

PD 1090

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*Reclassification Of Area Shown On Map Number 26-F.
(As Amended)
(Application Number A-7214)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B3-1 Community Shopping District and RS3 Single-Unit Detached House District symbols and indications as shown on Map 26-F in the area bounded by:

West 103rd Street; a line 200 feet west of and parallel to South Wentworth Avenue; the east/west alley next south of and parallel to West 103rd Street; South Wentworth Avenue; West 104th Street; and South Princeton Avenue,

to those of an RS3 Single-Family Detached Residential District which is hereby established in the area above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the RS3 Single-Family Detached Residential District symbols and indications as described in Section 1 above to an Institutional Planned Development 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 3. This ordinance shall be in full force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Institutional Planned Development Number 1090

Plan of Development Statements.

1. The area delineated herein as an Institutional Planned Development consists of approximately two hundred eighty-six thousand six hundred eighty-six (286,686) square feet (six and fifty-eight hundredths (6.58) acres) net site area which is depicted on the attached Planned

Development Boundary, Property Line and Right-of-Way Adjustment Map (the "Property") which is owned or controlled by the Public Building Commission of Chicago ("Applicant") and the City of Chicago in Trust for use of Schools for the Chicago Board of Education.

2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this planned development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or their successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the Applicant, its successors and assigns, grantees and Lessees, if different than the Applicant, the legal titleholders or 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 titleholder or any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago 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) may be made by any party who is authorized by the Applicant, its successors and assigns to seek approval of any amendment, change or modification to this planned development.
4. This planned development consists of sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan and Landscape Plan; and Building Elevations prepared by SMNG-A, Architects, Ltd. dated September 20, 2007. Full size sets of the Site and Landscape Plans and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated herein and these and no other zoning controls shall apply. The planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The uses permitted within the area delineated herein as "Institutional Planned Development" shall be educational and recreational facilities, offices, accessory parking, non-accessory parking and related uses incidental thereto.
6. Identification and other necessary signs, including temporary construction signs, may be permitted within the area delineated herein as "Institutional Planned Development", subject to the review and approval by the Department of Planning and Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this planned development, subject to review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all parking spaces shall be designated for accessible parking.
8. Service drives or other means of ingress or egress, including for emergency vehicles shall be adequately designed and paved in accordance with the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas or fire lanes. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
9. In addition to the maximum height of any building or any appurtenance thereto, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. Improvements of the Property, including landscaping, all entrances and exits to the parking area, shall be designed and installed in substantial conformance with the Site and Landscape Plans, Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof.
12. Notwithstanding any statement to the contrary, this planned development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where

a provision of this planned development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this planned development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall design, construct and maintain the building located within this planned development consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The Applicant will incorporate a partial green roof covering ten (10%) percent of the net roof area or nine thousand two hundred (9,200) square feet, use recycled materials with the goal of obtaining L.E.E.D. silver level certification.
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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, appropriate, and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
16. Unless substantial new construction on the Property 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 and the zoning of the Property shall automatically revert to its prior B31 Community Shopping District and RS3 Single-Unit (Detached House) Residential District Zoning Classifications.

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[Existing Zoning Map; Existing Land-Use Map; Property Line and Right-of-Way Adjustment Map; Site and Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 10474 through 10479 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

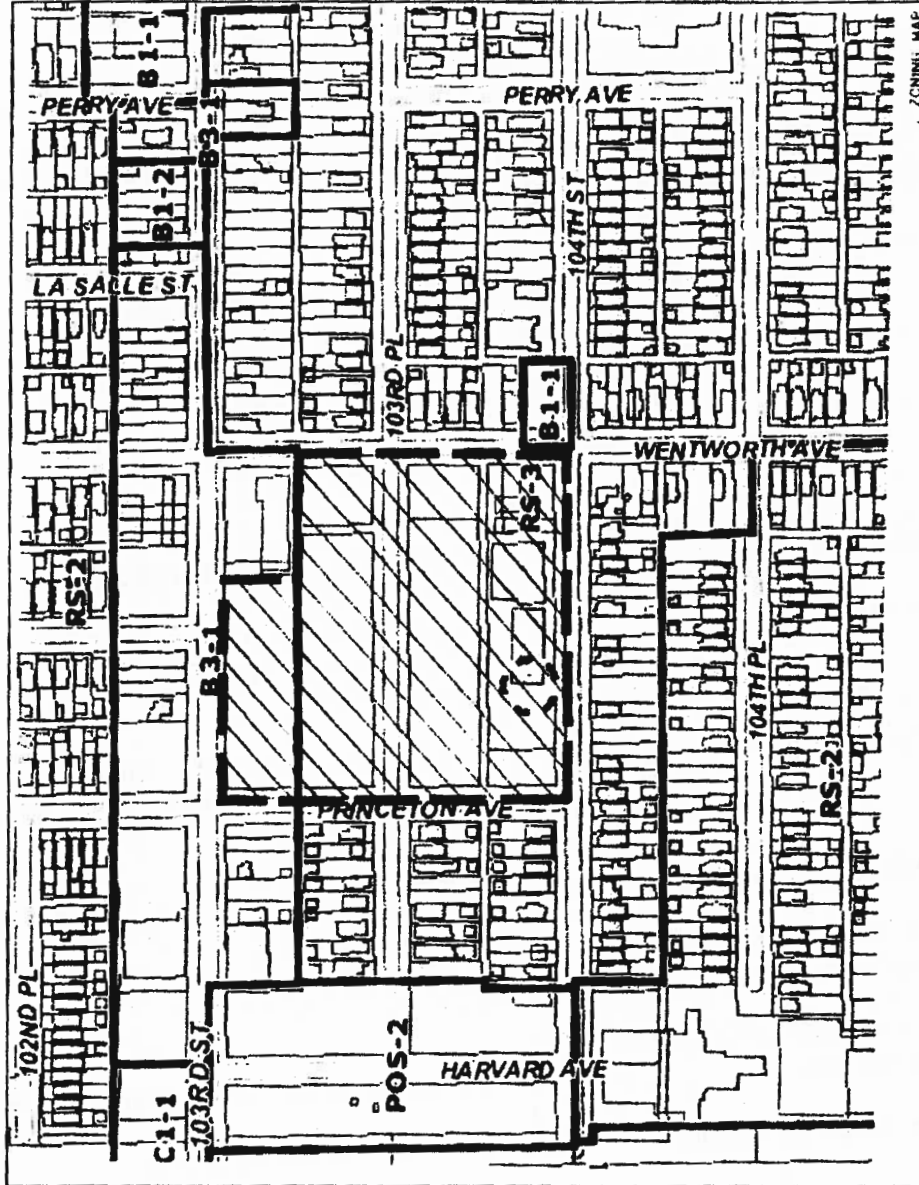
Institutional Planned Development Number 1090.

*Langston Hughes Davis Developmental
Replacement Elementary School*

Bulk Regulations And Data Table.

Gross Site Area:	401,072 square feet (9.21 acres)
Net Site Area	286,686 square feet (6.58 acres) after alley vacation and dedication completed
Public Area Right-of-Way:	114,386 square feet (2.63 acres) after alley vacation and dedication completed
Maximum Floor Area Ratio:	0.9
Minimum Number of Off-Street Loading Spaces:	0
Minimum Number of Off-Street Parking Spaces:	71 (including 8 accessible spaces)
Maximum Building Height:	35 feet (excluding poles)
Minimum Required Setback:	In accordance with the Site Plan
Maximum Percent of Site Coverage:	In accordance with the Site Plan

Existing Zoning Map.

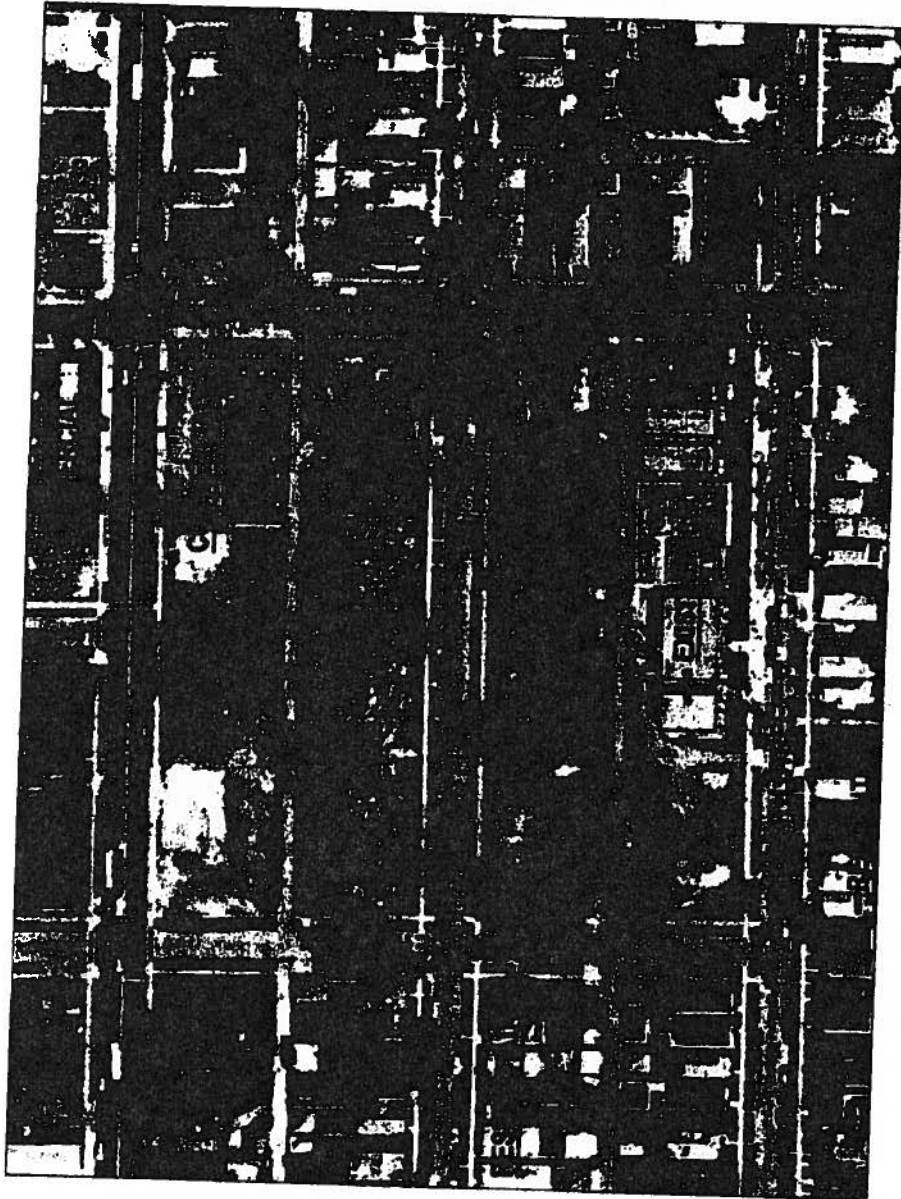


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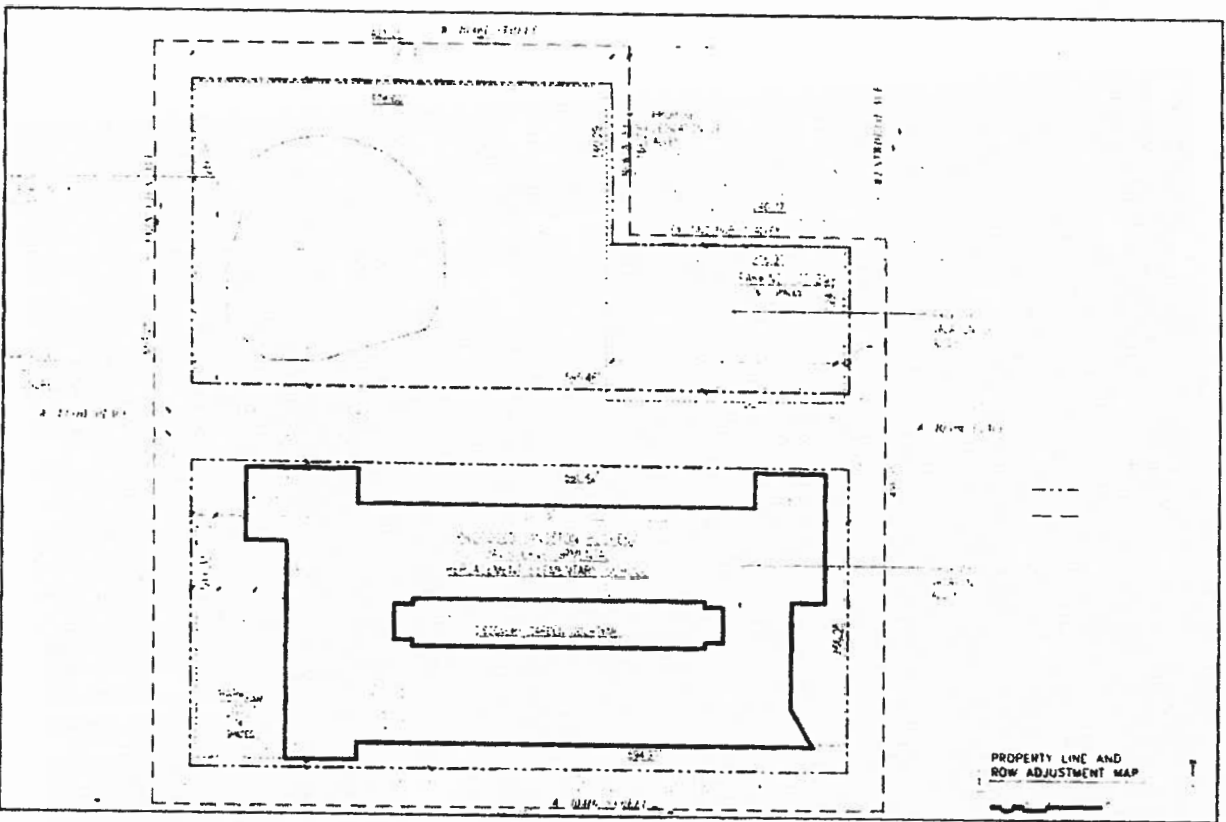
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Existing Land-Use Map.



Property Line And Right-Of-Way
Adjustment Map.

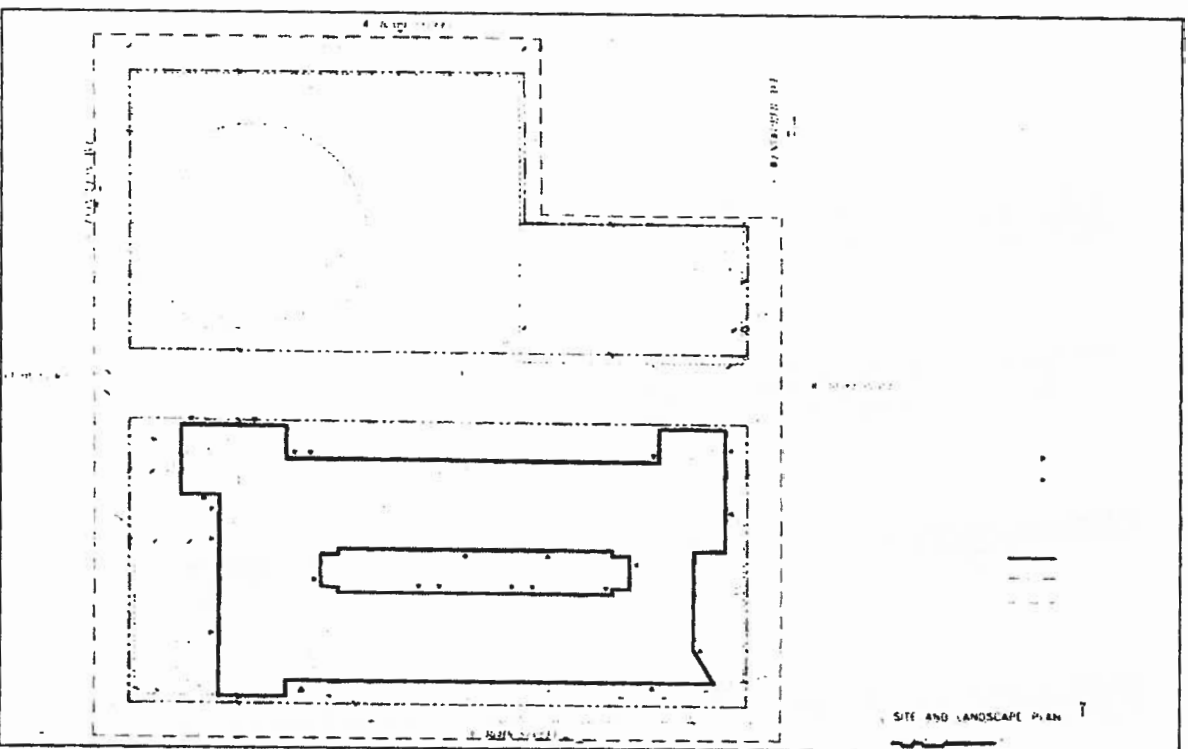


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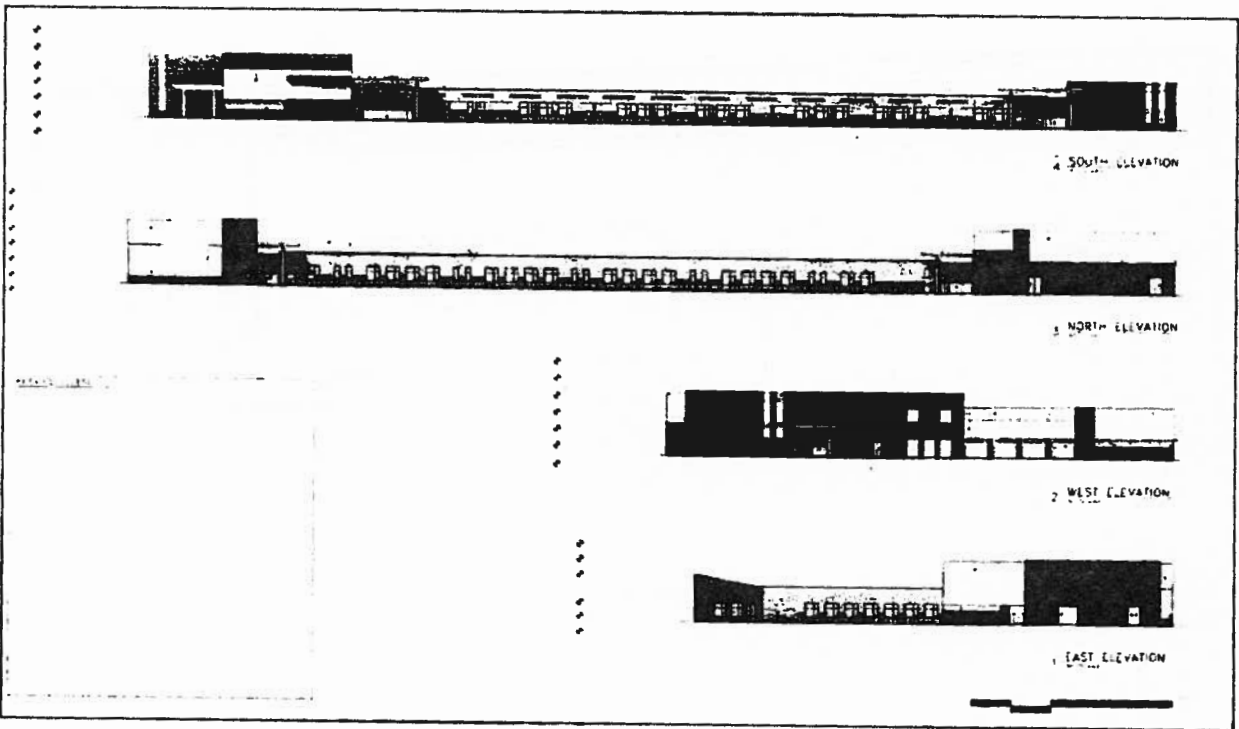
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Site And Landscape Plan.



Building Elevations.
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Building Elevations.
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