



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
[www.chicityclerk.com](http://www.chicityclerk.com)

## Legislation Details (With Text)

**File #:** SO2014-6801  
**Type:** Ordinance **Status:** Passed  
**File created:** 9/10/2014 **In control:** City Council  
**Final action:** 11/5/2014  
**Title:** Zoning Reclassification Map No. 5-L at 2231 N Central Ave - App No. 18160  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-L  
**Attachments:** 1. O2014-6801.pdf, 2. SO2014-6801.pdf

Date	Ver.	Action By	Action	Result
11/5/2014	1	City Council	Passed as Substitute	Pass
10/28/2014	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	Pass
9/10/2014	1	City Council	Referred	

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## ORDINANCE

BE IT ORDINANED BY THE CITY COUNCIL OF THE CITY OF CHICAGO

Section 1. That the Chicago Zoning Ordinance be amended by changing all of the Institutional Planned Development No. 1105 and RS-3 Single Unit Detached House District symbols and indications as shown in Map 5-L in the area bounded by:

North Central Avenue; a line 730 feet south of and parallel to West Fullerton Avenue; a line 526 feet east of and parallel to North Central Avenue; a line 850.5 feet south of and parallel to West Fullerton Avenue; a line 628 feet east of and parallel to North Central Avenue; a line 1,303 feet south of and parallel to West Fullerton Avenue; a line 100 feet east of and parallel to North Central Avenue; and a line 1,156 feet south of and parallel to West Fullerton Avenue.

to Institutional Planned Development No. 1105, As Amended 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.

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**Institutional Planned Development Number 1105, As Amended Prieto  
Math and Science Academy Bulk Regulation and Data Table**

Gross Site Area:

Site Area in the Public Right of Way:

Net Site Area:

Maximum Floor Area:

Minimum Number of Off-Street Loading Spaces:

Minimum Number of Off-Street Parking Spaces:

Minimum Number of Bicycle Parking Spaces:

Maximum Building Height:

Minimum Required Setback: Maximum Percent of Site Coverage:

346,911 square feet (7.96 acres) 14,058 square feet (0.32 acres) 332,853 square feet (7.64 acres)

0.9

0

219

32

60 feet (excluding mechanical equipment, such as wind turbines)

In accordance with the Site Plan In accordance with the Site Plan

Applicant: Chicago Board of Education  
Address: 2231 North Central Avenue, Chicago, IL  
Filing Date: September 10, 2014  
Plan Commission: October 16, 2014

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INSTITUTIONAL PLANNED DEVELOPMENT NO. 1105, AS AMENDED  
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Business Planned Development No. 1105, As Amended consists of property commonly known as 2231 North Central Avenue, Chicago Illinois ("the Property"). The Property consists of approximately 332,853 square feet (7.64 acres), which is depicted on the attached Planned Development Boundary and Property Line Map. The, Chicago Board of Education is the Applicant (the "Applicant") and controls the Property.
2. 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, assignees, 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, the submitted plans must be approved by the Department of Transportation.
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 then to the owners of record title to all of the Property and to any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall 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 all the owners of the Property.
4. This Plan of Development consists of fifteen (15) Statements; Bulk Regulations and Data Table; Existing Zoning Map; Existing Land Use Map; Planned Development Boundary & Property Line Map; Site and Landscape Plan, and Building Elevations prepared by Wallin Gomez Architects, Ltd., and dated September 10, 2014. Full size sets of the Site and Landscape Plan and Building Elevations are on file with the Department of Planning and

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Development. 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 shall be permitted within the Planned Development: schools and all other permitted uses in the RS-3 Single Unit Detached House District.
6. On premise Business Identification signs shall be permitted within the Planned Development provided such signage conforms with the requirements of the RS-3 Single Unit Detached House District and subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development. No off premise signs shall be permitted.
7. For the purposes of measuring height, the definition in the Zoning Ordinance shall apply. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved 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 332,853 square feet and a base FAR of 0.9.
9. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code or any other provision of that Code.
10. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot of the total buildable square footage (floor area). Unless otherwise exempt, the Part II Review Fee will be assessed by the Department of Planning and Development during the actual Part II Review of each sub-area. Unless otherwise exempt, the fee as determined by the Department of Planning and Development staff at that time is final and binding on the Applicant and must be paid to the Department of Planning and Development prior to the issuance of the Part II approval of each sub-area.
11. The improvements on the property shall be designed, installed and maintained in substantial

conformance with the Site and Landscape Plan and Building Elevations and in accordance

APPLICANT:

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Chicago Board of Education 2231 North Central Avenue September 10, 2014 October 16, 2014

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with the parkway tree provisions of the Zoning Ordinance and corresponding regulations and guidelines.

Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Zoning Ordinance governing landscaping and screening. In any instance where a provision of this Planned Development conflicts with landscape and screening provisions of the Zoning Ordinance, the Zoning Ordinance shall control. Nothing in this Planned Development is intended to waive the applicability of the landscape and screening provisions of the Zoning Ordinance.

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 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, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The existing school building is LEED Gold certified and contains a green roof of 10,865 sf, or 50% of its Net Roof Area. The new modular facility has been designed and constructed in accordance with LEED certification requirements and will utilize a cistern system to retain rainwater.
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 new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD) 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 17-13-0610 of the Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each building or improvement.
15. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning

of the property within the Planned Development shall automatically convert to that of the Institutional  
Planned Development Number 1105 and RS-3 Single Unit Detached House Districts.

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## Wallin ■ Gomez

ARCHITECTS LTD 711 South Dearborn Street, Suite 606

Chicago, Illinois 60605-1827 P: 312-427-4702 ■ F: 312-427-6611 DATE: OCTOBER 16, 2014

SHEET NUMBER  
**Z-1**

PRIETO MODULAR EXISTING

BUILDING ZONING MAP  
2231 N. CENTRAL AVE CHICAGO, IL 60638

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Chicago, Illinois 60605-1827 P: 312-427-4702 ■ F: 312-427-6611 DATE: OCTOBER 16, 2014

## PD PLAN

SCALE: 1" = 100'

SHEET NUMBER

**Z-2**

PRIETO MODULAR BOUNDARY

BUILDING LINE MAP  
2231 N. CENTRAL AVE CHICAGO, IL 60638

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COMMERCIAL

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ARC' HIT [CIS "T TD 711 South Dearborn Street, Suite 606  
Chicago, Illinois 60605-1827 P: 312-427-4702 ■ F: 312-427-6611 DATE: OCTOBER 16, 2014

### PRIETO MODULAR BUILDING

2231 N. CENTRAL AVE CHICAGO, IL 60638

BHEGT TITLE

### LAND USE MAP

SHEET NUMBER

# Z-3

IRKOTCCT5, LT3

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