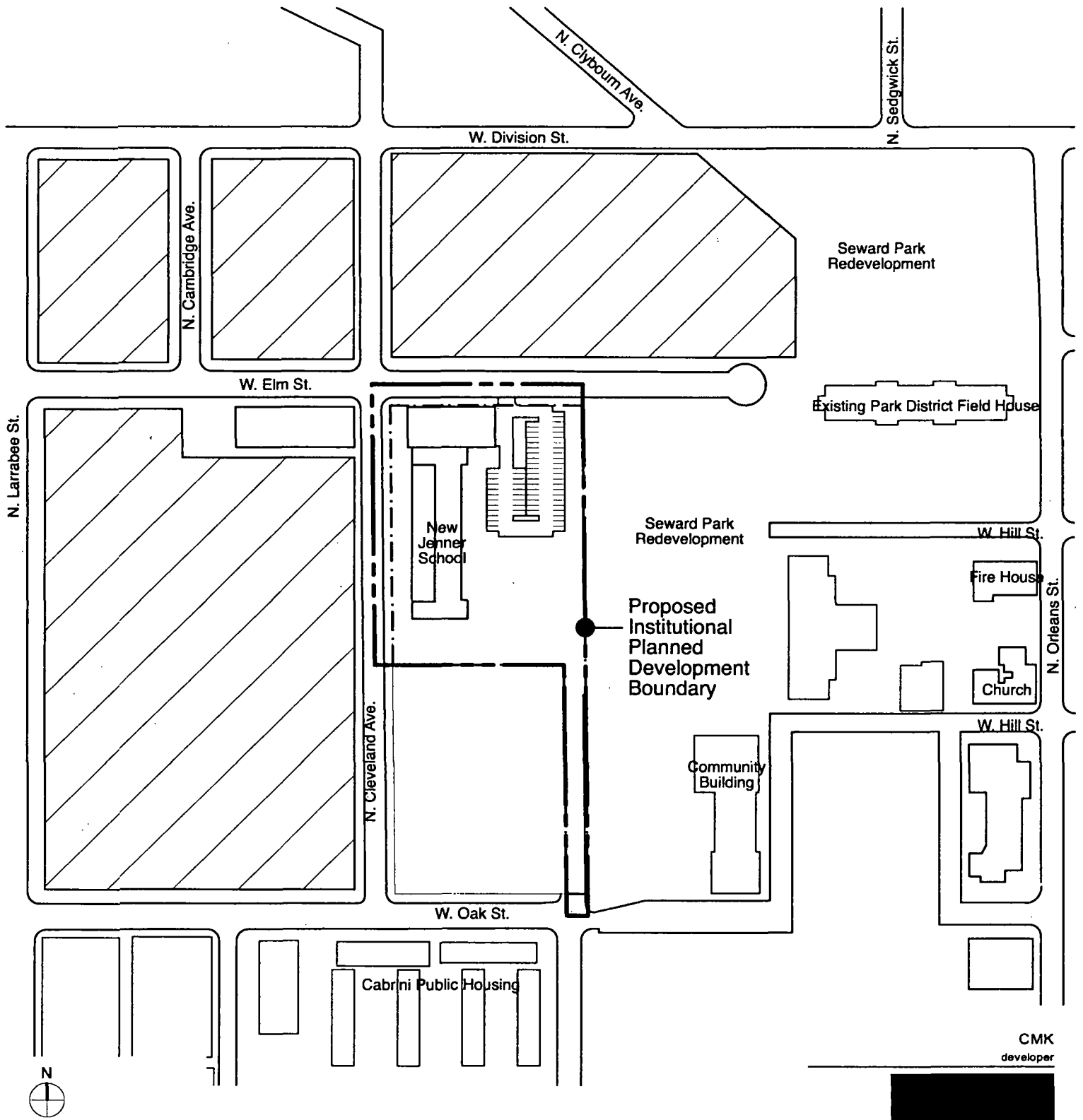


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These plans are schematic and are subject to further refinement for compliance with code required during the public improvements and coordination with existing conditions.

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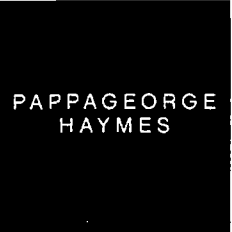
Existing Land-Use Map

Scale: 1" = 200'

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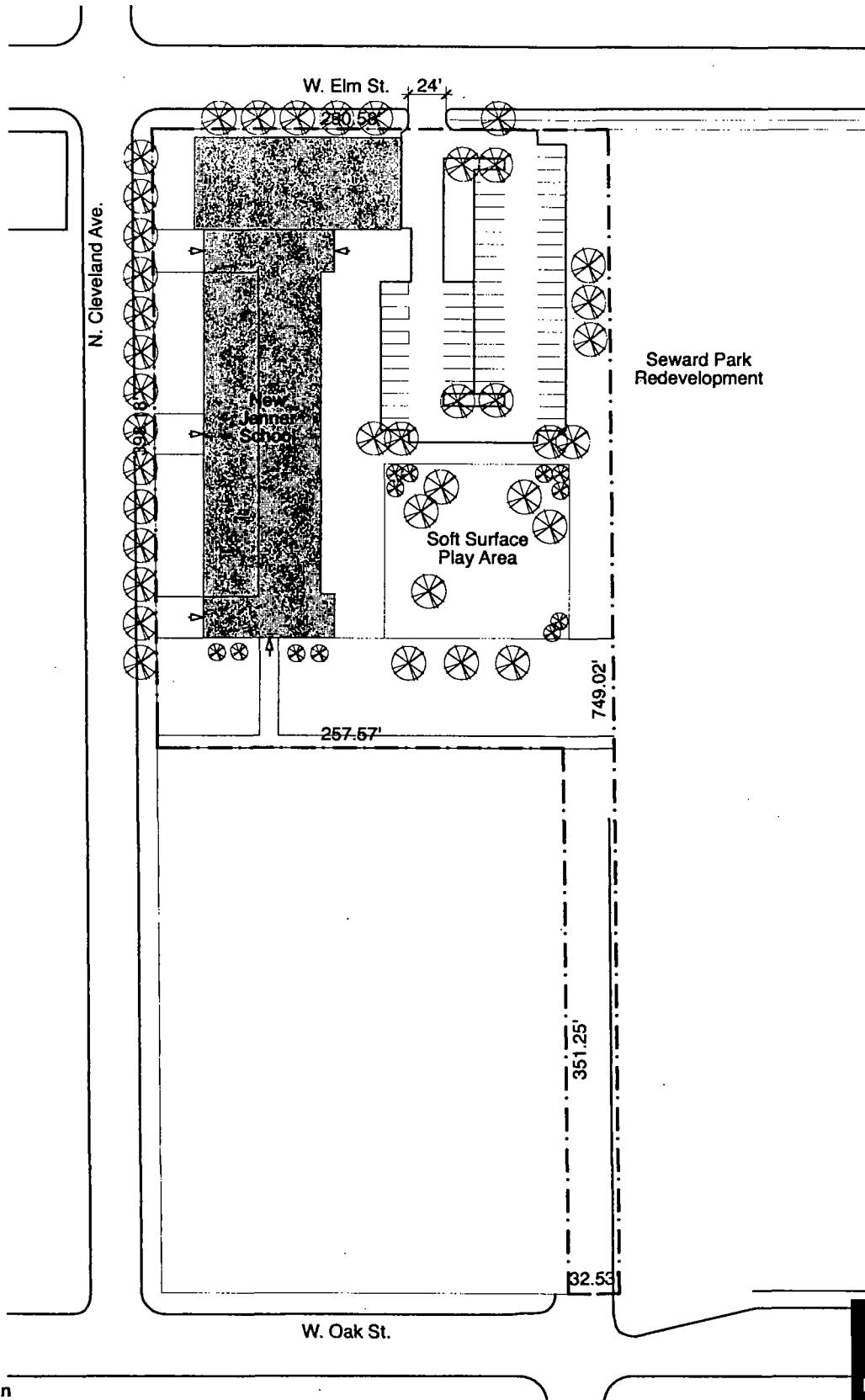
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These plans are schematic and are subject to further refinement for compliance with codes and standards. No safety improvements and coordination with existing systems.



Seward Park
Redevelopment

New
Jenner
School

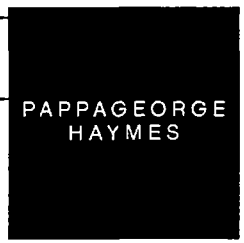
Soft Surface
Play Area



Site / Landscape Plan
Scale: 1" = 100'

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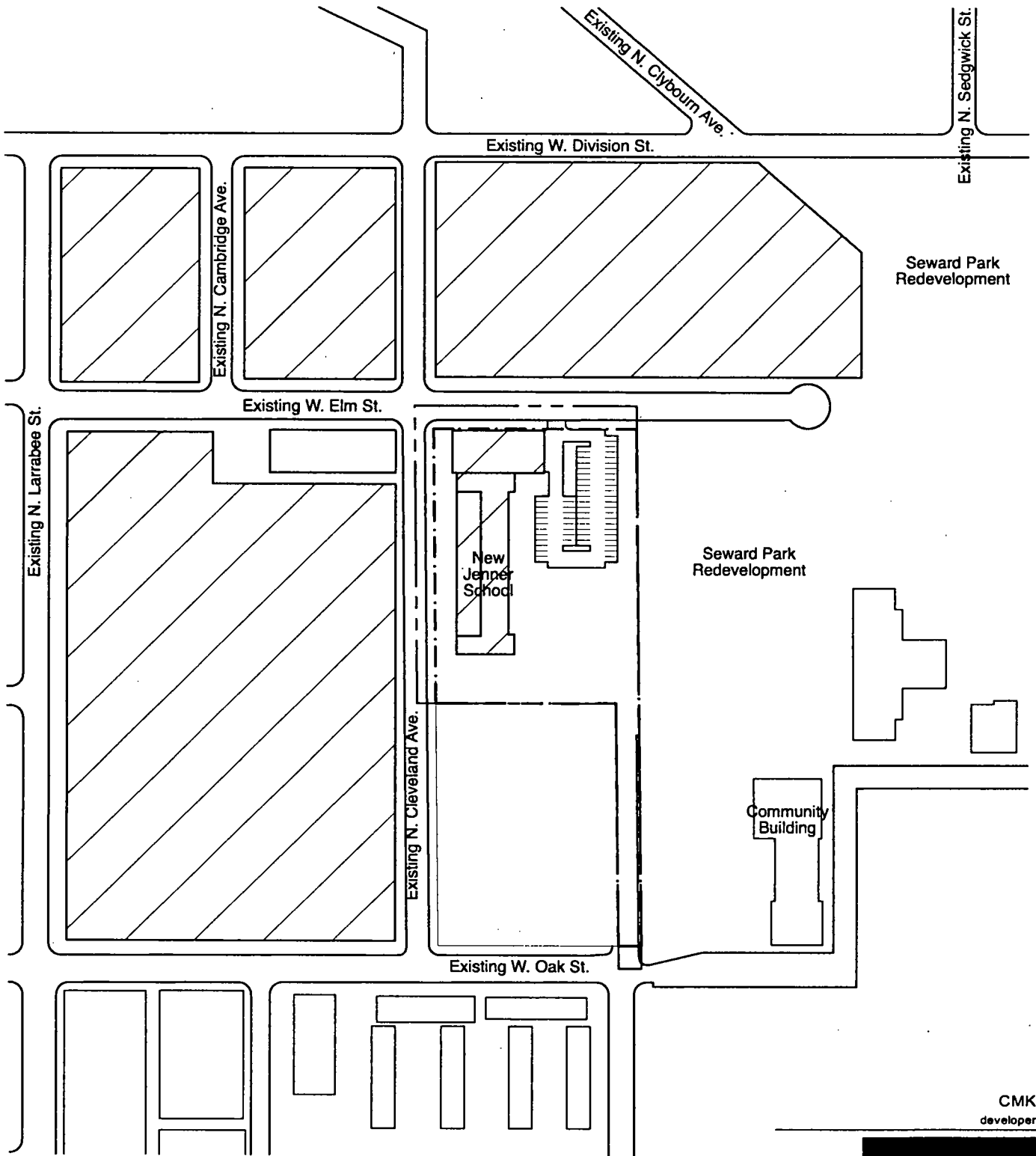


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These plans are schematic and are subject to further refinement for compliance with code reserved to the City of Chicago. The fabric measurements and distribution with custom systems.

COMMISSIONER/PLANNING DEPARTMENT/STAFF



Redevelopment Context

Scale: 1" = 200'

Applicant: 1017 N. Cleveland Development Corporation

Address: 1119 North Cleveland, Chicago, Illinois

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These plans are schematic and are subject to further refinement for compliance with code related issues. All safety measurements and coordination with existing systems.

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