Legislation Details (With Text)

File #:	O2019-1375		
Type:	Ordinance	**Status:**	Introduced
File created:	3/13/2019	**In control:**	Committee on Zoning, Landmarks and Building Standards
		Final action:	
Title:	Zoning Reclassification Map No. 26-J at 10801-10159 S Homan Ave, 3333-3359 W 108th St, 10800-10858 S Christiana Ave and 3332-3358 W 109th St - App No. 19983		
Sponsors:	Misc. Transmittal		
Indexes:	Map No. 26-J		
Attachments:	1. O2019-1375.pdf		

Date	Ver.	Action By	Action	Result
3/13/2019	1	City Council	Referred	

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ORDINANCE M^OpT (3, ^ If

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 26-J in the area bounded by:

South Homan Avenue; West 108th Street, South Christiana Avenue; and West 109th Street

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.

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INSTITUTIONAL PLANNED DEVELOPMENT NO. PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Institutional Planned Development Number , (Planned Development) consists of approximately 158,397 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, the Public Building Commission of Chicago.

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 ofthe 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.

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, assigns or grantees.

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

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Ingress or egress shall be pursuant to the Planned Development 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 ofthe Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall, if required, 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 the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter

APPLICANT:

ADDRESS:

DATE:
PLAN COMMISSION DATE:

Public Building Commission of Chicago on behalf of the Board of Education of the City of Chicago
10801-59 South Homan Ave.; 3333-59 West 108lh St.; 10800-58 South Christiana Ave.; 3332-58 West 109th St.
Chicago, Illinois. March 13,2019 TBD

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- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation 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 Department of Transportation's 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 Department of Transportation's 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 the Department of Transportation.

4. This Plan of Development consists of fifteen (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; and Landscape Plan; prepared by and dated March 13, 2019, submitted herein. Full-sized copies of the Site Plan and Landscape Plan 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 Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the

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terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as a Planned Development: school and accessory parking and 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 Chicago 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR

APPLICANT: Public Building Commission of Chicago on behalf of the Board of Education of the City of Chicago
ADDRESS: 10801-59 South Homan Ave.: 3333-59 West 108th St.; 10800-58 South Christiana Ave.; 3332-58 West 109th St. Chicago, Illinois.
DATE: March 13,2019
PLAN COMMISSION DATE: TBD

identified in the Bulk Regulations and Data Table has been determined using a net site area of 158,397 square feet and a base FAR of 0.9.

9. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. 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.

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, or any other provision of the Municipal Code of Chicago.

11. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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 constructed after the effective date of this Planned Development that is subject to the aforementioned Policy and must provide documentation verifying compliance.

14. The Applicant acknowledges that it is the policy ofthe 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. The City acknowledges that this Planned Development does not involve any new construction, but that the Applicant will be required to comply with the policy outlined below for any future construction within this Planned Development. 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 (i) 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 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. 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 former RS-3 Single Unit Detached House Districts that existed prior to this Planned Development.

APPLICANT: Public Building Commission of Chicago on behalf of the Board of Education of the City of Chicago

ADDRESS: 10801-59 South Homan Ave.; 3333-59 West 108th St.; 10800-58 South Christiana Ave.; 3332-58 West 109th St. Chicago, Illinois.

DATE: March 13,2019

PLAN COMMISSION DATE: TBD

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INSTITUTIONAL PLANNED DEVELOPMENT NUMBER _, BULK REGULATION AND DATA TABLE

215,421 square feet (4.94 acres)

158,397 square feet (3.63 acres) 57,024 square feet (1.31 acres)

Maximum Floor Area Ratio:

Minimum Number of Off-Street Loading Spaces:

Minimum Number of Off-Street Parking Spaces:

45 feet (as measured in accordance with the Chicago ^Zoning Ordinance

In accordance with the Site Plan

Maximum Percent of Site Coverage:

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APPLICANT:	Public Building Commission of Chicago on behalf of the Board of Education of the City of Chicago
ADDRESS:	10801-59 South Homan Ave.; 3333-59 West 108th St.; 10800-58 South Christiana Ave.; 3332-58 West 109th St. Chicago, Illinois.
	DATE: March 13,2019

PLAN COMMISSION DATE: TBD

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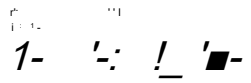
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AFFIDAVIT OF AUTHORIZATION

Commissioner City of Chicago
Department of Planning and Development 121 North LaSalle
Street, Room 905 Chicago, Illinois 60602

APPLICANT: Public Building Commission of Chicago on behalf of the Board of Education of the City of Chicago

RE: Planned Development Application

PROPERTY: 10801-59 South Homan Ave.; 3333-59 West 108th St.; 10800-58 South Christiana Ave.; 3332-58 West 109* St. Chicago, Illinois.

Dear Commissioner:

Please be advised that the undersigned understands that a sworn affidavit has been filed identifying the undersigned as having an interest in land subject to the proposed planned development located at 10801-59 South Homan Ave.; 3333-59 West 108* St.; 10800-58 South Christiana Ave.; 3332-58 West 109th St. Chicago, Illinois. The undersigned, being first duly sworn on oath, deposes and says that the undersigned holds that interest for itself, the Board of Education and the public. Further, the undersigned hereby authorizes its counsel, Scott R. Borstein and Neal & Leroy, LLC, to file said Planned Development Application and any other related documents on its behalf.

Public Building Commission of Chicago

STATE OF ILLINOIS

Notary Public

AFFIDAVIT

Chairman City of Chicago Committee on Zoning 121 North LaSalle Street Chicago, Illinois 60602
Martin Cabrera, Jr. Chairman Chicago Plan Commission City Hall

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121 N. LaSalle Street Chicago, Illinois 60602

Public Building Commission of Chicago on behalf of the Board of Education of the City of Chicago

10801-59 South Homan Ave.; 3333-59 West 108th St.; 10800-58 South Christiana Ave.; 3332-58 West 109th St. Chicago, Illinois.

Dear Chairmen:

The undersigned, Scott Borstein, acting on behalf of the Applicant, being first duly sworn on oath, deposes and states the following:

That the undersigned certifies that he has complied with the requirements of Section 17-13-017 and 17-13-0604-B of the Chicago Zoning Ordinance of the City of Chicago Municipal Code by sending the attached notices 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, commonly known as 10801-59 South Homan Ave.; 3333-59 West 108th St.; 10800-58 South Christiana Ave.; 3332-58 West 109th St. Chicago, Illinois, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet; and that the notice contained the 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 and owner of the property; the date the Applicant intends to file the application to rezone the Property (i.e. on March 13, 2019); that the Applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 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.

STATE OF ILLINOIS))
COUNTY OF COOK)

NOTICE OF FILING OF APPLICATION FOR REZONING

Public Building Commission of Chicago on behalf ofthe Board of Education of the City of Chicago

10801-59 South Homan Ave.; 3333-59 West 108th St.; 10800-58 South Christiana Ave.; 3332-58 West 109th St. Chicago, Illinois.

Mount Greenwood Elementary School

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 13, 2019, the Applicant, Public Building Commission of Chicago on behalf of the Board of Education of the City of Chicago, will file an application to change the zoning for the Property known as Mount Greenwood Elementary School with a common address of 10801-59 Homan Ave.; 3333-59 West 108th St.; 10800-58 South Christina Ave.; 3332-58 West 109th St. Chicago, Illinois, from its

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current RS-2 Residential Single Unit Detached House District designation to an RS-3 Single Unit Detached House District and then to Institutional
Planned Development No. . The purpose of the rezoning is to allow the School to retain a modular classroom at the Property in order to provide adequate space for students at the School. Although the extra space will enhance the learning environment at the School, it will require the elimination of the proposed School's on-site parking lot.

The Property is owned by the Public Building Commission of Chicago on behalf of the Board of Education of the City of Chicago, 50 W. Washington St., Chicago, IL 60602.

Questions regarding this notice may be addressed to Scott Borstein at Neal & Leroy, LLC, 120 North LaSalle Street, Suite 2600, Chicago, Illinois (312) 641-7144.

NOTE: THE APPLICANT IS NOT SEEKING TO REZONE YOUR PROPERTY. THE APPLICANT IS SEEKING TO REZONE THE PROPERTY AT 10801-59 HOMAN AVE.; 3333-59 WEST 108™ ST.; 10800-58 SOUTH CHRISTINA AVE.; 3332-58 WEST 109™ ST. CHICAGO, ILLINOIS. THIS NOTICE IS BEING SENT TO YOU BECAUSE YOU OWN PROPERTY WITHIN 250 FEET OF THE BOUNDARIES OF MOUNT GREENWOOD ELEMENTARY SCHOOL.

Scott R. Borstein

Very truly yours,

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE
CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
10801-59 South Homan Avenue; 3333-59 West 108th Street; 10800-58 South Christiana Aveue
3332-58 West 109th Street Chicago, Illinois

2. Ward Number that property is located in: 19th Ward

3 APPLICANT Public Building Commission of Chicago on behalf of the Board of Education of the City of Chicago

ADDRESS 50 West Washington Street CITY Chicago

STATE 11 ZIP CODE 60602 PHONE 312-641-7144

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EMAn^osborstein@nealandleroyxolCONTACT PERSON c/o Scott R. Borstein

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

EMAIL 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 Scott R. Borstein ADDRESS 20 South

Clark St Ste 2050

CITY Chlcag° STATE " ZIP CODE 60603

PHONE 312-641-7144 pAX 312-641-5137 EMAIL sborstein@nealandleroy.com <mailto:sborstein@nealandleroy.com>

If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.
N/A

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

Has the present owner previously rezoned this property? If yes, when? No
Present Zoning District
9.

Proposed Zoning District RS-3 and then Institutional Planned Development

10. Lot size in square feet (or dimensions) 158,397 square feet

11. Current Use ofthe property Elementary School

12. Reason for rezoning the property Expansion of school and reduction of on-site accessory parking.

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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 ofthe proposed building. (BE SPECIFIC)
The property use will not change. The Board of Education intends to retain an existing modular classroom at the site which will necessitate an increase of FAR and the elimination of the on-site paiking lot.

14. The Affordable Requrements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO <http://www.cityofchicago.org/ARO> for more information). Is this project subject to the ARO?

YES

COUNTY OF COOK STATE OF ILLINOIS

l<Cfct2A-^ L** ^>feO rVC , being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Public Building Commission of Chicago

.inscribed and Sworn to before me this

day oijMMdl . 20 19

Signature of Applicant

Subscribed and Sworn to before me this

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/// ■ i "OFFICIAL SEAL' .

M // ^jP/t J \ OINAM LEE-JOHNSON

JHLJUu yCL rfuXM>*W- f Notary Public, State rt lWngi,

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For Office Use Only

Date of Introduction:

File Number:

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Ward:

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