

# PD 1114

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West St. Paul Avenue; the alley next east of and parallel to North Western Avenue; a line 42.67 feet south of and parallel to West St. Paul Avenue; and North Western Avenue,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

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*Reclassification Of Area Shown On Map Number 7-I.  
(Application Number 16634)*

*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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 7-I in the area bounded by:

the alley next southwest of and parallel to North Elston Avenue; West Diversey Avenue; and a line 300 feet east of and parallel to North Campbell Avenue,

to those of a B2-1 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

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*Reclassification Of Area Shown On Map Number 18-C.  
(As Amended)*

*(Application Number A-7349)*

*IPD 1114*

*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 POS-1 Public Open Space symbols and indications as shown on Map Number 18-C in the area bounded by:

East 75<sup>th</sup> Street; South Jeffrey Boulevard; East 76<sup>th</sup> Street, and a line 300 feet, 6 inches west of and parallel to South Jeffrey Boulevard (the centerline of South Euclid Avenue if extended between East 75<sup>th</sup> and East 76<sup>th</sup> Streets),

to those of an RM4.5 Residential Multi-Unit District and a corresponding use district is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the RM4.5 Residential Multi-Unit District symbols and indications established in Section 1 above to the designation of an Institutional Planned Development 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 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 1114.*

*Plan Of Development Statements.*

1. The area delineated herein as an Institutional Planned Development consists of approximately four and eleven-hundredths (4.11) acres or one hundred seventy-eight thousand nine hundred sixty-nine (178,969) square feet net site area which is depicted on the attached Planned Development Boundary and Property Line (the "Property") and which is owned or controlled by the Chicago Park District. Chicago Board of Education has retained the Public Building Commission of Chicago ("Applicant") to construct a new high school on the Property.
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 the party who is authorized by the Applicant, its successors and assigns or any property owner association formed to succeed the Applicant, for purposes of seeking approval of this planned development or any other amendment, modification or change thereto.

4. This planned development consists of seventeen (17) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map and a Site/Landscape Plan and Building Elevations prepared by Ronan DeStefano Architects, dated July 17, 2008. Full-size sets of the Site/Landscape Plan 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.
5. 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.
6. The uses permitted within the area of delineation herein as "Institutional Planned Development" shall be educational, recreational and public service facilities, offices, accessory parking and related uses incidental thereto.
7. Identification signs, including but not limited to temporary construction signs, public announcement and notice 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. No off-premise signs shall be permitted in the planned development.
8. 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.
9. 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.
10. 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.

11. 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.
12. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square feet for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by D.P.D. during the actual Part II Review. The fee as determined by D.P.D. 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 any Part II approval.
13. Improvements on the Property, including landscaping, all entrances and exits to the parking area, shall be designed and installed in substantial conformance with the Site/Landscape Plan, Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, parkway trees and other landscaping in the parkway shall be installed and maintained at all times in accordance with the attached Site/Landscape Plan and the Chicago Landscape Ordinance.
14. 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 use best and reasonable efforts to design, construct and maintain all buildings 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 fifty percent (50%) of the net roof area or forty-two thousand sixty (42,060) square feet, and to use recycled materials with the goal of obtaining L.E.E.D. silver level certification.
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 ("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.
16. 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.

17. 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 back to its POS-1 Public Open Space designation.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Green Roof Plan; Building Elevations; Depictions of Buildings; and Chicago Builds Green printed on pages 35827 through 35838 of this *Journal*.]

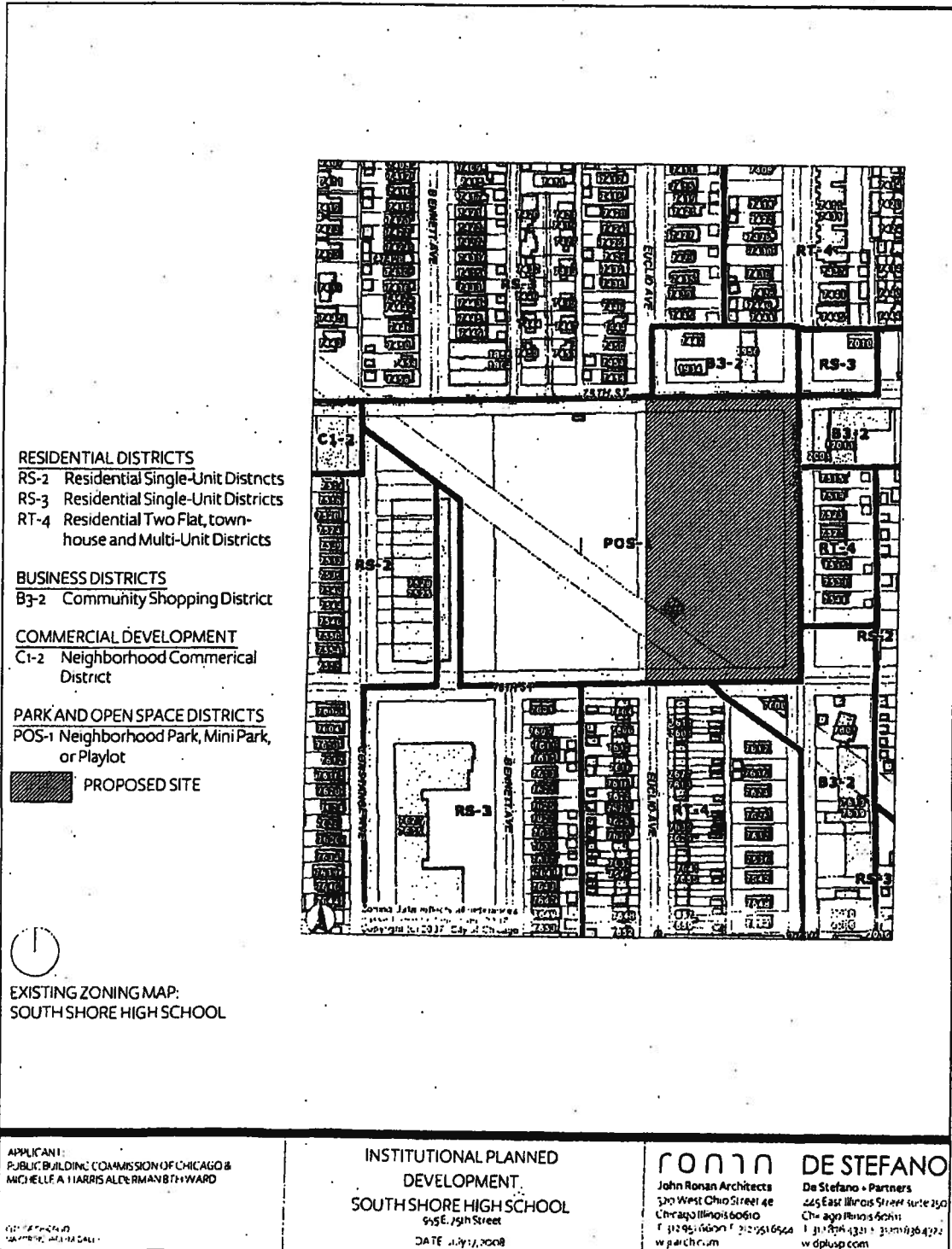
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Institutional Planned Development Number* 1114.

*Bulk Regulations And Data Table.*

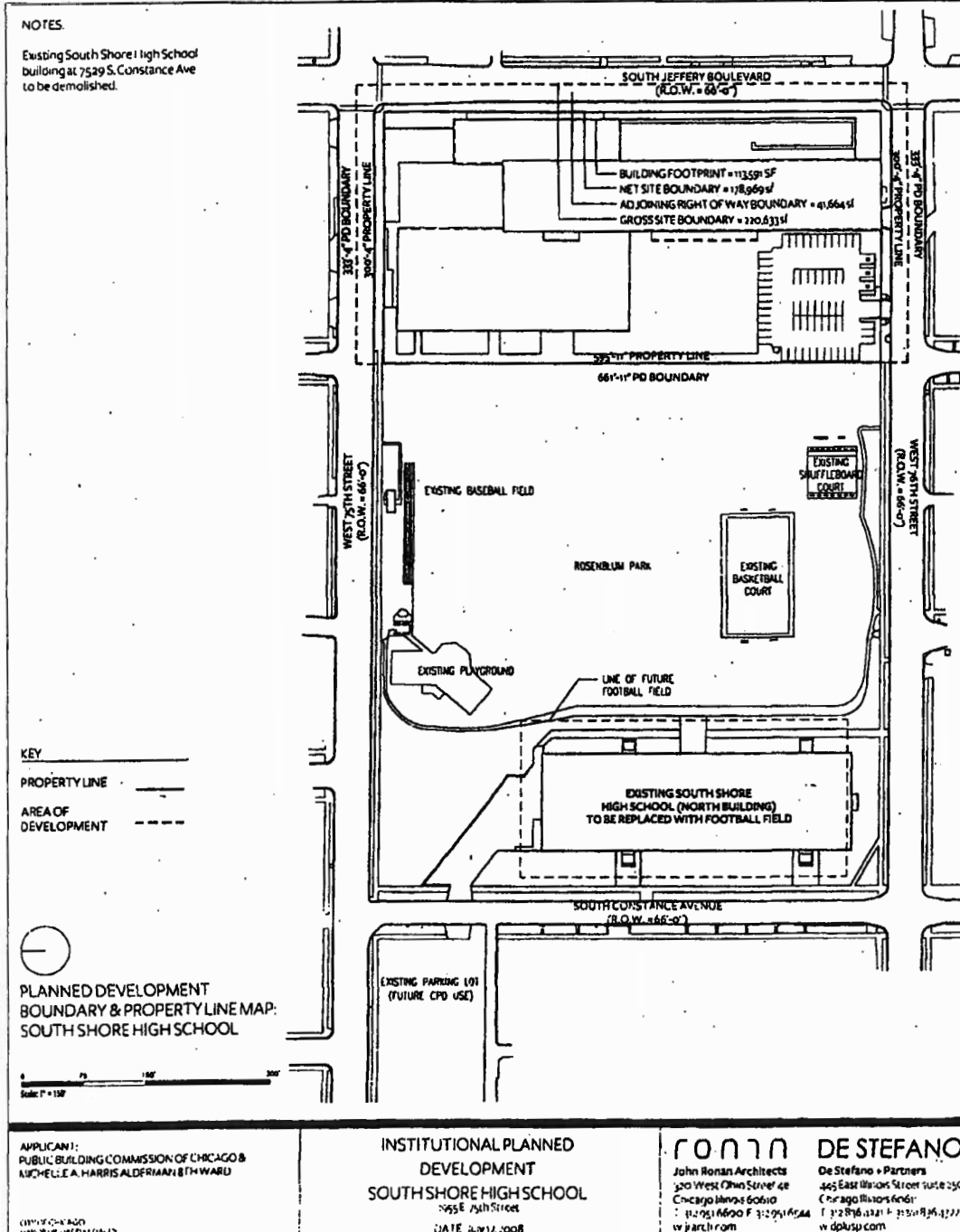
Net Site Area:	178,969 square feet/4.11 acres (actual)
Public Area Right-of-Way:	41,664 square feet/.95 acre (actual)
Gross Site Area:	220,633 square feet/5.06 acres (actual)
Maximum Floor Area Ratio:	1.70
Off-Street Parking Spaces:	59 total (actual) (3 handicapped)
Number of Bike Spaces:	66 total
Off-Street Loading Spaces:	1 at 10 feet by 25 feet (actual)
Percent of Site Coverage:	Per approved Site Plan
Minimum Building Setbacks:	Per approved Site Plan
Maximum Building Height:	69 feet

Existing Zoning Map.

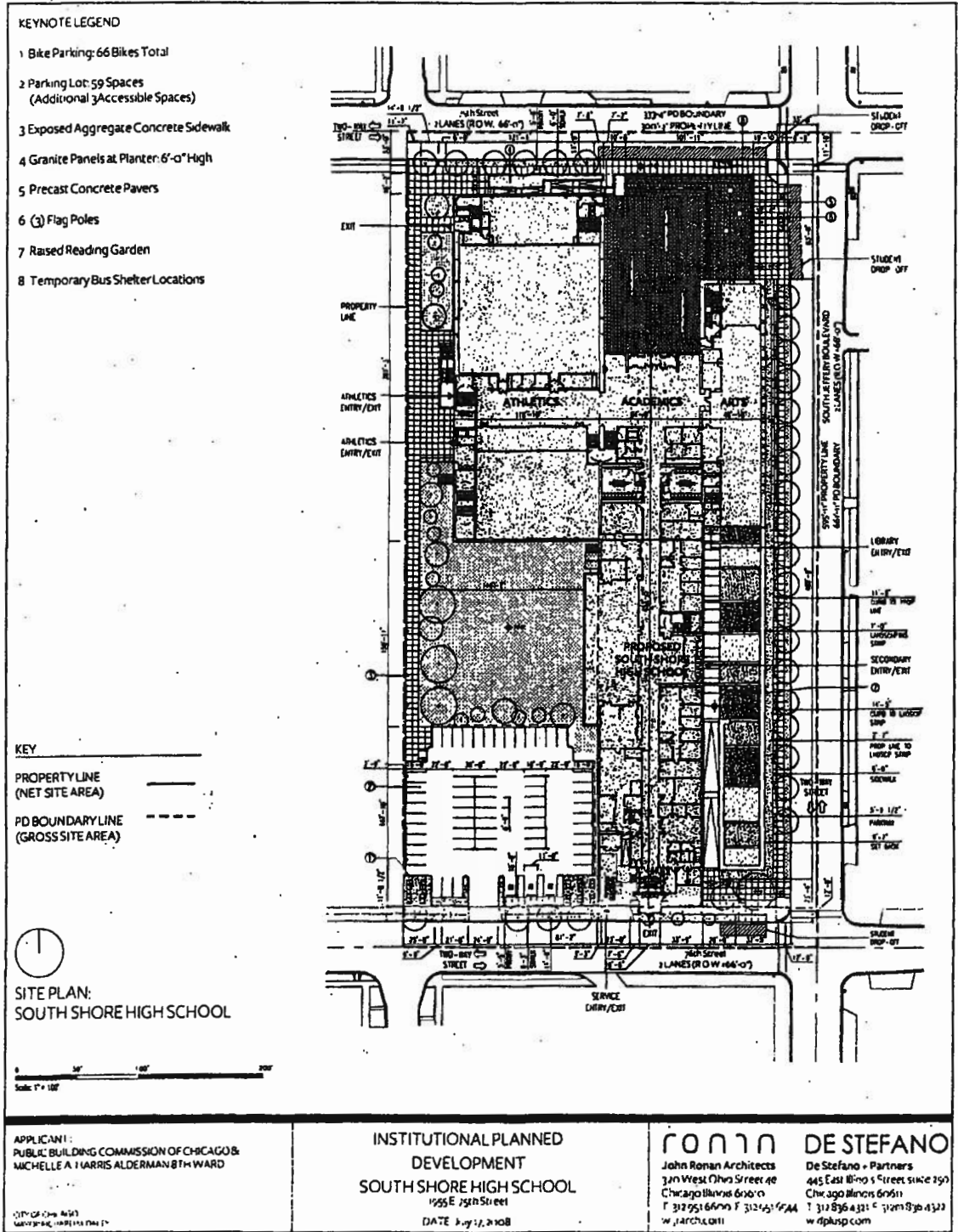




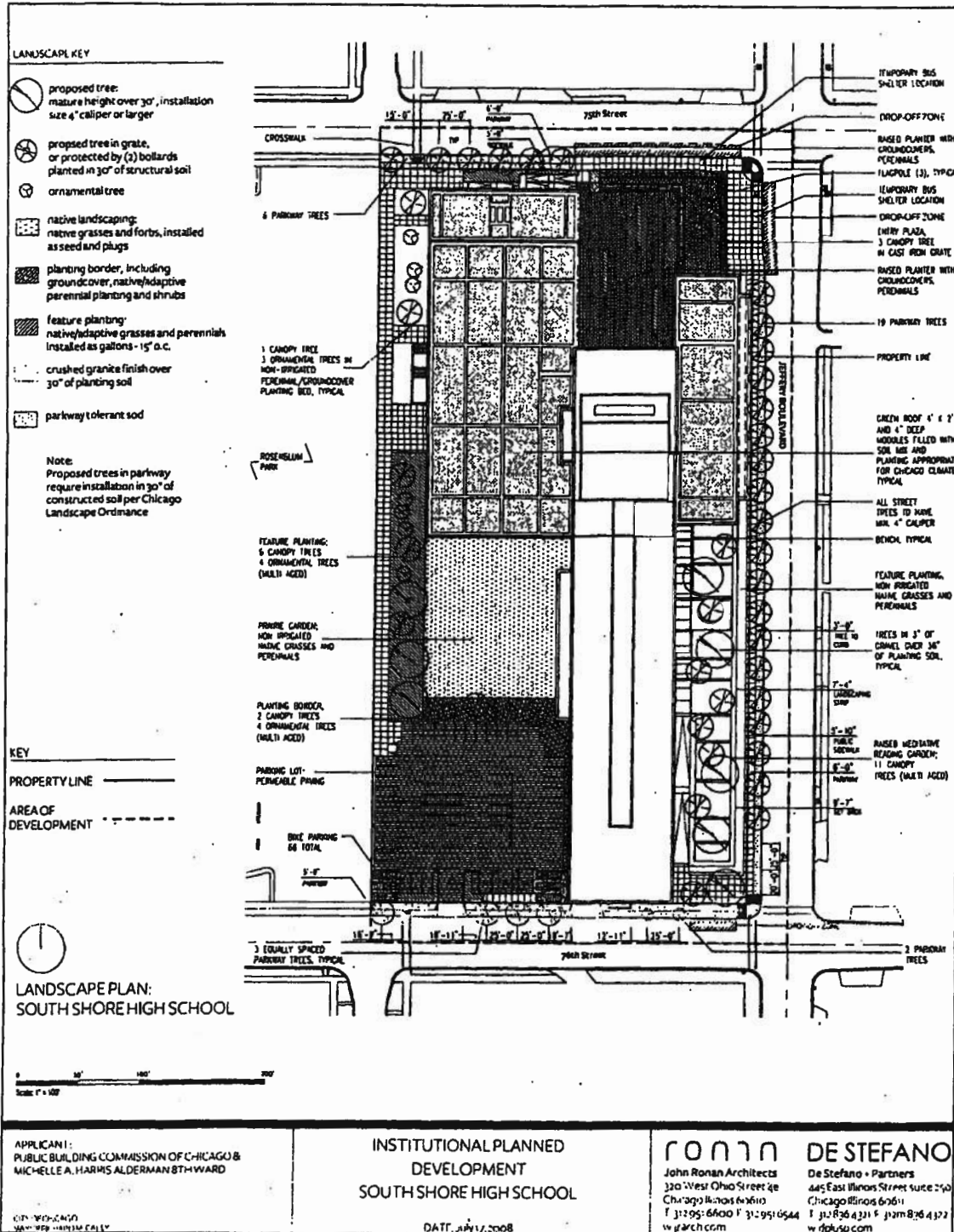
Planned Development Boundary  
And Property Line Map.



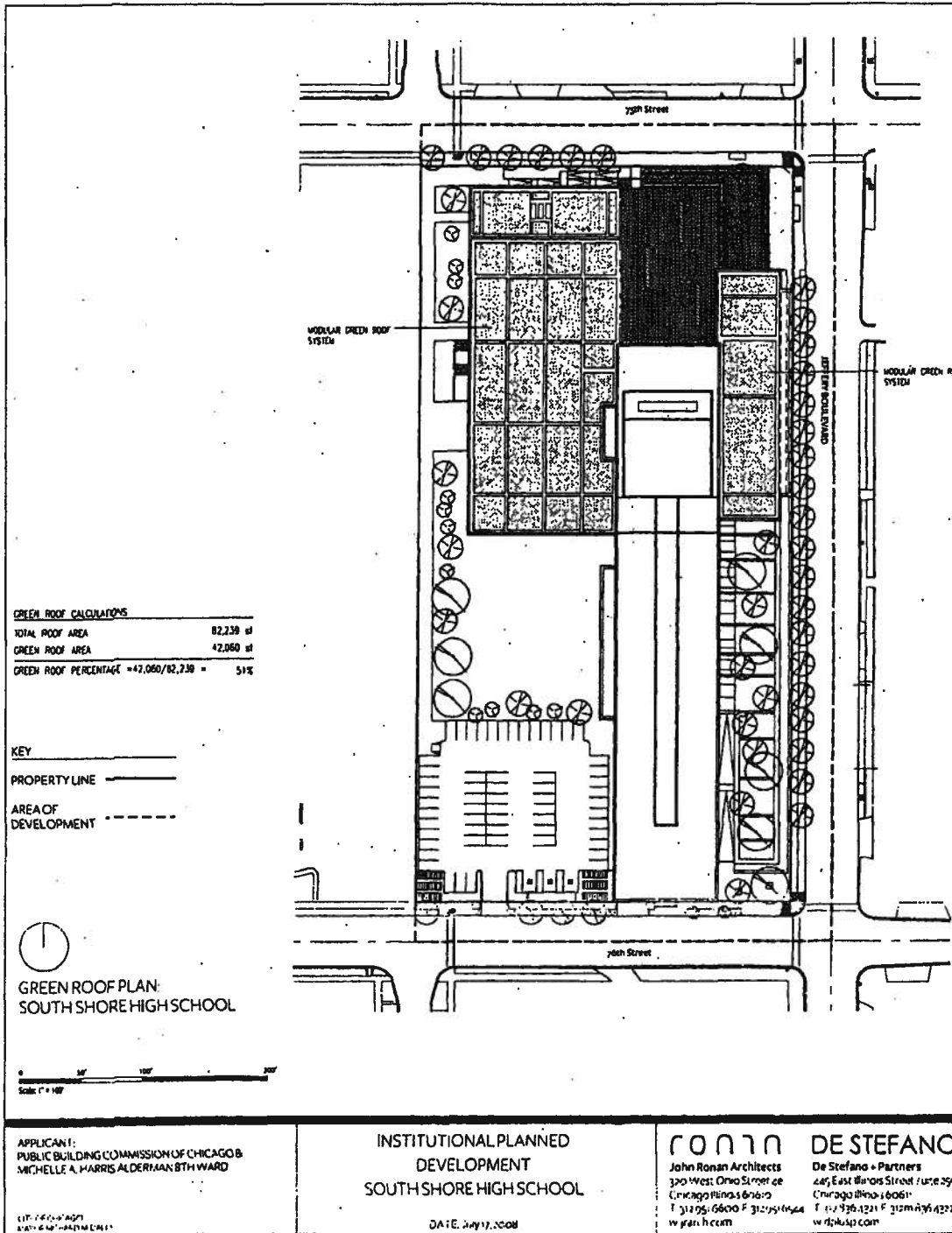
Site Plan.



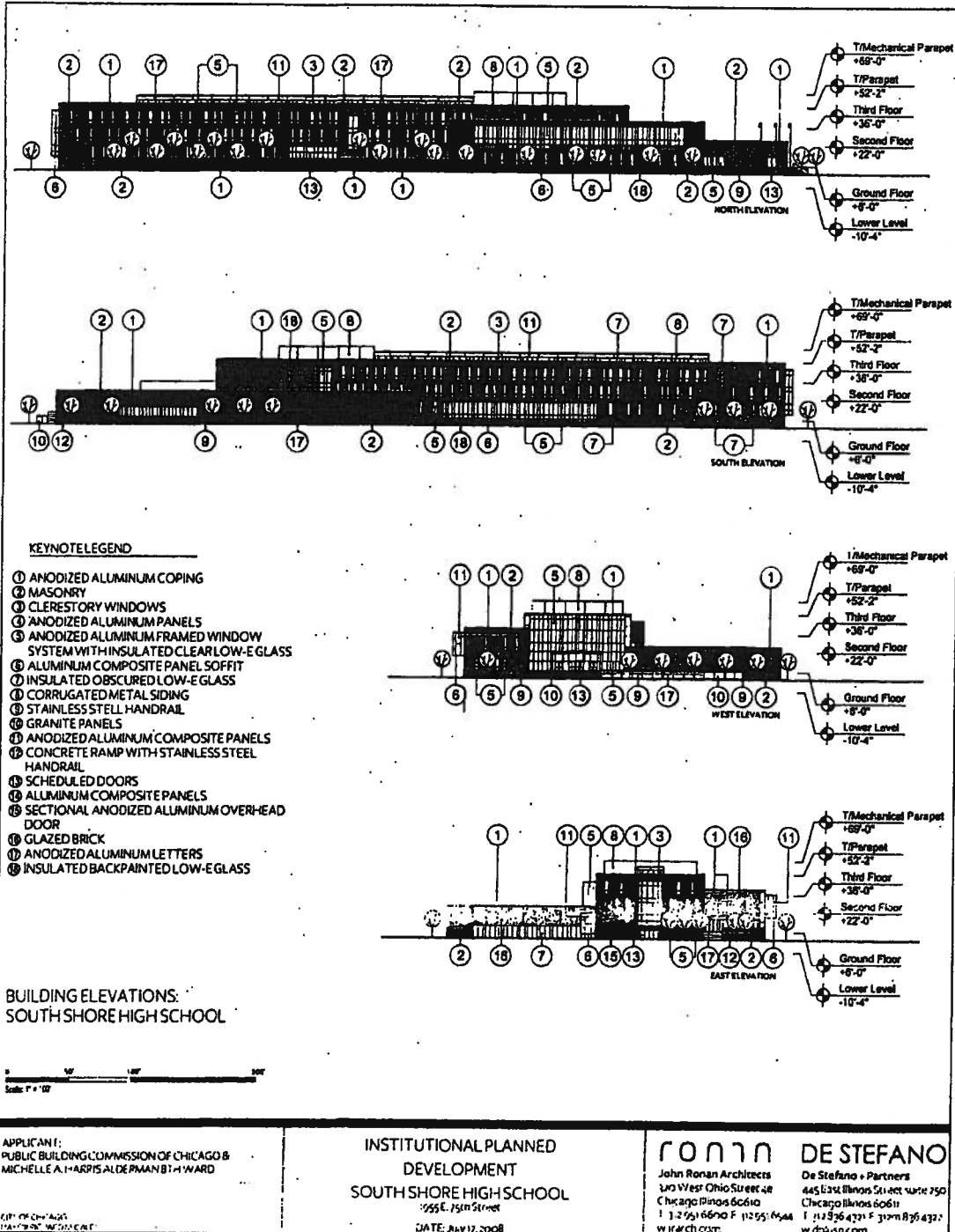
Landscape Plan.



Green Roof Plan.

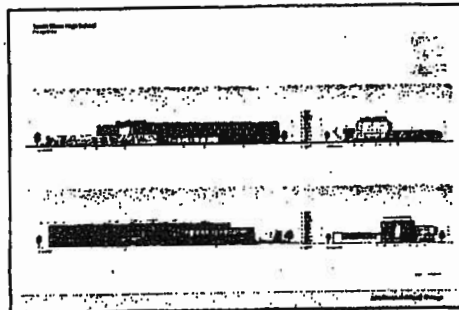
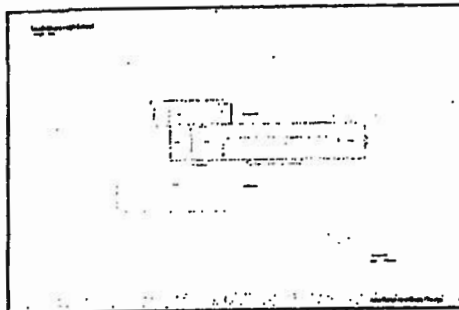
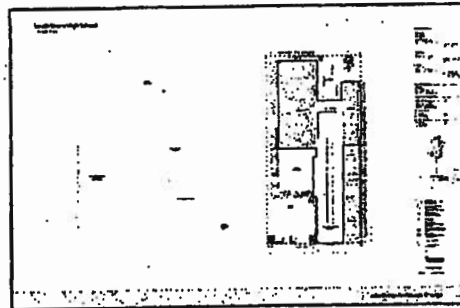
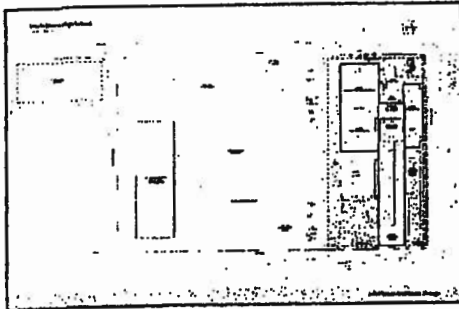
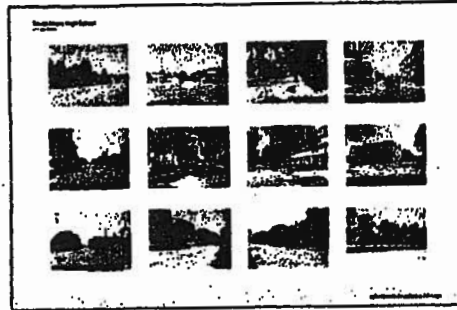
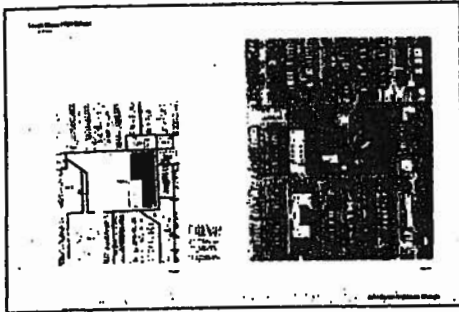


Building Elevations.



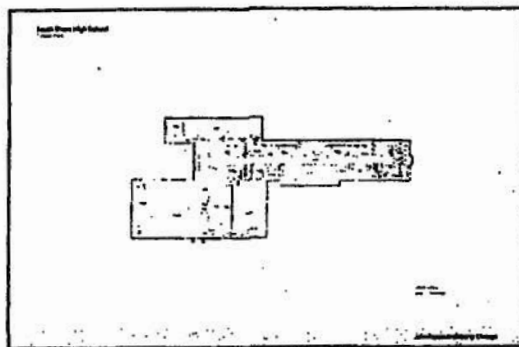
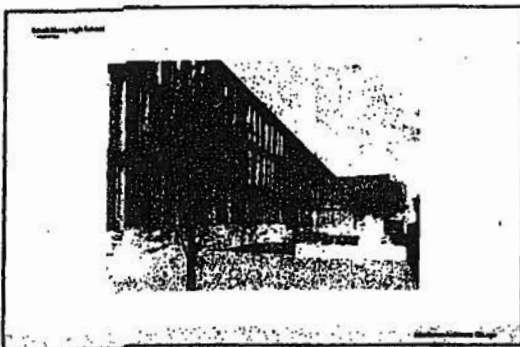
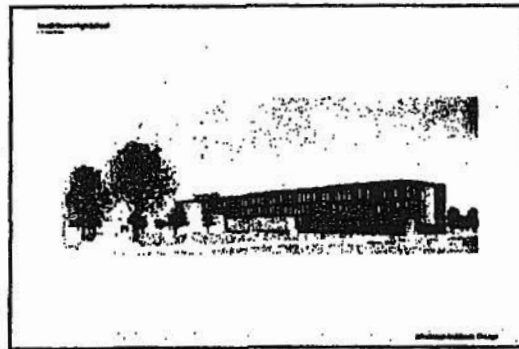
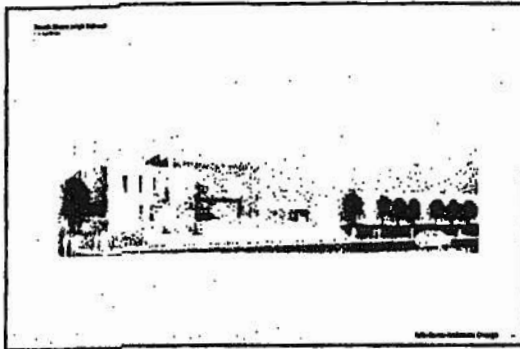
Depictions Of South Shore High School.  
(Page 1 of 2)

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Depictions Of South Shore High School.  
(Page 2 of 2)

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Chicago Builds Green.  
(Page 1 of 3)

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CHICAGO BUILDS GREEN

Project Name:

South Shore High School

Project Location:

\* Street Number (if the address only includes one street number, please fill only the col "From"):  
From: 1955 To: [ ] Direction: E Street Name: 75th Select Street Type: St

Ward No.: 8 Community Area No: [ ]

Project Type:

Check applicable:  
 Planned Development  Redevelopment Agreement  Zoning Change  
 PD No: [ ]  RDA No: [ ]  From: [ ] To: [ ]  
 Public project  Landmark

Project Size:

Total land area in sq. ft.: 178,989 Total building(s) footprint in sq. ft.: 113,591 Total vehicular use area in sq. ft.: 14,061

DPD Project Manager:

Enter First Name Last Name: [ ]

BG/GR Matrix:

Select project category:  
Inst. School, Com. Center

Financial Incentives:

Check applicable:  
 TIF  Empowerment Zone Grant  Class L  
 GRIF  Ind. Dev. Revenue Bonds  Class Gb  
 SBIF  Bank Participation Loan  DOH  
 Land Sale Write Down

Density Bonus:

Check applicable:  
 Public plaza & pocket park  Water features in a plaza or pocket park  
 Chicago Riverwalk improvements  Setbacks above the ground floor  
 Winter gardens  Lower level planting terrace  
 Indoor through-block connection  Green roof  
 Sidewalk widening  Underground parking and loading  
 Arcades  Concealed above-ground parking

Chicago Builds Green.  
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Required per Zoning Code or Green Roof/Building Green Metric To be Provided by the development:

Please M, if applicable

Landscaping:

7' Landscape Setback  
Interior Landscape Area  
No. of Interior Trees  
No. of Parkway Trees

Square footage:	7,681	456
Square footage:	1,055	37,440
	11	46
	43	37

Open Space:

River Setback  
Private Open Space  
Privately developed Public Open Space

Square footage:	0	0
Square footage:	0	0
Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving  
Raingarden  
Filter strip  
Bioswale  
Detention pond  
Native landscaping  
Rain-water collection cistern/barrel  
Total impervious area reduction

Square footage:	116,800
Check applicable:	<input type="checkbox"/>
Square footage:	66,922
Gallons:	0
Square footage:	0

Other sustainable surface treatments:

Green roof  
Energy Star roof  
High-albedo pavement

Square footage:	41,120	42,060
Square footage:	0	0
Square footage:	32,984	

Transportation:

No. of accessory parking spaces  
Total no. of parking spaces (Accessory + Non- Acc.)  
No. of parking spaces dedicated to car sharing services (E.g.: I-GO, Zip-Car)  
No. of bicycle parking  
Within 600 ft. of CTA or Metra station entrance

	33	46
		46
	0	0
	66	68
Check if applicable:	<input type="checkbox"/>	<input type="checkbox"/>

Chicago Builds Green.  
(Page 3 of 3)

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Building Certification:

- Energy Star building
- LEED certification 
  - LEED Certified
  - LEED Silver
  - LEED Gold
  - LEED Platinum
- Chicago Green Homes 
  - Chicago Green Homes (one-star)
  - Chicago Green Homes (two-star)
  - Chicago Green Homes (three-star)

Energy efficiency strategies not captured above:  
*(E: Other than Energy Star Roof - or Energy Star Building Certification)*

Water Efficiency: The project will include low flow plumbing fixtures.

Other sustainable strategies and/or Project Notes:

Sustainable Strategies:  
 Joint Use of Facilities: The library, gymnasium, pool and fitness room are open to public during off hours and summer months.

Project Notes:  
 Parkway Trees: Additional interior trees have been provided near the parkway along the 75th Street and Jeffrey Blvd. to compensate for the required number of parkway trees. The area along 76<sup>th</sup> contains as many parkway trees between the required driveways and crosswalks.