



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
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Chicago, IL 60602  
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## Legislation Details (With Text)

**File #:** SO2014-8025  
**Type:** Ordinance **Status:** Passed  
**File created:** 10/8/2014 **In control:** City Council  
**Final action:** 12/10/2014  
**Title:** Zoning Reclassification Map No. 26-A at 10344-10476 S Indianapolis Ave, 3900-3916 E 104th St and 3920-3966 E 105th St - App No. 18186  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 26-A  
**Attachments:** 1. O2014-8025.pdf, 2. SO2014-8025.pdf

Date	Ver.	Action By	Action	Result
12/10/2014		City Council	Passed as Substitute	Pass
12/9/2014	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	Pass
11/13/2014	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
10/8/2014	1	City Council	Referred	

## 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 Cl-1 Neighborhood Commercial District and Ml-1

Limited Manufacturing/Business Park District symbols and indications as shown on

Map No. 26-A in the area bounded by

beginning at a line 255.96 feet northwest of the intersection of South Indianapolis Avenue and East 104<sup>th</sup> Street, as measured along the southwest right-of-way line of South Indianapolis Avenue and perpendicular thereto; South Indianapolis Avenue; East 105<sup>th</sup> Street; a line 205 feet east of and parallel to South Avenue E; East 104<sup>th</sup> Street or the line thereof if extended; and the alley next southwest of and parallel to South Indianapolis Avenue (ToB),

to those of a RS3 Residential Single-Unit (Detached House) District and a corresponding

use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications within the area herein above as Institutional Planned Development Number , 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 thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Applicant: Public Building Commission of Chicago

Addresses: 3930 East 105\* Street

Date: October 8, 2014

### **INSTITUTIONAL PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Planned Development Number , ("Planned Development") consists of approximately 157,385 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 11 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; Drop Off Plan; Sustainability Plan and Building Elevations (North, South, East and West) dated November 20, 2014 submitted herein. Full-sized copies of the Site Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned

Applicant:	Public Building Commission
Address:	10344-10476 S Indianapolis, 3900-3916 E 104 <sup>th</sup> Street. 3920-3966 E 105 <sup>th</sup> Street
Introduced:	October 8, 2014
Plan Commission'	November 20, 2014

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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 as an Institutional Planned Development: schools, park and recreational uses, accessory parking, and all other school related and 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 157,385 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's 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

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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. The proposed school building will achieve LEED certification and additionally, in lieu of providing a green roof the applicant commits to providing at-grade open green space in conformance with the Sustainability Matrix Exhibit. The open green space provides a net reduction in impervious area of 32% (39,385 SF newly pervious vegetated surface (turf field and native plantings)) which exceeds the 15% (18,423 SF) improvement required by the Storm Water Ordinance. This improvement results in an improvement over the Storm Water Ordinance requirements of 17% or 21,079 SF.
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 RS-3.

Applicant: Public Building Commission  
Address 10344-10476 S. Indianapolis; 3900-3916 E. 104<sup>th</sup> Street; 3920-3966 E 105<sup>th</sup> Street  
Introduced. October 8, 2014  
Plan Commission: November 20, 2014

INSTITUTIONAL PLANNED DEVELOPMENT BULK REGULATION  
AND DATA TABLE

Gross Site Area: 239,960 SF

Net Site Area: 157,385 SF

Are of Public Right of Way: 82,575 SF

Maximum Floor Area Ratio: .90

Minimum Number of Off-Street  
Loading Spaces: 1 at 10 x 42

Minimum Number of Off-Street  
Parking Spaces: 51

Minimum Number of Bicycle Spaces: 6

Maximum Building Height: 50'

Minimum Required Setback:  
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## Sustainable Development Policy Matrix Compliance Strategy Green Roof Offsets

Planned

### Development

Public Building Commission of Chicago Richard J Daley Center 50 West Washington, Room 200 Chicago, Illinois 60602 Tel 312-744-3090 Fax 312-744-8005

Project: Southeast Area Elementary School

PBC Project #05311

date: 11/13/2014

PD # (Amendment / new)

*Note: The at-grade volume control BMP's indicated herein are separate from, and will exceed, any retention or detention requirements of the Stormwater Ordinance. The purpose of this calculation and form is solely to demonstrate strategy and calculations for compliance with the City of Chicago Sustainable Development Policy Matrix*

#### Volume Control Strategy

Green Roof Required \*:

Green Roof Area 10,106 25% SF

roof area\* Type extensive

Volume of Water 842  $\Lambda$

would have held \* CF

At-grade Volume Control BMP

"Open Green Space 21,079 SF

Volume of Water 1,054 CF

hold \*\*

\* See City of Chicago Sustainable Development Policy matrix:  
<<http://www.cityofchicago.org/dam/city/depts/zlup/SustainableDevelopment/Publications/GreenMatrix2011DHED.pdf>>

\*\* Assume 25% void ratio in green roof soil medium, (ie: for 4" green roof, 1" \* SF = Volume (CF) of water stored.) Assume 10% void ratio in topsoil. (ie: for 6" topsoil, 0.6"

\* SF = Volume (CF) of water stored.)

Narrative:

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. To this end, this building is being designed to achieve LEED certification.

Further, the Applicant commits to providing at-grade open green space in conformance with the Sustainability Matrix Exhibit, in lieu of Green Roof. The open green space provides a net reduction in impervious area of 32% (39,385 SF newly pervious vegetated surface (turf field and native plantings)) which exceeds the 15% (18,423 SF) improvement required by the Stormwater Ordinance. This improvement results in an improvement over Stormwater Ordinance requirements of 17% or 21,079 SF. The comparison of this area with the stormwater retention of green roof area that would have been required for this project is noted above.

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Update: 11/18/2014