



Office of Chicago City Clerk



SO2011-3582

Office of the City Clerk

Tracking Sheet

Meeting Date:	4/13/2011
Sponsor(s):	Clerk Del Valle
Type:	Ordinance
Title:	Zoning Reclassification App No. 16991
Committee(s) Assignment:	Committee on Zoning

Revised
FINAL FOR PUBLICATION

SUBSTITUTE 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 be amended by changing all the M1-2 Limited Manufacturing /Business Park District symbols and indications as shown on Map No. 18-D in the area bounded by:

the alley next northwest of East 73rd Street and perpendicular to S. South Chicago Avenue; S. South Chicago Avenue; East 73rd Street; the northeasterly property line of the Norfolk Southern Railroad; a line 425.39 feet northwest of the intersection of S. South Chicago Avenue and East 73rd Street, as measured along the southwest right-of-way of S. South Chicago Avenue and perpendicular thereto; and a line 150 feet southwest of and parallel to S. South Chicago Avenue (or the northeast right-of-way line of the Norfolk Southern Railroad);

to those of a C1-2 Neighborhood Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 2. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the RS-3 Single-Unit (Detached House) District symbols and indications as shown on Map No. 18-D in the area bounded by:

a line 361.50 feet south of and parallel to East 71st Street; the alley next west of and parallel to South Ingleside Avenue; the alley next south parallel to East 71st Street; and South Drexel Avenue;

to those of a C1-2 Neighborhood Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 3. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the C1-2 Neighborhood Commercial District and Institutional Planned Development No. 921 District symbols and indications as shown on Map No. 18-D in the area bounded by:

East 71st Street; the alley next northeast of and parallel to S. South Chicago Avenue; South Drexel Avenue or the line thereof if extended where no street exists; a line 361.50 feet south of and parallel to East 71st Street; the alley next west of and parallel to South Ingleside Avenue; the alley next northeast of and parallel to S. South Chicago Avenue; the alley next south of and parallel to East 71st Street; South Ingleside Avenue; S. South Chicago Avenue; East 73rd Street; the northeasterly property line of the Norfolk Southern Railroad; a line 425.39 feet northwest of the intersection of S. South Chicago Avenue and East 73rd Street, as measured along the southwest right-of-way line of S. South Chicago Avenue and

perpendicular thereto; a line 150 feet southwest of and parallel to S. South Chicago Avenue (or the northeast right -of-way line of the Norfolk Southern Railroad); the alley next northwest of East 73rd Street and perpendicular to S. South Chicago Avenue; and S. South Chicago Avenue;

to those of a Institutional Planned Development Number 921, as Amended which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part and to no others.

SECTION 4. This ordinance shall be in force and effect from and after its passage and due publication.

**INSTITUTIONAL PLANNED DEVELOPMENT NO. 921, AS AMENDED
PLAN OF DEVELOPMENT STATEMENTS**

1. The area delineated herein as Institutional Planned Development No. 921 as amended consists of approximately 219,197 square feet of net site area or 5.03 acres and is owned or controlled by the Applicant, the Comer Science and Education Foundation, an Illinois Not-For-Profit Corporation ("CSEF") which owns and/or controls the Gary Comer Youth Center ("GCYC, LLC"), the Gary Comer College Prep High School ("GCCP, LLC"), the Youth Garden, and Office Annex.
2. 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 easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, including but not limited to revision or amendments shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approved by the City Council.
3. The requirements, obligations and conditions contained within this amended Planned Development shall be binding upon the Applicant, its successors and assigns and, 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, then to the owner of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time any 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. Any agreements among property owners, the board of directors or members of any property owners association, or covenant binding property owners, may designate an authorized party for any future amendment, modification or change.
4. This Plan of Development consists of these seventeen (17) Statements and the following Exhibits: a Bulk Regulations and Data Table; an existing Zoning Map; an existing Land Use Map; a Planned Development Boundary Line and Right of Way Adjustment Map; a Site Plan; Landscape Plan; Student Drop Off Plan; a Green Roof Plan; and Building Elevations dated March 17, 2011, prepared by John Ronan Architects. Full size copies of the Site Plan, Landscape Plan, and Exterior Elevations are on file with the Department of Housing and Economic Development ("DHED"). The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall apply.

APPLICANT: Comer Science and Education Foundation
ADDRESS: 7101-7149 S. South Chicago Avenue, 7200 S. Ingleside Avenue, 7137-7139 South Drexel Avenue and 7230-7296 S. South Chicago Avenue
DATE: March 17, 2011

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5. The following uses shall be permitted within the area delineated herein as an "Institutional Planned Development No. 921, as Amended" as follows: educational, recreation buildings, community center, green houses, hoop houses, farmers market, accessory parking and loading and other accessory and related uses.

Wind Turbines (maximum height of 55 feet) and solar panels shall be deemed as accessory uses for the Youth Garden site (7230-7296 S. South Chicago Avenue), as shown on the attached site plan.

6. On-Premise signs and temporary signs such as construction and identification 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. Ingress and egress shall be subject to the review and approval of the Chicago Department of Transportation ("CDOT"). 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 CDOT. All work proposed in the public way must be designed and constructed in accordance with the CDOT's 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 required for the Youth Garden or future Youth Center Office Annex, the Applicant will construct the raised pedestrian median in South Chicago Avenue at Ingleside to CDOT standards. An approval letter from CDOT must be provided to the Commissioner of DHED prior to Part II approval.

8. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building or any appurtenance attached hereto shall not exceed the height established in the Bulk Regulations and Data Table and Building Elevations as measured by the Chicago Zoning Ordinance and shall be subject to the height limitations established by the Federal Aviation Administration.
9. The maximum permitted floor area ratio for the parcel shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio calculations and floor area measurements, the definitions of the Zoning Ordinance shall apply.
10. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.

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11. The improvements on the property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the attached Site Plan, Building Elevations and Landscape/Green Roof Plans. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines where compatible with the Landscape Plan.
12. The terms, conditions and exhibits of this the Planned Development Ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Chicago 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 or designated authorized party as provided in Statement No. 3 above.
13. The Office Annex and additional buildings to be located within the Youth Garden as identified on the site plan have not been fully designed as of the date of this Planned Development. Site plans, landscape plans and building elevations will be submitted to DHED pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance for Site Plan Approval and Part II Approval prior to construction of these new buildings. Site Plan and Part II Approval is intended to assure that the specific components of these new buildings substantially conform to the character of this Planned Development. DHED shall retain copies of the approved Site and Landscape Plans and building elevations on permanent file at the Department and they shall be deemed to be an integral part of this Planned Development. Site and Landscape Plans and building elevations may be changed or modified pursuant to the provisions of Statement No. 12 above.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. The Gary Comer College Prep High School Building shall be Leadership Energy and Environmental Design ("LEED") Green Building Rating System Certified. The Applicant shall design, construct and maintain the High School in an energy efficient manner generally consistent with the Leadership in Energy and Environmental Design.

The Applicant shall also provide vegetated ("green") roof totaling 33% of the net roof area of all buildings combined in the Planned Development. The green roof on the Gary Comer Youth Center is 7,588 square feet or 20.85% of the green roof area. The green roof on the Gary Comer College Prep High School will be 11,438 square feet or 50% of the green roof area. The green roof area of the future Office Annex Building shall be 50% of the net roof area.

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15. The City of Chicago established a Part II Review Fee in the amount of \$0.25 per square foot for the total buildable square footage (floor area ratio). The Part II Review Fee is assessed by DHED 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 DHED prior to the issuance of Part II Approval.
16. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes and enables universal access throughout the property. Plans for all future 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.
17. Unless substantial construction of the improvements contemplated herein within this Planned Development has commenced within six (6) years following adoption of this amended Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert back to its prior zoning of C1-2 Neighborhood Commercial District classifications. The six year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Housing and Economic Development determines that good cause for an extension is shown.

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INSTITUTIONAL PLANNED DEVELOPMENT No. 921, AS AMENDED BULK REGULATIONS AND DATA TABLE

GROSS SITE AREA:	347,862 sf / 7.99 acres	
PUBLIC RIGHTS-OF-WAY:	128,665 sf / 2.95 acres	
NET SITE AREA:	219,197 sf / 5.03 acres	
MAXIMUM PERMITTED FLOOR AREA RATIO:	1.9	
	74,269 sf Gary Comer Youth Center 44,797 sf Gary Comer College Prep 1,320 sf Youth Garden Hoop House	As Built
PERMITTED USES:	Uses and related uses as listed in Statement No. 5 of this application.	
MINIMUM NUMBER OF OFF-STREET PARKING SPACES:	109 total, including 6 accessible	
MINIMUM NUMBER OF OFF-STREET LOADING SPACES:	2 @ 10' x 25'	
MINIMUM NUMBER OF BICYCLE SPACES:	40	
MINIMUM BUILDING SETBACKS:	In accordance with site plan in this application	
MAXIMUM BUILDING HEIGHT:	80'-0" Gary Comer Youth Center 45'-0" Gary Comer College Prep 20'-0" Youth Garden Hoop House 40'-0" Office Annex 20'-0" Youth Garden Storage	As Built As measured by the Chicago Zoning Ordinance

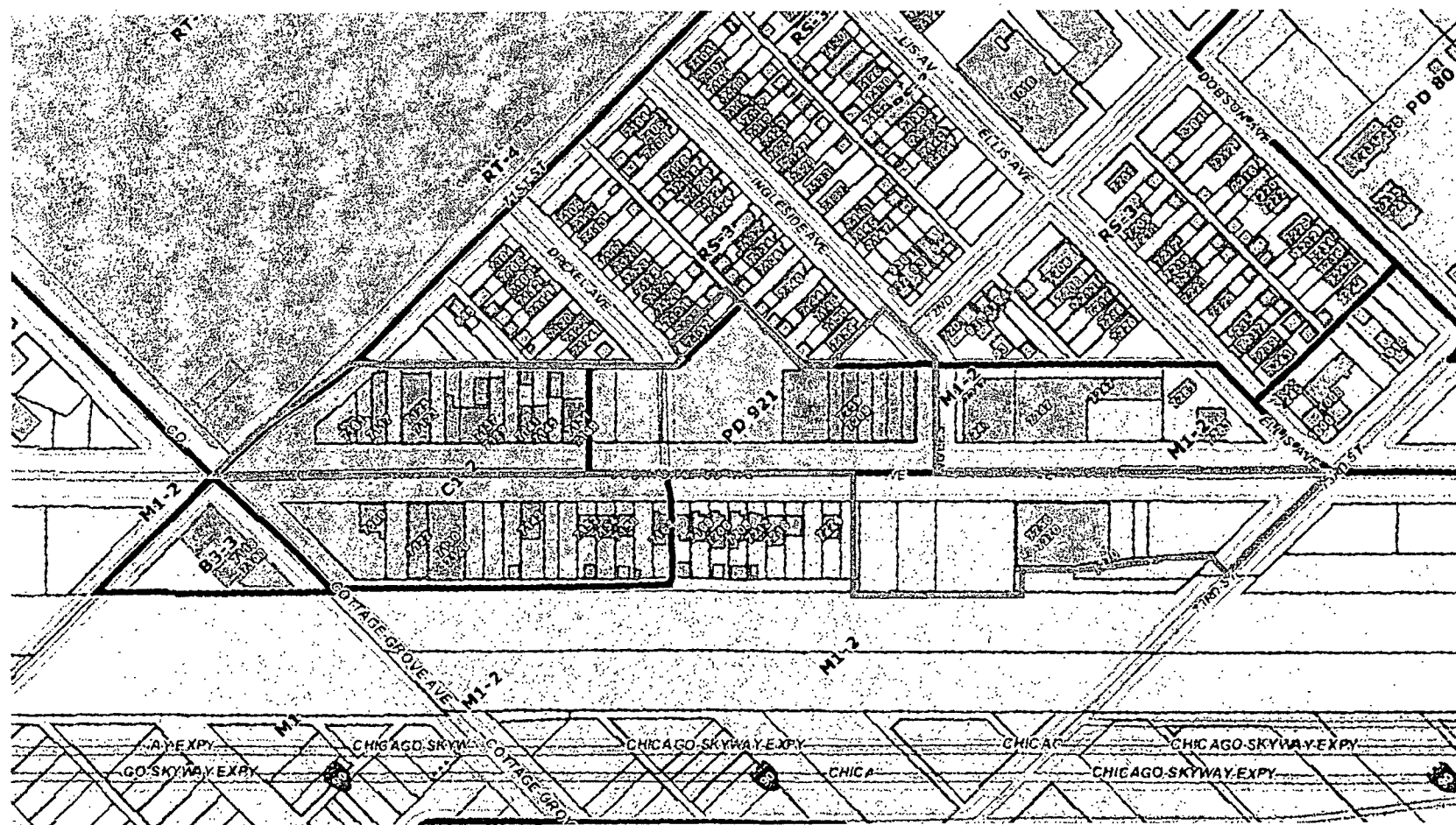
APPLICANT:
Comer Science and Education Foundation
7131 S. South Chicago Avenue,
7137-7139 South Drexel Avenue,
7230 S. South Chicago Avenue &
7200 South Ingleside Avenue

INSTITUTIONAL PLANNED DEVELOPMENT #921 AS AMENDED
GARY COMER YOUTH CENTER AND GARY COMER COLLEGE PREP

DATE: MARCH 17, 2011

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EXISTING ZONING MAP

RESIDENTIAL DISTRICTS
 RS-3 RESIDENTIAL SINGLE-UNIT DISTRICTS
 RT-4 GENERAL RESIDENCE DISTRICT

BUSINESS DISTRICTS
 B3-3 COMMUNITY SHOPPING DISTRICT

COMMERCIAL DEVELOPMENT
 C1-2 NEIGHBORHOOD COMMERCIAL DISTRICT

MANUFACTURING DISTRICTS
 M1-2 RESTRICTED MANUFACTURING DISTRICT

PLANNED DEVELOPMENTS
 PD-921

KEY
 PD BOUNDARY UNE
 (GROSS SITE AREA)

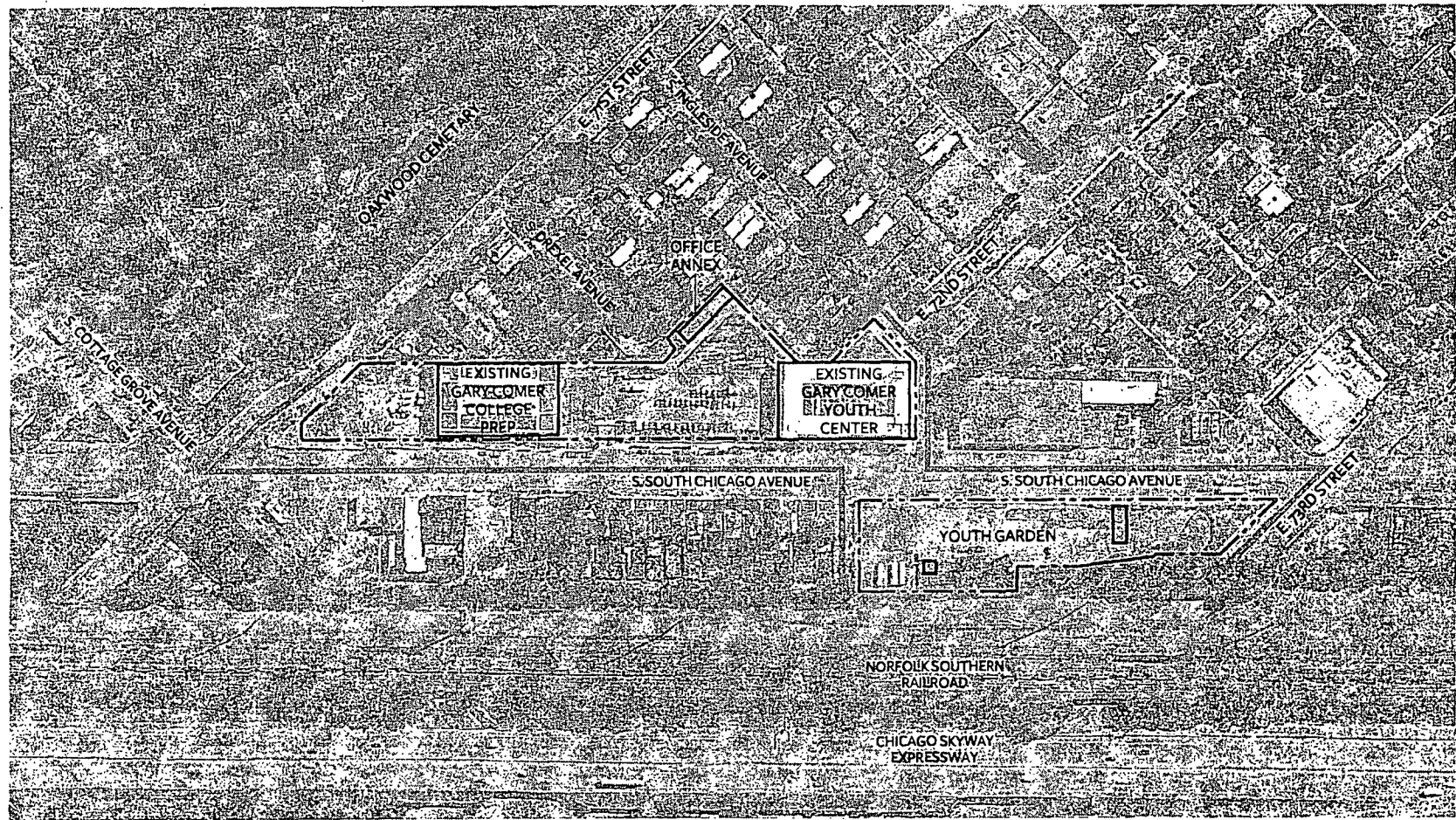
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PROJECT
NORTH

EXISTING LAND USE MAP

KEY

PROPERTY LINE
(NET SITE AREA)

PDBOUNDARY LINE
(GROSS SITE AREA)

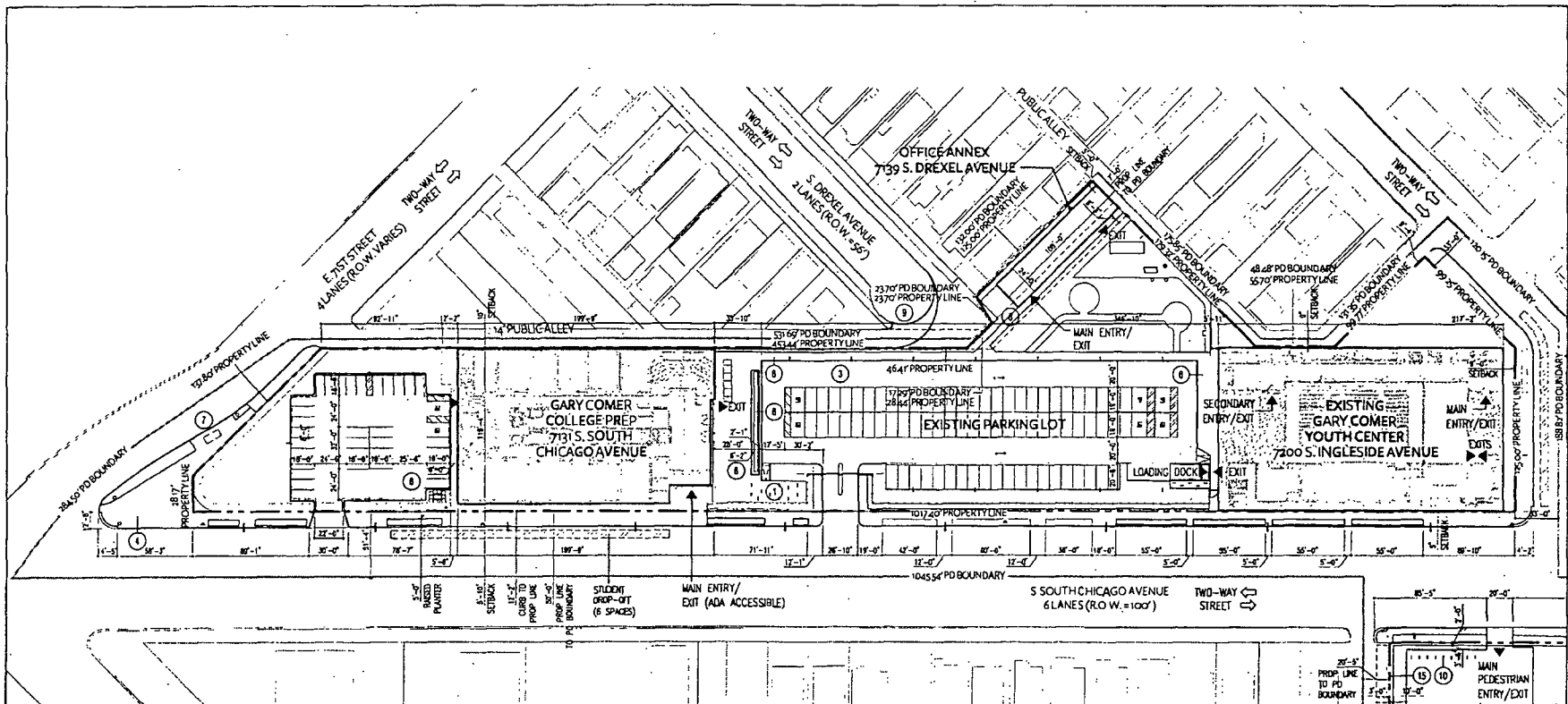
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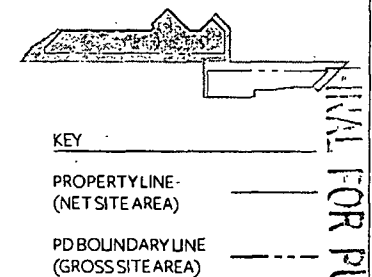
PLANKEY

- | | | |
|------------------------------------------------------------------------------|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| ① bike parking: 22 bike spaces | ⑨ bus shelter | ⑭ 50' tall maximum wind turbine with solar panels setback 55' minimum from right-of-way and setback 250' minimum from residential district. |
| ② parking lot: 35 spaces (including 2 accessible spaces) | ⑩ alley to be vacated | ⑮ bus parking |
| ③ parking lot: 80 spaces to new, 70 existing (including 6 accessible spaces) | ⑪ alley outlet to s. drexel ave | |
| ④ sidewalk | ⑫ bike parking: 18 bike spaces | |
| ⑤ concrete planter | ⑬ paved area for use as farmer's market | |
| ⑥ paving | ⑭ equipment building | |
| | ⑮ hoop house or greenhouse | |



SITE PLAN

0 60' 120' 240'



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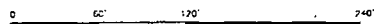


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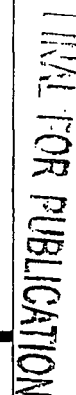
PROPERTY LINE
(NET SITE AREA)

PD BOUNDARY LINE
(GROSS SITE AREA)

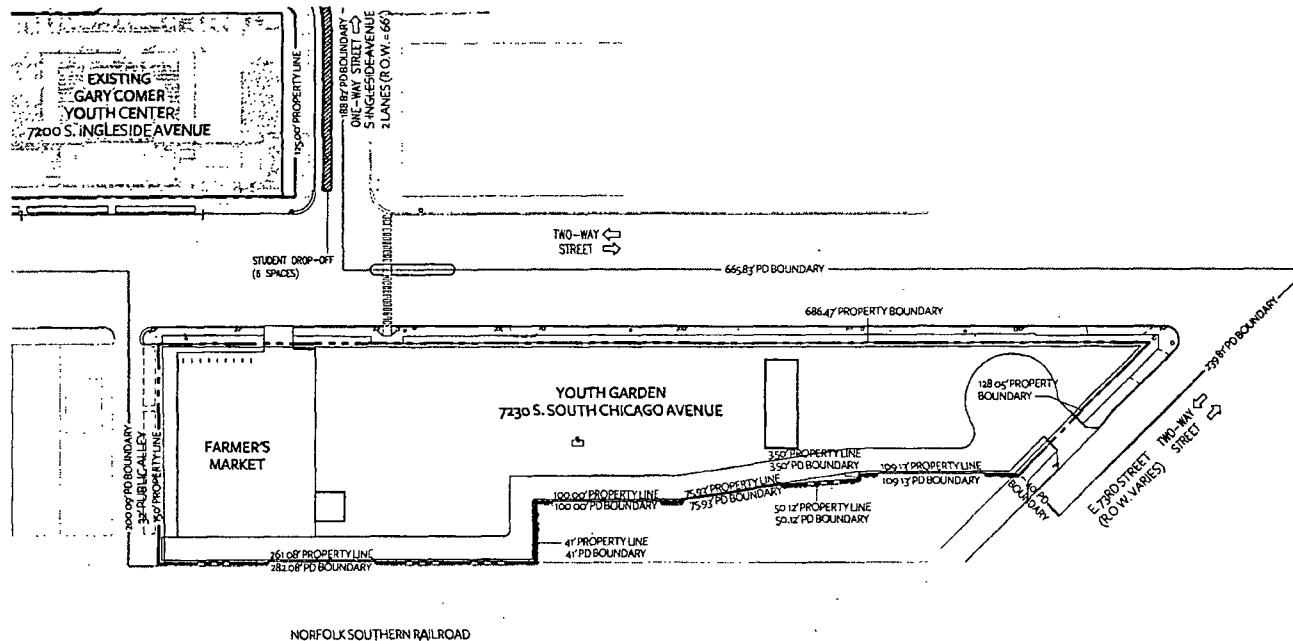


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STUDENT DROP OFF PLAN

0 60' 120' 240'



- KEY
- PROPERTY LINE (NET SITE AREA)
- PD BOUNDARY LINE (GROSS SITE AREA)

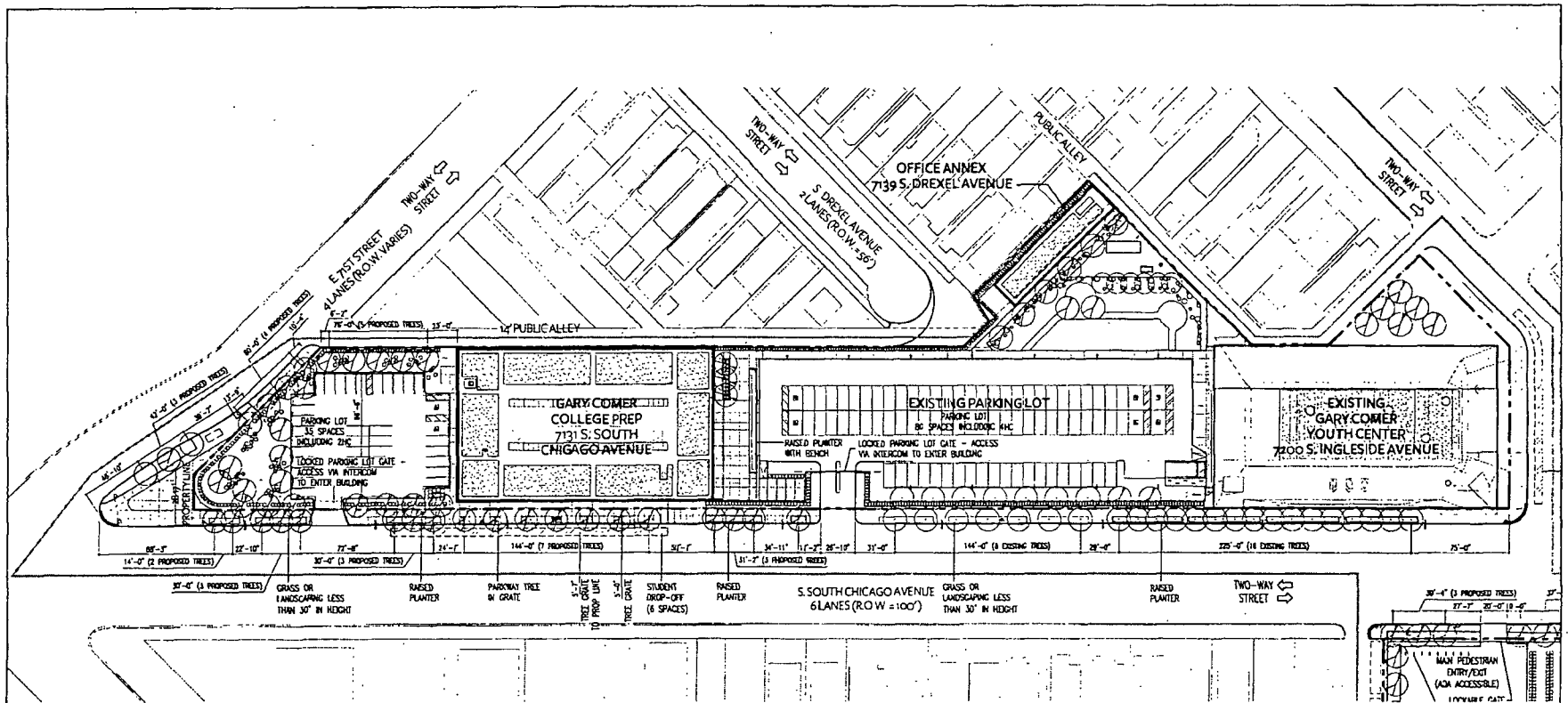
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LANDSCAPE KEY

- proposed tree mature height over 30', installation size 2 1/2" caliper or larger
- proposed tree in grate, or protected by (2) bollards planted in 30" of structural soil
- fruit tree (apple, crabapple, cherry or plum)
- existing tree to remain

proposed planting border, including groundcover, native/adapted perennial planting and shrubs

green roof

Note:
Proposed trees in parkway require installation in 30" of constructed soil per Chicago Landscape Ordinance

KEY

PROPERTY LINE
(NET SITE AREA)

PDB BOUNDARY LINE
(GROSS SITE AREA)



LANDSCAPE PLAN

0 60' 120' 240'

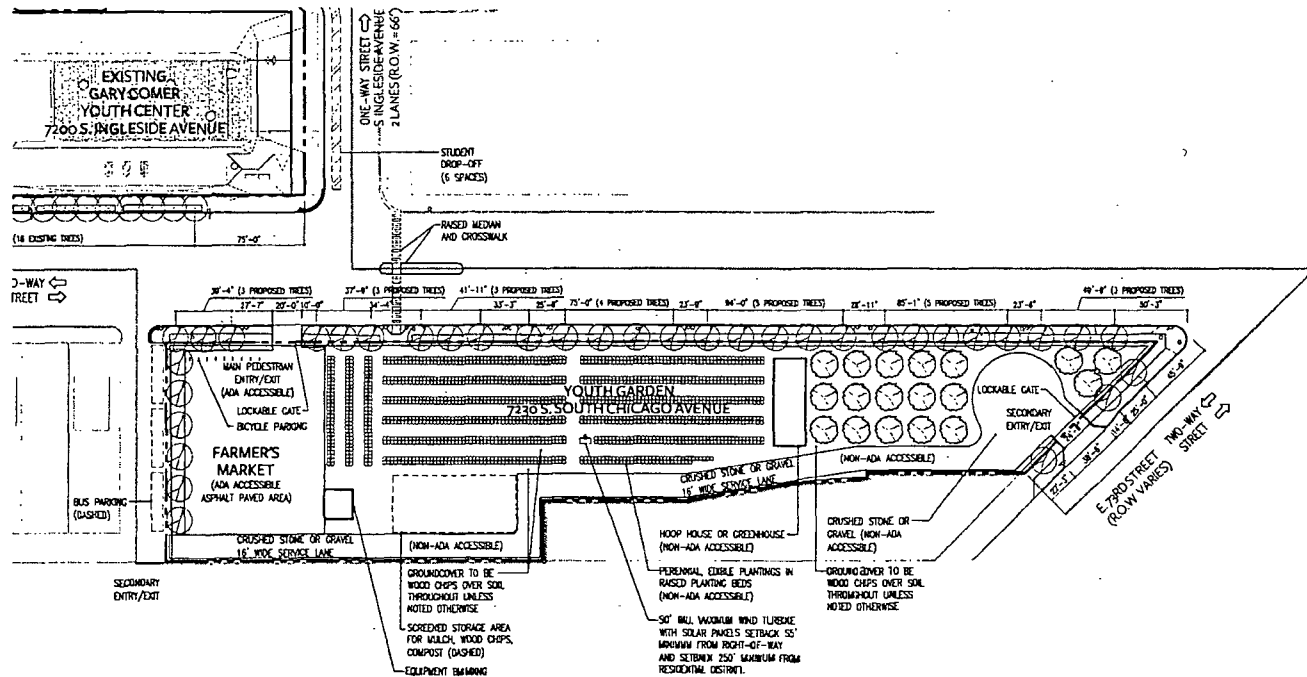
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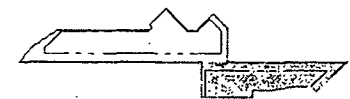


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KEY

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PD BOUNDARY LINE
(GROSS SITE AREA)



LANDSCAPE PLAN

0 60 120 240'

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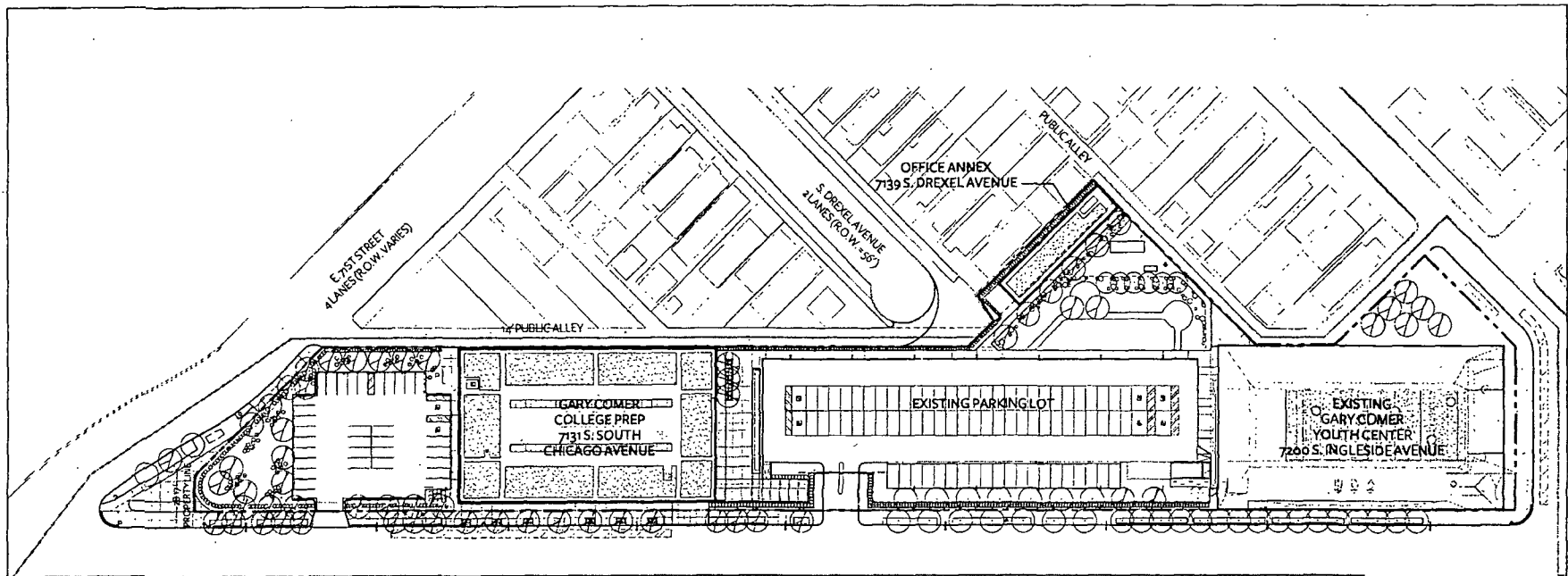
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GREENROOF CALCULATIONS

gccp total roof area	22,876 sf
gccp green roof area	11,438 sf
gccp green roof percentage = $11,438 / 22,876 =$	50%
office annex total roof area	2,592 sf
office annex green roof area	1,296 sf
office annex green roof percentage = $1,296 / 2,592 =$	50%
gcyg total roof area	36,391 sf
gcyg green roof area	7,588 sf
gcyg green roof percentage = $7,588 / 36,391 =$	20.85%
OVERALL GREEN ROOF PERCENTAGE = $20,322 / 61,859 =$	33%



GREEN ROOF PLAN

0 60' 120' 240'



KEY

PROPERTY LINE
(NET SITE AREA)

PD BOUNDARY LINE
(GROSS SITE AREA)

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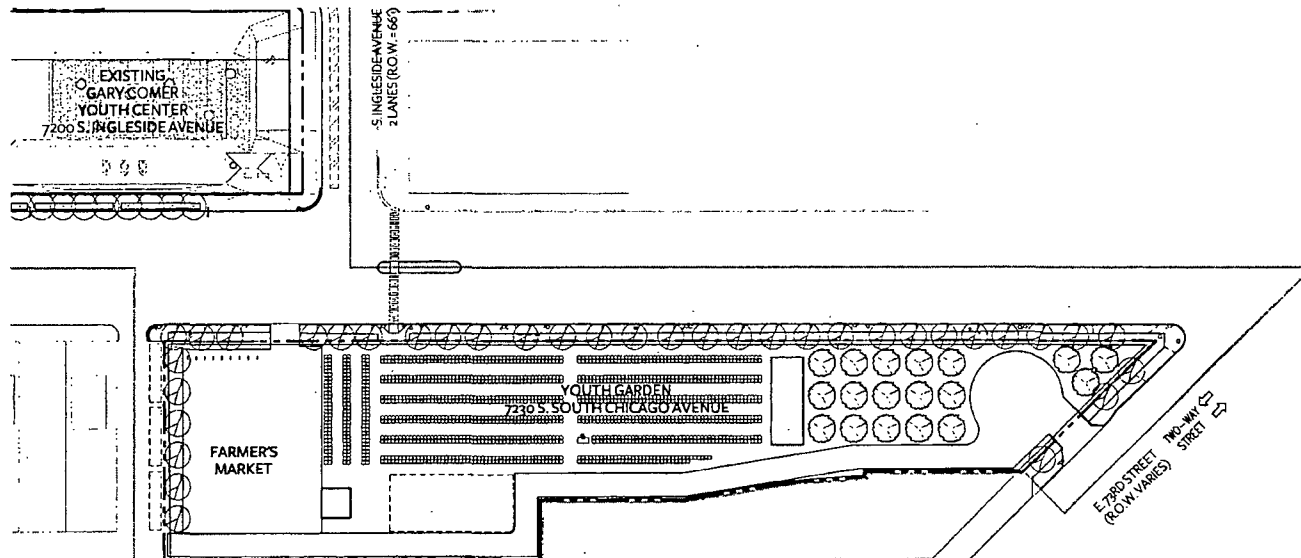
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GREEN ROOF CALCULATIONS

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GREEN ROOF PLAN

0 60' 120' 240'



KEY

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(NET SITE AREA)

PD BOUNDARY LINE
(GROSS SITE AREA)

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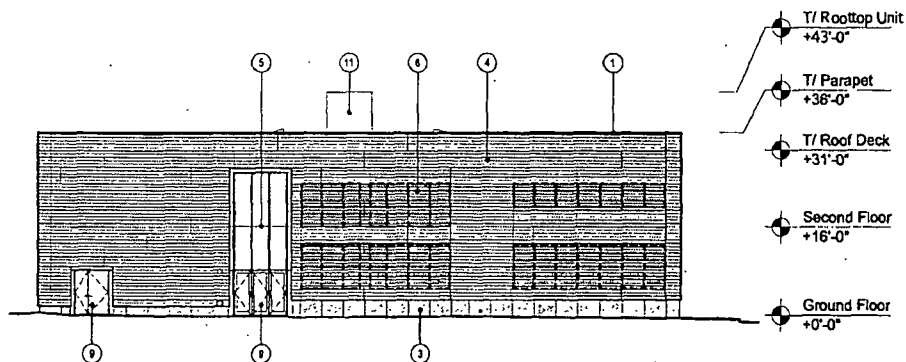
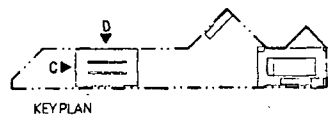
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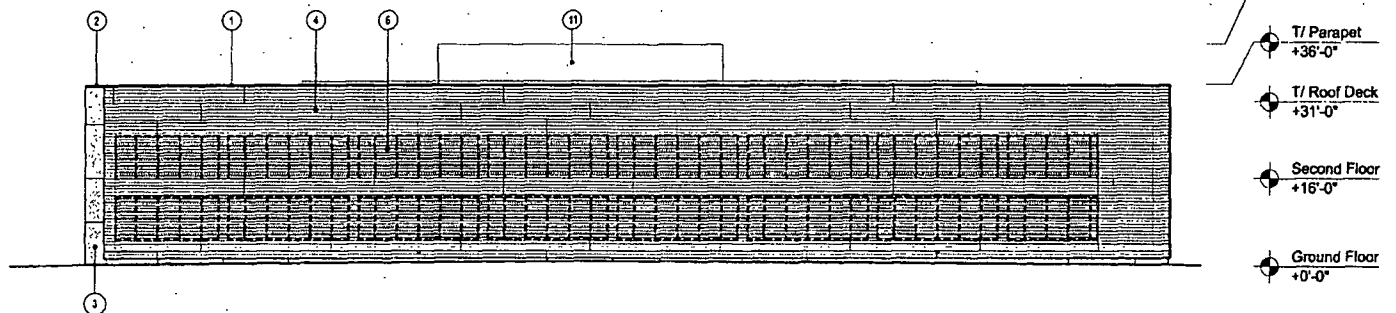
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ELEVATION KEY

- | | |
|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| ① stainless steel coping | ⑧ perforated, corrugated metal wall |
| ② coated aluminum composite metal coping | ⑨ doors |
| ③ coated aluminum composite panels | ⑩ anodized aluminum composite panels |
| ④ corrugated stainless steel siding | ⑪ rooftop mechanical unit |
| ⑤ anodized aluminum framed window wall system with insulated low-e glass | ⑫ ornamental fence (6' high max.) |
| ⑥ anodized aluminum framed window system with insulated low-e glass behind perforated, corrugated stainless steel siding | ⑬ fiber cement panels |
| ⑦ revolving door | ⑭ channel glass |

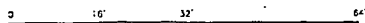


C. NORTH ELEVATION
GARY COMER COLLEGE PREP



D. EAST ELEVATION
GARY COMER COLLEGE PREP

BUILDING ELEVATIONS



APPUCANT
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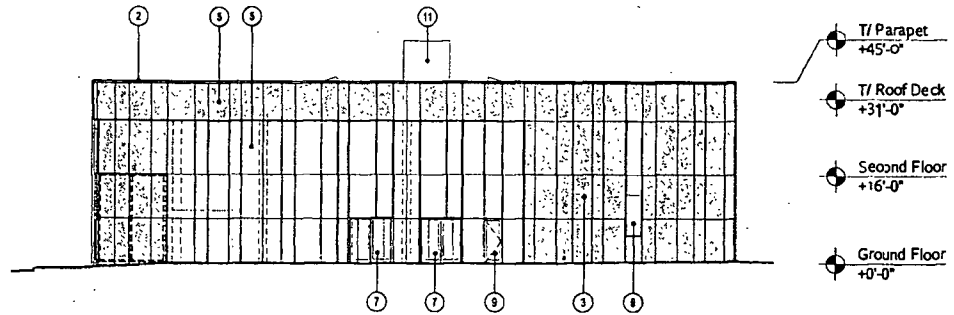
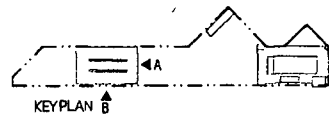
DATE MARCH 17, 2011

ronan
John Ronan Architects
320 West Ohio Street 4e
Chicago Illinois 60610
T 312 951 6600 F 312 951 6544
wjarch.com

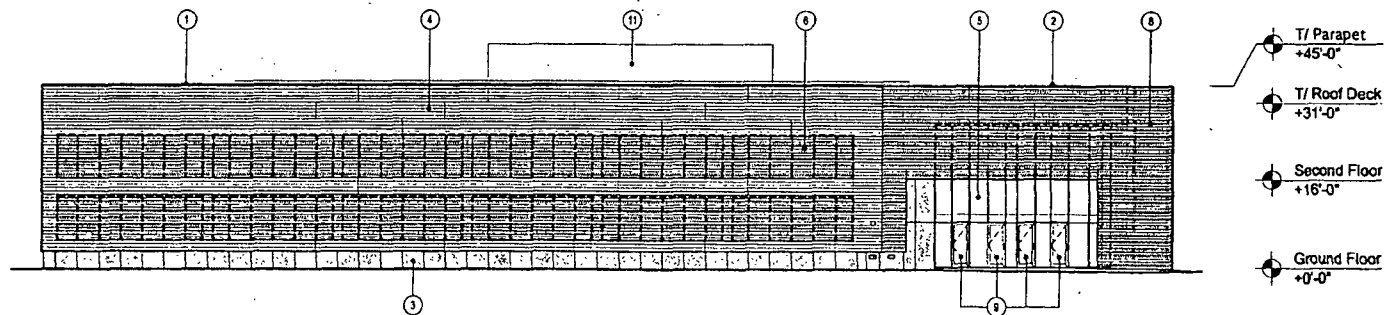
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ELEVATION KEY

- | | |
|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| ① stainless steel coping | ⑩ perforated, corrugated metal wall |
| ② coated aluminum composite metal coping | ⑪ doors |
| ③ coated aluminum composite panels | ⑫ anodized aluminum composite panels |
| ④ corrugated stainless steel siding | ⑬ rooftop mechanical unit |
| ⑤ anodized aluminum framed window wall system with insulated low-e glass | ⑭ ornamental fence (6' high max.) |
| ⑥ anodized aluminum framed window system with insulated low-e glass behind perforated, corrugated stainless steel siding | ⑮ fiber cement panels |
| ⑦ revolving door | ⑯ channel glass |



A. SOUTH ELEVATION
GARY COMER COLLEGE PREP



B. WEST ELEVATION
GARY COMER COLLEGE PREP

BUILDING ELEVATIONS

0 16' 32' 64'

APPLICANT
 Comer Science and Education Foundation
 7131 S. South Chicago Avenue,
 7137-7139 South Drexel Avenue,
 7230 S. South Chicago Avenue &
 7200 South Ingleside Avenue

INSTITUTIONAL PLANNED DEVELOPMENT #921 AS AMENDED
 GARY COMER YOUTH CENTER AND GARY COMER COLLEGE PREP

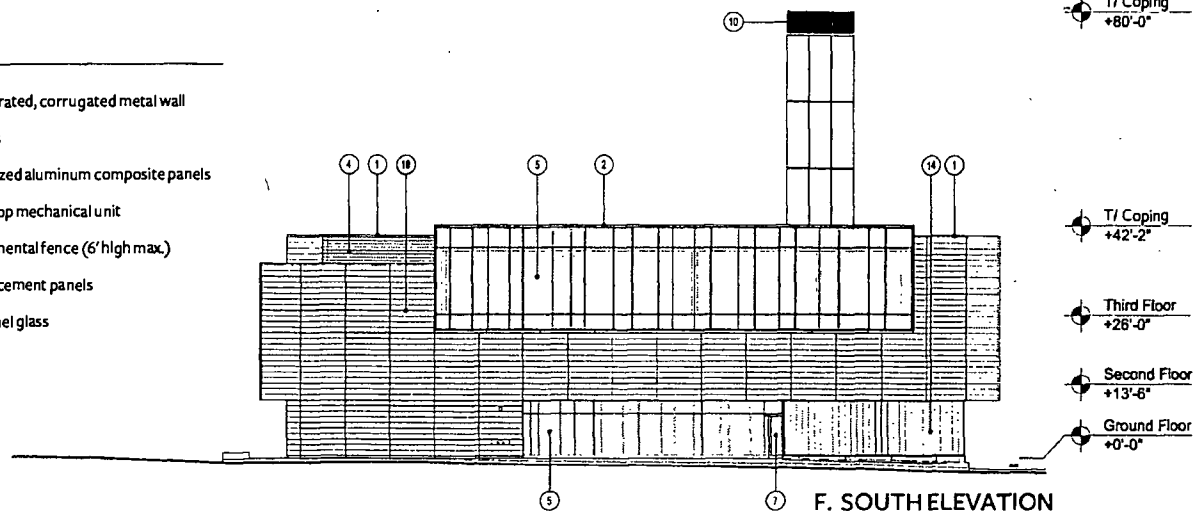
DATE: MARCH 17, 2011

ronn
 John Ronan Architects
 320 West Ohio Street 4e
 Chicago Illinois 60610
 T 312.951.6600 F 312.951.6544
 w jrarch.com

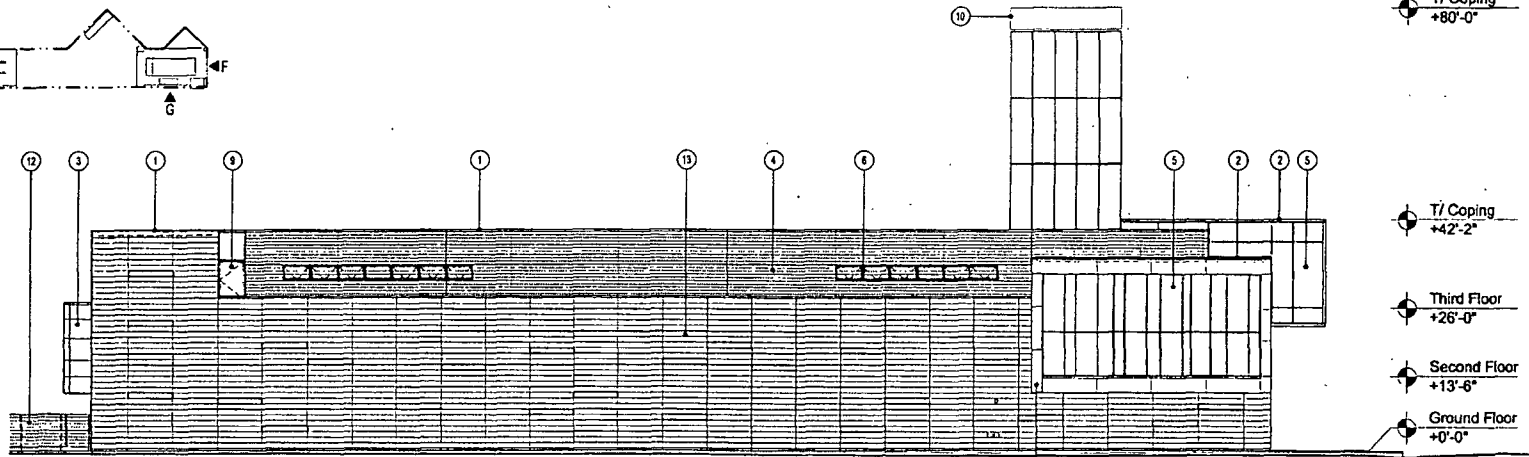
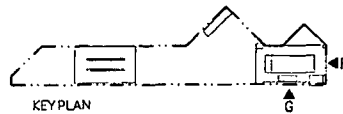
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ELEVATIONKEY

- | | |
|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| ① stainless steel coping | ⑧ perforated, corrugated metal wall |
| ② coated aluminum composite metal coping | ⑨ doors |
| ③ coated aluminum composite panels | ⑩ anodized aluminum composite panels |
| ④ corrugated stainless steel siding | ⑪ rooftop mechanical unit |
| ⑤ anodized aluminum framed window wall system with insulated low-e glass | ⑫ ornamental fence (6' high max.) |
| ⑥ anodized aluminum framed window system with insulated low-e glass behind perforated, corrugated stainless steel siding | ⑬ fiber cement panels |
| ⑦ revolving door | ⑭ channel glass |



F. SOUTH ELEVATION
GARY COMER YOUTH CENTER (EXISTING)



G. WEST ELEVATION
GARY COMER YOUTH CENTER (EXISTING)

BUILDING ELEVATIONS

0 6' 32' 64'

APPLICANT:
Comer Science and Education Foundation
7131 S. South Chicago Avenue,
7137-7139 South Drexel Avenue,
7230 S. South Chicago Avenue &
7200 South Ingleside Avenue

INSTITUTIONAL PLANNED DEVELOPMENT #921 AS AMENDED
GARY COMER YOUTH CENTER AND GARY COMER COLLEGE PREP

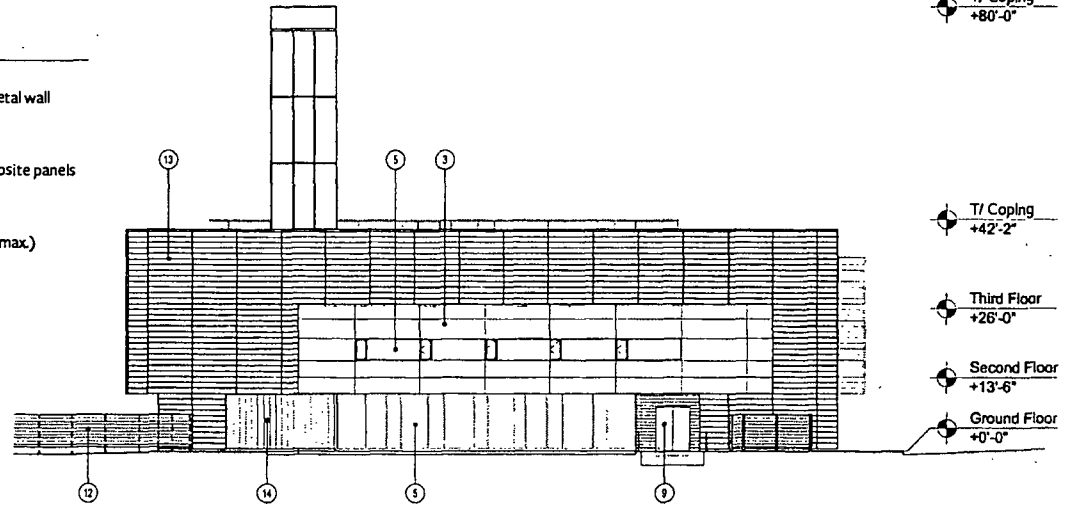
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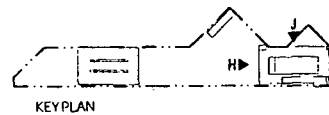
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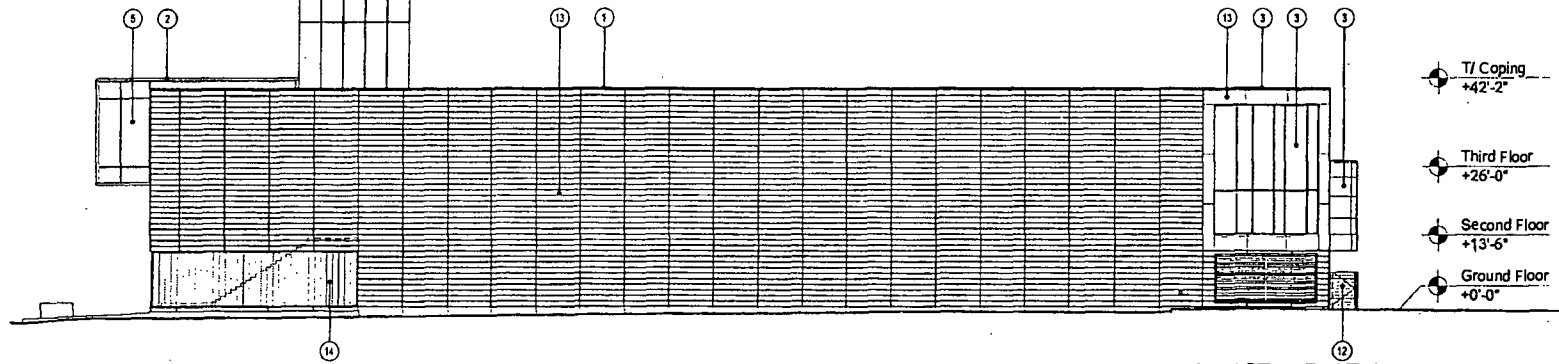
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| ① stainless steel coping | ⑩ perforated, corrugated metal wall |
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| ③ coated aluminum composite panels | ⑫ anodized aluminum composite panels |
| ④ corrugated stainless steel siding | ⑬ rooftop mechanical unit |
| ⑤ anodized aluminum framed window wall system with insulated low-e glass | ⑭ ornamental fence (6' high max.) |
| ⑥ anodized aluminum framed window system with insulated low-e glass behind perforated, corrugated stainless steel siding | ⑮ fiber cement panels |
| ⑦ revolving door | ⑯ channel glass |



H. NORTH ELEVATION
GARY COMER YOUTH CENTER (EXISTING)



KEY PLAN



J. EAST ELEVATION
GARY COMER YOUTH CENTER (EXISTING)

BUILDING ELEVATIONS

0 16' 33' 64'

APPLICANT
Comer Science and Education Foundation
7131 S. South Chicago Avenue,
7137-7139 South Drexel Avenue,
7230 S. South Chicago Avenue &
7200 South Ingleside Avenue

INSTITUTIONAL PLANNED DEVELOPMENT #921 AS AMENDED
GARY COMER YOUTH CENTER AND GARY COMER COLLEGE PREP

DATE MARCH 17, 2011

ronan
John Ronan Architects
320 West Ohio Street 4e
Chicago Illinois 60610
T 312 951 6600 F 312 951 6544
w jrarch.com

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CHICAGO BUILDS GREEN

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Project Name:

Gary Comer Youth Center and Gary Comer College Prep and Office Annex and Youth Garden

Project Location:

* Street Number (if the address only includes one street number, please fill only the cell "From"):

From*	To*	Direction:	Street Name:	Select Street Type:
			7131 S South Chicago Ave	Ave
			7137-7139 South Drexel Ave	
			7200 South Ingleside Ave	
			7230 S South Chicago	

Ward No: Community Area No:

5 69

Check applicable:

Project Type:

☒ Planned Development ☐ Redevelopment Agreement ☐ Zoning Change

PD No: 921

RDA No:

From: To:

☐ Public project

☐ Landmark

Project Size:

Total land area in sq.ft.:	Total building(s) footprint in sq.ft.:	Total vehicular use area in sq.ft.:
219,917	52,953	58,813

Enter First Name Last Name

DPD Project Manager:

Sarah Sheehan

BG/GR Matrix:

Select project category:

Inst. School, Com. Center

Financial Incentives:

Check applicable:

☐ TIF

☐ Empowerment Zone Grant

☐ Class L

☐ CRIF

☐ Ind. Dev. Revenue Bonds

☐ Class 6b

☐ SBIF

☐ Bank Participation Loan

☐ DOH

☐ Land Sale Write Down

Density Bonus:

Check applicable:

☐ Public plaza & pocket park

☐ Water features in a plaza or pocket park

☐ Chicago Riverwalk improvements

☐ Setbacks above the ground floor

☐ Winter gardens

☐ Lower level planting terrace

☐ Indoor through-block connection

☐ Green roof

☐ Sidewalk widening

☐ Underground parking and loading

☐ Arcades

☐ Concealed above-ground parking

Required per Zoning Code or Green Roof/Building Green Matrix

To be Provided by the development:

Please fill, if applicable

Landscaping:

7' Landscape Setback
Interior Landscape Area
No. of Interior Trees

Square footage:	4,505	11,250
Square footage:	5,200	37,616
	42	37
	88.89	75
(6.64 on E 71 St + 40.70 on east side of S S Chicago Ave + 8.97 on Ingleside Ave + 27.46 on west side of S S Chicago Ave + 5.12 on E 73 St)	(3 on E 71 St + 42 on east side of S S Chicago Ave + 0 on Ingleside Ave + 27 on west side of S S Chicago Ave + 3 on E 73 St)	

No. of Parkway Trees

Open Space:

River Setback
Private Open Space
Privately developed Public Open Space

Square footage:	0	0
Square footage:	0	0
Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving
Raingarden
Filter strip
Bioswale
Detention pond
Native landscaping
Rain-water collection cistern/barrel
Total impervious area reduction

Square footage:	28,328
Check applicable:	<input checked="" type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
Square footage:	30,579
Gallons:	0
Square footage:	58,907

Other sustainable surface treatments:

Green roof
Energy Star roof
High-albedo pavement

Square footage:	12,734	20,322
Square footage:	0	0
Square footage:	5,073	

Transportation:

No. of accessory parking spaces
Total no. of parking spaces (Accessory + Non- Acc.)
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)
No. of bicycle parking
Within 600 ft of CTA or Metra station entrance

	109	109
		109
	0	0
	12	40
Check if applicable:	<input checked="" type="checkbox"/>	

Building Certification:

Energy Star building	<input type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input checked="" type="checkbox"/>	
LEED Certified		<input checked="" type="checkbox"/>
LEED Silver		<input type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

Energy efficiency strategies not captured above:

(IE: Other than Energy Star Roof - or Energy Star Building Certification)

The following strategies are applicable to the Gary Comer College Prep:

1. Heat recovery and solar control strategies provide a 14% reduction from the baseline energy use.
2. Occupancy sensor and the building automation system mitigate unnecessary lighting usage.
3. Natural daylighting reduces the need for artificial lighting.
4. Joint use of the Gary Comer Youth Center eliminates the need for an additional gymnasium, cafeteria, computer labs, dance room, art classroom.

Other sustainable strategies and/or Project Notes:

The following strategies are applicable to the Gary Comer College Prep:

1. Low flow lavatory faucets and dual flush water closets should reduce the baseline water use by more than 30%.
2. Recyclable, rapidly renewable, low VOC materials have been incorporated into this project.

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**REPORT
to the
CHICAGO PLAN COMMISSION
from
DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
AND ZONING ADMINISTRATOR**

MARCH 17, 2011

**FOR APPROVAL: PROPOSED AMENDMENT TO INSTITUTIONAL PLANNED
DEVELOPMENT NO. 921**

APPLICANT: COMER SCIENCE AND EDUCATION FOUNDATION

**LOCATION: 7101-49 S. SOUTH CHICAGO AVENUE, 7200 S. INGLESIDE
AVENUE, 7137-39 S. DREXEL AND 7230-96 S. SOUTH
CHICAGO AVENUE, CHICAGO, ILLINOIS**

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 for the proposed amendment to Institutional Planned Development No. 921 ("IPD No. 921") for your review and recommendation to the Chicago City Council. This amendment to the Chicago Zoning Ordinance was introduced into City Council on December 2, 2009 and notice of the public hearing was published in the Chicago Sun-Times on March 2, 2011. The Applicant was separately notified of this public hearing.

The Applicant is proposing to amend the existing Planned Development to expand the boundary to include Gary Comer College Prep High School and a proposed Youth Garden and Youth Center offices. Prior to establishing PD No. 921 as amended, the Applicant is proposing to rezone the site from RS-3 Residential Single (Detached-House) District and M1-2 Limited Manufacturing/Business Park District to C1-2 Neighborhood Commercial District.

SITE/AREA DESCRIPTION

The 220,725 square foot (5.07 acres) site is generally bounded by 71st Street on the north, the alley northeast of South Chicago Avenue on the east, the Norfolk Southern Railroad embankment on the west and 73rd Street on the south. The site is surrounded by Oakwood Cemetery and the Third District Police Station to the north, residential uses and institutional uses to the east, neighborhood commercial uses to the south and neighborhood commercial, light industrial, residential uses and the Norfolk South Railroad Right of Way to west.

Located near the intersection of 71st Street, South Chicago Avenue, and South Cottage Grove in the Grand Crossing Community Area, the site is served by three major Chicago Transit Authority bus routes: No. 71, No. 30 and No. 4.

PROJECT DESCRIPTION

Currently IPD No. 921 includes only the Gary Comer Youth Center at 7200 South Ingleside. The proposed amendment will expand IPD No. 921 to include the Gary Comer College Prep High School at 7131 S. South Chicago Avenue, the Youth Garden at 7230-7296 S. South Chicago Avenue and the future Youth Center Office Annex at 7137-7139 S. Drexel Avenue.

The existing Youth Center, at the northeast corner of South Chicago Avenue and Ingleside, is open from 6:00 a.m. to 9:00 p.m. and serves children from ages 8-18 primarily from the Greater Grand Crossing area. The 74,269 square foot Youth Center includes a cafeteria, kitchen, culinary center, classrooms, library, dance studio, workout room, recording studio, computer labs and gymnasium. The gymnasium converts to a 600 seat theater with retractable seats.

Gary Comer College Prep High School, a public charter high school operated by the Noble Charter School Network, is located on the northern portion of the site. The building contains 29 classrooms, including a tiered university style lecture hall and administrative offices and accommodates approximately 550 students. The High School shares the gymnasium, cafeteria, music rooms, art rooms and computer lab space in the Youth Center.

The Youth Garden, located on the west side of South Chicago Avenue, directly across from the Youth Center, is approximately 1.79 acres. The Youth Garden creates an opportunity for the students to grow, produce and market edible fruits, vegetables, flowers and plants produced in the garden for education purposes.

The property at 7137-7139 S. Drexel is directly northeast of the Youth Center and is currently improved with an unoccupied single family home. The Applicant is proposing to construction a 40 foot tall, 5,200 square foot building to house offices for the Youth Center staff.

DESIGN

The High School building is comprised of corrugated stainless steel siding, perforated corrugated metal wall and an aluminum framed window wall system. With the addition of fiber cement panels, the Youth Center has been constructed using similar materials to the High School building.

LANDSCAPING

The landscaping consists of low maintenance and aesthetically pleasing plants, trees and shrubs. A total of 72 parkway trees have been installed along South Chicago Avenue. Eleven trees have been installed on the street side of the perimeter fencing facing South Chicago Avenue and 39 internal trees are provided within the parking areas. Native grasses, shrubs and ground cover are planted within the parkway and within the site. Ornamental fencing surrounds the parking lot area on the east side of

FINAL

South Chicago Avenue and along the alley to the east; a wrought iron ornamental fence surrounds the Youth Garden along the west side of South Chicago Avenue.

ACCESS/CIRCULATION

The majority of the students and children that come to the site are from Greater Grand Crossing and contiguous communities, therefore, there are no school buses. Students and Youth Center members take public transportation, walk, ride bikes or are picked up and dropped off by parents. There are twelve drop off spaces for students being picked up and dropped off at the School and Youth Center. Six drop off spaces are in front of the School on South Chicago Avenue, the remaining six spaces are on Ingleside in front of the Youth Center.

On October 29, 2008, the Zoning Administrator issued a parking determination in advance of the opening of the High School to ensure there would be sufficient parking, drop off and pick up areas, and bicycle parking for the proposed High School. The Project complies with the requirement of a minimum of 109 parking spaces. The parking lot between the Youth Center and the High School provides a minimum of 74 spaces, including four (4) accessible spaces. The second parking lot, located on the north side of the High School, contains 35 spaces, including two (2) accessible spaces.

SUSTAINABILITY

The Project is a **B**rownfield development. The 1.79 acre Youth Garden was a gas station and a distribution center for chemicals and petroleum products. Working with the Delta Redevelopment Institute and the Chicago Department of the Environment, the Applicant has transformed the former industrial property on the west side of South Chicago Avenue into an edible garden of herbs, fruit, vegetables and flowers.

The existing Youth Center has a 7,588 square foot vegetative green roof which provides herb and vegetables for the culinary art classes and meals served at the Youth Center and in the High School. The green roof covers 21% of the net roof area. The **LEED** Certified High School has an 11,876 square foot green roof, covering 50% of the net roof area. The new Office Annex to be constructed at 7137-7139 S. Drexel will have a 50% green roof area. The combined green roof areas on all three buildings will equal 33% of the combined net roof area.

In addition to the Youth Garden and green roofs, several sustainable design features have been integrated into the site and building design, including the use of recycled local materials. For example, the steel for the High School is comprised of 91% recycled scrap metal. The Applicant is also proposing an accessory wind turbine to be located in the Youth Garden for educational purposes.

BULK/DENSITY/USE

The proposed underlying zoning of C1-2 Neighborhood Commercial District is consistent with the existing conditions along South Chicago Avenue and the surrounding area. Oakwood Cemetery to the north is zoned RT-4, Multifamily Residential District; the area to the east is zoned RS-3, Single Family Residential District; and the properties along South Chicago Avenue to the north and south are zoned M1-2, Light Industry District and C1-2 Neighborhood Commercial District. Schools and Community Centers are allowed uses in the C1-2 Neighborhood Commercial District. The proposed maximum permitted floor area ratio of 1.9 is below the maximum permitted of 2.2, in the C1-2 Neighborhood Commercial District. With the exception of the tower on the Youth Center, the maximum building height is 45 feet which is below the maximum permitted of 50 feet in the C1-2 Neighborhood Commercial District. The previous Planned Development which included the Youth Center, permitted a maximum height of 80 feet which is the current height of the building.

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 criteria and objectives set forth in Section 17-13-0900 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare.
2. The proposed development is compatible with the character of the surrounding area in terms of uses, density and building scale and the proposed zoning is compatible with the character of the surrounding area.
3. The proposed amendment will create a campus that will offer students and community residents modern educational and recreational opportunities.
4. The public infrastructure facilities and City services will be adequate to serve the proposed development.
5. The proposed planned development has been reviewed and approved by the Chicago Department of Transportation 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 revised application.
6. The Project complies with the requirements for access in case of fire and other emergencies. The site plan has been reviewed and approved by the Fire Prevention Bureau on behalf of the City.

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Based on the foregoing, it is the recommendation of the Department of Housing and Economic Development that the revised application for an amendment to Institutional Planned Development No. 921 be approved and that the recommendation to the City Council Committee on Zoning be "As-Revised, Passage Recommended".

Bureau of Planning and Zoning
Department of Housing and Economic Development



City of Chicago
Richard M. Daley, Mayor

Department of Housing
and Economic Development

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
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<http://www.cityofchicago.org>

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7101-49 S. SOUTH CHICAGO AVENUE, 7200 S. INGLESIDE
AVENUE, 7137-39 S. DREXEL AND 7230-96 S. SOUTH CHICAGO
AVENUE, CHICAGO, ILLINOIS

RESOLUTION

WHEREAS, the Applicant, Comer Science and Education Foundation is proposing to amend Planned Development No. 921 to expand the boundary to include Gary Comer College Prep High School and a proposed Youth Garden and Youth Center offices; and

WHEREAS, Prior to establishing IPD No. 921 as amended, the Applicant is proposing to rezone the site from RS-3 Residential Single (Detached-House) District and M1-2 Limited Manufacturing/Business Park District to C1-2 Neighborhood Commercial District; and

WHEREAS, an application for Planned Development approval was introduced into the City Council on December 2, 2009; and

WHEREAS, notice of the public hearing to consider the application was published in the Chicago Sun-Times on March 2, 2011; the Applicant was notified of the hearing; and the proposed Planned Development application was considered at a public hearing by this Plan Commission on March 17, 2011; and

WHEREAS, this Plan Commission has reviewed the application with respect to the Planned Development provisions of the Chicago Zoning Ordinance and finds that the proposal would be consistent with that ordinance; and

WHEREAS, the Department of Housing and Economic Development recommends approval of the application which recommendation and the reasons therefore are contained in the Department's written report dated March 17, 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 information submissions associated with the proposed development, the report and recommendation of the Department of Housing and Economic Development, and all other testimony presented at the public hearing held

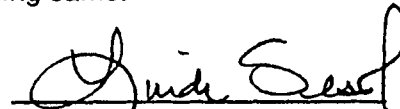


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on March 17, 2011 giving due consideration to the Planned Development guidelines contained in the Chicago Zoning Ordinance;

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

THAT this Plan Commission recommend approval of the attached Planned Development Ordinance to the City Council Committee on Zoning and forward the Report of the Department of Housing and Economic Development, dated March 17, 2011 as the findings of this Plan Commission regarding same.

A handwritten signature in black ink, appearing to read "Linda Searl", written over a horizontal line.

Linda Searl
Chair
Chicago Plan Commission

Approved: March 17, 2011

IPD No. 921, AA

REVISED

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RECEIVED

MAR 17 2011

File in

CITY OF CHICAGO

**APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE**

1. **ADDRESS of the property Applicant is seeking to rezone:**
7101-49 S. South Chicago (Gary Comer College Prep High School "High School"), 7200 S. Ingleside (Gary Comer Youth Center "Youth Center"), 7137-39 S. Drexel (Youth Center Office Annex "Youth Center Office"), 7230-96 S. South Chicago Avenue (Gary Comer Youth Garden "Youth Garden").
2. **Ward Number that property is located in** 5th Ward

3. **APPLICANT** Comer Science and Education Foundation, an Illinois Not-For-Profit Corp.

ADDRESS 20875 Crossroads Circle, Suite 100

CITY Waukesha **STATE** WI **ZIP CODE** 53186

PHONE (262) 798-5080 **CONTACT PERSON** Jacob Fitch or William Schleicher

4. **Is the applicant the owner of the property?** YES X and 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. Comer Science and Education Foundation (CSEF) owns or controls all of the property except for 7230-44 and 7288-7296 S. South Chicago (City of Chicago Property) and 7256-7270 S. South Chicago (Delta Redevelopment Institute Property)

OWNER See Attached

ADDRESS _____

CITY _____ **STATE** _____ **ZIP CODE** _____

PHONE _____ **CONTACT PERSON** _____

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

ATTORNEY Neal & Leroy, LLC, Attention: Terry Diamond

ADDRESS 203 N. LaSalle St., Ste. 2300 **CITY** Chicago

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

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

Comer Science and Education Foundation, a Not-For-Profit Corp./Private Foundation

No Shareholders

7. On what date did the owner acquire legal title to the subject property? 2001 - 2009. Applicant anticipates acquiring title to Delta Institute and City of Chicago property on the west side of South Chicago Avenue in 2011.

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

Yes. PD 921 (Gary Comer Youth Center "Youth Center") was created in July, 2004. This is an application to amend and expand PD 921, to include Gary Comer College Prep High School, Youth Garden and Youth Center Office.

9. Present Zoning District RS-3, C1-2, M1-2, and TPD #921 Proposed Zoning District IPD #921 (expanded)

10. Lot size in square feet (or dimensions) 5.07 acres total

11. Current Use of the property Youth Center, High School, Youth Garden and future Youth Center Office.

12. Reason for rezoning the property

To include Gary Comer College Prep HS, Youth Garden and future office annex in one planned development.

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 proposed use of the property after rezoning will be Gary Comer College Prep HS, Gary Comer Youth Center, Gary Comer Youth Garden, Youth Center Office Annex and accessory parking. There will be a minimum of 109 total parking spaces. The approximate square footage of the Youth Center is 80,000 SF, height 80 ft. Comer College Prep HS is 45,000 SF and height 45 ft. Office Annex will be 5,200 SF and a maximum of 40 ft in height. There are no dwelling units and no commercial space.

14. On May 14th, 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 _____

Revised

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COUNTY OF COOK
STATE OF ILLINOIS

William T. Schleicher, Jr., on behalf of
Comer Science and Education Foundation (CSEF), being first duly sworn on oath, states that all of the above
statements and the statements contained in the documents submitted herewith are true and correct.

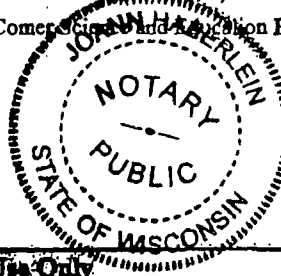
William T. Schleicher, Jr.
Signature of Applicant

William T. Schleicher, Jr., on behalf of
Comer Science and Education Foundation

Subscribed and Sworn to before me this

7th day of December, 2010

[Signature]
Notary Public



my commission
expires 4/20/2014

For Office Use Only

Date of Introduction:

File Number:

Ward: