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O2012-2252

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City Council Document Tracking Sheet

Meeting Date: 4/24/2012
Sponsor(s): Smith, Michele (43)
Type: Ordinance
Title: Zoning Reclassification Map No. 5-F at N Clark St and W Grant Pl
Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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

SECTION 1. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing the current Institutional Planned Development No. 697 symbols and indications as shown on Map Number 5F in the area bounded by:

the alley next north of and parallel to North Webster Avenue; a line 105.27 feet next east of and parallel to North Clark Street; the alley next north of and parallel to North Webster Avenue; the centerline of the vacated alley 445.23 feet east of North Clark Street; the centerline of vacated West Grant Place; Lincoln Park West; West Webster Avenue; North Sedgwick Street; and North Clark Street,

to those of Institutional Planned Development No. 697, as amended, and a corresponding use district is hereby established in the area above described.

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



Michele Smith, Alderman 43rd Ward

Institutional Planned Development No. 697
Plan of Development Statements.

1. The area delineated herein as an Institutional Planned Development (the "Planned Development") consists of approximately two hundred nineteen thousand six hundred fifty six (219,656) square feet or five and four hundredths (5.04) acres of real property. The Property is owned and controlled by the applicant Francis W. Parker School (the "Applicant").
2. The Applicant shall obtain all necessary reviews, approvals, licenses and permits in connection with this Plan of Development. Any dedication or vacation of streets, alleys or easements or any adjustments of right-of-ways shall require a separate submittal on behalf of the Applicant 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 and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property shall, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, 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 the Applicant or Property Owner.
4. This Plan of Development consists of fourteen (14) Statements; a Bulk Regulations Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; Site/Landscape Plan; and Building Elevations prepared by Nagle Hartray Danker Kagan McKay Architects Planners Ltd. and dated April 27, 1998, as amended October 15, 1998. These and no other zoning controls shall apply to the Property. This 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 following uses are permitted in the Planned Development: an elementary and high school, including playgrounds and athletic fields incidental thereto, accessory parking, and other accessory uses. The following is prohibited in the Planned Development: No permanent lighting will be permitted on the athletic field. Any change in the condition that would not constitute a minor change as provided in Sec. 17-13-0611-A of the Chicago Zoning Ordinance or Statement 11

below, and may be approved only in accordance with the review and approval procedures for a major change to Institutional Planned Development No. 697 ("IPD 697"), as provided in Sec. 17-13-0602 through Sec. 17-13-0610 of the Chicago Zoning Ordinance.

6. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulation of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within paved areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Housing and Economic Development.
7. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
8. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. Provided, however, that , in addition to the other exclusions from F.A.R that are permitted by the Chicago Zoning Ordinance, all floor area devoted to mechanical uses in excess of five thousand (5,000) square feet in a single location shall not be included as floor area.
9. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Housing and Economic Development. If applicable, pursuant to provisions of section 14-40-120 of the Municipal Code, City Council approval shall also be required. Temporary signs, such as construction signs, also shall be permitted subject to the review and approval of the Department of Housing and Economic Development. No advertising signs shall be permitted within the Planned Development.
10. Improvements on the property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the Site/Landscape Plan, Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, Parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Site / Landscape Plan and the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The terms, conditions and exhibits of this Planned Development may be modified administratively by the commissioner of the Department of Housing and Economic Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated

herein and will not result in increasing the maximum floor area ratio for the total net site area established in this Planned Development as contemplated by Section 11.11-3 (c) of the Chicago Zoning Ordinance.

12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner, which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
13. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.E.") and the Illuminating Engineering Society ("I.E.S.").
14. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to the previous Institutional Planned Development No. 697 approved by City Council November, 4, 1998.