



City of Chicago



O2014-1433

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/5/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17953 at 6961-6963 N Moselle Ave, 6934-6958 N Hiawatha Ave, 6871-6895 N Leoti Ave and 6852-6892 N Mendota Ave
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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

SECTION 1. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the RS1 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 17-M in the area bounded by

beginning at the centerline line of North Moselle Avenue or the line thereof if extended where no street exists; North Hiawatha Avenue; North Mendota Avenue; and (unimproved) North Leoti Avenue (ToB),

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

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

Common address of Property: 6963-51 N. Moselle; 6934-58 N. Hiawatha Avenue;
6871-6895 N. Leoti; 6852-6892 N. Mendota

#17953
INTRO DATE:
3-05-2014

CITY OF CHICAGO

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

1. ADDRESS of the property Applicant is seeking to rezone:
6963-51 N. Moselle; 6934-58 N. Hiawatha Avenue; 6871-6895 N. Leoti; 6852-6892 N.
Mendota _____
2. Ward Number that property is located in: 41st Ward _____
3. APPLICANT: Public Building Commission _____

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 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 _____

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 and 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 _____

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

Neither the applicant nor owner is a corporation.

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

1999

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

No it has not.

9. Present Zoning: RS-1 Proposed Zoning: Institutional Planned Development

10. Lot size in square feet (or dimensions?) 245,263.08 SF (gross) and 178,359 SF (net)

11. Current Use of the Property existing school

12. Reason for rezoning the property To allow for a three-story addition to the existing Oriole Park Elementary 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 proposed 34,648 SF addition will be added to the existing 24,975 SF 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 _____

COUNTY OF COOK
STATE OF ILLINOIS

I, Terri Haymaker, being first duly sworn, on oath deposes and states, that all of the above statements and the statements contained in the documents submitted herewith are true.

Terri Haymaker

Subscribed and sworn to before me this

24th day of February, 2014



Hillie M. Sempit
Notary Public

For Office Use Only

INTRODUCED BY: _____ DATE: _____

REFERRED TO:

FILE NO.: _____

WARD NO.: _____

COMMITTEE ON BUILDINGS & ZONING _____

REZONING STAFF _____

CHICAGO PLAN COMMISSION _____

AFFIDAVIT

Chairman Solis
Committee on Zoning
Room 304, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Martin Cabrera, Chairman
Chicago Plan Commission
Room 1000, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

APPLICANTS: Public Building Commission of Chicago
Daley Center, Room 200, Chicago, Illinois 60602

RE: Wildwood Elementary School Addition

Dear Chairpersons:

The undersigned, Meg George, an attorney for one of the Applicants, the Public Building Commission of Chicago, being first duly sworn on oath, deposes and states the following:

That the undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance of the City of Chicago Municipal Code by sending the attached letter by United States Postal Service First Class Mail to the owners of all property within 250 feet in each direction of the property to be rezoned, as determined by the most recent Cook County tax records of Cook County, the address of which is commonly known as 6963-51 N. Moselle; 6934-58 N. Hiawatha Avenue; 6871-6895 N. Leoti; 6852-6892 N. Mendota, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet; and that the notice contained the common street address of the subject property, a description of the nature, scope and purpose of the application or proposal; the name and address of the Applicant; the date the Applicant intends to file the application to rezone the Property i.e. on March 5, 2014; that the Applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-107 and 17-13-0604-B of the Chicago Zoning Ordinance, that the Applicant certifies that the accompanying list of names and addresses of surrounding properties located within 250 feet of the subject property (excluding public roads, streets and alleys), is a complete list containing the names and last known addresses of the owners of the property required to be served, and that the Applicant has furnished, in addition, a list of the persons so served.

By: _____

Meg George, Attorney

Subscribed and sworn to before me

this 5th day of March 2014.

Hillie M. Sempit
Notary Public



NOTICE OF FILING OF APPLICATION FOR REZONING

APPLICANT: Public Building Commission of Chicago

PROPERTY: 6963-51 N. Moselle; 6934-58 N. Hiawatha Avenue; 6871-6895 N. Leoti;
6852-6892 N. Mendota

PROJECT: Wildood Elementary Addition

DATE: March 5, 2014

Dear Sir or Madam:

In accordance with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about March 5, 2014, the Public Building Commission of Chicago ("PBC"), will file an application to change the zoning for the property located at 6963-51 N. Moselle; 6934-58 N. Hiawatha Avenue; 6871-6895 N. Leoti; 6852-6892 N. Mendota, from its current RS-1 Residential Single Unit (Detached House) District designation to an Institutional Planned Development. The purpose of the rezoning is to allow the Public Building Commission of Chicago to construct an addition to the existing Wildwood Elementary School.

The property is currently owned by the Public Building Commission in Trust for Use of Schools on behalf of the Chicago Board of Education. The Public Building Commission of Chicago is going to construct the new addition for the Board of Education.

The Public Building Commission is located in Room 200 of the Daley Center, 50 West Washington, Chicago, Illinois 60602. Questions regarding this school project or the rezoning of the property may be addressed to Meg George at Neal & Leroy, LLC 203 North LaSalle Street, Suite 2300, Chicago, Illinois 60601 (312) 641-7144.

PLEASE NOTE: THE APPLICANT IS NOT SEEKING TO REZONE YOUR PROPERTY. THIS NOTICE IS BEING SENT TO YOU BECAUSE YOU OWN PROPERTY WITHIN 250 FEET OF THE BOUNDARIES OF THE NEW PROPOSED ADDITION.

Very truly yours,



Meg George

INSTITUTIONAL PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number ____, ("Planned Development") consists of approximately 178,359 SF net square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Public Building Commission, in trust for use of Schools.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and Development. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of 15 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Building Elevations (North, South, East and West) dated March 5, 2014 submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development

Applicant:	Public Building Commission
Address:	6963-51 N. Moselle; 6934-58 N. Hiawatha Avenue; 6871-6895 N. Leoti; 6852-6892 N Mendota
Introduced:	March 5, 2014
Plan Commission:	TBD

conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are allowed in the area delineated herein as an Institutional Planned Development: schools, park and recreational uses, parking, and all other related and accessory uses as permitted within the RS-1 Single Family Detached Residential District.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Housing and Economic Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of TBD square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its

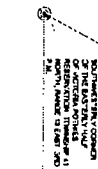
Applicant:	Public Building Commission
Address:	6963-51 N. Moselle; 6934-58 N. Hiawatha Avenue; 6871-6895 N. Leoti; 6852-6892 N. Mendota
Introduced:	March 5, 2014
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successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to RS-1.

Applicant:	Public Building Commission
Address:	6963-51 N. Moselle; 6934-58 N. Hiawatha Avenue; 6871-6895 N. Leoti; 6852-6892 N. Mendota
Introduced:	March 5, 2014
Plan Commission:	TBD

6950 N MIAWATHIA AVE CHICAGO, IL 60656



	STT RECORDING	DESCRIPTION	ELUTION
STT RECORDING			
REMARKS		CHLOROFORM AND 1% ETHANOL IN CHLOROFORM DROPPED IN BEAK AND DROPPED IN	4.74
1		SOLVENT MIXTURE FOR COMPOUND AT THE SUBSTRATE COMES IN 10% ETHANOL IN CHLOROFORM	4.28
2		MATERIAL IN THE BEAK FOR 10% ETHANOL IN CHLOROFORM AND THE MATERIAL IN THE BEAK FOR 10% ETHANOL IN CHLOROFORM	4.25
3		SOLVENT MIXTURE FOR COMPOUND AT THE SUBSTRATE COMES IN 10% ETHANOL IN CHLOROFORM	4.21

SUMMARY OF NOTES

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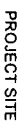
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ALTA SURVEY
WILDWOOD ELEMENTARY SCHOOL
6950 N. HIAWATHA AVE. CHICAGO, IL 60656
PUBLIC BUILDING OF COMMISSION OF CHICAGO
PBC PROJECT #05710

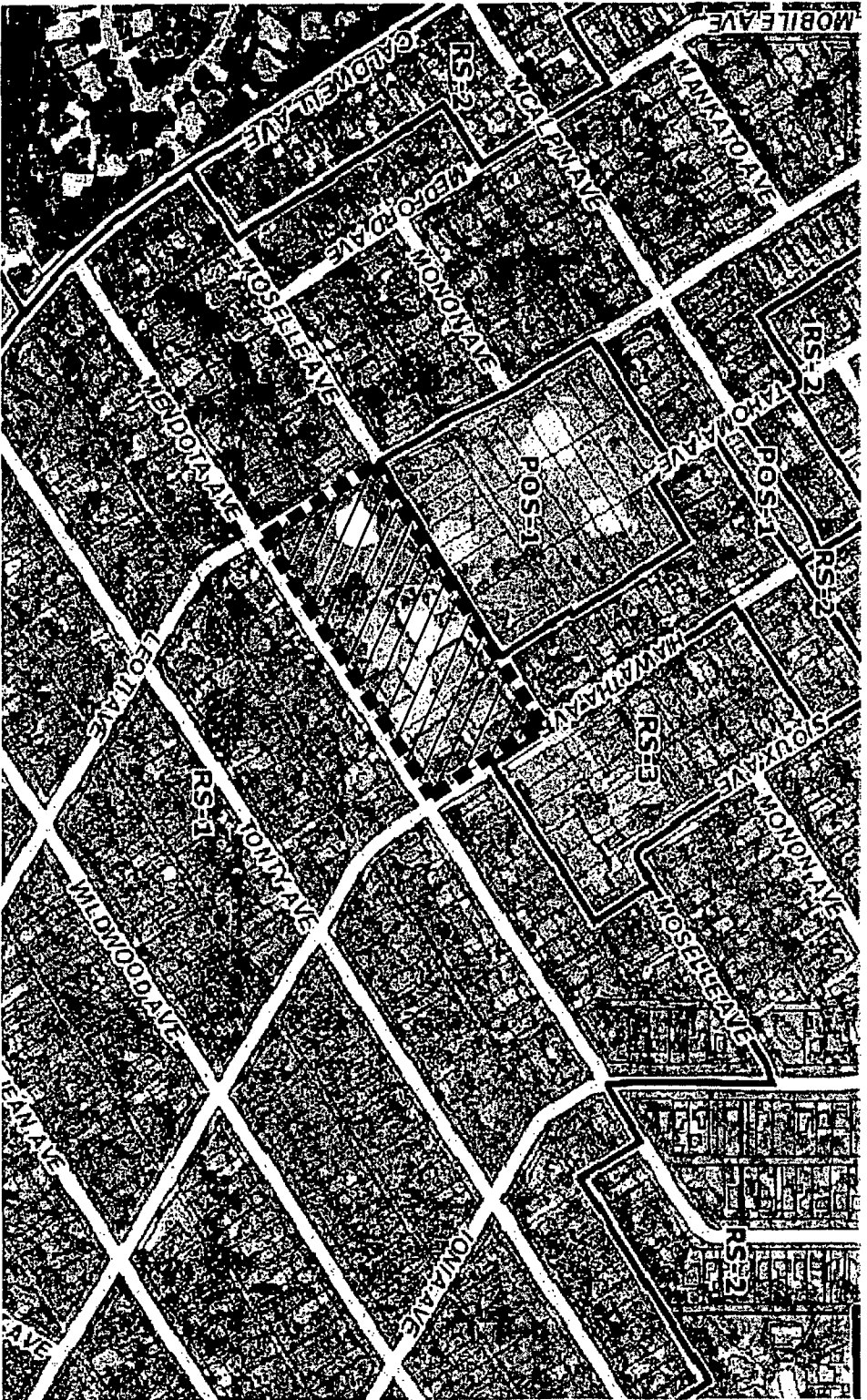
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INSTITUTIONAL PLANNED DEVELOPMENT
WILDWOOD ELEMENTARY SCHOOL ANNEX

DATE: MARCH 5, 2014

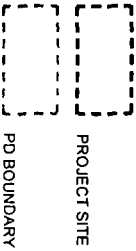
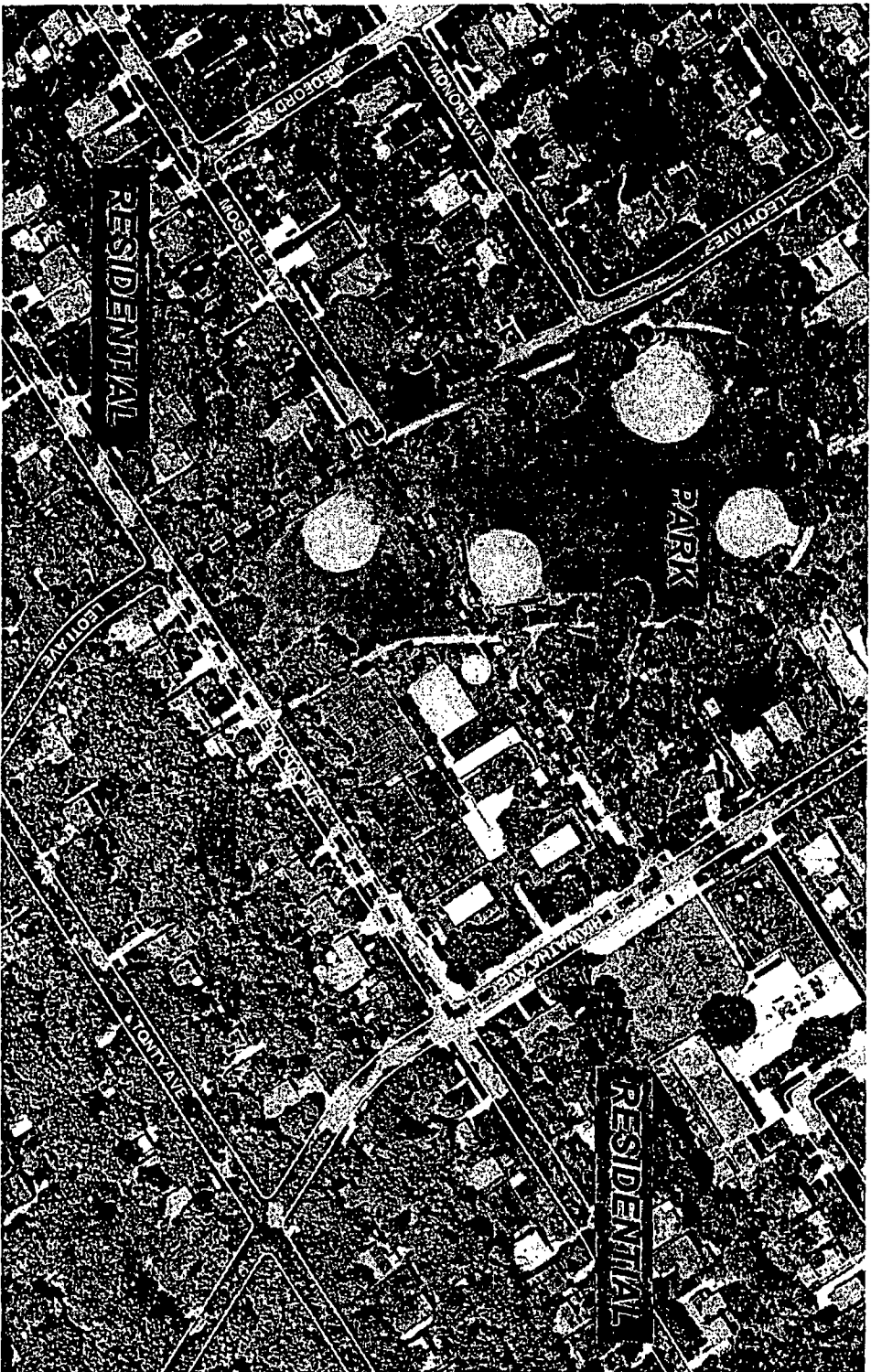


EXISTING ZONING MAP



SMNG-A

Source: *Library of Theology*, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2



LAND USE MAP



APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO
 ADDRESS: 6930 N. HAMMATHA AVE.
 CHICAGO, IL 60646

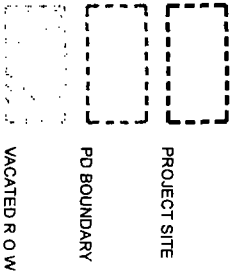
INSTITUTIONAL PLANNED DEVELOPMENT WILDWOOD ELEMENTARY SCHOOL ANNEX

DATE: MARCH 5, 2014

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO
 ADDRESS: 6950 N. HIAWATHA AVE.
 CHICAGO, IL 60646

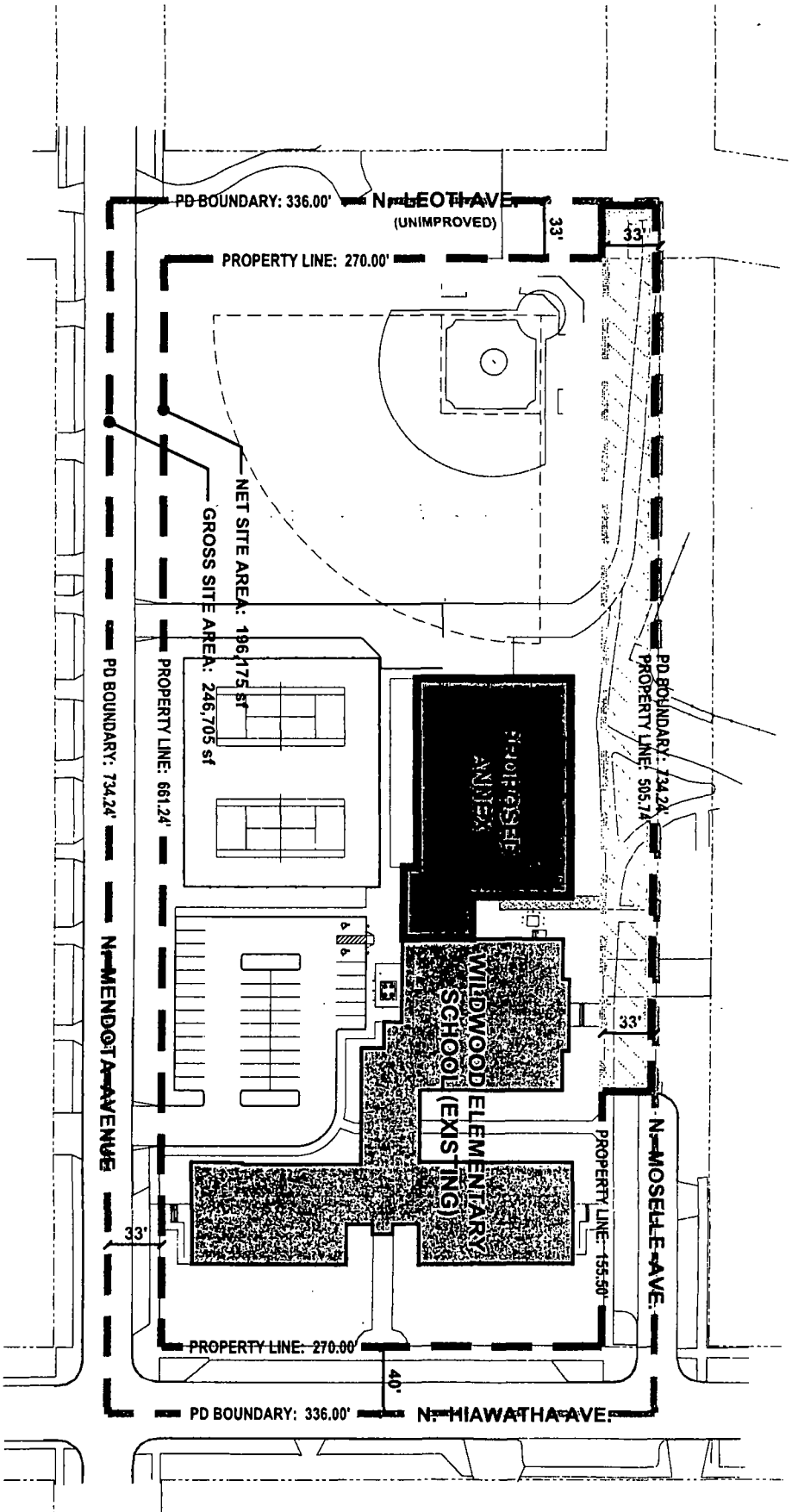
INSTITUTIONAL PLANNED DEVELOPMENT WILDWOOD ELEMENTARY SCHOOL ANNEX

DATE: MARCH 5, 2014



PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

NOT TO SCALE

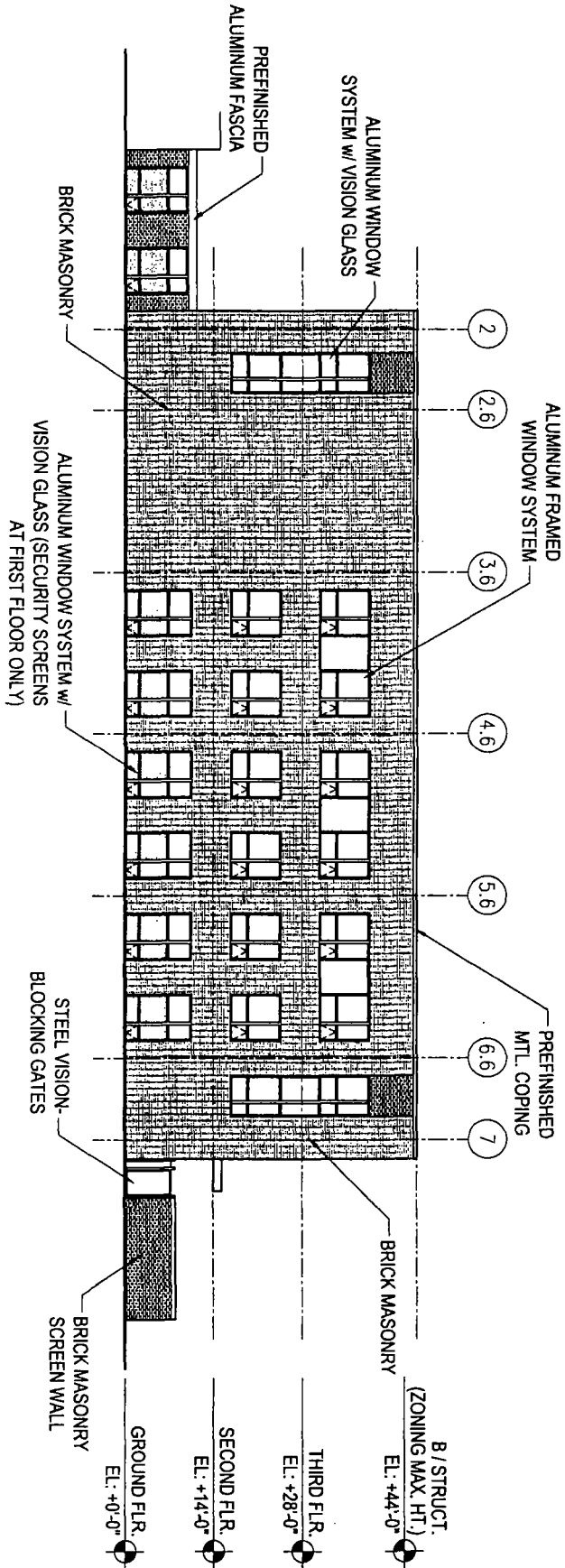


SMNG-A
 SUBMITTAL SHEET
 DATE: 3/5/14
 BY: [Signature]
 FOR: [Signature]

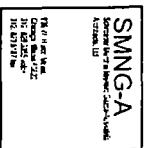
APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO
ADDRESS: 6950 N. HIAWATHA AVE.
CHICAGO, IL 60646

INSTITUTIONAL PLANNED DEVELOPMENT
WILDWOOD ELEMENTARY SCHOOL ANNEX

DATE: MARCH 5, 2014



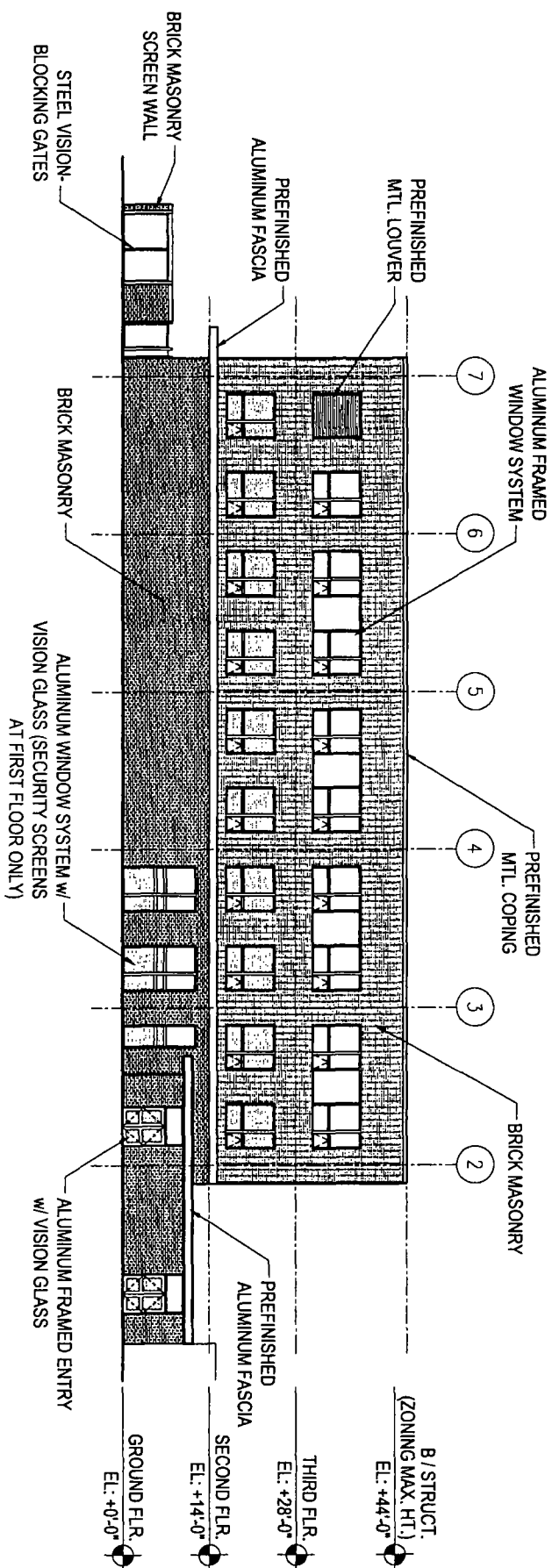
WEST ELEVATION



ADDRESS 6950 N. HIAWATHA AVE.
CHICAGO, IL 60646

INSTITUTIONAL PLANNED DEVELOPMENT
WILDWOOD ELEMENTARY SCHOOL ANNEX

DATE MARCH 5, 2014



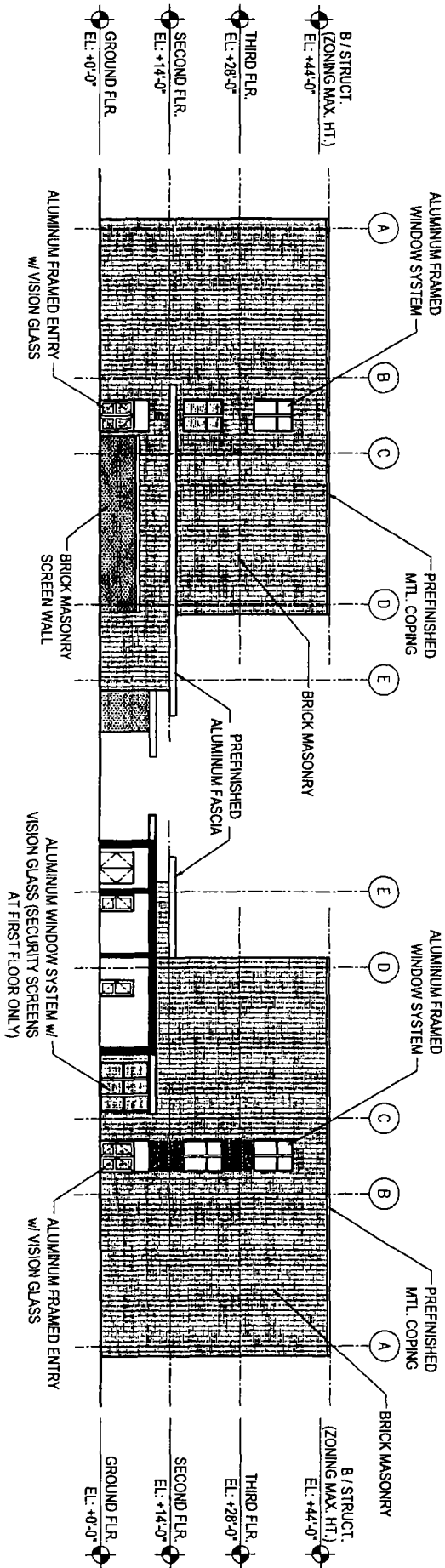
SMNG-A

876 W. Hurst Street
Chicago, Illinois 60622
Tel. 435-2441 ext:
316, 623-1747 bu

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO
 ADDRESS: 6950 N. HAWAIIA AVE.
 CHICAGO, IL 60646

INSTITUTIONAL PLANNED DEVELOPMENT
 WILDWOOD ELEMENTARY SCHOOL ANNEX

DATE: MARCH 5, 2014



SMNG-A

Scale: 1/4" = 1'-0"

Sheet No. 1 of 1

DATE: MARCH 5, 2014

INSTITUTIONAL PLANNED DEVELOPMENT
BULK REGULATION AND DATA TABLE

Gross Site Area:	245,263.08 SF
Net Site Area:	178,359 SF
Maximum Floor Area Ratio:	1.0
Minimum Number of Off-Street Loading Spaces:	1 at 10 x 50
Minimum Number of Off-Street Parking Spaces:	38
Maximum Building Height:	44'
Minimum Required Setback:	Per Site Plan