



City of Chicago



SO2019-7971

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/16/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 10-L at 4930-5004 W 44th St - App No. 20230
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: Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 10-L in the area bounded by:

The south right-of-way line of the Gulf, Mobile & Ohio Railroad (formerly Chicago and Alton Railroad);

The east right-of-way line of vacated South LaPorte Avenue, as extended where no street existed;

West 43rd Street;

South LaPorte Avenue;

West 44th Street;

A line 394.49 feet west of the west right-of-way line of South LaPorte Avenue, as measured along West 44th Street, perpendicular to West 44th Street.

to those of C2-1 Motor Vehicle-Related Commercial District, which is hereby established in the area above described.

SECTION 2: Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the C2-1 Motor Vehicle-Related Commercial District symbols and indications as shown on Map No. 10-L in the area bounded by:

The south right-of-way line of the Gulf, Mobile & Ohio Railroad (formerly Chicago and Alton Railroad);

The east right-of-way line of vacated South LaPorte Avenue, as extended where no street existed;

West 43rd Street;

South LaPorte Avenue;

West 44th Street;

A line 394.49 feet west of the west right-of-way line of South LaPorte Avenue, as measured along West 44th Street, perpendicular to West 44th Street.

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

SECTION 3: This ordinance shall take effect upon its passage and due publication.

Common Address(es): 4930-5004 W. 44th St.

Institutional Planned Development No. ____

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Institutional Planned Development Number __ (“Planned Development”) consists of approximately 268,180 net square feet (6.157 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by the Applicant, Academy for Global Citizenship.
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 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 Chicago Department of Transportation (“CDOT”) on behalf of the Applicant or its successors, assigns or grantees.

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

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Department of Planning and Development (“DPD”) and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT 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 CDOT.

Pursuant to a negotiated and executed Perimeter Restoration Agreement (“Agreement”) by and between the City’s Department of Transportation’s Division of Infrastructure Management and

APPLICANT: Academy for Global Citizenship
ADDRESS: 4930 - 5004 W. 24th St.
INTRODUCTION DATE: October 16, 2019
REVISED / CPC DATE: July 16, 2020

the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by CDOT's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any CDOT and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the CDOT Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the CDOT Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

Pursuant to the traffic study for this Planned Development, approved by the Department of Transportation, the following requirements and improvements shall be implemented at the Applicant's expense, prior to Part II permit approval:

- Upgrade the existing traffic signals at W. 43rd Street and S. Cicero Avenue to include ATC controller, pedestrian countdowns, left turn arrows, LED signal heads, and any other modifications required to enable the preceding upgrades.
- Review and approval by CDOT's Plan Review Committee of final pavement marking and signage plan. Signage plans must include sign code, assembly, images of signs, and any changes impacting parking restrictions, loading/standing zones, or any modifications to existing conditions within the public way that require ordinance introduction.
- The Applicant will be responsible for installing all proposed pavement marking and signage changes as approved by CDOT on the pavement marking and signage plan.
- Reconstruction of all corners at the intersection of S. Laporte Ave and W. 44th St. to include CDOT-standard ADA ramps and continental high-visibility crosswalks.
- Review and final approval by CDOT's Plan Review Committee for the reconfiguration of the eastbound and westbound approaches at 43rd and Cicero to provide one inbound lane and 2 outbound lanes (1 left turn and 1 through/right). A pavement marking and signage plan for the intersection of 43rd and Cicero is required and must be approved

APPLICANT: Academy for Global Citizenship
ADDRESS: 4930 - 5004 W. 44th St.
INTRODUCTION DATE: October 16, 2019
REVISED / CPC DATE: July 16, 2020

by CDOT. Restriping and throat-widening may be necessary, and all modifications will be the responsibility of the Applicant.

- South Cicero Avenue is an IDOT route. IDOT approval of any modifications impacting the configuration of Cicero or the throughput of Cicero must be reviewed and approved by IDOT.
- A traffic signal warrant study is required for the intersection of W. 44th Street and S. Cicero. The warrant study must be reviewed and approved by CDOT, and if a new signal is warranted, the warrant study must be reviewed and approved by IDOT. If warranted, a new signal at W. 44th Street and S. Cicero must be installed at the Applicant's expense.

4. This Plan of Development consists of these 16 Statements and:

- Bulk Regulation and Data Table
- Existing Zoning Map
- Existing Land Use Map
- Survey
- Site Plan
- Streetscape Plan
- Landscape Plan
- Green Roof Plan
- School Building Elevation – North
- School Building Elevation – West
- School Building Elevation – South
- School Building Elevation – East
- Barn/ Multi Unit Residential Building Elevation - North
- Barn/ Multi Unit Residential Building Elevation – West
- Barn/ Multi Unit Residential Building Elevation – South
- Barn / Multi Unit Residential Building Elcvation - East

All prepared by SMNGA Architects and Farr and Associates dated July 16, 2020.

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.

Material changes to the above plans may be implemented administratively through a minor change by the Zoning Administrator.

APPLICANT: Academy For Global Citizenship
ADDRESS: 4930 5604 W 44th St.
INTRODUCTION DATE: October 16, 2019
REVISED / CPC DATE: July 16, 2020

5. The following uses are permitted in the area delineated herein as an Institutional Planned Development:

- School
- Day Care
- Community Center, Recreation Buildings and Similar Assembly Use
- Community Garden
- Apiary
- Medical Services
- Shelter and Boarding Kennel (for small- to mid-size farm animals, accessory to school use)
- Urban Farm – Indoor, Outdoor, and Rooftop Operation
- Food and Beverage Retail Sales (featuring primarily food grown on site; excluding liquor sales)
- Eating and Drinking Establishments (not a tavern)
- Multi-Unit Residential (accessory to school use)
- Accessory uses to the above uses, including but not limited to Office and Accessory Parking
- Wind Energy system
- Wireless Communication Facilities (subject to minor change approval)

The Zoning Administrator may administratively, through a minor change, add permitted uses. Additionally, the Applicant or current owner of the Property may create or modify subareas in the Planned Development

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. The Applicant's plans will have a wind turbine at of height of approximately 100 feet with a business identification sign at a height of approximately 50 feet. The Zoning Administrator may administratively provide relief, through a minor change, to affirm the height of the turbine sign. 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 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

APPLICANT: Academy for Global Citizenship
ADDRESS: 4930 - 5004 W. 44th St.
INTRODUCTION DATE: October 16, 2019
REVISED / CPC DATE: July 16, 2020

identified in the Bulk Regulations Table has been determined using a net site area of 268,180 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 Planning and 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 Department of Streets and Sanitation, and the Department of Fleet and Facility Management, 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 the Planned Development ordinance may be modified administratively (including permitted uses), 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.

The Zoning Administrator may administratively, through a minor change, allow signage, notwithstanding Section 6.

13. Should the City of Chicago, the Chicago Housing Authority or a private developer vacate, realign, or relocate 43rd Street or LaPorte Avenue, the City of Chicago shall, if necessary, amend the boundaries of the Planned Development to accommodate the change, provided that the boundaries shall not be reduced without the consent of the Applicant or current owner of the Property.
14. 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.

APPLICANT: Academy for Global Citizenship
ADDRESS: 4930 - 5004 W. 44th St.
INTRODUCTION DATE: October 16, 2019
REVISED / CPC DATE: July 16, 2020

15. 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. All phases of the project will satisfy the requirements of the current Sustainable Development Policy. Aspects of the proposed Planned Development that bring it into compliance with the Sustainable Development Policy include the following:

The school building will attain Living Building Challenge Certification which earns 100 points under the current Sustainable Development Policy. The Institute building will also earn 100 points as follows: Passive House certification for 70 points, Energy Star and Exceeding Energy Code (40%) and Onsite Renewable Energy (5%).

16. The Applicant acknowledges that the proposed school is in an area with a history of economic and environmental injustice. The surrounding area is identified by the Department of Planning and Development as a food desert. As such, it is in the best interest of the students and teachers to provide daily high quality, nutrient-dense breakfast, lunch and snack. With a total of 620 students, the Applicant will provide 372,000 meals annually. The Applicant plans to house up to approximately 30 chickens and 10 goats as part of the agricultural integration into the school meal planning and curriculum. The Zoning Administrator, through a minor change, may allow for the number of chickens to increase as allowed by the Municipal Code.

17. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business (“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 an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant’s goals for the 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 (i) 26% MBE and 6% WBE (measured against the total construction budget 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 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 other 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: Academy for Global Citizenship
ADDRESS: 4930 5004 W. 44th St.
INTRODUCTION DATE: October 16, 2019
REVISED / CPC DATE: July 16, 2020

Final for Publication

Applicant Outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to the 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 foregoing, 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.

18. 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 pre-existing C2-1 Neighborhood Commercial District.

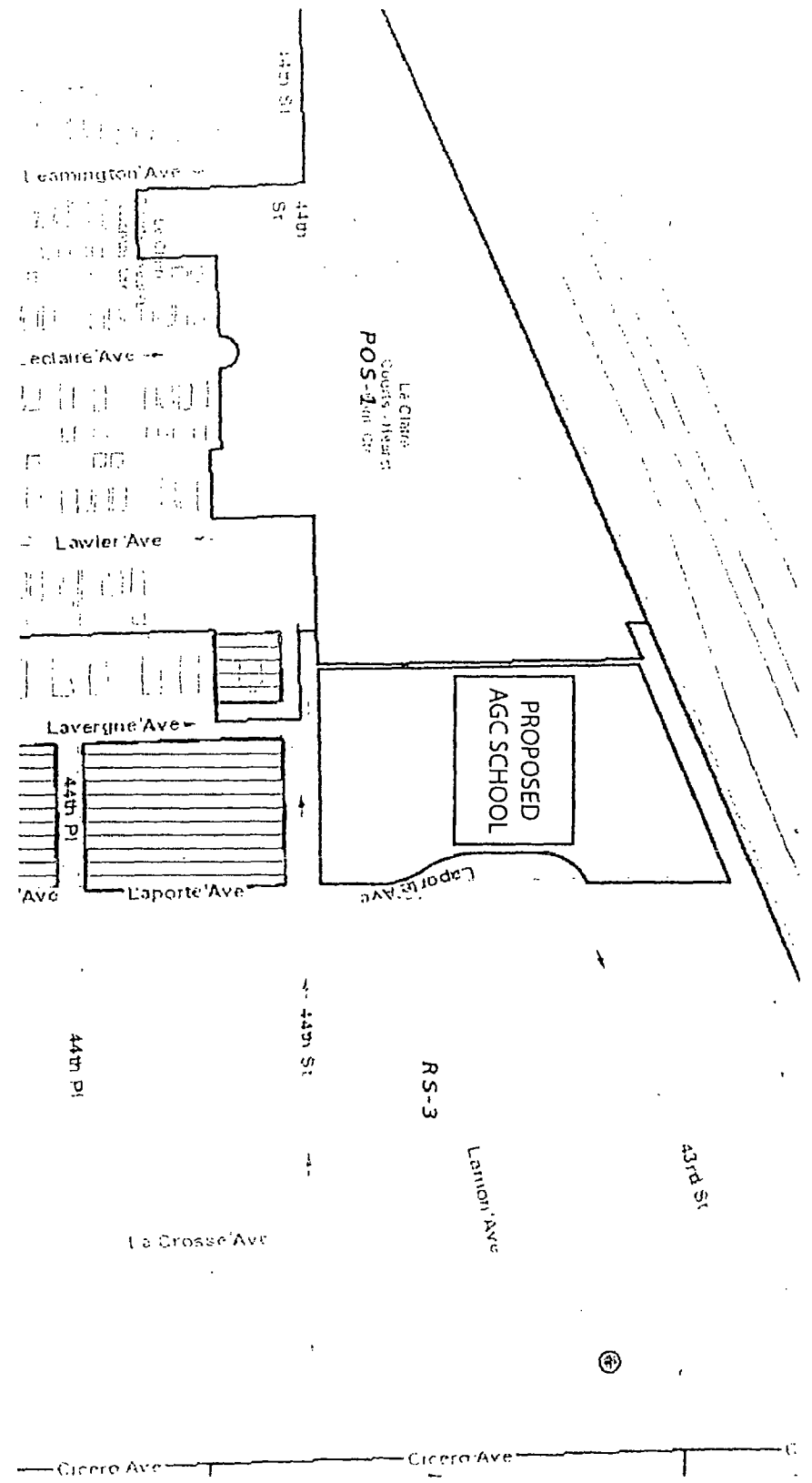
APPLICANT: Academy for Global Citizenship
ADDRESS: 4930 - 5004 W. 44th St.
INTRODUCTION DATE: October 16, 2019
REVISED / CPC DATE: July 16, 2020

Bulk Regulation and Data Table

Net Site Area:	268,180 sq. ft.	(6.157 acres)
Area in the Public Right of Way:	22,321 sq. ft.	(0.512 acres)
Gross Site Area:	290,501 sq. ft.	(6.669 acres)
Floor Area Ratio (FAR):	1.2	
Number of Dwelling Units:	8 dwelling units (incl. 2 accessible)	
Number of Parking Spaces:	29 parking spaces (incl. 2 accessible)	
Loading Berths:	0 berths(s) (10' x 25')	
Building Height:	(School) 38'-0"	
Setbacks from Property Lines:		
North:	(School) 354'-0" (Multi-Unit Residential) 30'-0" (Urban Farm – Barn/Greenhouse) 120'-0"	
East:	(School) 22'-0" (Multi-Unit Residential) 10'-0" (Urban Farm – Barn/Greenhouse) 48'-0"	
South:	(School- Building) 20'-0" (School- Bicycle Storage Canopy) 15'-0" (Multi-Unit Residential) 135'-0" (Urban Farm – Barn/Greenhouse) 15'-0"	
West:	(School- Building) 116'-0" (School- Refuse Enclosure) 10'-0" (Urban Farm – Barn/Greenhouse) 274'-0"	

APPLICANT: Academy for Global Citizenship
ADDRESS: 4930 – 5004 W. 44TH St.
INTRODUCTION DATE:
REVISED / CPC DATE

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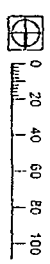
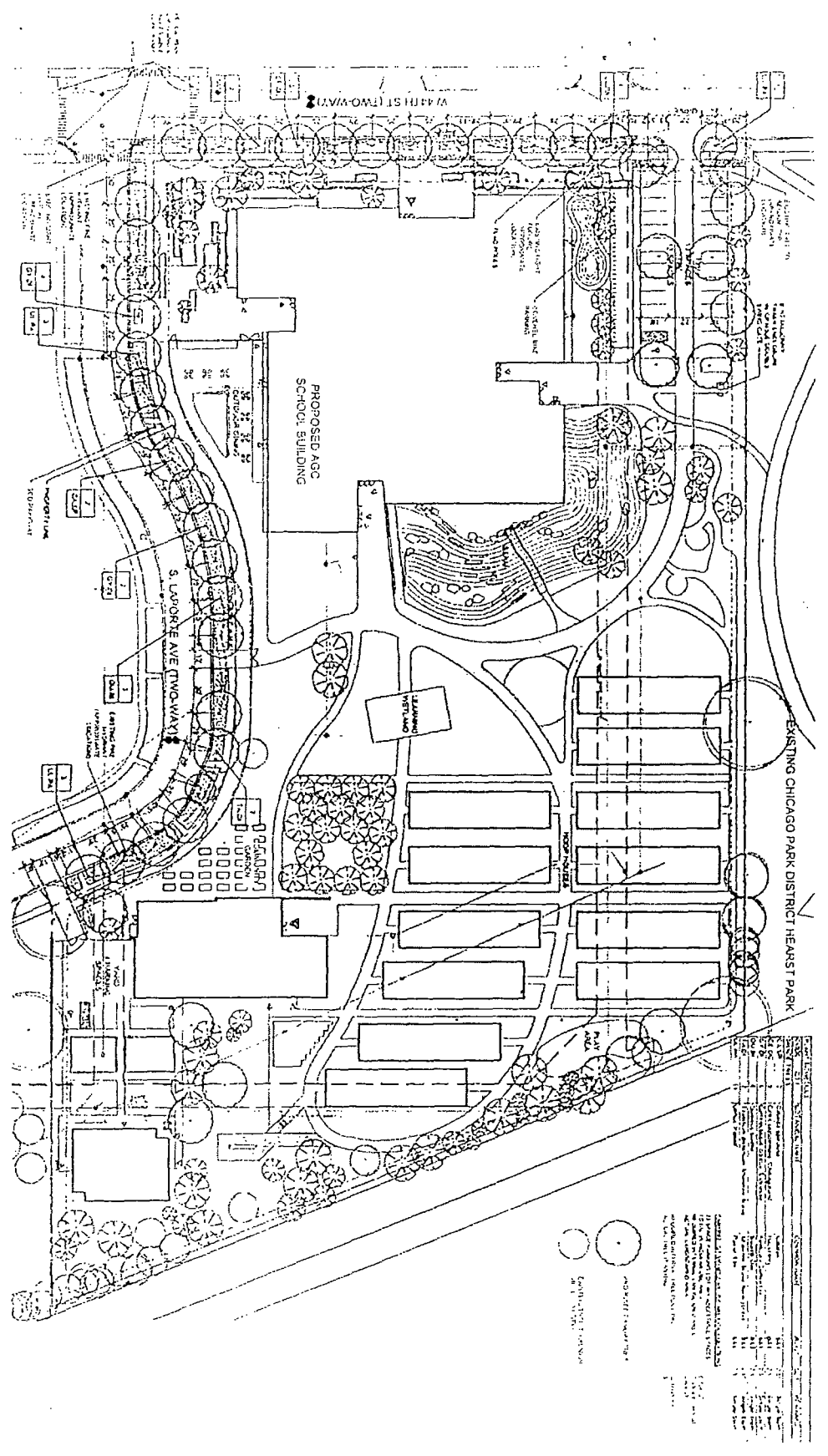


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4930-5004 WEST 44TH STREET
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EXISTING ZONING MAP

JUNE 16, 2020
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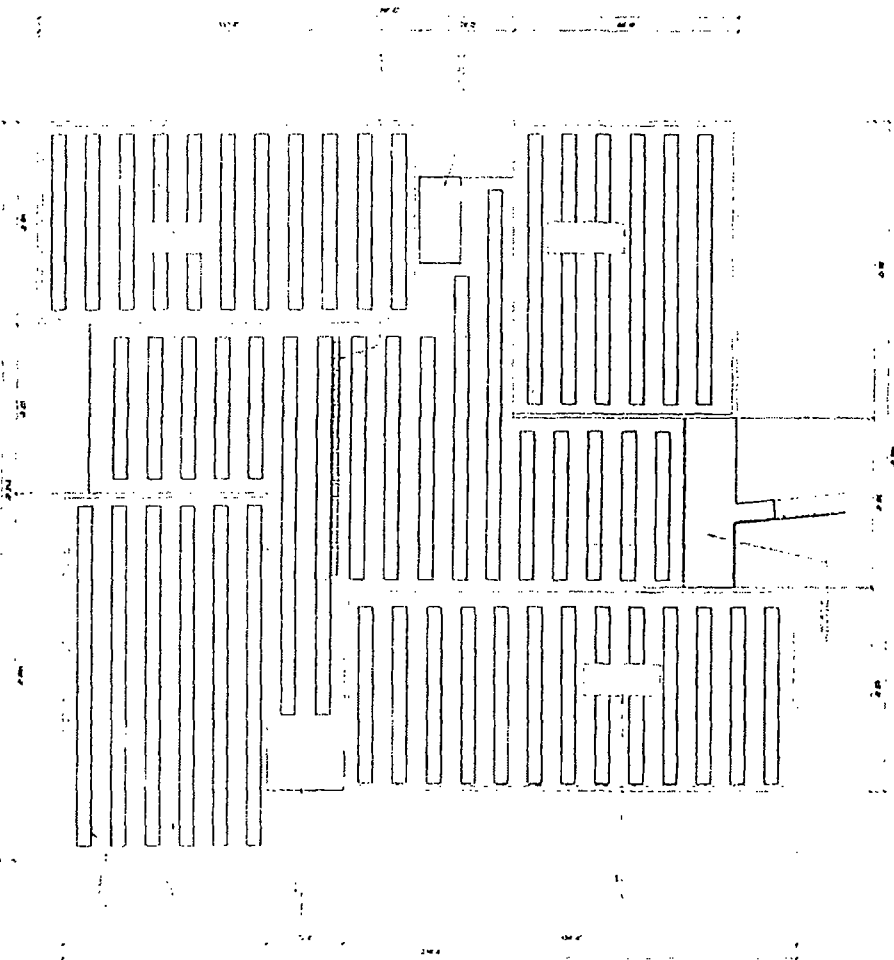
EXISTING SITE/LANDSCAPE PLAN

FAARR ASSOCIATES

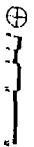
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 4930-5004 WEST 44TH STREET
 CHICAGO, IL 60632

JUNE 16, 2020
 PD APPLICATION

Final for Publication



AGC SCHOOL BUILDING - ROOF PLAN



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CHICAGO, IL 60632

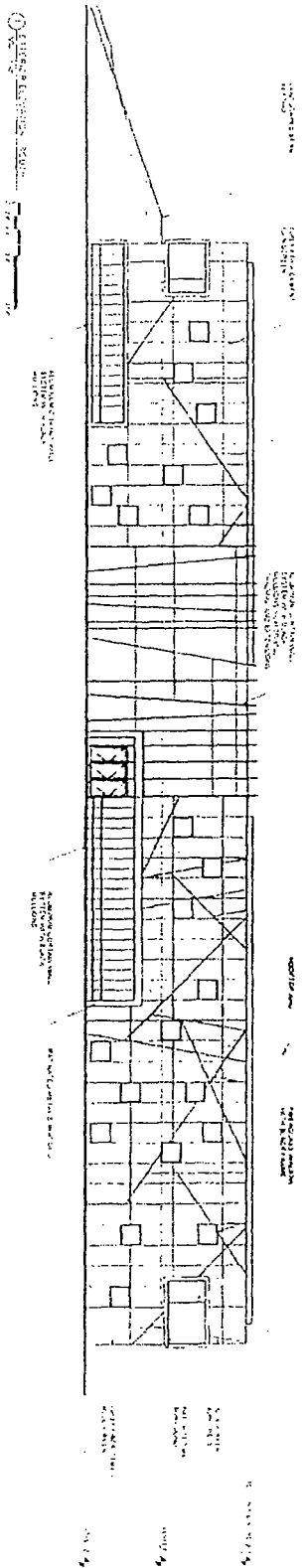
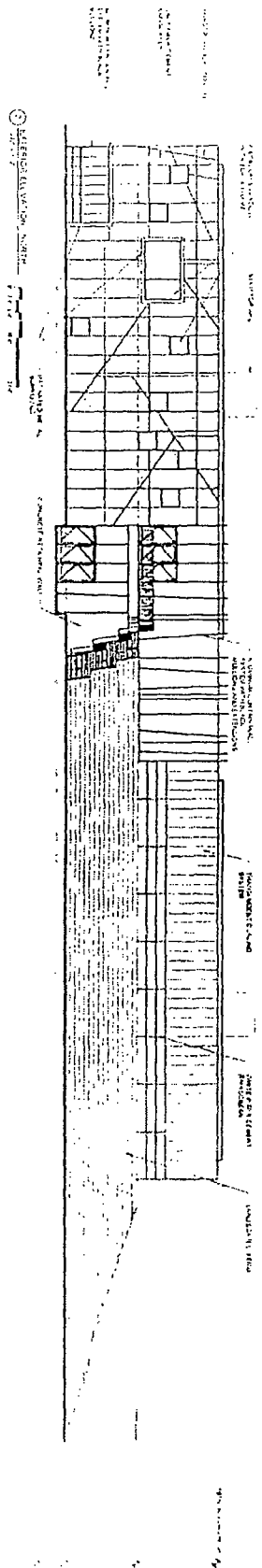
AGC SCHOOL BUILDING - ROOF PLAN

SCALE 1/16" = 1'-0"

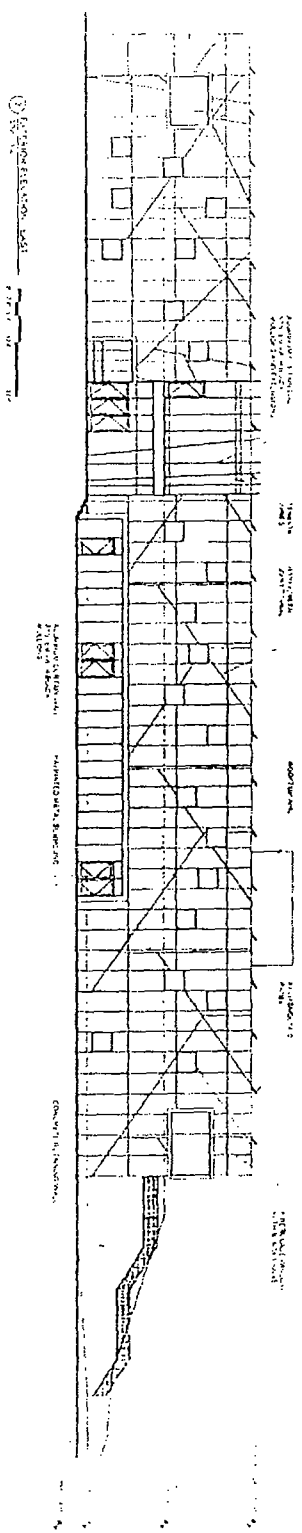
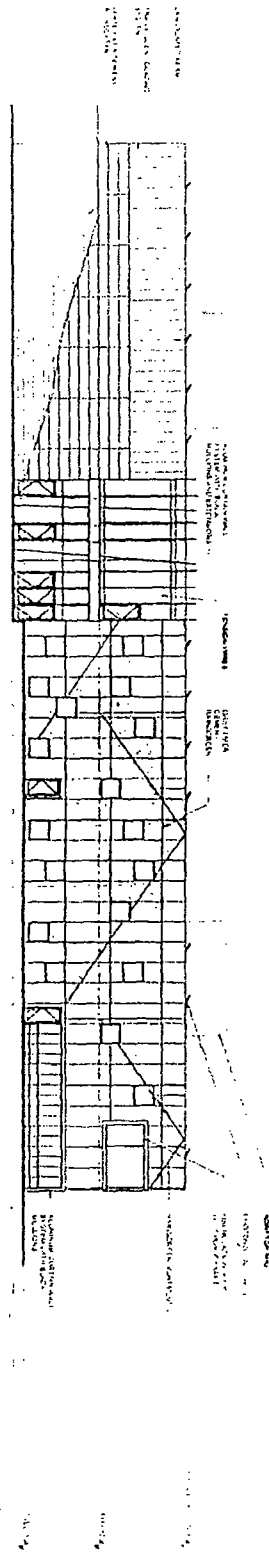
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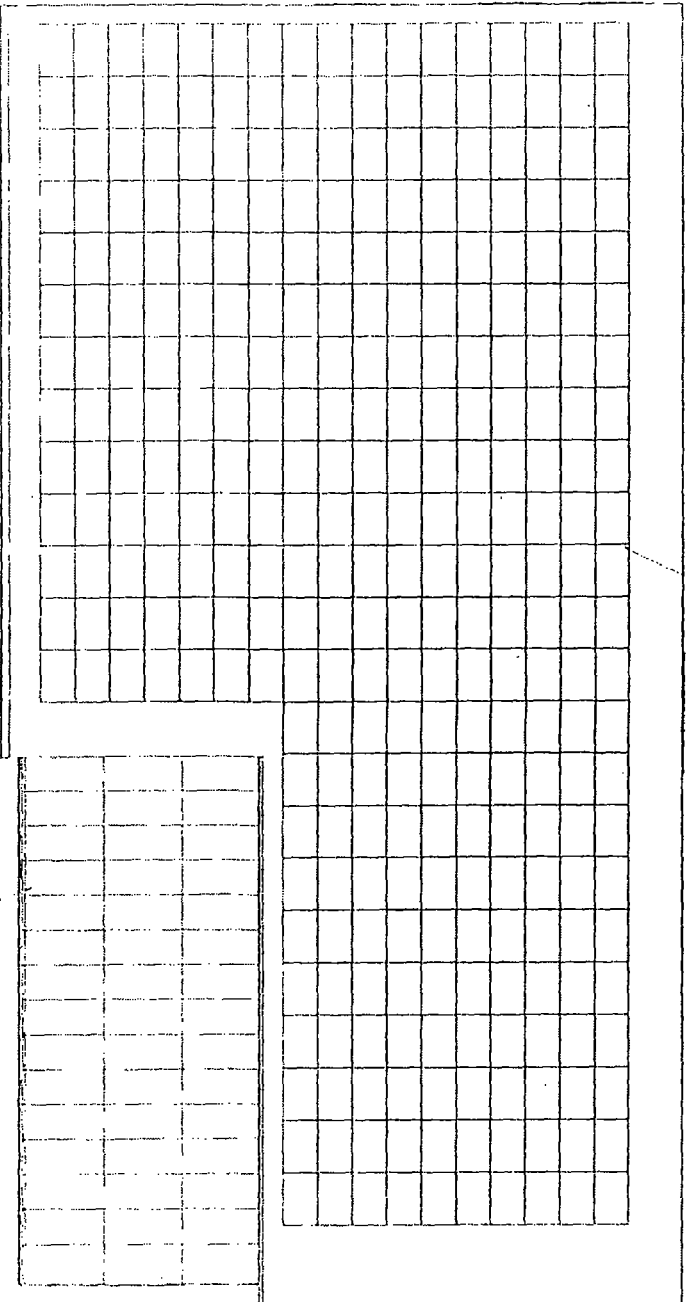
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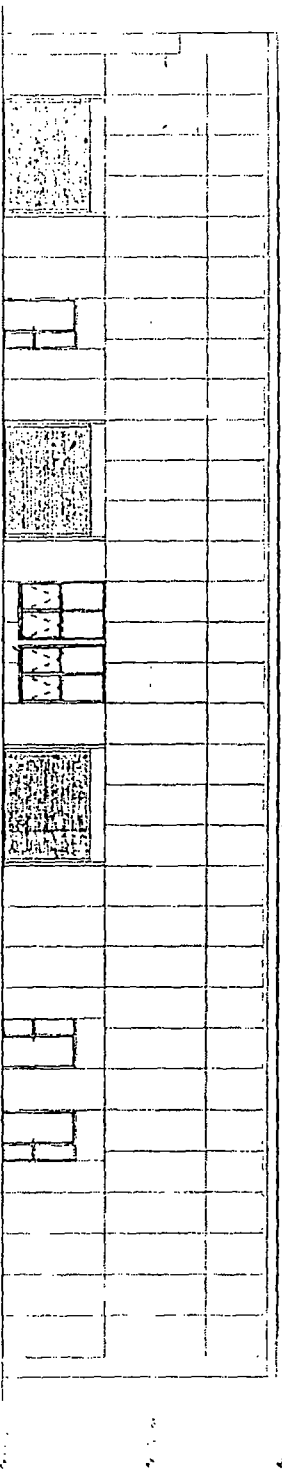


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4930-5004 WEST 44TH STREET
CHICAGO, IL 60632

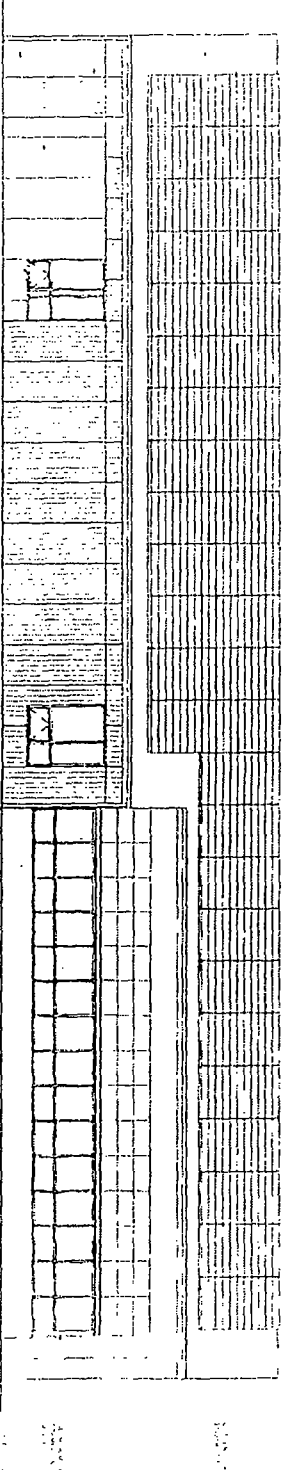
AGC - SCHOOL BUILDING ELEVATIONS

SCALE 3/32" = 1'-0"
JUNE 16, 2020
PD APPLICATION





② BARN / GREENHOUSE ELEVATION, NORTH



③ BARN / GREENHOUSE ELEVATION, SOUTH

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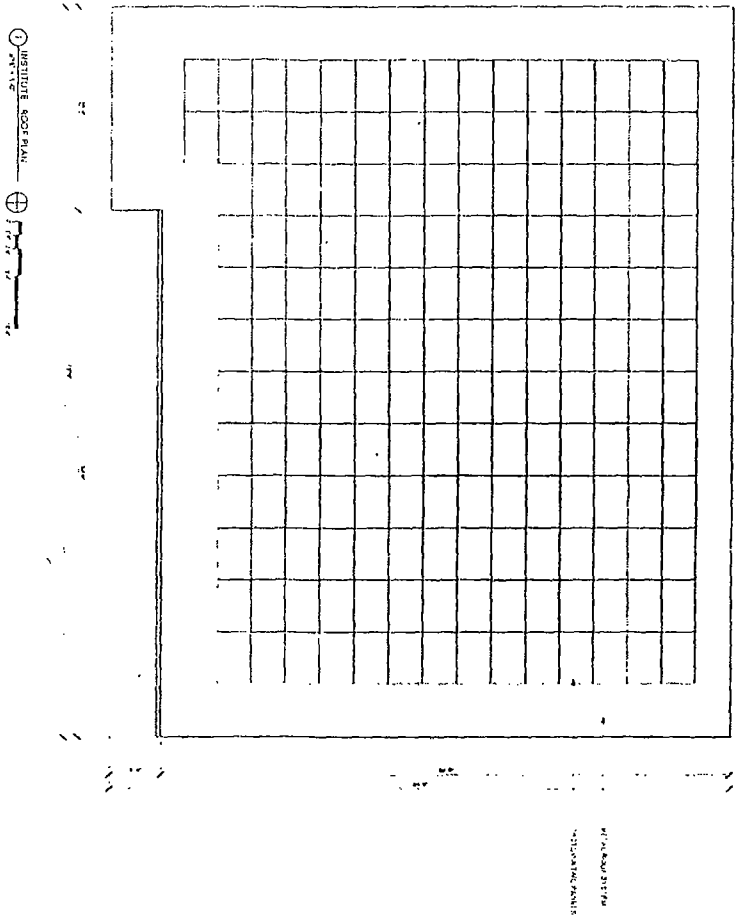


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CHICAGO, IL 60632

BARN / GREENHOUSE - ELEVATIONS

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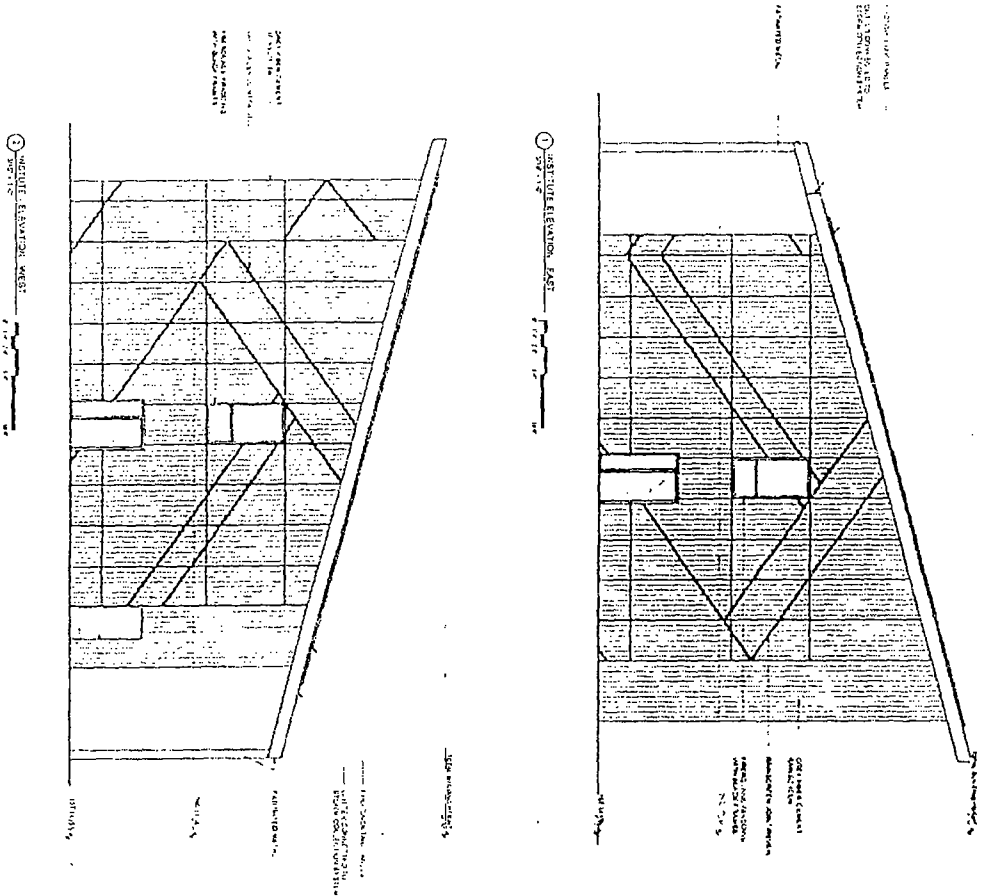


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4930-5004 WEST 44TH STREET
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INSTITUTE - ROOF PLAN

SCALE 3/16" = 1'-0"
JUNE 16, 2020
PD APPLICATION





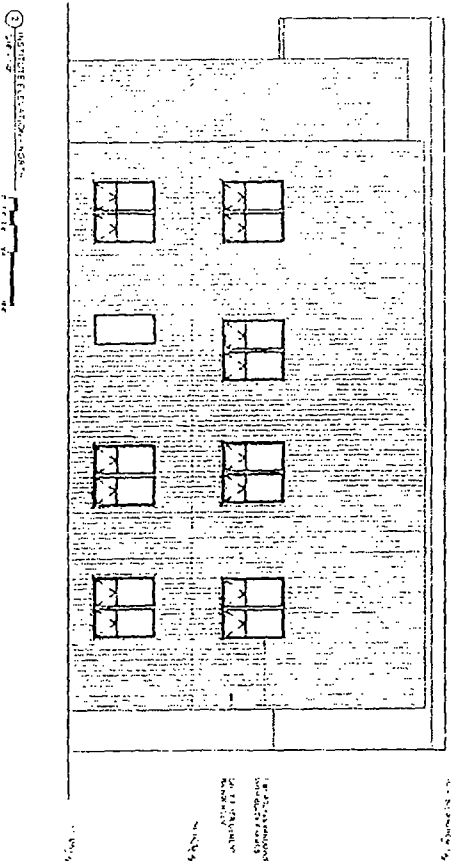
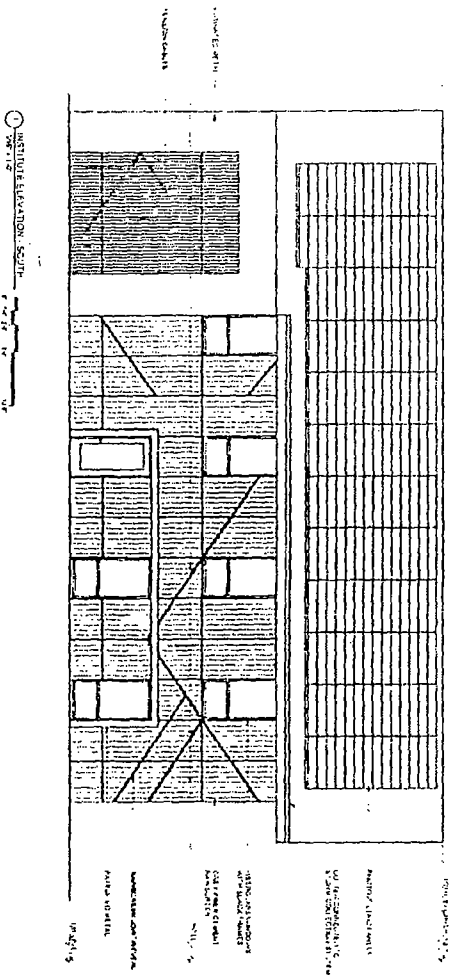
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INSTITUTE - ELEVATIONS

SCALE 3/16" = 1'-0"
JUNE 13, 2020
PD APPLICATION

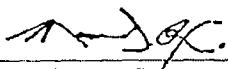




DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Thomas Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: July 16, 2020

Re: Proposed Institutional Planned Development for the subject property generally located at
4930-5004 W. 44th St.

On July 16, 2020, the Chicago Plan Commission recommended approval of the proposed planned development submitted by, Academy for Global Citizenship (An Illinois not-for-profit corporation). 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)