



City of Chicago



SO2013-4957

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/26/2013
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17768 at 4540 W Belmont 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 M1-1, Limited Manufacturing District symbols as shown on Map 9-K in the area generally bounded by:

the north line of West School Street; a line 327.20 feet west of and parallel with North Kilbourn Avenue; West Belmont Avenue; and a line 487.20 feet west of and parallel with North Kilbourn Avenue

to those of a B1-1, Neighborhood Shopping District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B1-1, Neighborhood Shopping District symbols as shown on Map 9-K 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:	111,630.4 Square Feet
Area in Public Right-of-Way:	5,280 Square Feet
Net Site Area:	106,350.4 Square Feet
Maximum Floor Area Ratio:	.85
Maximum Building Height:	38 feet
Minimum Number of Parking Spaces:	26
Minimum Number of Bicycle Parking Spaces:	32

Applicant: Intrinsic Schools
Address: 4540 West Belmont
Date Introduced: June 26, 2013
Date of Plan Commission: September 19, 2013

PLANNED DEVELOPMENT NO. _____
Plan of Development Statements

1. The area delineated herein as Planned Development Number No. _____, ("Planned Development") consists of approximately 106,350.4 square feet (2.44 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Intrinsic 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 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, 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 15 (fifteen) Statements: a Bulk Regulations Table; a Right of Way Adjustment map, an Existing Land-Use Map; a Property Line and Street System Map; an Existing Zoning and Street System Map; Site Plan; Level I Floor Plan; Level II Floor Plan; Landscape Plan; and, Building Elevations (North, East, South and West) prepared by Wheeler Kearns Architects, Inc. and dated

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September 19, 2013. 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 allowed in the area delineated herein as the Planned Development: school, accessory parking and accessory and related 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 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 106,350.4 square feet (2.44 acres).
9. Upon review and determination, "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.
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 Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. 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

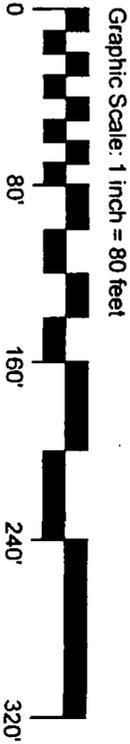
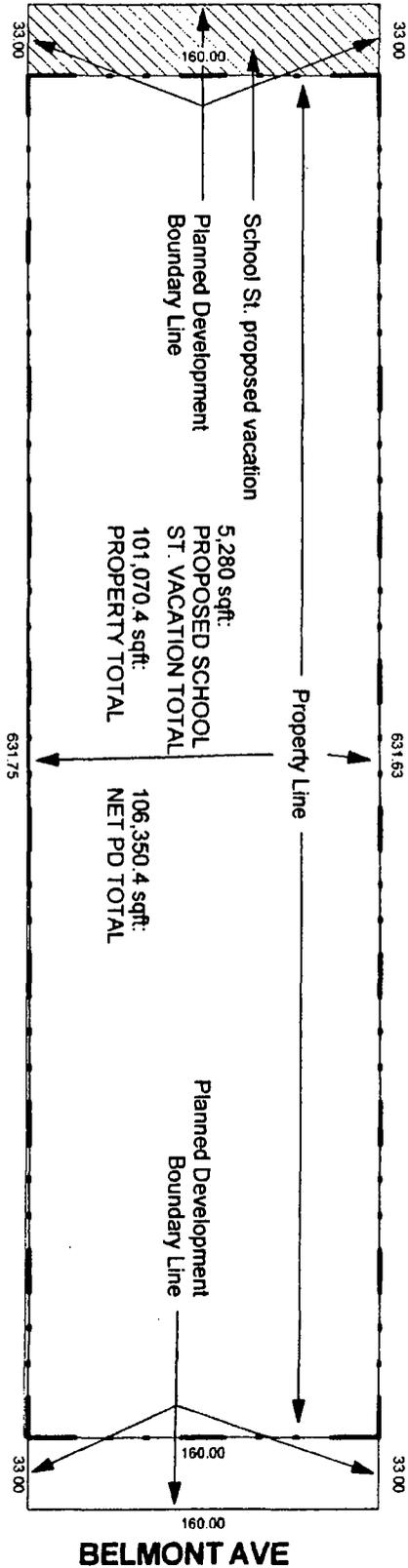
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Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

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, conserves energy and maximizes the preservation of natural resources. A structural engineers report has been provided as evidence that the existing facility may not support a 50% green roof and thus alternative measures will be provided that exceed the amount of storm water that would have been mitigated by the green roof. The alternative measures are permeable pavers at the drop off/turnaround vehicular area and the installation of a turf field to be installed with an aggregate infiltration base. The project also will exceed the ASHRAE 90.1-2004 standards by 14%.
15. 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 B1-1 (Neighborhood Shopping District).

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KOLMAR ST
SCHOOL ST



1 PD - ROW Adjustment Plan
1" = 80'-0"

PD-0
Right of Way Adjustment Map
INTRINSIC SCHOOLS

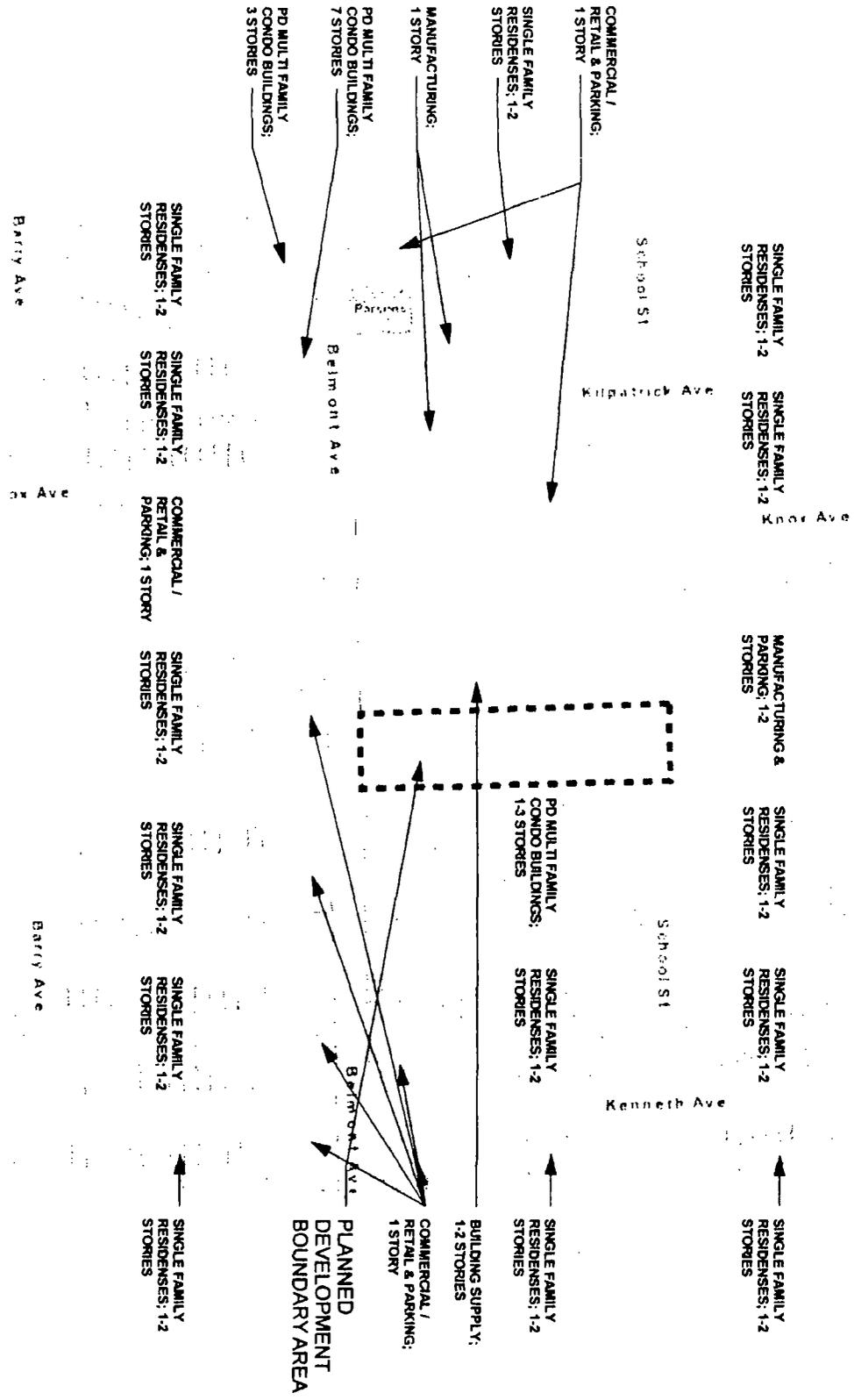
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Wheeler
Keans
ATTORNEYS

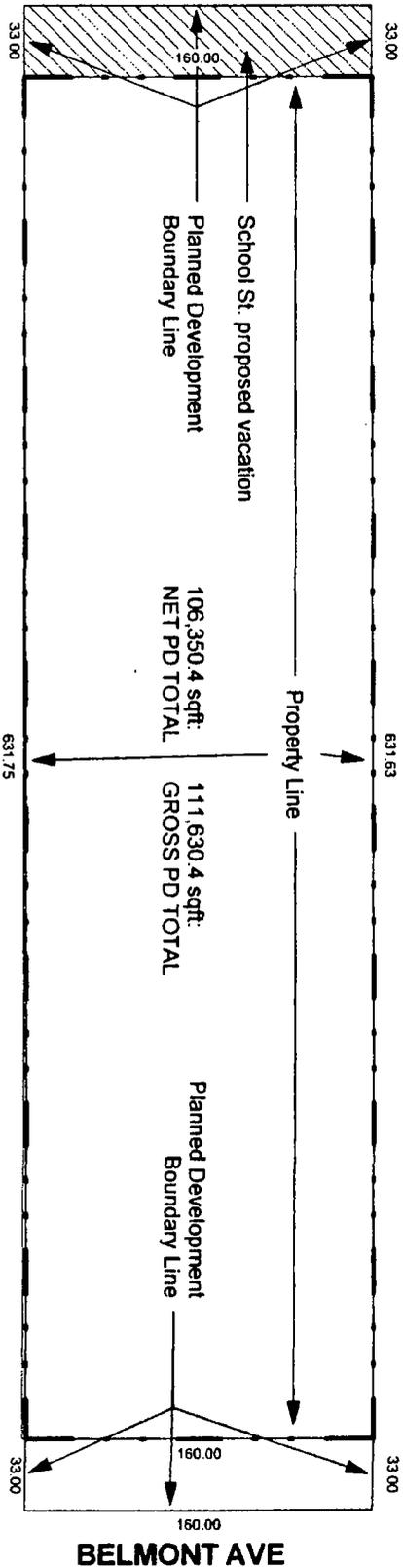
343 S Dearborn St Ste 200
Chicago Illinois 60604
312 939 7787
wkeans.com

PD-1
Existing Land - Use Area Map
INTRINSIC SCHOOLS

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KOLMAR ST
SCHOOL ST



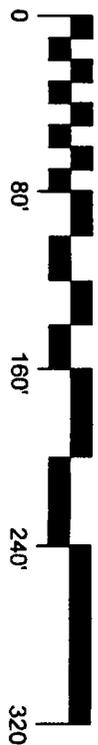
School St. proposed vacation

106,350.4 sqft.
NET PD TOTAL

111,630.4 sqft.
GROSS PD TOTAL

Planned Development
Boundary Line

Graphic Scale: 1 inch = 80 feet



PD-2

Property Line Map and Street System Map
INTRINSIC SCHOOLS

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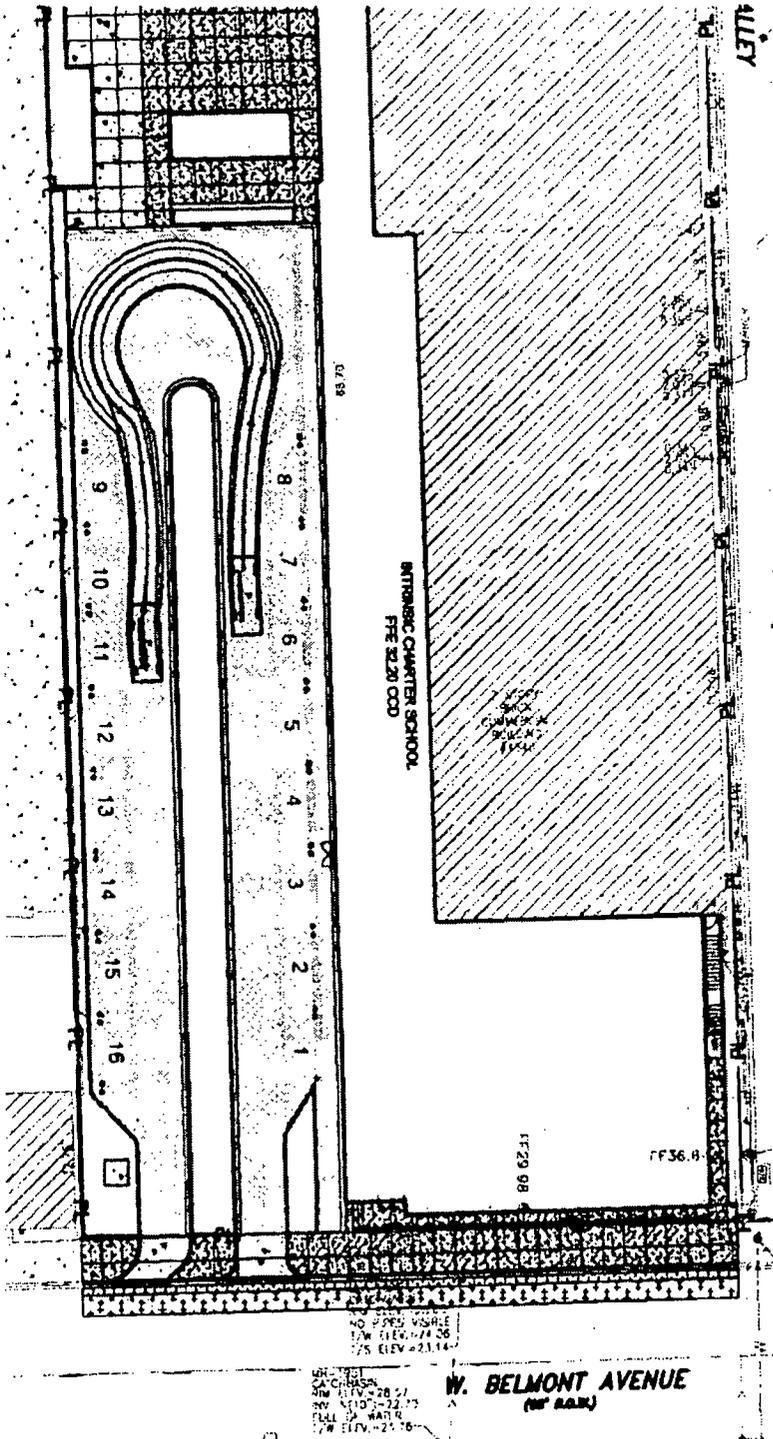
Wheeler
Kearns
Atchafalays

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PD-5

Drop-off Lane Autoturn Radius Sketch
INTRINSIC SCHOOLS

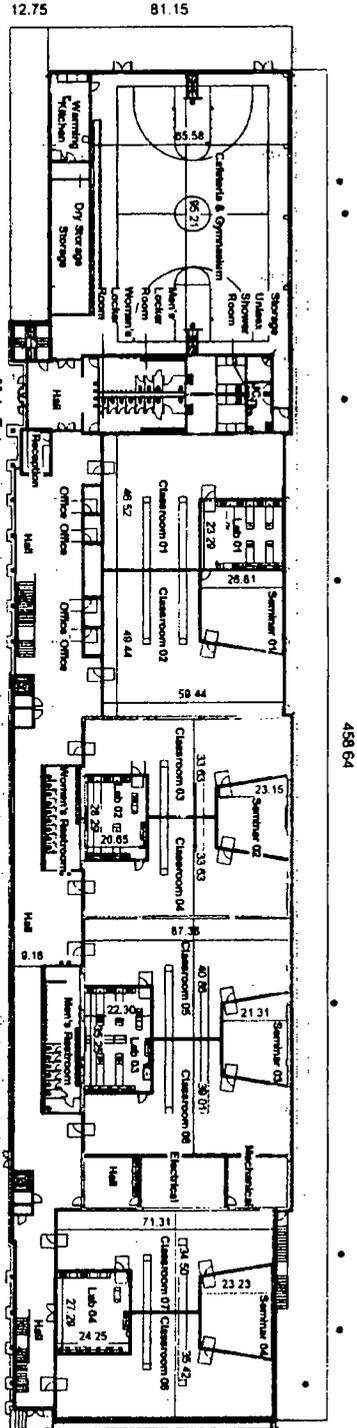
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PD-6

Floor Plan - Level 1
 INTRINSIC SCHOOLS

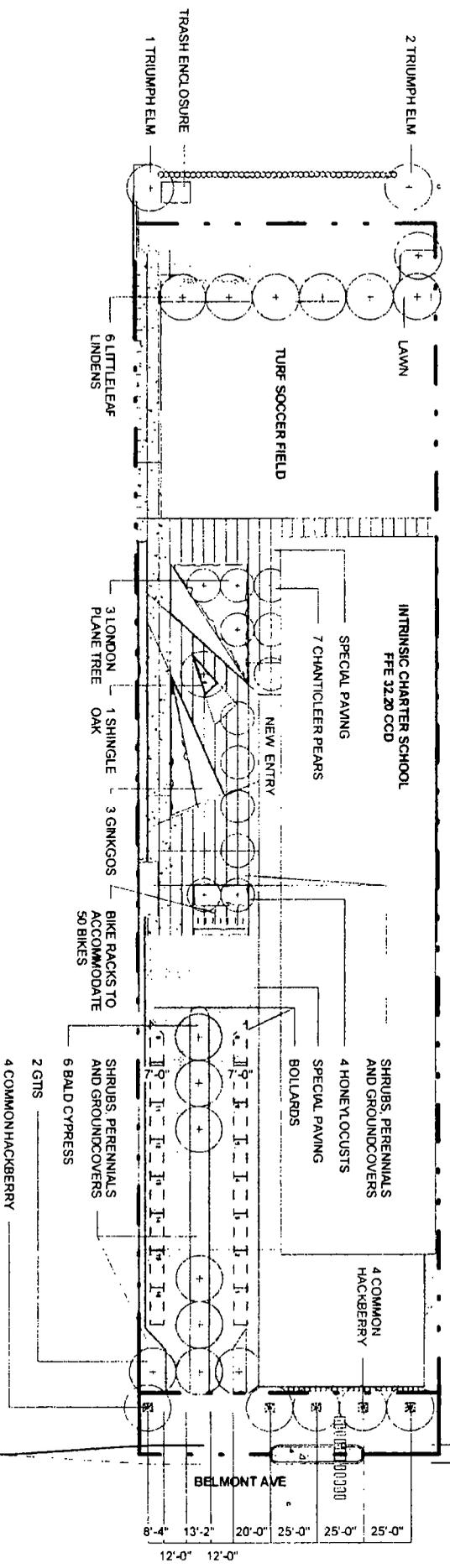
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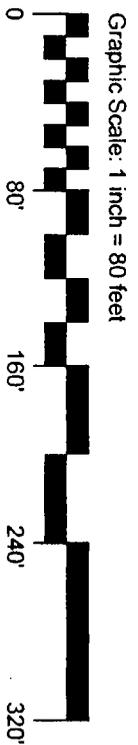
Belmont Avenue

1 PD - Level 1
 1" = 60'-0"

KOLMAR ST
SCHOOL ST



1 PD - Landscape Plan
1" = 80'-0"



PD-8

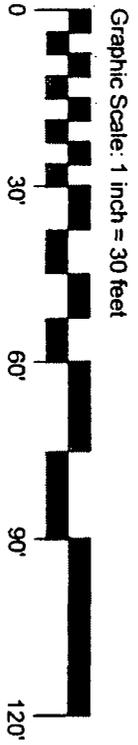
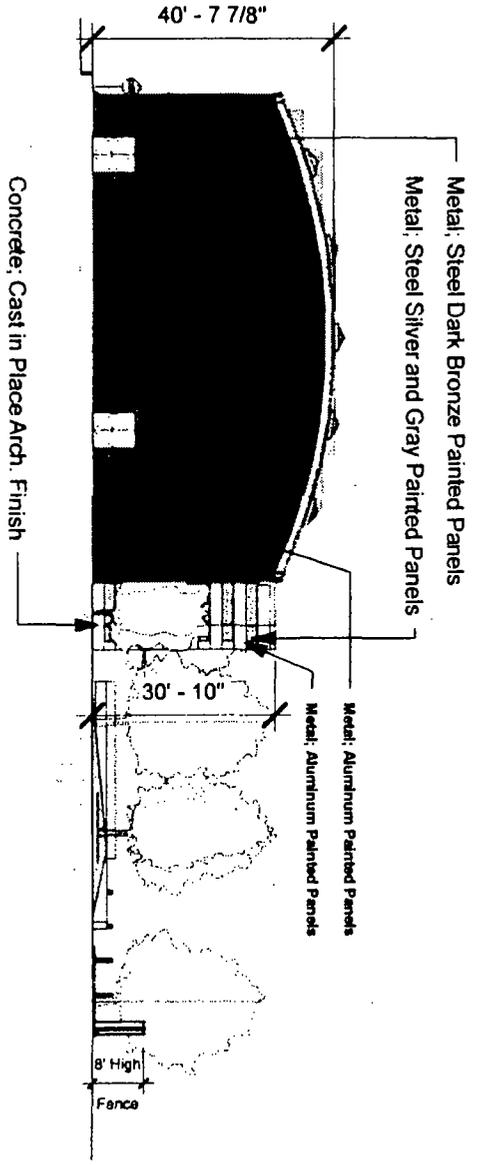
Landscape Plan
INTRINSIC SCHOOLS

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PD-9

North Elevation
INTRINSIC SCHOOLS

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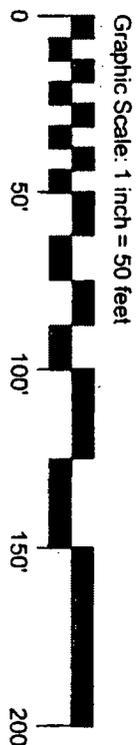
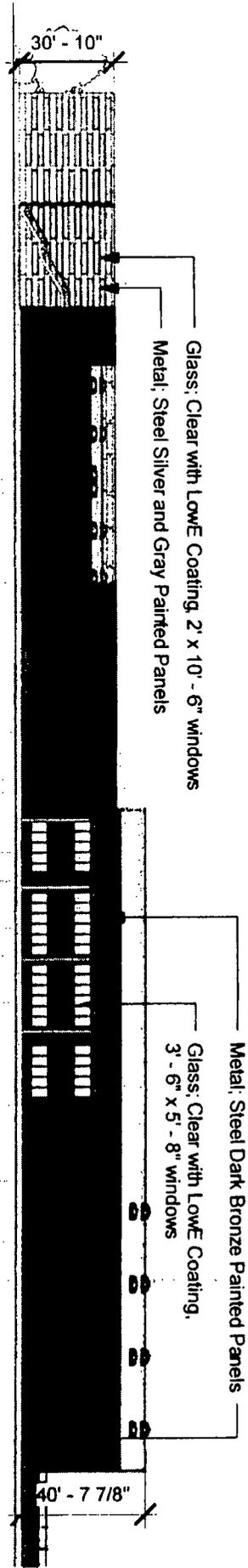


1 PD - North Elevation
1" = 30'-0"

PD-10

East Elevation
INTRINSIC SCHOOLS

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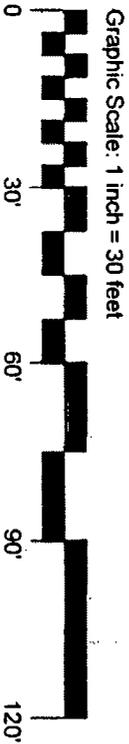
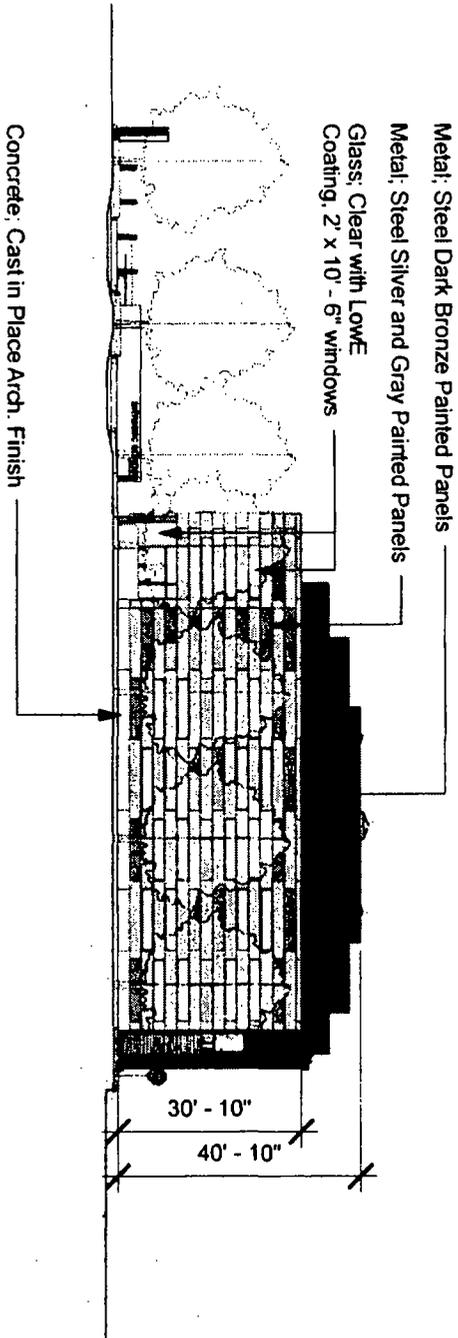
1 PD - East Elevation
1" = 50'-0"

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PD-11

South Elevation
INTRINSIC SCHOOLS

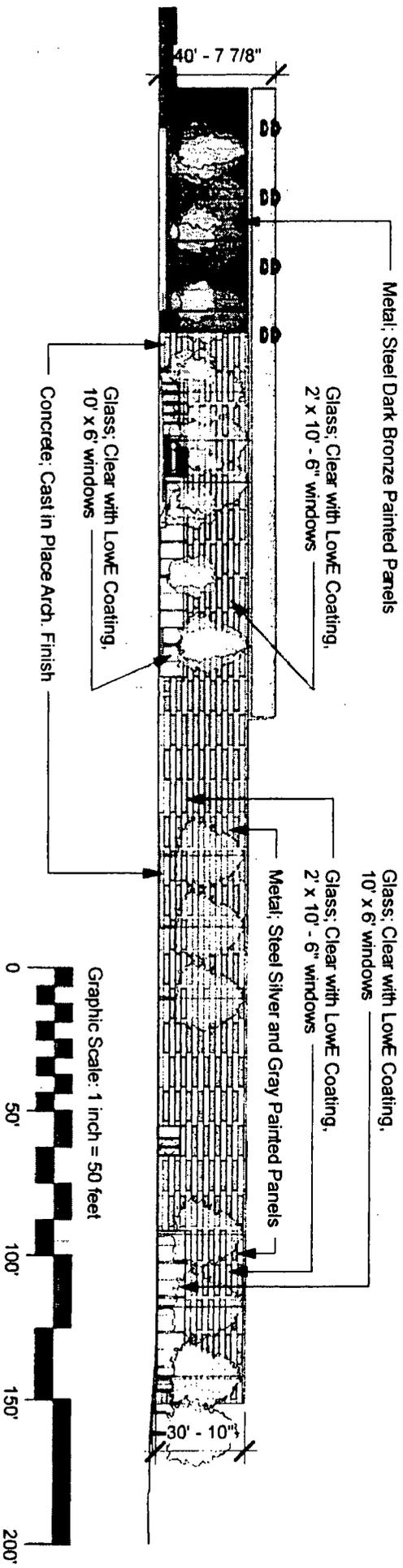
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1 PD - South Elevation
1" = 30'-0"

PD-12
 West Elevation
 INTRINSIC SCHOOLS

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1 PD - West Elevation
 1" = 50'-0"

