Legislation Details (With Text)

File #:	SO2019-6843		
Type:	Ordinance	**Status:**	Passed
File created:	9/18/2019	**In control:**	City Council
		Final action:	5/26/2021
Title:	Zoning Reclassification Map No. 2-I at 731-799 S Washtenaw Ave and 2609-2659 W Harrison St - App No. 20196		
Sponsors:	Misc. Transmittal		
Indexes:	Map No. 2-I		
Attachments:	1. O2019-6843.pdf, 2. SO2019-6843.pdf		

Date	Ver.	Action By	Action	Result
5/26/2021		City Council	Passed	Pass
5/25/2021	1	Committee on Zoning, Landmarks and Building Standards		
9/18/2019	1	City Council	Referred	

FINAL FOR PUBLICATION

20196

SUBSTITUTE ORDINANCE

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

SECTION 1. Title 17 ofthe Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Ml-1 Limited Manufacturing/Business Park District and CI-2 Neighborhood Commercial District symbols and indications as shown on Map. No. 2-1 in the area bounded by:

The centerline of West Harrison Street; the west boundary of the Union Pacific Railroad Right of Way; the centerline of West Polk Street; the west boundary of the Union Pacific Railroad right of way; the north line of West Taylor Street; a line that is parallel to and 19.50 feet east ofthe west line of vacated South Washtenaw Avenue; the south line of the first 16-foot east-west alley south of West Polk Street; the west line of vacated South Washtenaw Avenue; the centerline of West Polk Street; the centerline of South Washtenaw Avenue.

to those of a C3-3 Commercial, Manufacturing and Employment District then to an Institutional Planned Development which is hereby established in the area described.

SECTION 3. This ordinance takes effect after its passage and publication.

Address of Property: 731-799 South Washtenaw Ave./2605-59 West Harrison Street

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STANDARD PLANNED DEVELOPMENT STATEMENTS

The Planned Development Statements describe the legal regulations and conditions that will control the development of the proposed project. The following statements shall be included in the ordinance; any proposed changes to these statements must be discussed and reviewed with the Chicago Department of Planning and Development.

1. The area delineated herein as Institutional Planned Development Number , (Planned Development) consists of a net site area of approximately 859,371 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 Applicants, Chicago Hope Academy and Chicago Lions Charitable Association.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors an 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.

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

Applicants: Chicago Hope Academy/Chicago Lions Charitable Association Address: 731-799 South Washtenaw/2605-59 West Harrison Street Date oflntroduction: September 18, 2019 Plan Commission: April 15,2021

- 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 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 18 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Overall Site Plan; Proposed Site Plan (North Half); Proposed Site Plan (South Half); Pedestrian and Vehicular Access Plan; Floor Plans (Chicago Hope Academy); Roof Plan; Floor Plans (CLCA Fieldhouse); Building Elevations-Chicago Hope Academy (North, South, East and West); Building Elevations-CLCA Fieldhouse (North, South, East and West); Metal Screen (CLCA Fieldhouse); Landscape Plans (CLCA Athletic Fields (dated 8/26/18)); Landscape Plan (North) and Landscape Plan (South) and Typical CDOT Details prepared by Team A and dated (date of Plan Commission presentation), submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations arc 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 terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

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Applicants: Chicago Hope Academy/Chicago Lions Charitable Association Address: 731-799 South Washtenaw/2605-59 West Harrison Street Date of lntroduction: September 18, 2019 Plan Commission: April 15, 2021

5. The following uses are permitted in the area delineated herein as a Planned Development TBD: (list uses as they are defined in the Chicago Zoning Ordinance):

- Accessory Parking
- Parks and Recreation
    - Community Centers, Recreation Buildings and Similar Assembly Use and
    - Community Garden
- School
- Spectator Sports, Large Venue (1,000+ capacity)
- Sports and Recreation, Participant, Outdoor & Indoor
- Vocational training

6. The Applicants plan to include amenities for the use and enjoyment ofthe community within their proposed campus development. Such amenities will include:

- Dog Park
- Community Courtyard
- Memorial, Flags & Donor Recognition Wall
- Entry Gathering Terrace
- Playground
- Sports Court

7. The overall development will include two hundred ninety-one (291) accessory parking spaces.

8. 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. All signs, logos and any crosses will be placed at a height of no more than 50 feet above grade. Off-Premise signs are prohibited within the boundary of the Planned Development.

9. 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.

10. 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 identified in the Bulk Regulations and Data Table has been determined using a net site area of 859,371 square feet and a base FAR of 1.0.

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11. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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, ah 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 ofthe alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to

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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.

18. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to C3-3 Community, Manufacturing and Employment District.

Applicants: Chicago Hope Academy/Chicago Lions Charitable Association Address: 731-799 South Washtcnaw/26()5-59 West Harrison Street Date of Introduction: September 18, 2019 Plan Commission: April 15, 2021

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INSTITUTIONAL PLANNED DEVELOPMENT NO. BULK REGULATIONS AND DATA TABLE

Gross Site Area:

Area of Public Right of Way:

Net Site Area:

Proposed Floor Area Ratio:

Maximum Floor Area Ratio:

Allowed Uses:

Bleacher Seating:

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No. of Off-street Parking Spaces:

958,340 sq. ft. 98,969 sq. ft. 859,371 sq. ft. 1.0 1.0

All uses identified in Statement Number 5 3,864 bleacher seats (further defined below)

- Athletic Field Occupancy: 2,340 seats
- Fieldhouse Occupancy: 240 seats
- School Stadium Occupancy: 1,284 seats

291 spaces (as further defined below)

Existing Lot 1: Existing Lot 2: Proposed Lot 3: Existing Lot 4: Proposed Lot 5:

Total:

62 Spaces 59 Spaces 80 Spaces 75 Spaces 15 Spaces

291 Spaces

Bicycle Parking:

No. of Loading Berths Maximum Building Height:*
21 bicycle spaces (North) 32 bicycle spaces (South)

Total: 53 bicycle spaces

One (1) 10' x 50' (school); Three (3) 10' x 50' (athletic fields)

50' (proposed school) 45' (proposed field house) 63'-6" (proposed bell tower)*

***Only the proposed bell tower shall be permitted to exceed 50 ft., with a maximum height of 63'-6". The maximum heights of the proposed school and Held house are noted above.**

In accordance with plans

Applicants: Chicago Hope Academy/Chicago Lions Charitable Association 731-99 South Washtenaw Ave./2605-59 West Harrison St. Date of Introduction: September 18, 2019 Plan Commission: April 15, 2021

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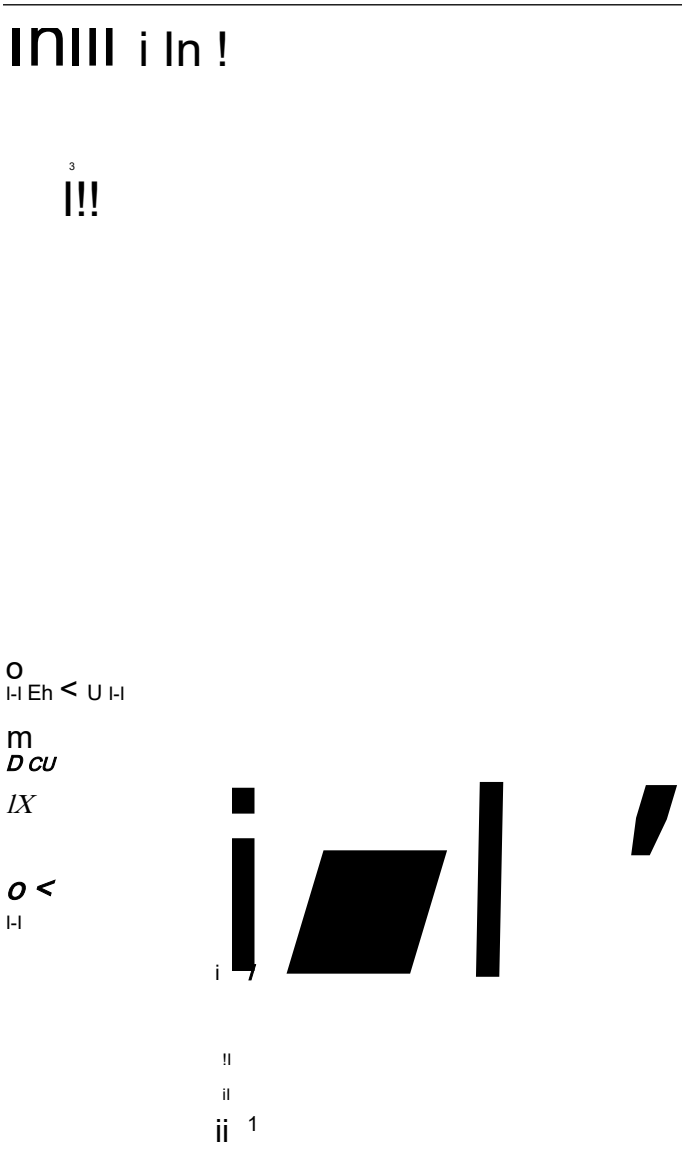
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DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

MEMORANDUM

Alderman Thomas Tunney
Chairman, City Council Committee on Zoning

From: ,.-.---^T^--^)(g^) Maurice D. Cox ■/
Chicago Plan Commission

Date: April 20,2021

Re: Proposed Planned Development for the property generally located at 731 to 799 S Washtenaw Ave, 2605 to 2659 W Harrison and 2647 W Polk.

On April 15, 2020, the Chicago Plan Commission recommended approval of the proposed planned development submitted by, Chicago Hope Academy and Chicago Lions Charitable Association. 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)

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121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602

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