



City of Chicago



SO2013-8391

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/13/2013
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17877T1 at 955 W Grand Ave
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

AMENDED PACKET -
FWD FOR PUBLICATION
17877-T1

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance,
is hereby amended by changing all the Residential Planned Development No. 1082
District symbols and indications as shown on Map No. 1-G in the area bounded by

West Grand Avenue; the alley next east of and parallel to North
Morgan Street; a line 201.94 feet south of and parallel to West
Grand Avenue; a line 40.20 feet east of and parallel to North
Morgan Street; West Hubbard Street; and North Morgan Street,

to those of a RM5.5 Residential Multi-Unit District and a corresponding uses district is
hereby established in the area above described.

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

Common address of property: 955 West Grand Avenue

17877-T1
MAY 17 2017
CITY CLERK

17-13-0303-C (1) Narrative Zoning Analysis (as amended on December 12, 2013)

Proposed Zoning: RM-5.5 Residential Multi-Unit District

Lot Area: 28,292.63 sq. ft.

Proposed Land Use: The existing five-story building shall remain and will undergo interior/exterior renovations and rehabilitation, including the construction of two, new proposed four-story additions. The proposed zoning amendment will allow for the location and establishment of a private school (pre-kindergarten through 8th grade) at the subject site. The newly renovated and expanded building will contain, *inter alia*: 25 classrooms, 11 laboratory rooms, 2 libraries, a cafeteria, a teachers' lounge, 16 restrooms, an office area, a gymnasium (with indoor track) and an indoor play area. There will also be two (outdoor) student play areas located on the roof of the building, as well as four (outdoor) student play areas/gardens located at grade level. There will be 20 interior on-site parking spaces. The proposed additions will be masonry and glass in construction to assimilate with the composition of the existing building.

- (a) The Project's Floor Area Ratio (FAR):
Allowed: 70,731.57 sq. ft. (2.5)
Proposed: 64,300 sq. ft. (2.27)
- (b) The Project's Density (Lot Area Per Dwelling Unit):
Allowed: 400 sq. ft. per dwelling unit
Proposed: No dwelling units existing or proposed
- (c) The Amount of Off-Street Parking:
Required: TBD per 17-10-0207-H
Proposed: 20 off-street vehicle parking spaces
- (d) Setbacks:
 - a. Front Yard:
Required: 15.0'
Proposed: 0.0'
 - b. Rear Yard:
Required: 30.0'
Proposed: 6.0'
 - c. East Side Yard:
Required: None (abuts Public Alley)
Proposed: 0.0'

d. West Side Yard:
Required: None (abuts Public Way)
Proposed: 0.0'

e. Rear Yard Open Space:
Required: 1,486 sq. ft.
Proposed: 3,967.04 sq. ft.

(e) Building Height:
Allowed: None (Principal Non-Residential Building)
Existing: 66'-10" (max.)(existing building)
Proposed: 56'-0" (max.)(proposed additions)

***17-10-0207-A**

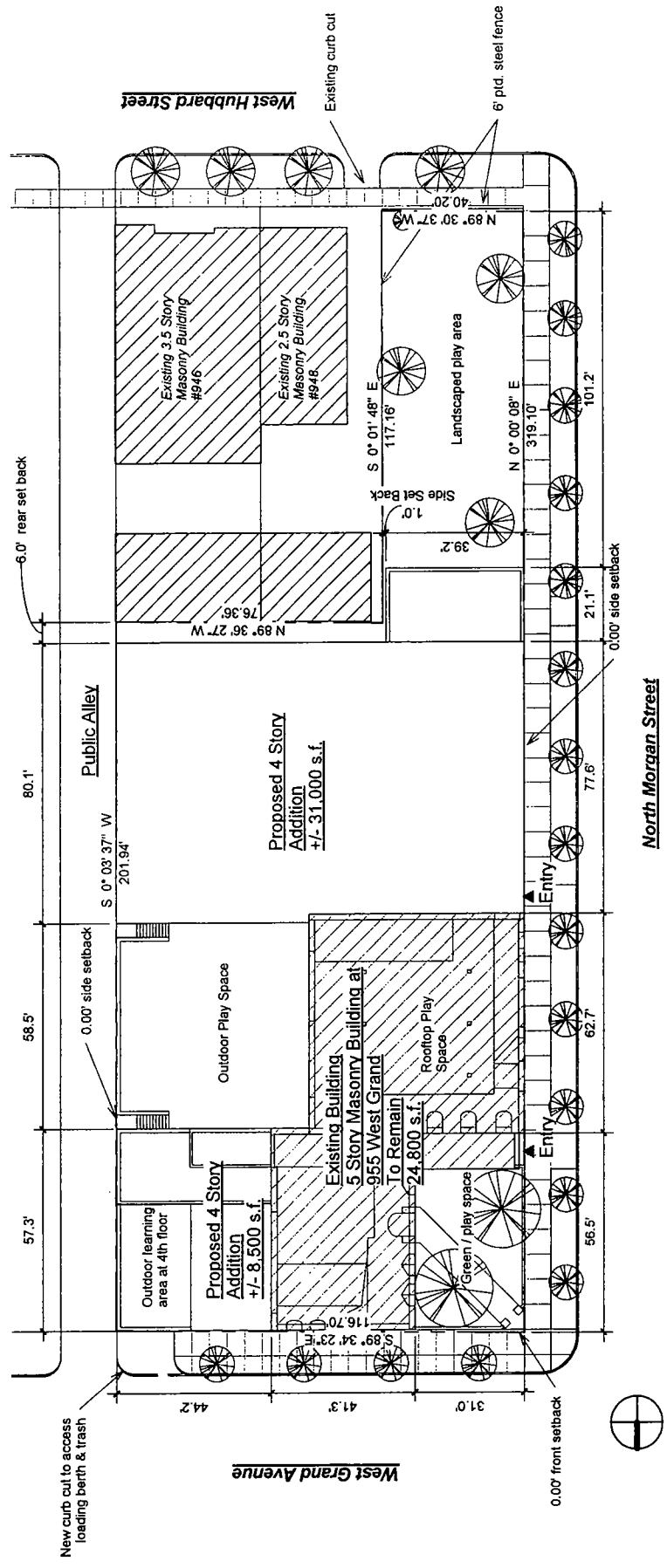
***17-13-0303-C(2) Plans Attached.**

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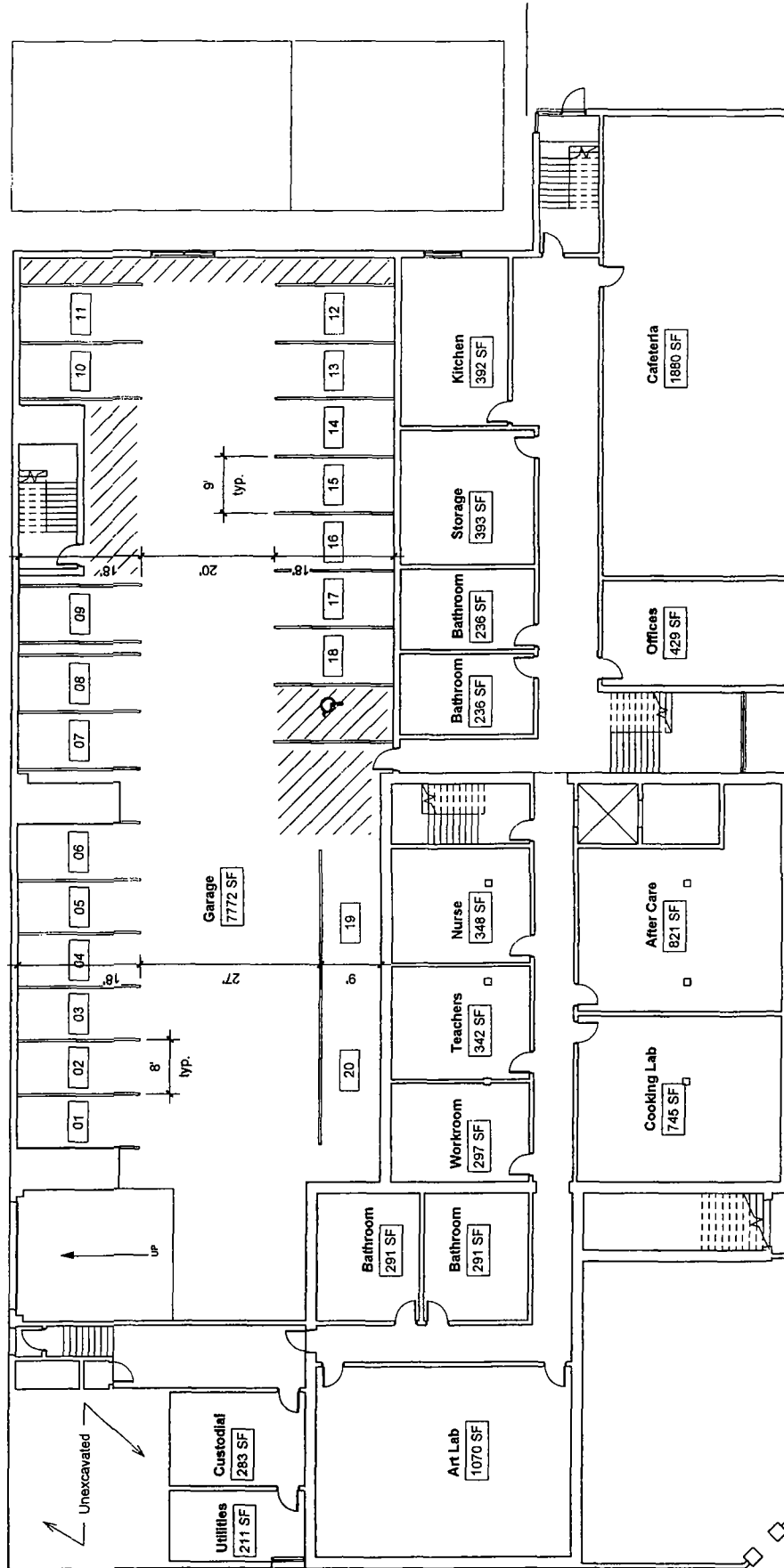
Architects

Bennett Day School
955 West Grand Avenue, Chicago, IL

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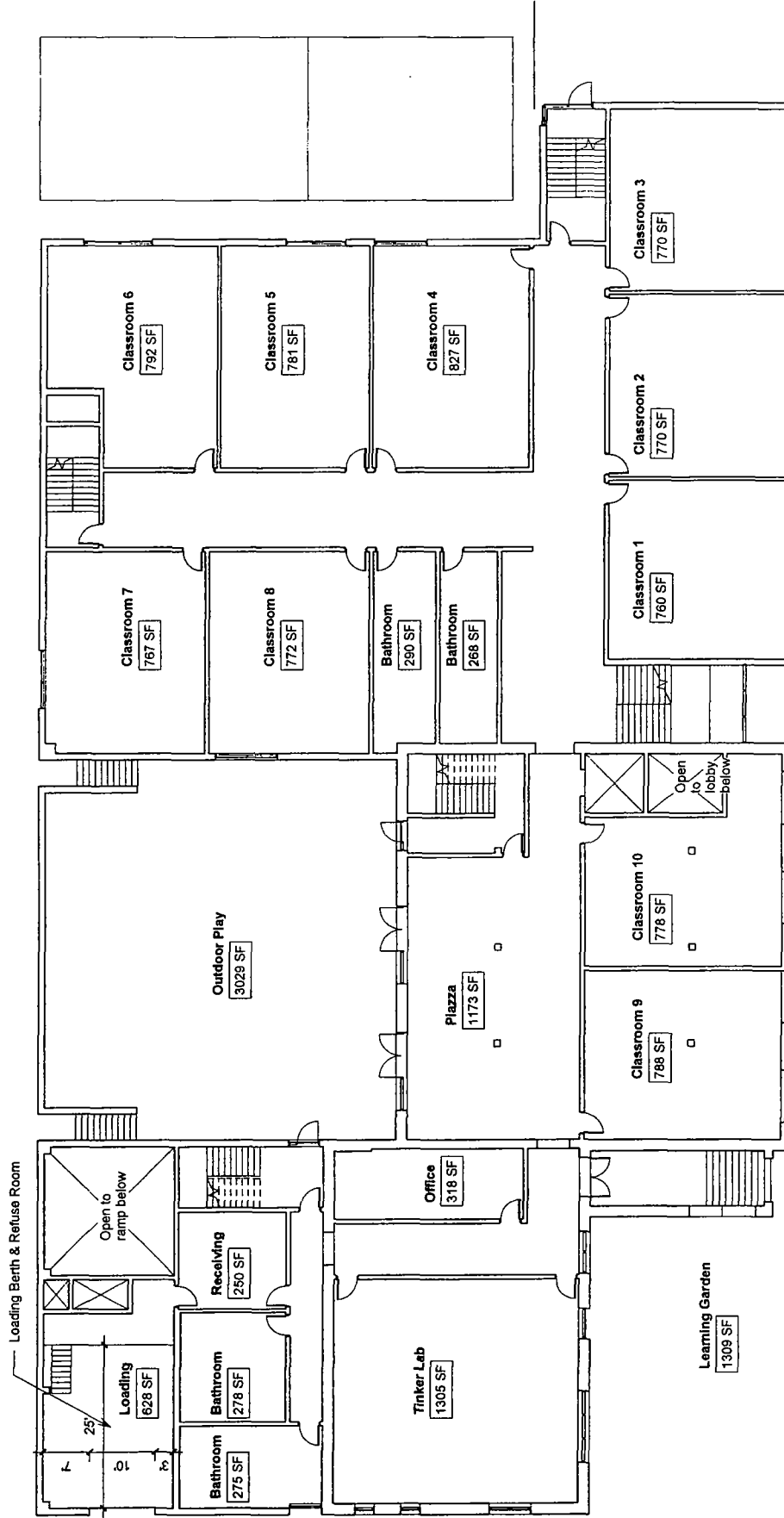


Site Plan
1" = 30'-0"



Map Amendment - Basement Plan
1/16" = 1'-0"

Bennett Day School
955 West Grand Avenue, Chicago, IL



Level 1
1/16" = 1'-0"

Bennett Day School

955 West Grand Avenue, Chicago, IL

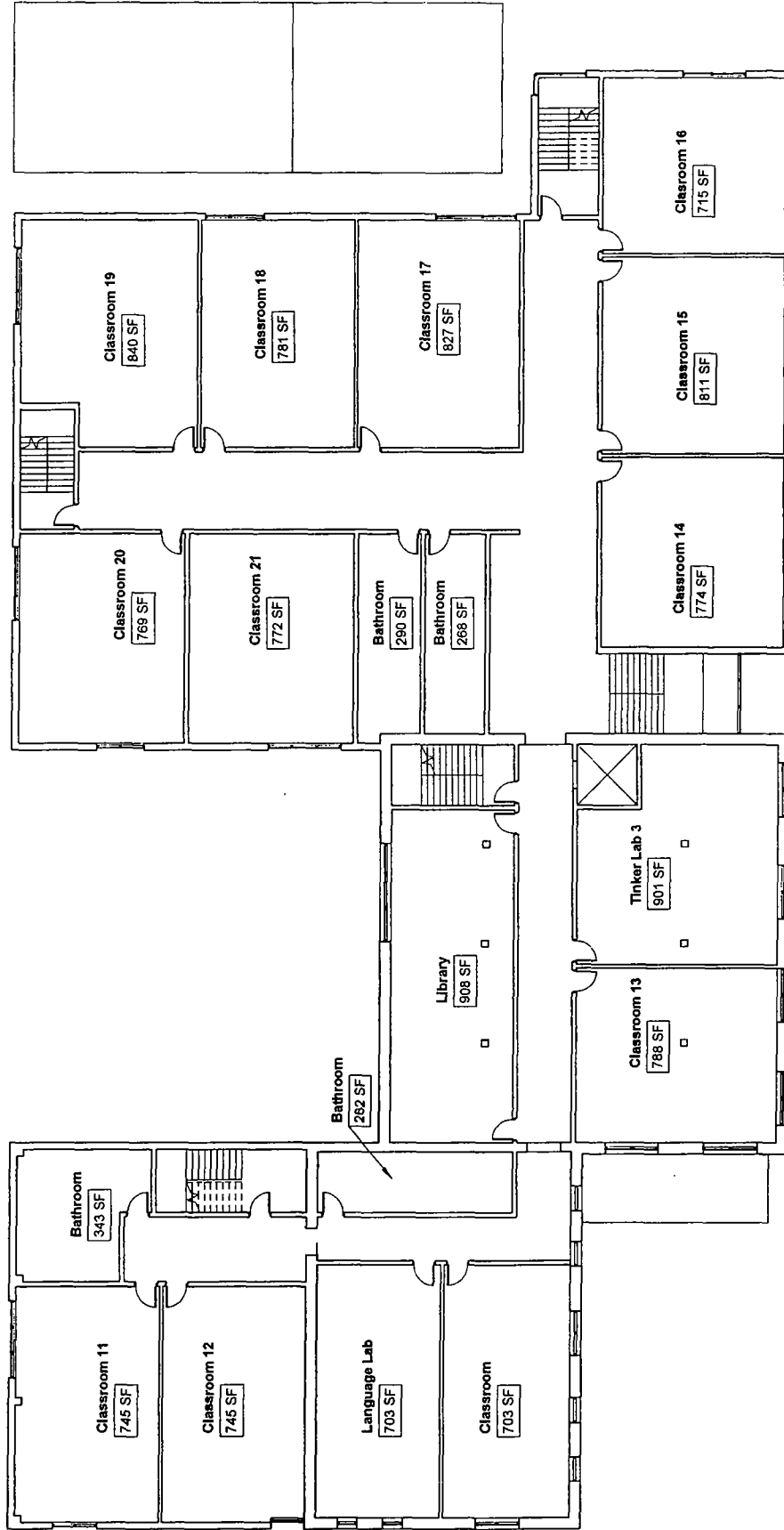
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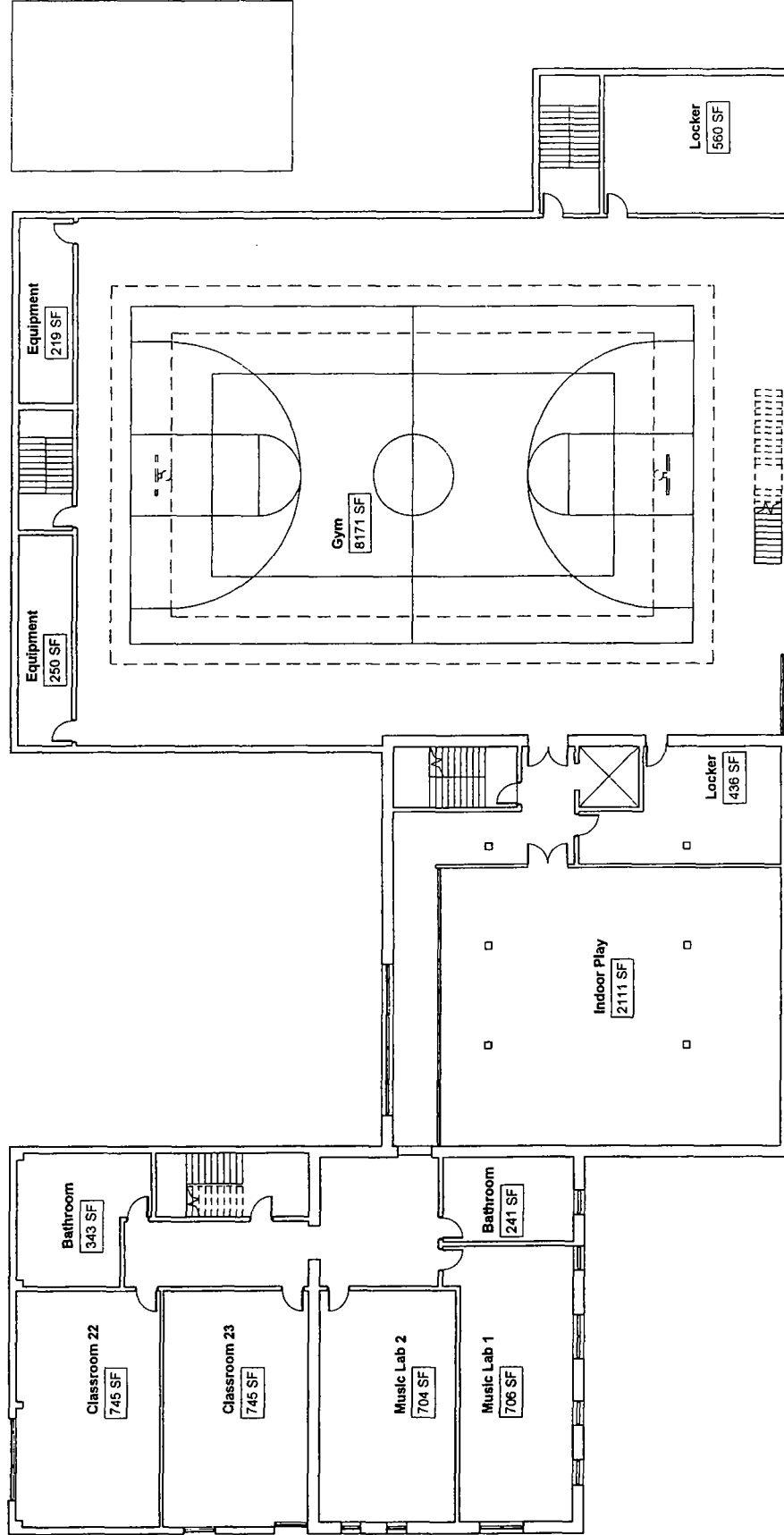
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Level 3
1/16" = 1'-0"

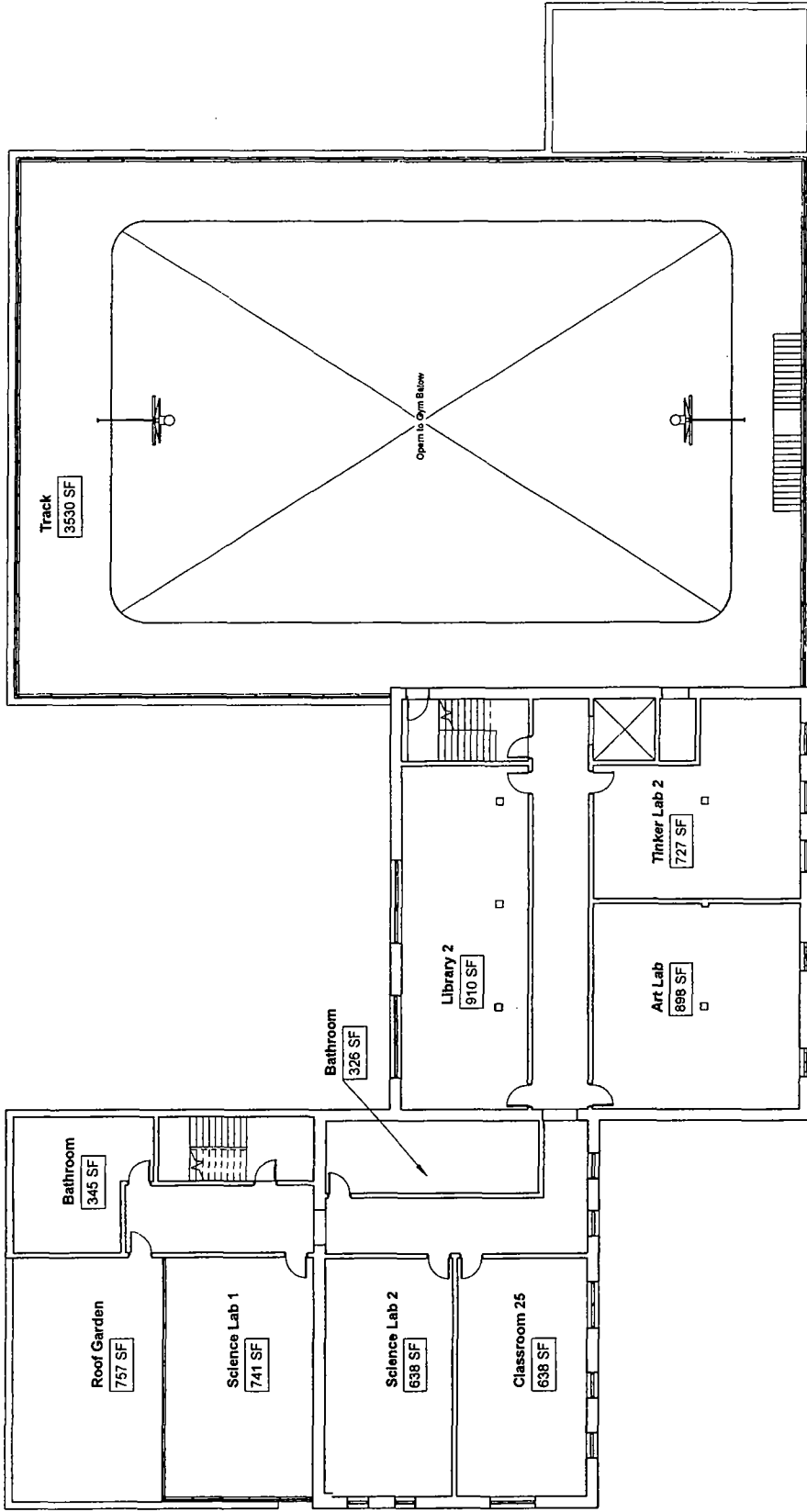
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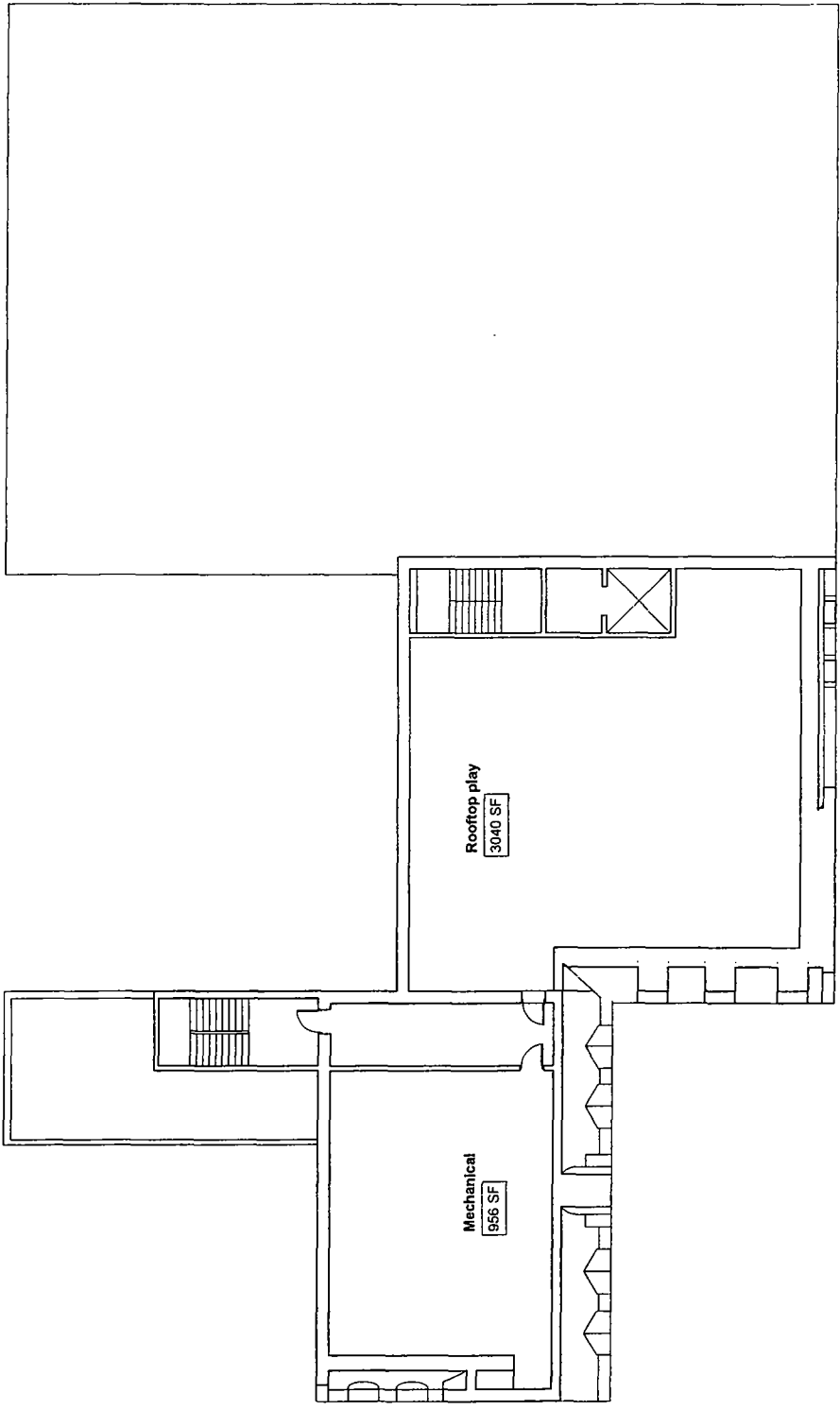
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Level 4
 1/16" = 1'-0"

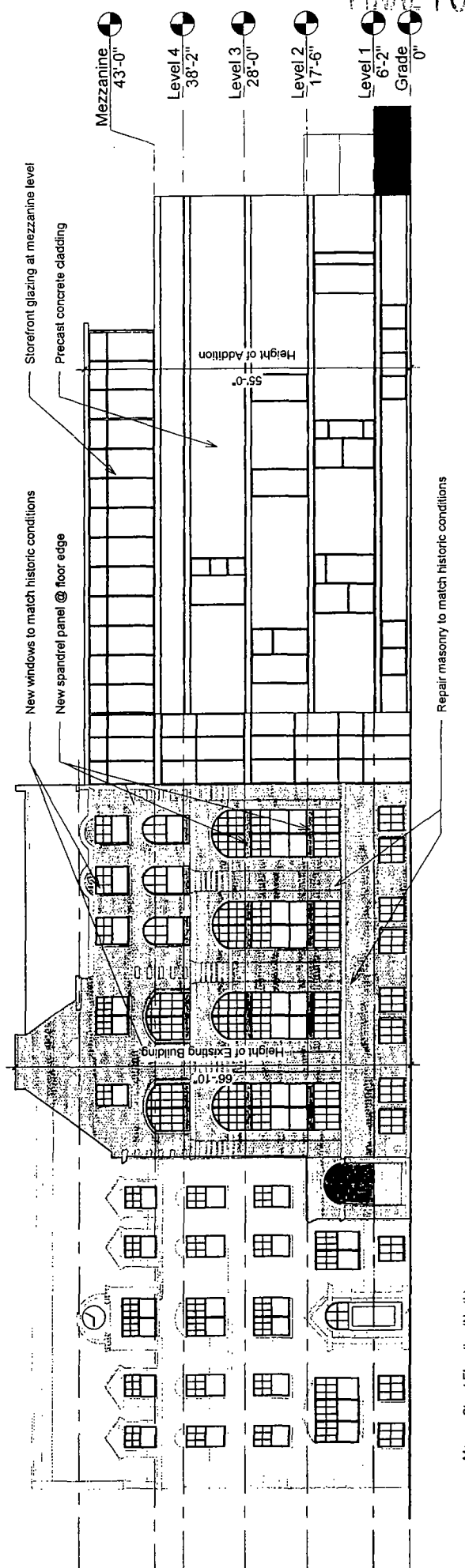
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 955 West Grand Avenue, Chicago, IL



Level 5
1/16" = 1'-0"

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Morgan Street Elevation (North)
1/16" = 1'-0"

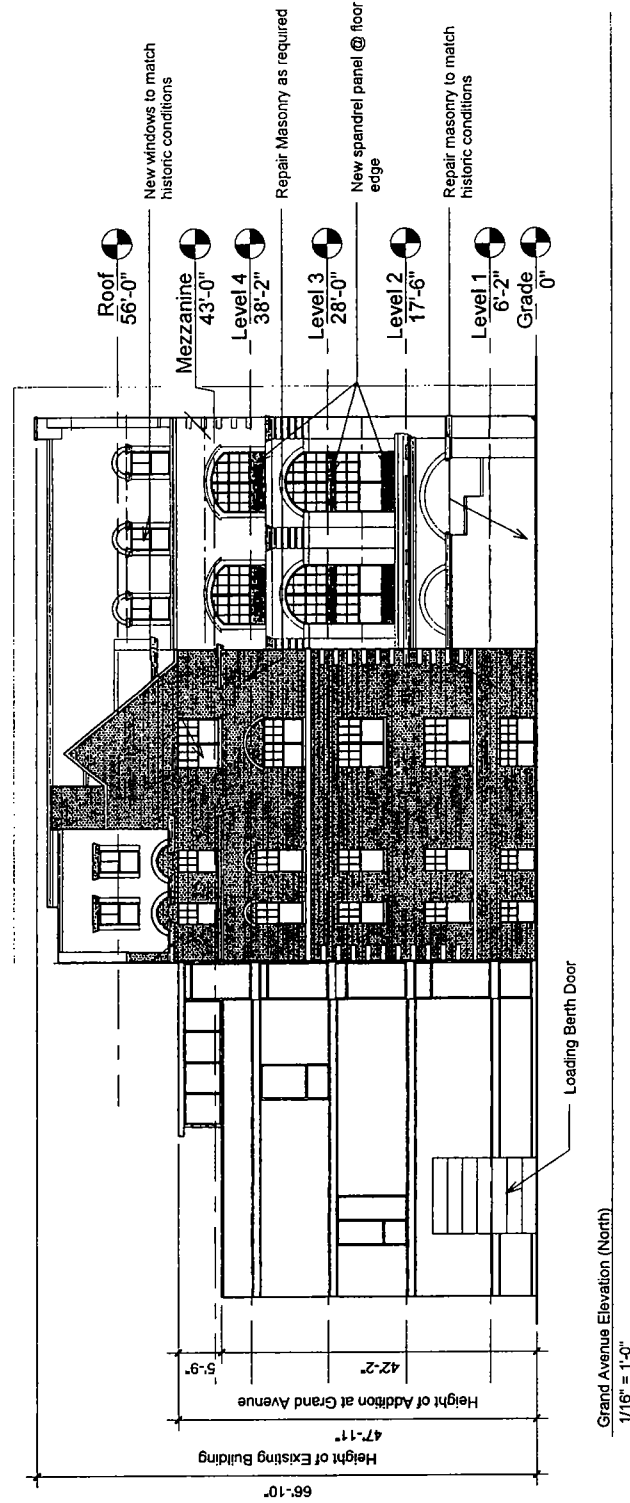
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955 West Grand Avenue, Chicago, IL

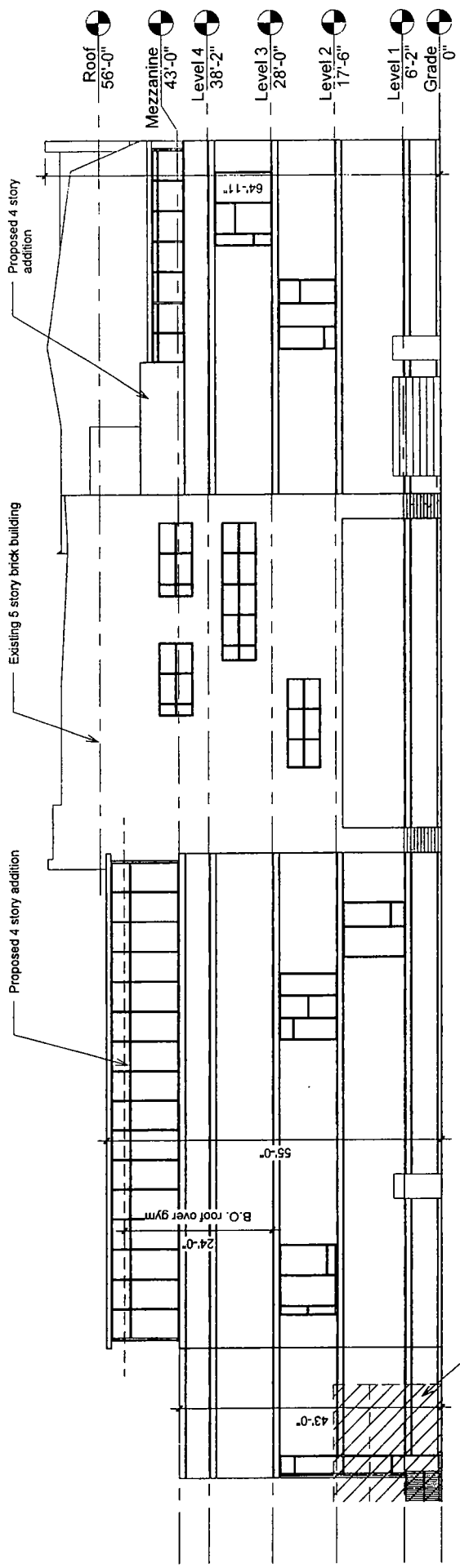
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FINAL FOR PUBLICATION





Map Amendment - East Elevation
1/16" = 1'-0"

Bennett Day School
955 West Grand Avenue, Chicago, IL

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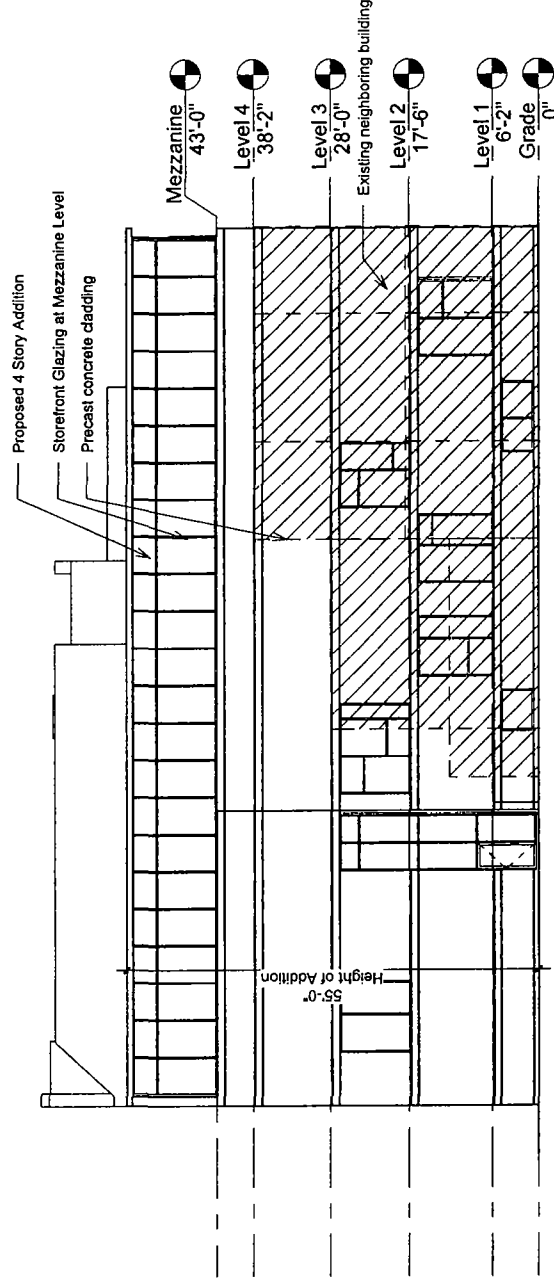
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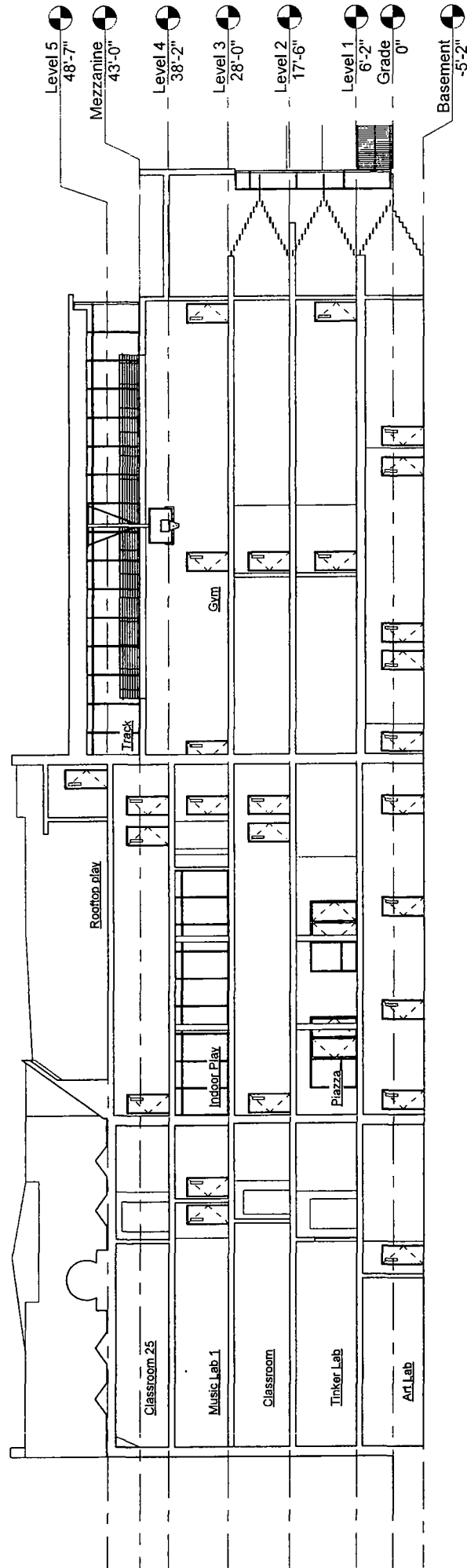
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South Elevation
1/16" = 1'-0"

Bennett Day School
955 West Grand Avenue, Chicago, IL

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North/South Building Section
1/16" = 1'-0"

Bennett Day School
955 West Grand Avenue, Chicago, IL

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1. ADDRESS of the property Applicant is seeking to rezone:
955 West Grand Avenue, Chicago, Illinois
2. Ward Number that property is located in: 27
3. APPLICANT: 955 Grand Adventures, LLC
ADDRESS: 1765 North Elston Avenue
CITY: Chicago STATE: Illinois ZIP CODE: 60642
PHONE: (312) 782-1983 CONTACT PERSON: Sara K. Barnes, Esq.
Attorney for Applicant
4. Is the Applicant the owner of the property? YES X NO _____
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: SAME AS ABOVE
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: Law Offices of Samuel V.P. Banks
ADDRESS: 221 North LaSalle Street, 38th Floor
CITY: Chicago STATE: Illinois ZIP CODE: 60601
PHONE: (312) 782-1983 FAX: (312) 782-2433
6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.), please provide the names of all owners as disclosed on the Economic Disclosure Statements:
Alexander C. Pearsall & Sarah Esler Pearsall
7. On what date did the owner acquire legal title to the subject property?
October 22, 2007
8. Has the present owner previously rezoned this property? If Yes, when?
Yes, October 30, 2013
9. Present Zoning: Residential Planned Development No. 1082

Proposed Zoning: RM-5.5 Residential Multi-Unit District
10. Lot size in square feet (or dimensions): 28,292.63 sq. ft.

11. Current Use of the Property: The property consists of four parcels (the "subject property"). Parcel No. 1 (located on the north end of the subject property along Grand Avenue and Morgan Street) is currently improved with an existing five-story masonry building, commonly known as the *Chicago Commons Settlement House*. The remaining Parcels, No. 2, 3 and 4, are currently vacant.
12. Reason for rezoning the property: The Applicant would like to amend the zoning at the subject property in order to convert the existing building into a private school (pre-kindergarten through 8th grade) and to permit the construction of two new four-story additions to the existing building, as well as the location and establishment of outdoor green space (landscaped play areas), which will be used in operating the proposed school.
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 existing five-story building shall remain (24,800 sq. ft.) and will undergo interior/exterior renovations and rehabilitation, including the construction of two, new proposed four-story additions (northeast corner – 8,500 sq. ft.; south – 31,000 sq. ft.). The proposed zoning amendment will allow for the location and establishment of a private school (pre-kindergarten through 8th grade) at the subject site. The newly renovated and expanded building (approx. 64,300 sq. ft) will contain, *inter alia*: 25 classrooms, 11 laboratory rooms, 2 libraries, a cafeteria, a teachers' lounge, 16 restrooms, an office area, a gymnasium (with indoor track) and an indoor play area. There will also be two (outdoor) student play areas located on the roof of the building, as well as four (outdoor) student play areas/gardens located at grade level. There will be 20 interior on-site parking spaces. The proposed additions will be masonry and glass in construction to assimilate with the composition of the existing building. The maximum height of the existing building is 66'-10." The new proposed additions will not exceed 56'-0" in height. There are no dwelling units proposed for the property.
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