



Office of the Chicago City
Clerk



SO2011-2297

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	4/13/2011
Sponsor(s):	Clerk Del Valle
Type:	Ordinance
Title:	Zoning Reclassification App No. 17242
Committee(s) Assignment:	Committee on Zoning

SUBSTITUTE ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17, of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the RM-5 Residential Multi-Unit District symbols and indications as shown on Map No. 14-D in the areas bounded by

a line 445.03 feet north of and parallel to East 63rd Street; the alley next east of and parallel to South Ingleside Avenue; a line 394.96 feet north of and parallel to East 63rd Street; South Ellis Avenue; a line 219.99 feet north of and parallel to East 63rd Street; the alley next west of and parallel to South Ellis Avenue; a line 182.49 feet north of and parallel to East 63rd Street; South Ellis Avenue; East 63rd Street; and South Ingleside Avenue,

to the designation of a Institutional Planned Development _____, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development attached and made a part thereto and to no others.

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

**INSTITUTIONAL PLANNED DEVELOPMENT
PLAN OF DEVELOPMENT STATEMENTS**

1. The area delineated herein as an Institutional Planned Development No. ____ (“Planned Development”) consists of approximately 137,341 square feet (3.15 acres) of net site area which is depicted on the attached Planned Development Boundary, Property Line and Right of Way Adjustment Map. The property is controlled by the City of Chicago and the Woodlawn Preservation & Investment Corporation. The Foundation for Emotionally Disturbed Children is the Applicant (the “Applicant”) for the Amendment.
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or re-subdivision of parcels, shall require a separate submittal on behalf of the Applicant or their successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns, grantees and Lessees, if different than the Applicant, the legal title holders or 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 or any ground lessors. Furthermore, pursuant to the requirements of Article 17-8-0400 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 the owners of the Property and any ground lessors, or by a governmental agency with the power of eminent domain which has designated the property for acquisition. An agreement among property owners, the board of directors of any property owners association or covenant binding property owners may designate the authorized party for any future amendment, modification or change. The Applicant shall retain single-designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the Applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.
4. This Plan of Development consists of the following nineteen (19) Statements, Bulk Regulations and Data Table, Existing Zoning Map, Surrounding Land Use Map, Site Plan, Planned Development Boundary and Property Line Map, Student Drop Off Plan, Public Right of Way Map, Landscape Plan, Green Roof Plan and Elevations; all prepared by OWPP and dated June 16, 2011. Full size sets of the Site/Landscape Plan are on file with the Department of Housing and Economic Development. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The Planned Development 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 Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the requirements thereof, and satisfies the established criteria for approval as a Planned Development.
6. The uses permitted within the area of delineation herein as "Institutional Planned Development" shall be school, transitional residences, 10-foot high security fencing and accessory uses such as parking, open space and offices and other related uses incidental thereto.
7. Identification signs, including but not limited to temporary construction signs, public announcement and notice signs, may be permitted within the Institutional Planned Development, subject to the review and approval by the Department of Housing and Economic Development. No off-premise signs shall be permitted in the Planned Development.
8. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development, subject to review and approval of the Departments of Transportation and Housing and Economic Development. A minimum of three required parking spaces shall be designated for parking for the handicapped.
9. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the Public Way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
10. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
11. 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.
12. The City of Chicago established a Part II Review Fee in the amount \$0.25 per square feet for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by the Department of Housing and Economic Development during the actual Part II Review. The fee, as determined by DHED staff at that time, is final and binding on the Applicant and must be paid to the DHED prior to the issuance of any Part II Approval.
13. 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 site plan review or Part II reviews are conditional until final Part II approval.

14. The Applicant shall obtain the applicable official reviews, approvals and permits from the various City Departments and or Committees regarding the use of the Public Way for any encroachments of public way space including encroachments on, over or under the street, sidewalk, parkway or alley. Such approval and permits shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes that conservation of natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the subject property in a manner generally consistent with the Leadership in Energy and Environmental Design (LEED) Green Building Rating System. Copies of these standards may be obtained from the Department of Housing and Economic Development. The Applicant will provide a 50% green roof (18,485 square feet) and will be seeking to achieve LEED Silver rating.
16. The Applicant acknowledges that it is in the public interest to design, construct and maintain the building and all other improvements in a manner that promotes, enables and maximizes universal access throughout the subject property. Plans for all buildings and improvements on subject 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 a high standard of accessibility. No building permit shall be issued by the Department of Buildings until the Director of MOPD has approved detailed construction drawings for the building or improvement proposed.
17. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Zoning Administrator upon the application for such a modification by the Applicant and after a determination is made by the Zoning Administrator that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Zoning Administrator shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
18. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of Streets and Sanitation, the Commissioner of Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
19. Unless substantial new construction on the property has commenced within 6 years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the

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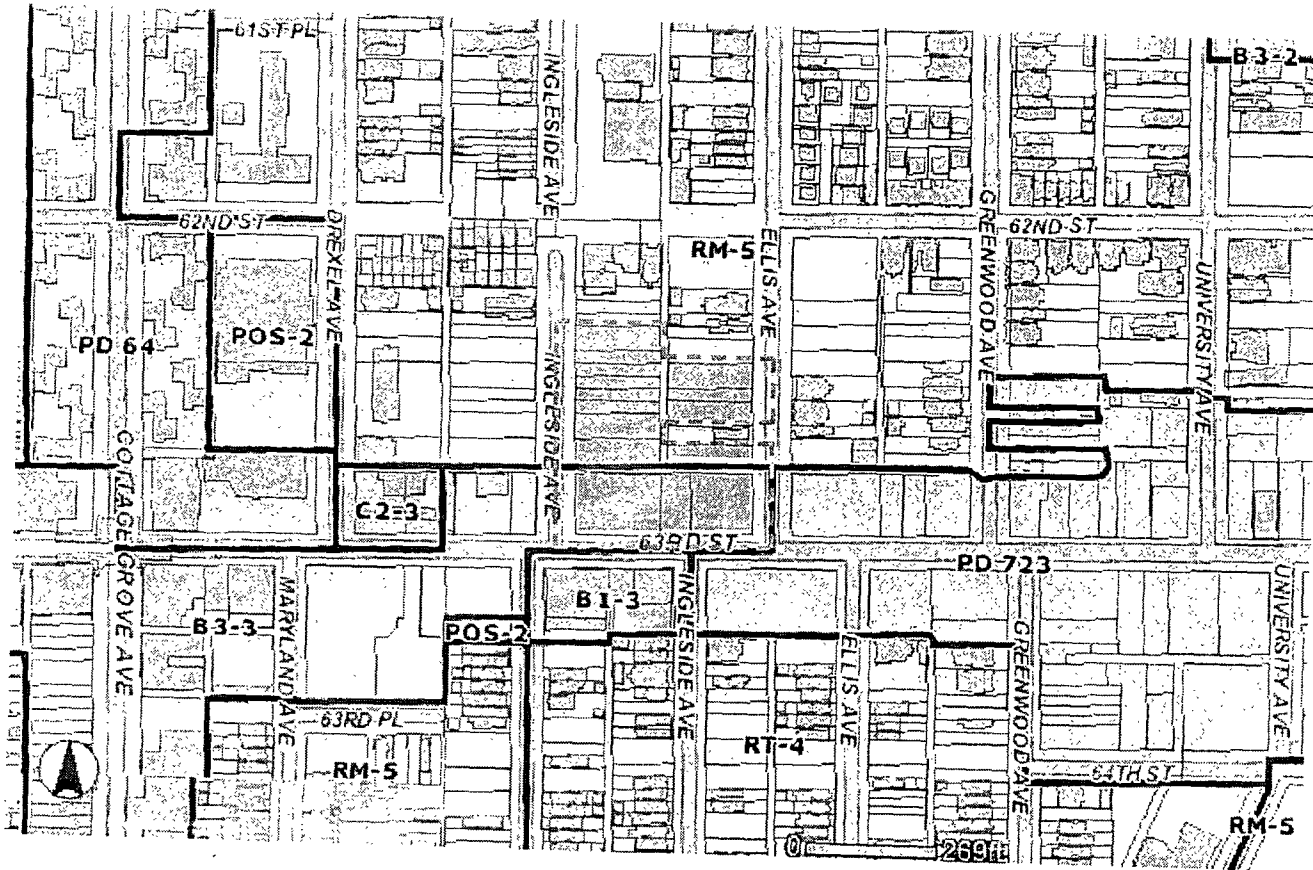
FINAL

Property shall automatically revert back to its RM-5 Residential Multi-Unit District zoning classification.

APPLICANT: Foundation for Emotionally Disturbed Children
ADDRESS: 910-944 E. 63rd St., 6217-6259 S. Ingleside and 6220-6236 and 6240-6258 S. Ellis Aves.
CITY COUNCIL: April 13, 2011
PLAN COMMISSION: June 16, 2011

INSTITUTIONAL PLANNED DEVELOPMENT
BULK REGULATION AND DATA TABLE

Gross Site Area:	191,800 square feet (4.40 acres)
Net Site Area:	137,341 square feet (3.15 acres)
Public Area Right-of-Way:	54,459 square feet (1.25 acres)
Maximum Floor Area Ratio:	0.60
Minimum Number of Off-Street Loading Spaces:	1
Minimum Number of Off-Street Parking Spaces:	72 (including 3 accessible spaces)
Minimum Number of Bicycle Parking Spaces	8
Maximum Building Height:	50 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback:	In accordance with the Site Plan
Maximum Percent of Site Coverage:	In accordance with the Site Plan

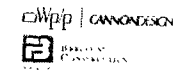


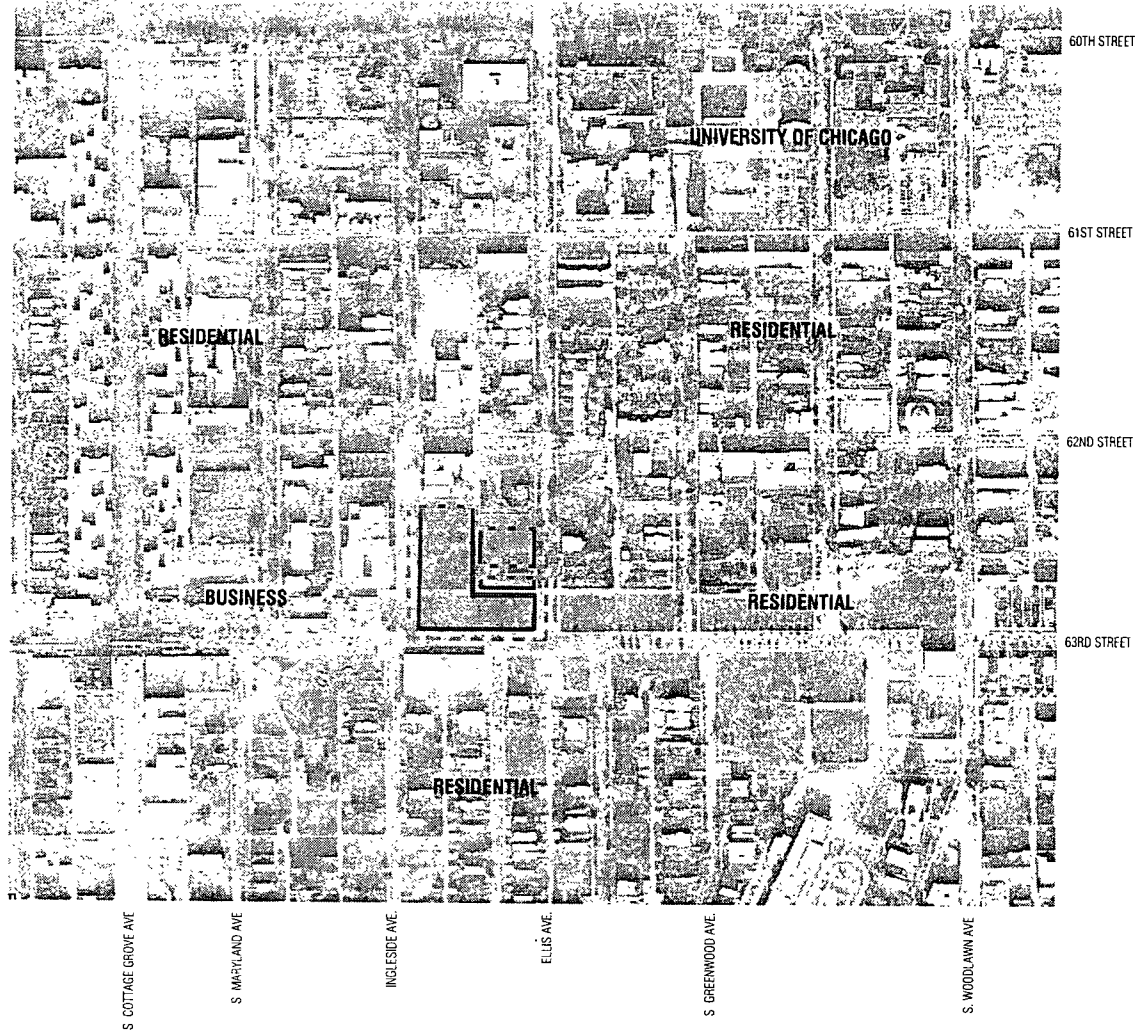
LEGEND
 ——— Property Line
 - - - - - PD Boundary

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EXISTING ZONING MAP

Applicant: Foundation for Emotionally Disturbed Children
 Address: 910-914 E 63rd St., 6217-6259 S Ingleside and 6220-6236 S Elis Aves.
 City Council: April 13, 2011
 Plan Commission: June 16, 2011

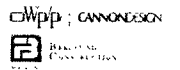


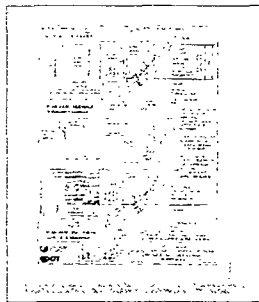


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SURROUNDING LAND USE MAP

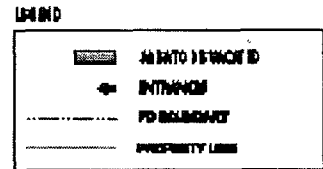
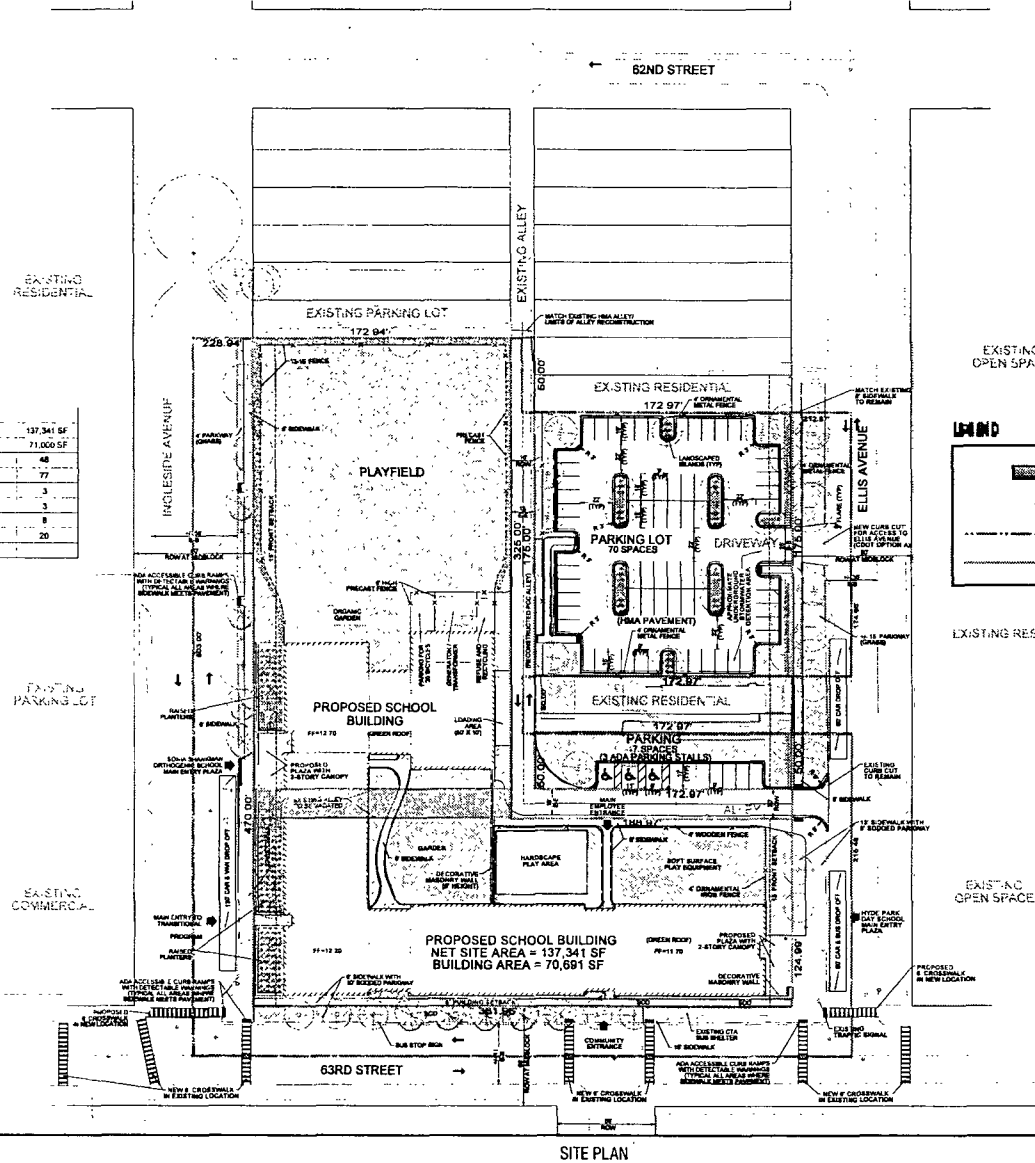
Applicant: Foundation for Emotionally Disturbed Children
 Address: 910-944 E. 63rd St., 6217-6269 S. Ingleside and 6220-6236 S. Ellis Aves
 City Council: April 13, 2011
 Plan Commission: June 16, 2011





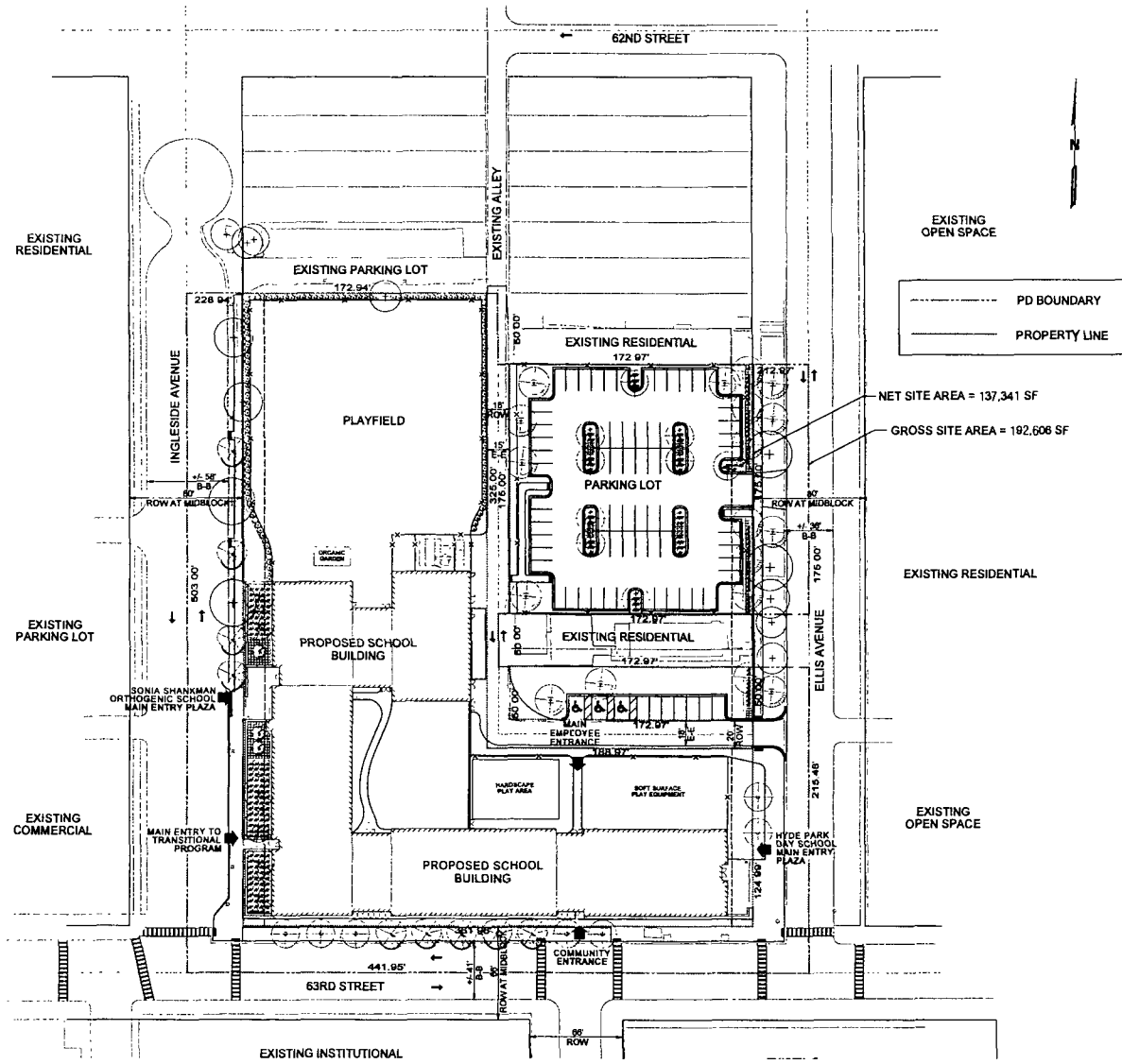
SITE DATA

NET SITE AREA	137,341 SF
LOADING AREA	71,000 SF
TOTAL PARKING STALLS REQUIRED (PARKING GROUP E)	48
TOTAL PARKING STALLS PROVIDED	77
TOTAL ACCESSIBLE STALLS REQUIRED	3
TOTAL ACCESSIBLE STALLS PROVIDED	3
TOTAL BICYCLE PARKING STALLS REQUIRED	8
TOTAL BICYCLE PARKING STALLS PROVIDED	20



SITE PLAN

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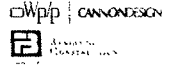
PD BOUNDARY
PROPERTY LINE

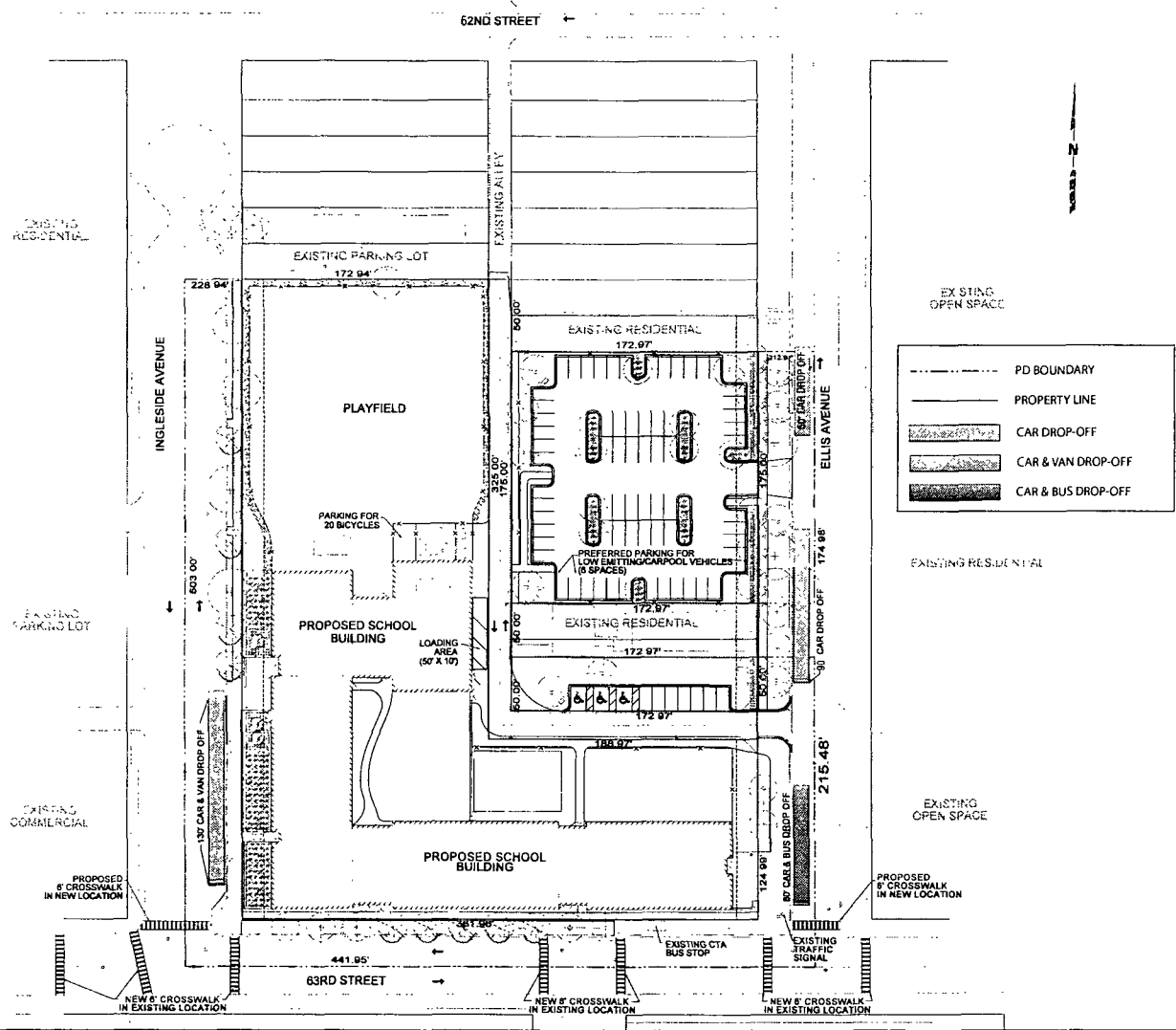
NET SITE AREA = 137,341 SF
GROSS SITE AREA = 192,606 SF

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PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE MAP

Applicant: Foundation for Emotionally Disturbed Children
Address: 910-944 E. 63rd. St., 6217-6259 S. Ingleside and 6220-6236 S. Ellis Aves
City Council: April 13, 2011
Plan Commission: June 16, 2011

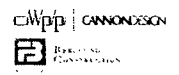


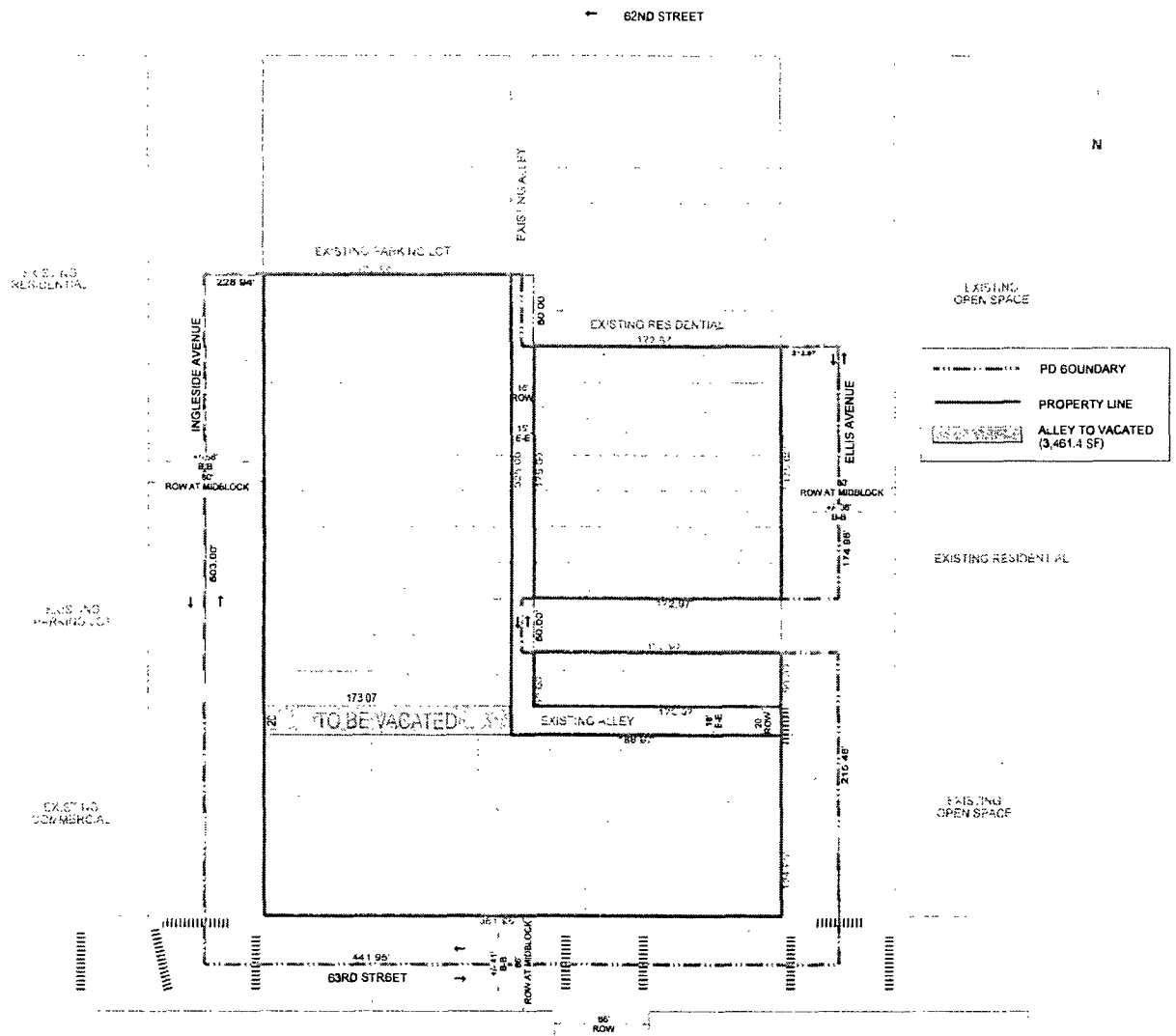


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STUDENT DROP OFF PLAN

Applicant: Foundation for Emotionally Disturbed Children
 Address: 910-944 E. 63rd St., 6217-6259 S. Ingleside and 6220-6236 S. Ellis Aves.
 City Council April 13, 2011
 Plan Commission, June 16, 2011

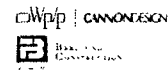


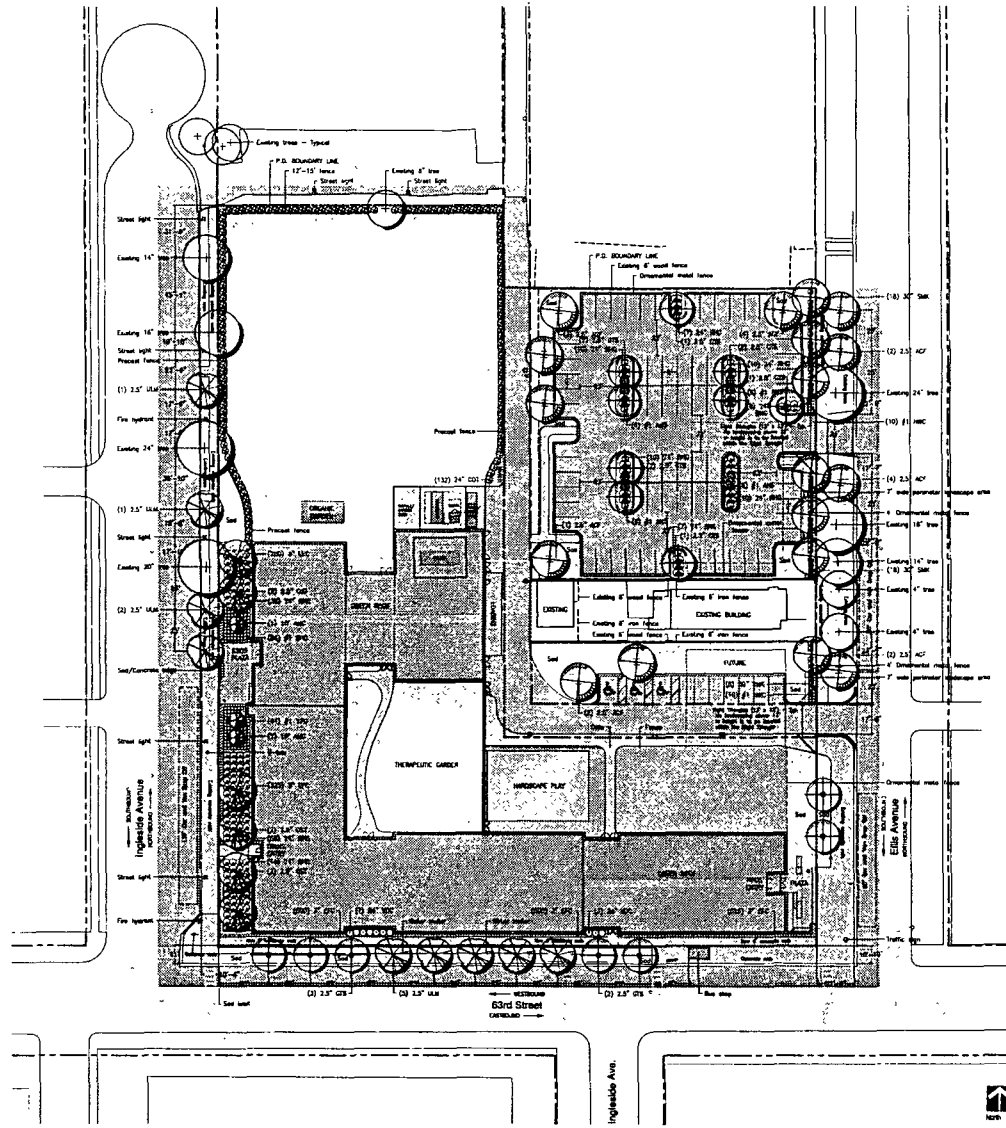













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ROW ADJUSTMENT MAP

Applicant: Foundation for Emotionally Disturbed Children
 Address: 310-944 E. 63rd St., 6217-6259 S Ingleside and 6220-6236 S Ellis Aves.
 City Council: April 13, 2011
 Plan Commission: June 16, 2011





- Key**
-  PLANTED WITH CHANGE DURING
 -  PROPERTY LINE
 -  NEW SHADE TREE
 -  NEW SHADE TREE
 -  NEW SHADE TREE
 -  NEW SHADE TREE
 -  NEW SHADE TREE
 -  EXISTING TREE
 -  GREEN GRASS
 -  GREEN ROCK
 -  BUS/BIKEWAY ROAD

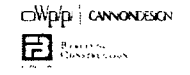
Plant List

KEY	QTY	SIZE	SCIENTIFIC NAME	COMMON NAME	REMARKS
ACE	18	2 1/2"	Asier v. Candicans, 'Autumn Blaze'	Asiatic Spice Freespan Maple	99
AME	3	1 1/2"	Amelanchier canadensis	Smoketree	20-21-22-23
AME	24	4 1/2"	Amelanchier canadensis	Little Bluestem	30-31-32
AME	24	4 1/2"	Amelanchier canadensis	White Flowering	33
ASR	12	2 1/2"	Amelanchier canadensis	Amelanchier canadensis	34
ASR	12	2 1/2"	Amelanchier canadensis	Amelanchier canadensis	35
ASR	20	4 1/2"	Amelanchier canadensis	Amelanchier canadensis	36
ASR	4	1 1/2"	Amelanchier canadensis	Amelanchier canadensis	37
BAC	10	1 1/2"	Betula pumila	Go-Now Freespan Maple	38
BAC	10	1 1/2"	Betula pumila	Go-Now Freespan Maple	39
BAC	10	1 1/2"	Betula pumila	Go-Now Freespan Maple	40
BAC	10	1 1/2"	Betula pumila	Go-Now Freespan Maple	41
BAC	10	1 1/2"	Betula pumila	Go-Now Freespan Maple	42
BAC	10	1 1/2"	Betula pumila	Go-Now Freespan Maple	43
BAC	10	1 1/2"	Betula pumila	Go-Now Freespan Maple	44
BAC	10	1 1/2"	Betula pumila	Go-Now Freespan Maple	45
BAC	10	1 1/2"	Betula pumila	Go-Now Freespan Maple	46
BAC	10	1 1/2"	Betula pumila	Go-Now Freespan Maple	47
BAC	10	1 1/2"	Betula pumila	Go-Now Freespan Maple	48
BAC	10	1 1/2"	Betula pumila	Go-Now Freespan Maple	49

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LANDSCAPE PLAN

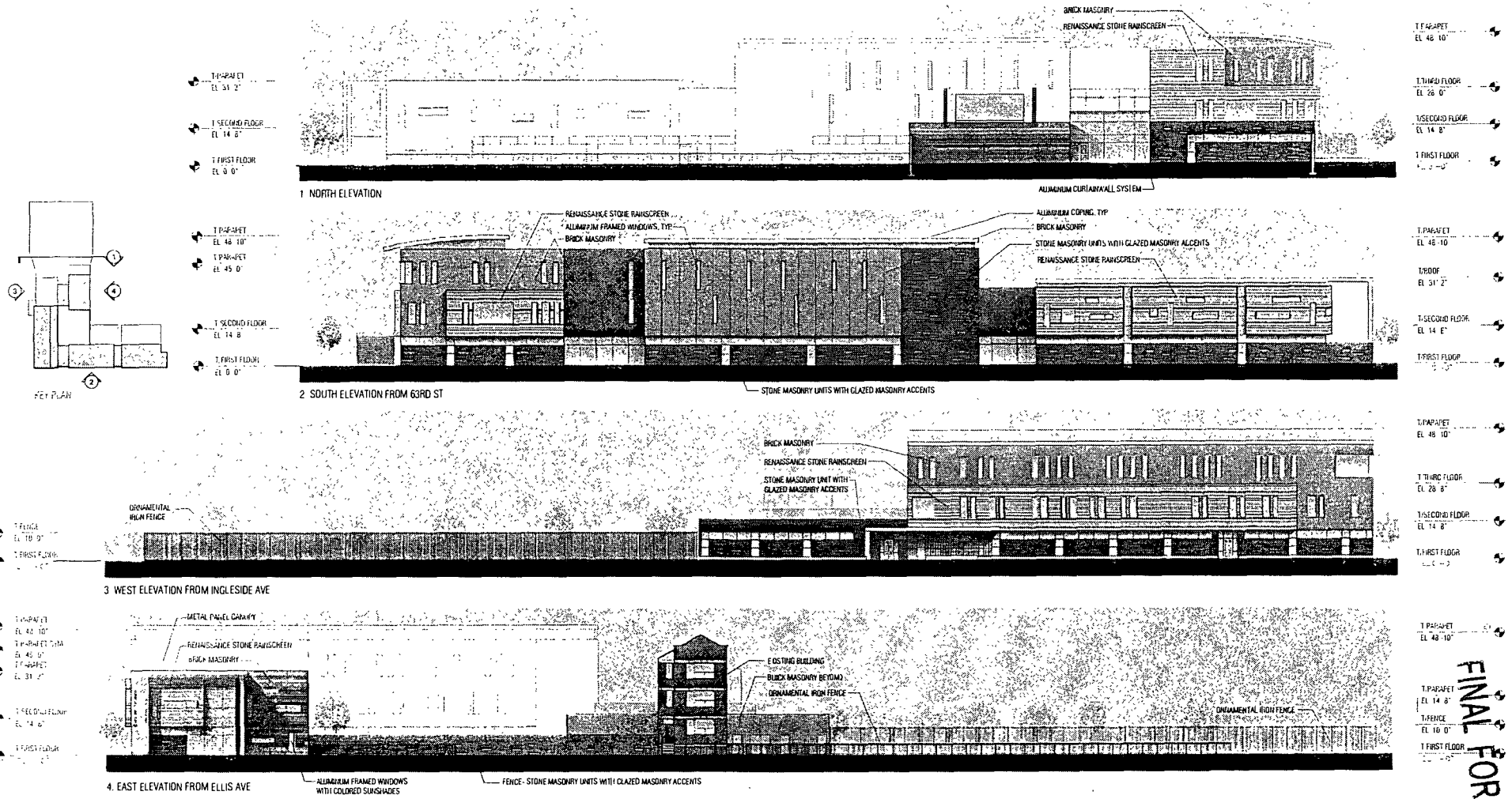
Applicant: Foundation for Emotionally Disturbed Children
 Address: 910-944 E 63rd St., 6217-6259 S. Ingleside and 6220-6236 S. Ellis Aves
 City Council April 13, 2011
 Plan Commission June 16, 2011





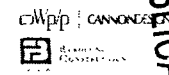
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GREEN ROOF PLAN

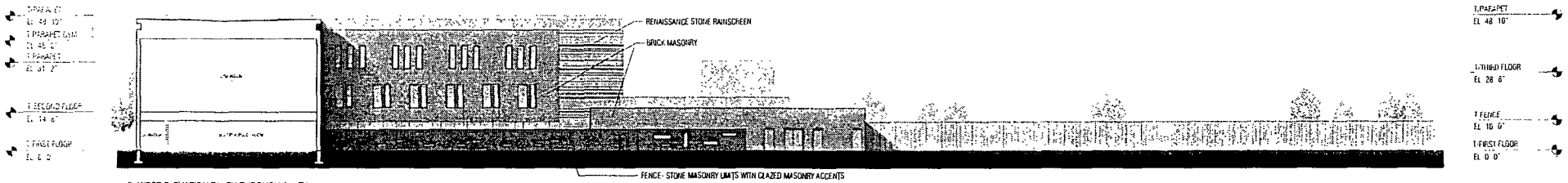


EXTERIOR ELEVATIONS

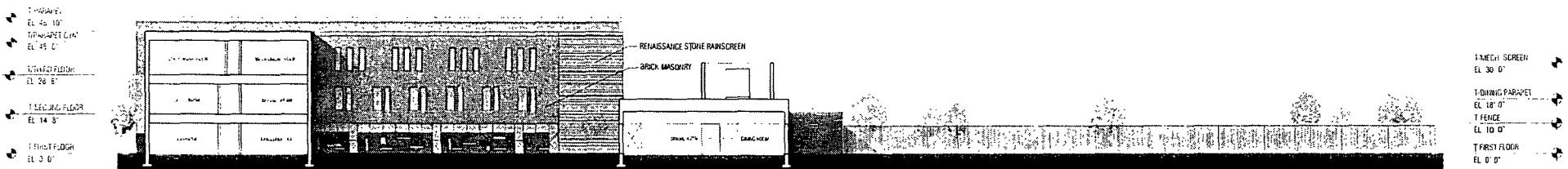
Applicant: Foundation for Emotionally Disturbed Children
 Address: 910-944 E. 63rd St., 6217-6259 S. Ingleside and 6220-6236 S. Ellis Aves
 City Council: April 13, 2011
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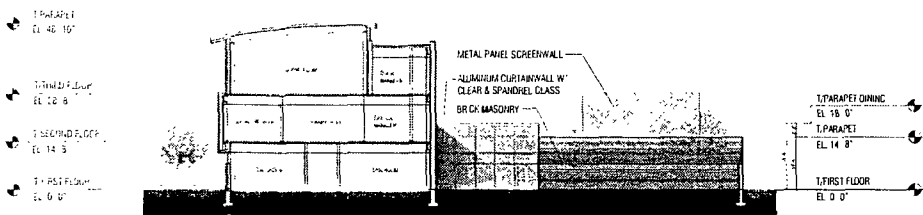
5 WEST ELEVATION TAKEN THROUGH ALLEY



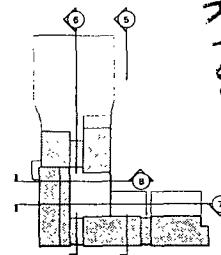
6 WEST ELEVATION TAKEN THROUGH COURTYARD



7 SOUTH ELEVATION TAKEN THROUGH COURTYARD



8 NORTH OBLIQUE ELEVATION TAKEN THROUGH COURTYARD

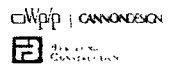


KEY PLAN

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COURTYARD ELEVATIONS & SECTIONS

Applicant: Foundation for Emotionally Disturbed Children
 Address: 910-944 E 63rd St., 6217-6259 S Ingleside and 6220-6236 S Ellis Aves
 City Council: April 13, 2011
 Plan Commission: June 16, 2011





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#17242

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

REPORT
to the
CHICAGO PLAN COMMISSION
from the
DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
JUNE 16, 2011

FOR APPROVAL: PROPOSED INSTITUTIONAL PLANNED DEVELOPMENT

APPLICANT: THE FOUNDATION FOR EMOTIONALLY DISTURBED CHILDREN

**LOCATION: 910-44 EAST 63rd STREET, 6217-59 SOUTH INGLESIDE AVENUE
and 6220-36 and 6240-58 SOUTH ELLIS AVENUE**

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Housing and Economic Development hereby submits this report and recommendation on a proposed Institutional Planned Development for your review and recommendation to the Chicago City Council. The application for the amendment to the Chicago Zoning Ordinance was introduced into the City Council on April 16, 2011. Proper legal notice of the public hearing on the application was published in the Chicago Sun-Times on June 1, 2011. The Applicant was separately notified of this hearing.

The Applicant, The Foundation for Emotionally Disturbed Children, is seeking approval for an Institutional Planned Development on property currently zoned **RM5, Residential Multi-Use District**, in order to permit the construction of two schools, a dormitory building, an auditorium and recreational facilities. This development is being submitted by the Applicant as a mandatory Planned Development pursuant to **Section 17-8-0506**, which states that Planned Development review and approval is required when the proposal involves a school with a net site area of two acres or more; the subject property has a net site area of 137,341 square feet, or 3.15 acres.

PROJECT BACKGROUND

The Foundation For Emotionally Disturbed Children, through its affiliates, the Hyde Park Day School, a not-for-profit elementary school for children with learning disabilities, and the Sonia Shankman Orthogenic School, a not-for-profit, educational and residential treatment program for children and adolescents with profound emotional issues, provides an academic and residential treatment option for young people who might otherwise need to

be institutionalized.

In operation since 1915, these organizations have significant experience managing education, treatment and housing for the severely mentally impaired. This new facility will replace their existing leased premises on the campus of the University of Chicago. This educational, therapeutic and residential mixture is one of only four properties of its kind in the entire City of Chicago and the only one on the south side.

SITE AND AREA DESCRIPTION

The subject property is located within Chicago's Woodlawn Community Area and the 20th Ward. It is surrounded by areas zoned **RM5 (Residential Multi-Use District)** to the north, east and west and by **Residential Planned Development No. 723** to the east and south. The site is within the boundaries of the Woodlawn Tax Increment Finance District, but is not located within the Lake Michigan and Chicago Lakefront Protection District or a Chicago Landmark District.

The site is served by the Chicago Transit Authority's bus routes #4 (Cottage Grove), #5 (South Shore), #6 (Jackson Park Express), #15 (Jeffrey Local), #28 (Stony Island Local), #28X (Stony Island Express), #59 (59th/61st) and #63 (63rd); a CTA rail station at East 63rd/Cottage Grove on the Green Line; and, the Metra Electric and South Shore Lines via a station on 63rd Street; all located within approximately one mile of the site.

PROJECT DESCRIPTION

The Applicant is proposing to construct a one-to-three-story, 73,500 square foot complex which will house the Hyde Park Day School, the Sonia Shankman Orthogenic School and the Special Needs Residential Building, which will contain 45 residential dormitory units. The facility will also contain a shared auditorium, indoor recreational space and a dining hall. In addition, there will be separate outdoor play areas for the younger and older students, a therapeutic garden and on-site parking for 20 bicycles and 72 vehicles, including three accessible spaces.

The schools will preserve their approximately 100 full-time teachers and staff and expect to create an additional 20 full-time positions. The project will also generate an estimated 300 construction jobs. The project is positioned to break ground no later than Spring 2012, in order to minimize any disruption at the end of the current lease; construction will take an estimated 19-22 months.

DESIGN

The Hyde Park Day School will face East 63rd Street and hold the corner at South Ingleside Avenue. The Sonia Shankman Orthogenic School will connect with Hyde Park and continue north up South Ingleside Avenue before turning east to create the courtyard that will become a therapeutic garden for the students. Adjacent to the garden, and located immediately north of Hyde Park, will be the outdoor play areas; additional open space will be provided via a playfield north of Sonia Shankman. The fencing surrounding that northern-most playfield will be 12-15 feet high; the remainder of the site will have the traditional 4-foot ornamental fencing.

The buildings will fluctuate between one and three-stories and remain within the character and scale of the surrounding residential neighborhood while establishing a significant visual presence along East 63rd Street. The buildings will be constructed of stone panels on the lower portions of the exterior and brick for the remaining upper areas; setbacks will vary along the northern, southern and western facades. Aluminum-framed windows will be present throughout all elevations and separate plaza entrances, with glass curtain walls under metal clad canopies, have been provided for both schools. The roofline will have alternating curved and flat portions to provide further aesthetic appeal. The maximum height throughout this entire structure will be approximately 45 feet.

Teacher, staff and visitor access, along with all loading and student drop-off areas, will be via the L-shaped alley which will be constructed specifically for this project. The applicant will apply to the Department of Transportation for vacation of the current alley system in order to establish a new circulation pattern, as well as its 72-space parking facility, in the northeastern quadrant of the site.

LANDSCAPING

The perimeter of the campus and surface parking facility will include fencing, shrubbery and street tree plantings in grated pits. The parking lot islands, as well as the separate accessible parking area, will have sod, shrubbery and tree plantings. In addition, a landscaped plaza will be created along South Ingleside Avenue and a smaller, sod and stone plaza will be established along South Ellis Avenue.

ACCESS/CIRCULATION

Security and safety for students, their families, visitors, teachers and staff requires limited, controlled points of access, in addition to a separation of vehicular from strictly pedestrian activity. The division of the parking, loading and drop-off areas from the pedestrian entrance plazas for the students provides distinct and predictable ingress and egress to and from the school and the areas designated for vehicular use.

Teacher, staff and visitor access, along with all loading and student drop-off areas, will be via the L-shaped alley which will be constructed specifically for this project. The applicant will apply to the Department of Transportation for vacation of the current alley system in order to establish a new circulation pattern, as well as its 72-space parking facility, in the northeastern quadrant of the site.

Students arriving via public transportation, walking or on bicycles will have clearly marked and distinct plazas through which they can access their specific school. In addition, the entrances will be located away from East 63rd Street and students will not have to navigate the parking and alley system in order to reach the doors of the building. Once inside, the layout of this new facility will allow for complete internal connections between both schools and amongst all shared elements.

SUSTAINABILITY

The Applicant will be pursuing Leadership in Energy and Environmental Design, Silver certification, for this development. Features of this plan will include a state-of-the-art green

roof (covering 50 percent of the net roof area, or 18,485 square feet), solar thermal panels that will augment domestic hot water and air-conditioning, a high-efficiency heating and cooling system, rain cisterns allowing storm water to be recaptured and used for irrigation and water features (the project will comply with the Stormwater Management Ordinance, implementing best practices in all storm water management), low toxin building paint and stains to provide clean indoor air quality that will be supplemented with high efficiency ventilation filters. It will have energy efficient windows that will maximize natural light via their quantity, positioning and size and will help minimize energy run-off. Finally, both schools will implement a recycling program and construct a greenhouse that will be used for academic purposes.

BULK/USE/DENSITY

The proposed Floor Area Ratio for this Institutional Planned Development will be 0.60, which is less than the allowed 2.0 under an RM5 district. The proposed maximum allowable height of buildings will be 50 feet; the proposed maximum height throughout the entire complex is approximately 45 feet all of which are in substantial compliance with the underlying RM5 zoning. This Institutional Planned Development also proposes the following uses: a school, transitional residence, open space and accessory uses all of which are allowed in the RM5, Residential Multi-Unit District.

RECOMMENDATION

The Department of Housing and Economic Development has reviewed the project materials submitted by the Applicant and has concluded that the proposed development would be appropriate for the site for the following reasons:

1. The project meets the purpose and criteria set forth in Chapter 17-8 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare. Specifically, this project meets the following provisions of Chapter 17-8:
 - a. Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (per 17-8-0103), as evidenced through its design and massing staying within context of adjacent structures;
 - b. Promotes the safe and efficient circulation of pedestrians, cyclists and motor vehicles (17-8-0904-A-1), as evidenced through its parking and vehicle, pedestrian and bicycle plan;
 - c. Promotes transit, pedestrian and bicycle use (17-8-0904-A-2), as evidenced through its work with the Chicago Transit Authority to relocate a bus shelter on East 63rd Street to better facilitate transit access for its students, parents, visitors and neighborhood residents;
 - d. Minimizes and mitigates traffic congestion associated with the proposed development (17-8-0904-A-5), as evidenced through the drop-off areas being placed on side streets and the parking facilities being located behind the buildings and not feeding directly into East 63rd Street;
 - e. All sides and areas of the buildings that are visible to the public are treated with materials, finishes and architectural details that are of high-quality and appropriate for use on primary street-facing façade (17-8-0907-A-4), as evidenced through the material callouts in this report and on the elevations;

- f. Provides adequate, inviting, usable and accessible open spaces areas for students, visitors, teachers and staff (17-8-0909-A-1), as evidenced through the open space and recreational areas identified in plans; and,
 - g. Provides significant perimeter landscaping and setbacks in areas adjacent to residential districts (per 17-8-0909-D), as evidenced through the green space and setbacks identified in plans.
2. The proposed facility will allow the Hyde Park Day School and the Sonia Shankman Orthogenic School to continue their social outreach, therapeutic and educational missions and will greatly enhance the aesthetics of, and long-term prospects for, continuation of their operations;
 3. The public infrastructure facilities and city services will be adequate to serve the proposed development at the time of occupancy. The proposed amendment has been reviewed by the Chicago Department of Transportation's Project Review Committee and all requested changes have been made. Copies of this application have been circulated to other City departments and agencies and no comments have been received which have not been addressed in the application.
 4. The project will comply with the requirements for access in case of fire and other emergencies.

Based on the foregoing, it is the recommendation of the Department of Housing and Economic Development that this application for an Institutional Planned Development be approved and that the recommendation to the City Council Committee on Zoning be "Passage Recommended".

Bureau of Planning and Zoning
Department of Housing and Economic Development



FINAL FOR PUBLICATION^{FINAL}

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

910-44 EAST 63rd STREET, 6217-59 SOUTH INGLESIDE AVENUE and 6220-36 and
6240-58 SOUTH ELLIS AVENUE
INSTITUTIONAL PLANNED DEVELOPMENT

RESOLUTION

WHEREAS, the Applicant, The Foundation for Emotionally Disturbed Children, has submitted an application requesting a change in zoning designation from RM5, Residential Multi-Unit District, to Institutional Planned Development; and,

WHEREAS, the Applicant proposes to construct a one-to-three-story, 73,500 square foot educational and treatment facility which will contain 45 residential dormitory units, an auditorium, indoor recreational space and a dining hall; there will be a therapeutic garden and on-site parking for 20 bicycles and 72 vehicles, including three accessible spaces; and,

WHEREAS, the Applicant's request to rezone the Property was introduced to the City Council on April 15, 2011; and,

WHEREAS, proper legal notice of the hearing before the Chicago Plan Commission was published in the Chicago Sun-Times on June 1, 2011. The Applicant was separately notified of this hearing and the proposed zoning application was considered at a public hearing by this Plan Commission on June 16, 2011; and,

WHEREAS, the Plan Commission has reviewed the application with respect to the provisions of the Chicago Zoning Ordinance and finds that the proposal will be consistent with said provisions; and

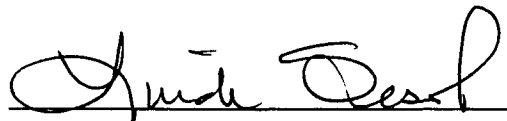
WHEREAS, the Department of Housing and Economic Development recommended approval of the application, with the recommendation and explanation contained in the written report dated June 16, 2011, a copy of which is attached hereto and made a part hereof; and,

WHEREAS, the Chicago Plan Commission has fully reviewed the application and all informational submissions associated with the proposed amendment, the report and recommendation of the Commissioner of the Department of

Housing and Economic Development and all other testimony presented at the public hearing held on June 16, 2011, giving consideration to the Chicago Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:

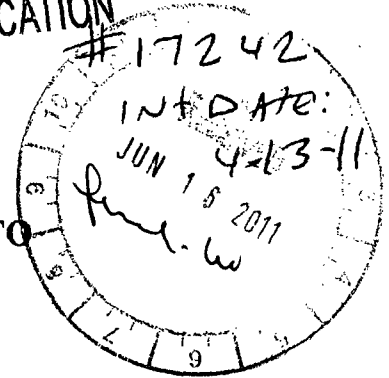
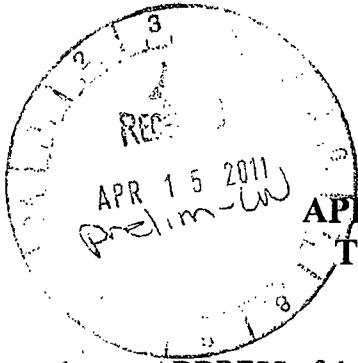
1. THAT the final application dated June 16, 2011 be approved as being in conformance with the provisions, terms and conditions of the corresponding zoning application; and,
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning of the final zoning application dated June 16, 2011; and,
3. THAT the above-stated recitals to this resolution together with the report of the Commissioner of the Department of Housing and Economic Development be adopted as the findings of fact of the Chicago Plan Commission regarding the zoning map amendment application.



Linda Searl
Chairman
Chicago Plan Commission

IPD No. _____
Approved: June 16, 2011

FINAL FOR PUBLICATION



CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

910-944 E. 63rd Street, 6217-6259 S. Ingleside, 6220-6236 S. Ellis Avenue, 6240-6258 S. Ellis Avenue

2. Ward Number that property is located in: 20th Ward, Aldennan Cochran

3. APPLICANT: The Foundation for Emotionally Disturbed Children

ADDRESS: c/o Neal & Leroy, LLC, 203 N. LaSalle, Suite 2300

CITY Chicago STATE Illinois ZIP CODE 60601

PHONE: 312.641.7144 CONTACT PERSON Meg George

4. Is the applicant the owner of the property? YES NO X

If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER See attached list of owners

ADDRESS

CITY STATE ZIP CODE

PHONE CONTACT PERSON

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Meg George, Neal & Leroy, LLC

ADDRESS 203 N. LaSalle Street, Suite 2300 CITY Chicago

CITY Chicago STATE IL ZIP CODE 60601

PHONE (312) 641-7144 FAX (312) 641-5137

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6. If the applicant is a corporation please provide the names of all shareholders as disclosed on the Economic Disclosure Statements.

N/A

7. On what date did the owner acquire legal title to the subject property?

The City of Chicago acquired title in 2000, WPIC acquired title between December 1996 and April, 1999

8. Has the present owner previously rezoned this property? If yes, when?

Yes, May 11, 1999

9. Present Zoning: Planned Development No. 723 and RM-5 Proposed Zoning: Planned Development

10. Lot size in square feet (or dimensions?) 137,341 (3.15 acres)

11. Current Use of the Property Vacant.

12. Reason for rezoning the property Mandatory Planned Development to allow for a school use in excess of 2 acres.

13. Describe the proposed use of the Property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building (BE SPECIFIC)

The property will be rezoned to a new Planned Development in order to accommodate the construction of the new Hyde Park Day School and Sonia Shankman Orthogenic School.

14. On May 14, 2007, The Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES _____ NO X



#17242
FWAC

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

FROM: 217
Andrew J. Mooney
Secretary
Chicago Plan Commission

DATE: June 17, 2011

RE: Proposed Institutional Planned Development for the property generally located at 910-44 East 63rd Street, 6217-59 South Ingleside Avenue and 6220-36 and 6240-58 South Ellis Avenue.

On June 16, 2011, the Chicago Plan Commission recommended approval of the proposed Institutional Planned Development submitted by Foundation for Emotionally Disturbed Children. A copy of the proposed amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Housing and Economic Development, Bureau of Planning and Zoning recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

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