



City of Chicago



SO2017-4126

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/24/2017
Sponsor(s):	Sposato (38)
Type:	Ordinance
Title:	Zoning Reclassification Map No: 11-N at 4201 N Oak Park Ave
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

**SUBSTITUTE
ORDINANCE**

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

SECTION 1: That the Chicago Zoning Ordinance be amended by changing all of the RS-2 Residential Single Unit (Detached House) District symbols and indications as shown on Map 11-N in the area bounded by:

beginning at a line 1,243 feet north of and parallel to West Irving Park Road; a line from a point 1,243 feet north of West Irving Park Road and 993.5 feet east of the intersection of West Irving Park Road and North Oak Park Avenue, said reference line is perpendicular (at 90 degrees) to West Irving Park Road extended; to a point 773 feet north of West Irving Park Road and 992 feet east of the intersection of West Irving Park Road and North Oak Park Avenue, said reference line is perpendicular (at 90 degrees) to West Irving Park Road extended; a line 773 feet north of and parallel to West Irving Park Road; a line 691 feet east of the intersection of West Irving Park Road and North Oak Park Avenue, said reference line is perpendicular (at 90 degrees) to West Irving Park Road extended; a line 252 feet north of and parallel to West Irving Park Road; North Normandy Avenue; West Irving Park Road; the easterly right-of-way line of North Oak Park Avenue; a line 700 feet north of and parallel to West Irving Park Road; a line from a point 700 feet north of West Irving Park Road and 53.5 feet west of the intersection of West Irving Park Road and North Oak Park Avenue, said referenced line is perpendicular (at 90 degrees) to West Irving Park Road extended; a line 759 feet north of and parallel to West Irving Park Road; a line from a point 759 feet north of West Irving Park Road and 300 feet east of the intersection of Irving Park Road and North Oak Park Avenue, said referenced line is perpendicular (at 90 degrees) to West Irving Park Road extended; to a point 1,045 feet north of West Irving Park Road and 464 feet east of the intersection of Irving Park Road and North Oak Park Avenue, said referenced line is perpendicular (at 90 degrees) to West Irving Park Road extended; and a line 464 feet east of the intersection of West Irving Park Road and North Oak Park Avenue, said referenced line is perpendicular (at 90 degrees) to West Irving Park Road extended and running north to the point of beginning.

to those of an Institutional Planned Development No. _____, which is hereby established in the area above described, subject to such Use and Bulk Regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

SITE ADDRESS: 4001-4201 N. Oak Park Avenue.

INSTITUTIONAL PLANNED DEVELOPMENT NO. ____

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Institutional Planned Development Number ____, ("Planned Development") consists of approximately 799,825 net square feet of property (18.36 acres) which is depicted on the attached Planned Development Boundary and Property Line and Right-of-Way Adjustment Map ("Property") and is controlled by the Board of Education of the City of Chicago (the "Applicant").
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 and Transportation. 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, including any Part II approval for a revised traffic and access plan as provided in Statement 9 below, 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

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Property Line and Right-of-Way Adjustment Map; Site and Landscape Plan; and Building Elevations dated September 20 2017, submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development 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: school, athletic facilities, accessory parking and related accessory uses.
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 Planning and 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 799,825 square feet.
9. The Site and Landscape Plan 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. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 7-13-0610 of the Chicago Zoning Ordinance ("Part II approval") for development or redevelopment of any subsequent phases within the Planned Development or a revised traffic and access plan, other than alterations to existing buildings or other changes which would otherwise be permitted as an administrative modification under Section 17-13-0611-A, a site plan for the proposed subsequent phase, including parking areas and related information ("Site Plan Submittal"), shall be submitted to the Commissioner of the Department of Planning and Development for approval. Review and approval of the Site Plan Submittal by the Commissioner is intended to assure that specific development proposals conform with the Planned Development. No Part II approval for work for which a Site Plan Submittal is required hereunder shall be granted until the Site Plan Submittal has been approved by the Commissioner. Further, all Part II submittals shall be in compliance with the Chicago

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Landscape Ordinance. Provided the Site Plan Submittal required hereunder is in general conformance with this Planned Development, the Commissioner shall issue such site plan approval within sixty (60) days from receipt of the Site Plan Submittal. Following approval of a Site Plan Submittal by the Commissioner, the approved plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development. The approved Site Plan Submittal may be changed by the provisions of Section 17-13-0611 of the Chicago Zoning Ordinance. A Site Plan Submittal shall, at a minimum, provide the following information with respect to the proposed improvements:

- a. the boundaries of the property;
- b. the footprint of the improvements;
- c. location and dimensions of all parking spaces and loading berths;
- d. preliminary landscaping plan prepared by a landscape architect with final landscaping plan to be approved during Part II review;
- e. all pedestrian circulation routes;
- f. the location of any adjacent public improvements;
- g. preliminary building sections and elevations of the improvements with a preliminary building materials list; and
- h. statistical information applicable to the property limited to the following:
 - (1) floor area and floor area ratio;
 - (2) uses to be established;
 - (3) building heights;
 - (4) all setbacks, required and provided;
 - (5) floor area devoted to all uses, if applicable;
 - (6) number of parking spaces; and
 - (7) number of loading spaces/berths.

A Site Plan Submittal shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development. In addition, as part of the site plan review process for each phase of development or a revised traffic and access plan, an updated traffic and parking study shall be submitted for

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review by the Department of Transportation when it is reasonably determined by the Commissioner of the Department of Planning and Development that such an updated report is required.

10. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085 of the Municipal Code, or any other provision of that Code.
11. 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 successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
13. 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. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
14. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation, Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's

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proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

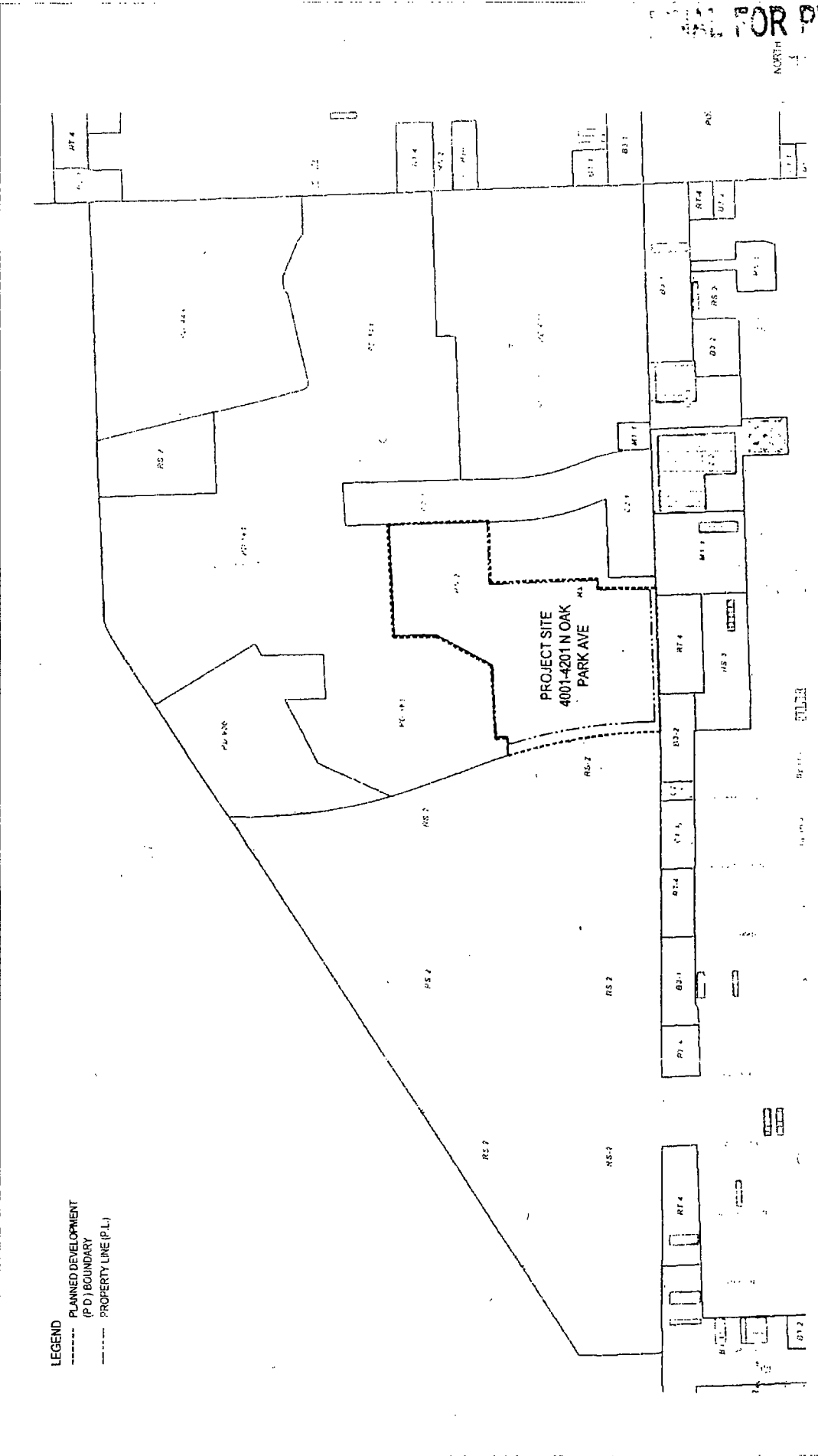
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to the RS-2 Residential Single-Unit (Detached House) District.

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INSTITUTIONAL PLANNED DEVELOPMENT NO. _____,
BULK REGULATIONS

Gross Site Area:	870,718 square feet (19.99 acres)
Net Site Area: (Including proposed vacated street)	799,825 square feet (18.36 acres)
Public Area Right-of-Way: (Excluding proposed vacated street)	70,893 square feet (1.63 acres)
Maximum Floor Area Ratio:	0.65
Minimum Number of Off-Street Loading Spaces:	1 (10x50)
Minimum Number of Off-Street Parking Spaces:	69
Bike Spaces:	80
Maximum Building Height:	55 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback:	In accordance with the Site Plan

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EXISTING ZONING MAP

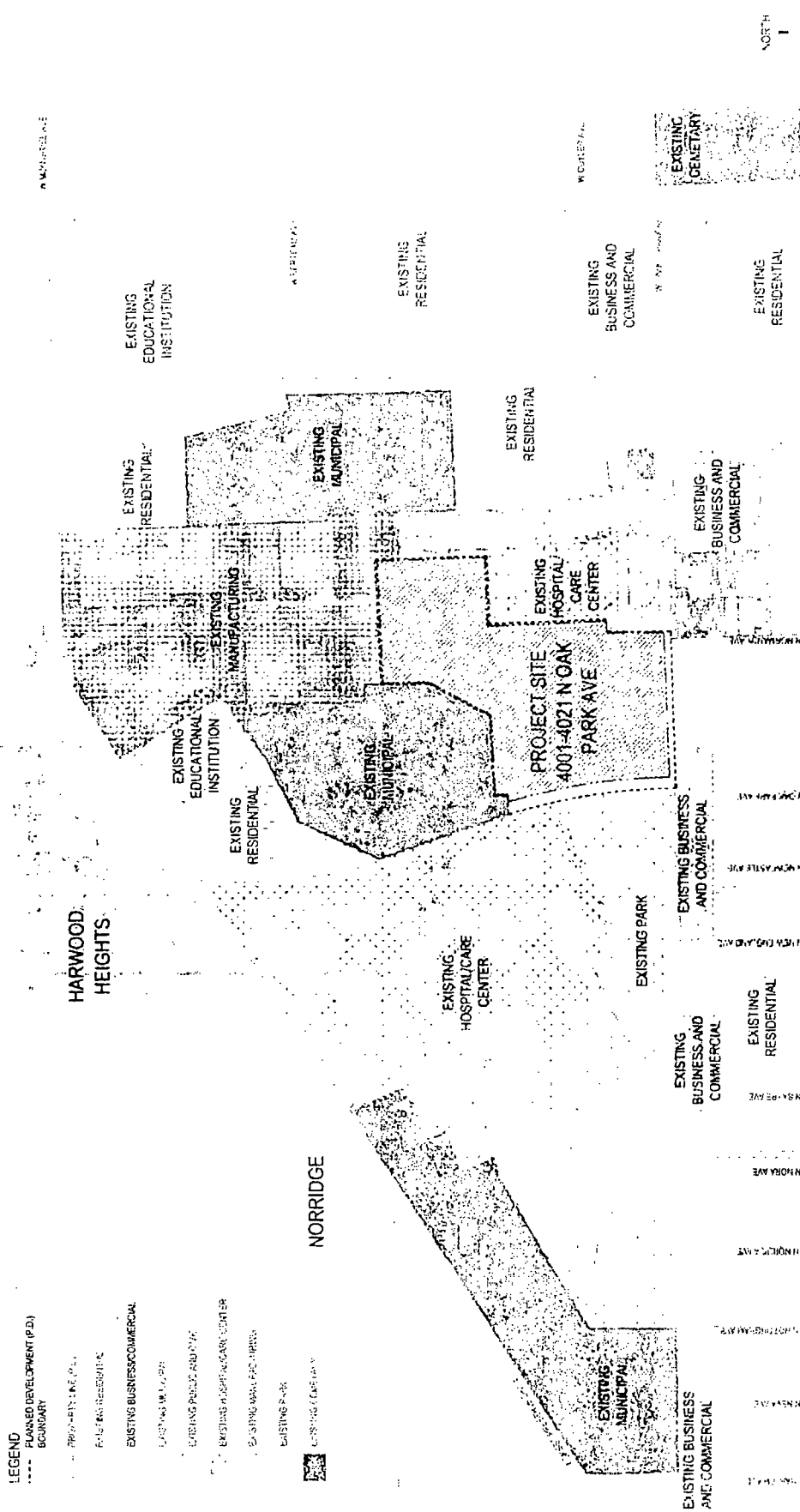
Read Dunning School
 4001-4201 N Oak Park Ave, Chicago IL 60634
 Chicago Public Schools
 October 19, 2017

Applicant: Public Building Commission of Chicago &
 Chicago Public Schools & Alderman Nicholas Spasato
 City of Chicago, Mayor Rahm Emanuel



STLARCHITECTS

808 N. Dearborn Street, Chicago, Illinois 60610



EXISTING LAND-USE MAP

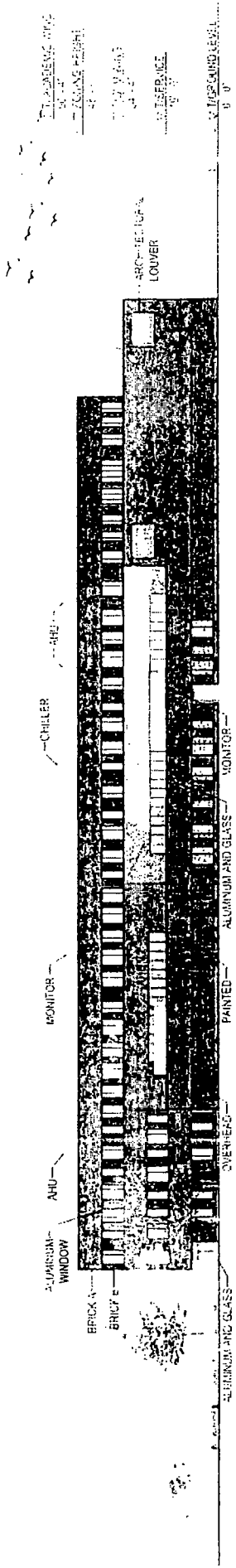
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October 19, 2017

STARCHITECTS

308 N Dearborn Street, Chicago, Illinois 60610

FOR PUBLICATION



EAST ELEVATION

EAST ELEVATION



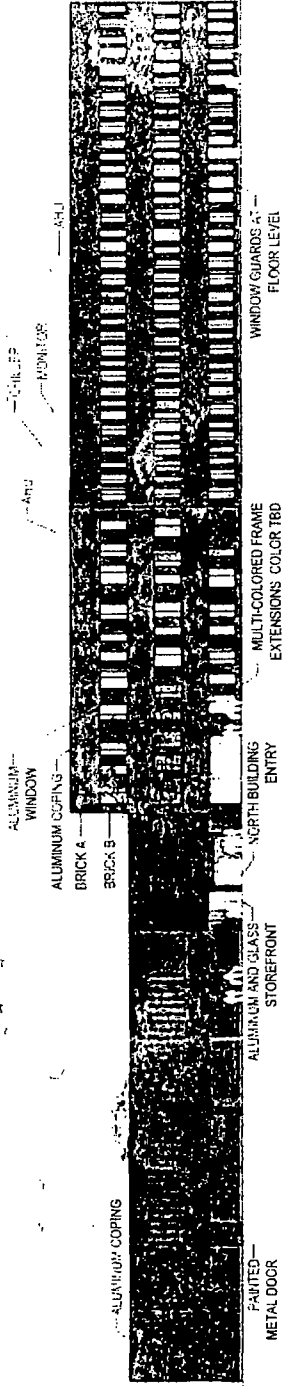
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STLARCHITECTS

408 N Dearborn Street, Chicago, Illinois 60610

ACADEMIC WING
50'-4"
ZONING HEIGHT
45'-0"
DISTANCE
34'-4"
SERVICE
18'-0"
FLOORING LEVEL
FLOOR LEVEL



NORTH ELEVATION

NORTH ELEVATION



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City of Chicago, Mayor Rahm Emanuel

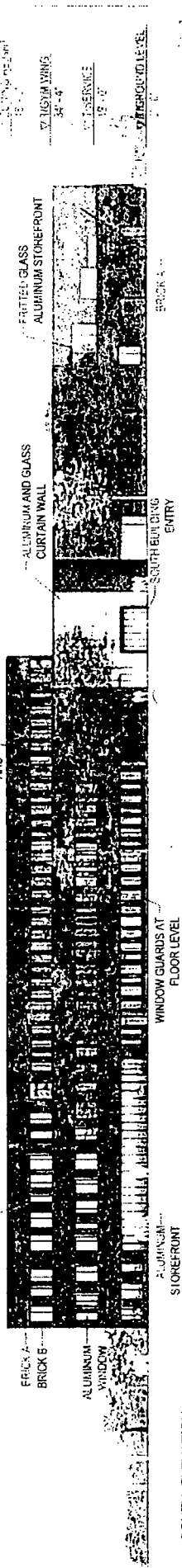
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SLARCHITECTS

808 N. Dearborn Street, Chicago, Illinois 60610

CHILLER
AHU
MONITOR
ALUMINUM COPING

MULTI-COLORED FRAME
EXTENSIONS: COLOR TBD



SOUTH ELEVATION

WINDOW GUARDS AT FLOOR LEVEL

STONEFRONT

SOUTH BUILDING ENTRY

ALUMINUM AND GLASS CURTAIN WALL

FRITTER GLASS ALUMINUM STONEFRONT

BRICK & ALUMINUM WINDOW

ALUMINUM WINDOW

BRICK & ALUMINUM WINDOW

NOT FOR PUBLICATION



Applicant: Public Building Commission of Chicago &
Chicago Public Schools & Alderman Nicholas Sposato
City of Chicago, Mayor Rahm Emanuel

SOUTH ELEVATION

Read Dunning School
4001-4201 N Oak Park Ave, Chicago IL 60634
Chicago Public Schools
October 19, 2017

STLARCHITECTS

808 N Dearborn Street, Chicago, Illinois 60610



NAME _____
ADDRESS _____
CITY _____
STATE _____
ZIP _____
PHONE _____
FAX _____
E-MAIL _____
SIGNATURE _____
DATE _____

11

1992

213

12-24-74

2000

METAL WORK

Read Dunning School
4001-4201 N Oak Park Ave, Chicago IL 60634
Chicago Public Schools
October 19, 2017

Applicant: Public Building Commission of Chicago &
Chicago Public Schools & Alderman Nicholas Sposato
City of Chicago, Mayor Rahm Emanuel

308 N Dearborn Street, Chicago, Illinois 60610




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FINAL
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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

From: 
David L. Reifman
Chicago Plan Commission

Date: October 19, 2017

Re: Proposed Planned Development for the property generally located at 4201 N. Oak Park Avenue

On October 19, 2017, the Chicago Plan Commission recommended approval of the proposed planned development submitted by Alderman Nicholas Sposato on behalf of the Chicago Board of Education and the Chicago Public Building Commission. A copy of the proposed planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

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