

# PD 1134

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*Reclassification Of Area Shown On Map No. 7-H.*

(Application No. 16513)

(Common Address: 1916 W. Fletcher St.)

[O2009-4188]

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

the east/west public alley next north of and parallel to West Fletcher Street; a line 445.18 feet east of and parallel to North Damen Avenue; West Fletcher Street; and a line 420.18 feet east of and parallel to North Damen Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit 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.

*Reclassification Of Area Shown On Map No. 8-J.*

(As Amended)

(Application No. A-7502)

(Common Address: 3456 W. 38<sup>th</sup> St.)

IPD 1134, 99

[SO2009-4189]

*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 Institutional Planned Development Number 1134 symbols and indications as shown on Map Number 8-J in the area bounded by:

South St. Louis Avenue; the right-of-way of the Canadian National Railroad (formerly known as the Illinois Central Railroad); South Homan Avenue; the alley immediately north of and parallel to West 37<sup>th</sup> Place; a line 297.11 feet west of and parallel to South Homan Avenue; a line 300.86 feet north of and parallel to West 38<sup>th</sup> Street; the west line of the alley immediately west of and parallel to South Homan Avenue; and West 38<sup>th</sup> Street,

to those of Institutional Planned Development Number 1134, as amended, 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 and due publication.

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

*Institutional Planned Development No. 1134, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Institutional Planned Development Number 1134, as amended ("Planned Development") consists of approximately one hundred ninety-three thousand six hundred fifty-nine (193,659) square feet (four and forty-four hundredths (4.44) acres) of net site area which is depicted on the attached Planned Development Property Line and Boundary Map. The property is controlled by the Public Building Commission of Chicago (the "Applicant").
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 and, 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 Article 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) shall be made or authorized by all the owners of the property and any ground lessors, or by a governmental agency with the power of eminent domain which has designated the property for acquisition. An agreement among property owners, the board of directors of any property owners association, or covenant binding property owners, may designate the authorized party for any future amendment, modification or change. The Applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the Applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.

4. This plan of development consists of the following seventeen (17) statements; a Bulk Regulations and Data Table; an Existing Zoning and Land-Use Map; a Property Line and Boundary Map; Site and Landscape Plan; a Green Roof Plan; a Drop-Off and Pick-Up Plan and Building Elevations prepared by STR Partners dated May 21, 2009. Full-size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Zoning and Land Use Planning. 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 and all 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 include, schools, parking, and all other related and accessory uses as permitted within the RS3 Single-Unit (Detached House) District.
6. On-premises business identification signs and temporary construction signs shall be permitted within the area delineated herein as "Institutional Planned Development", subject to the review and approval of the Department of Zoning and Land Use Planning. No off-premise signs shall be permitted in the Planned 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 Zoning and Land Use Planning. A minimum of two percent (2%) of all required parking spaces shall be designated for parking for the handicapped.
8. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration. For the purposes of measuring height, the definitions in the Chicago Zoning Ordinance shall apply.
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. 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.Z.U.P. during the actual Part II Review. The fee as determined by D.Z.U.L.P. staff at that time is final and binding on the Applicant and must be paid to the Department of Zoning and Land Use Planning prior to the issuance of any Part II Approval.

12. The Applicant shall obtain the applicable official reviews, approvals and permits from the various City Departments and or Committees regarding the use of the public way for any encroachments of public way space including encroachments on, over or under the street, sidewalk, parkway or alley. Such approval and permits shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes that conservation of natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the subject property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Zoning and Land Use Planning. The Applicant shall also provide a vegetative roof on the proposed building totaling nineteen thousand seven hundred sixty-six (19,766) square feet, or fifty percent (50%) of the net roof area.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the building and all other improvements in a manner that promotes, enables and maximizes universal access throughout the subject property. Plans for all buildings and improvements on subject 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 a high standard of accessibility. No building permit shall be issued by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed.
15. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Zoning and Land Use Planning upon the application for such a modification by the Applicant and after a determination is made by the Commissioner of the Department of Zoning and Land Use Planning that such a modification is minor, 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 of the Department of Zoning Land-Use Planning 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. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of Streets and Sanitation, the Commissioner of Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
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 RS3 Single Unit (Detached House) District.

[Existing Zoning Map; Zoning Land-Use Map; Planned Development Boundary and Right-of-Way Adjustment Map; Site and Landscape Plan; Green Roof Plan; Student Drop-off Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 66147 through 66154 of this *Journal*.]

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

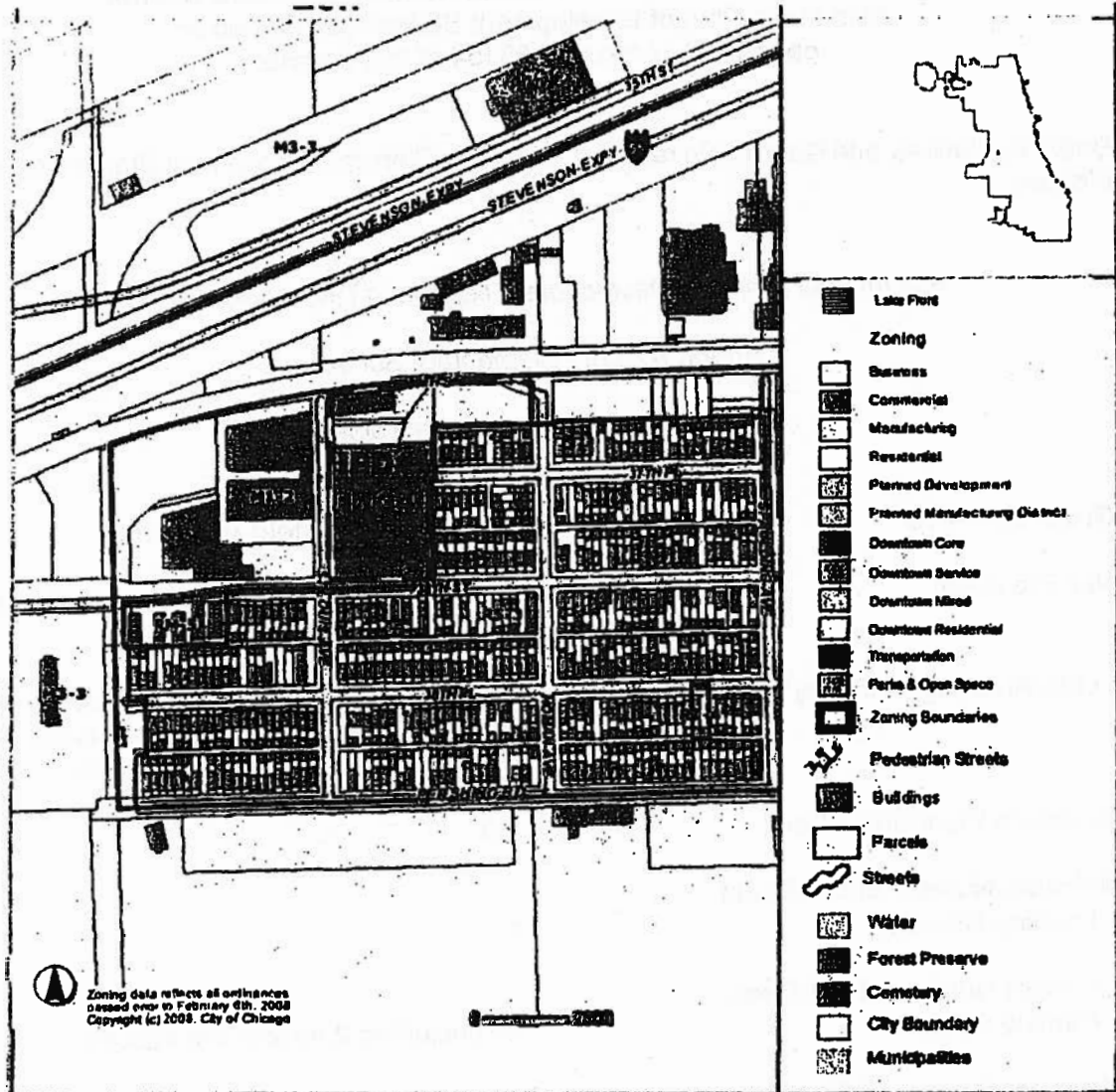
*Institutional Planned Development Number 1134, As Amended.*

*Brighton Park I Elementary School.*

*Bulk Regulation And Data Table.*

Gross Site Area:	243,374 square feet (5.6 acres)
Net Site Area:	193,659 square feet (4.44 acres) after street dedications completed
Public Area Right-of-Way:	49,715 square feet (1.14 acres) for expansion of South St. Louis Avenue and extension of alley west of South Homan Avenue
Maximum Floor Area Ratio:	0.9
Minimum Number of Off-Street Loading Spaces:	1
Minimum Number of Off-Street Parking Spaces:	30 (including 2 accessible spaces)
Minimum Number of Bicycle Parking Spaces:	26
Maximum Building Height:	60 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback:	In accordance with the Site Plan
Maximum Percent of Site Coverage:	In accordance with the Site Plan

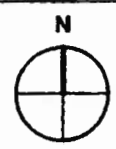
Existing Zoning Map.



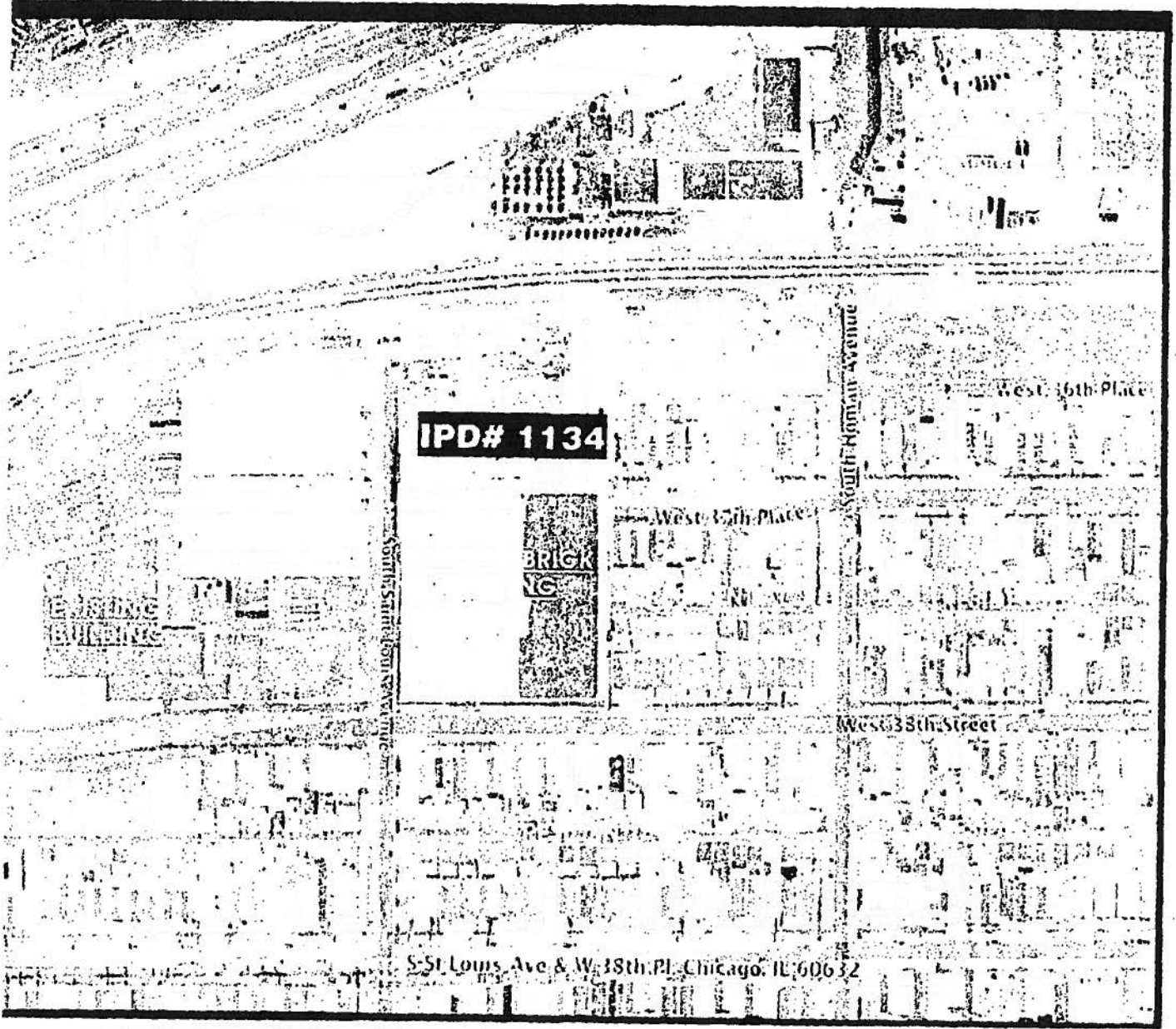
Zoning data reflects all ordinances passed prior to February 6th, 2008  
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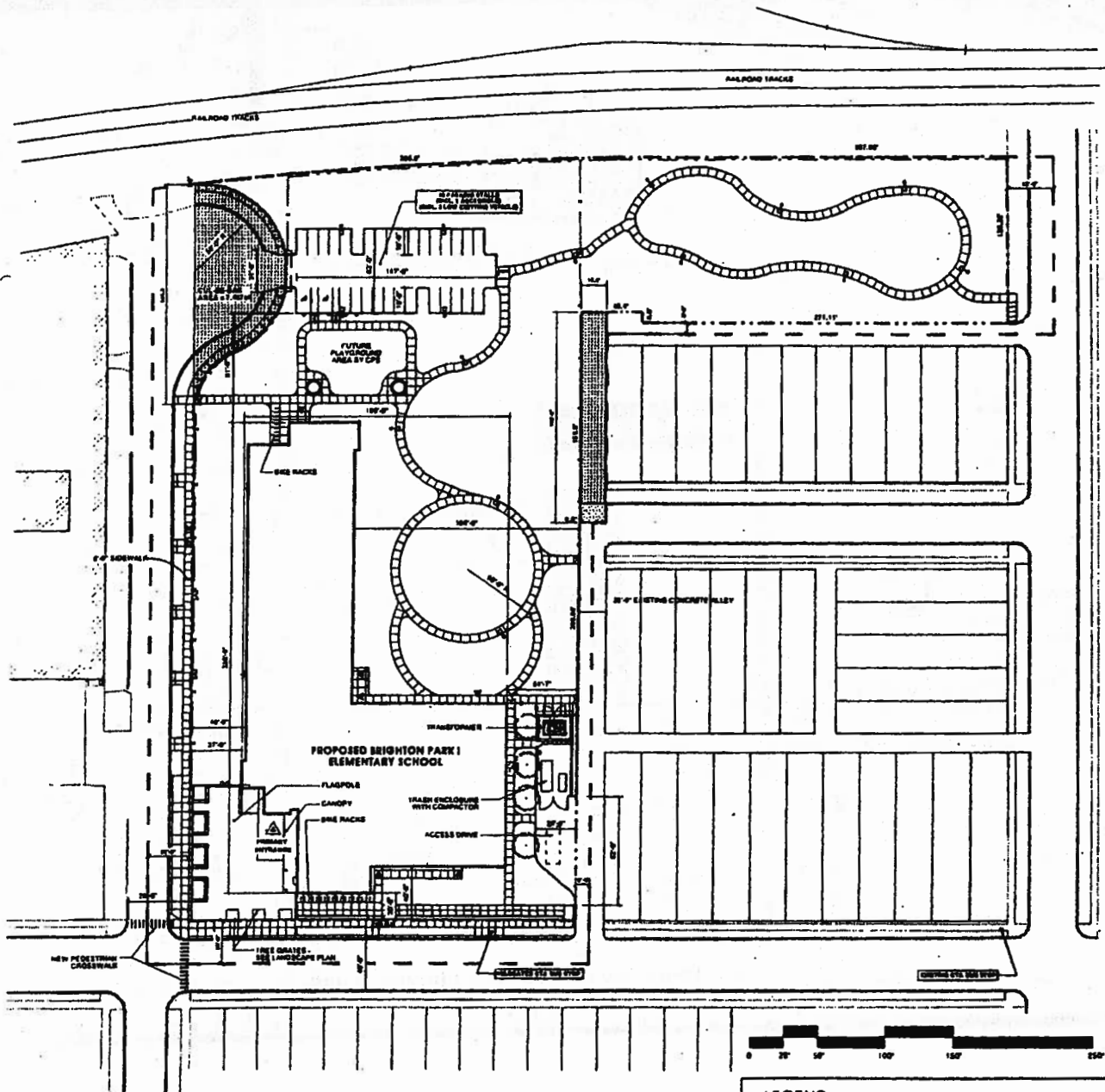
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Zoning Land-Use Map.



### Planned Development Boundary And Right-Of-Way Adjustment Map.



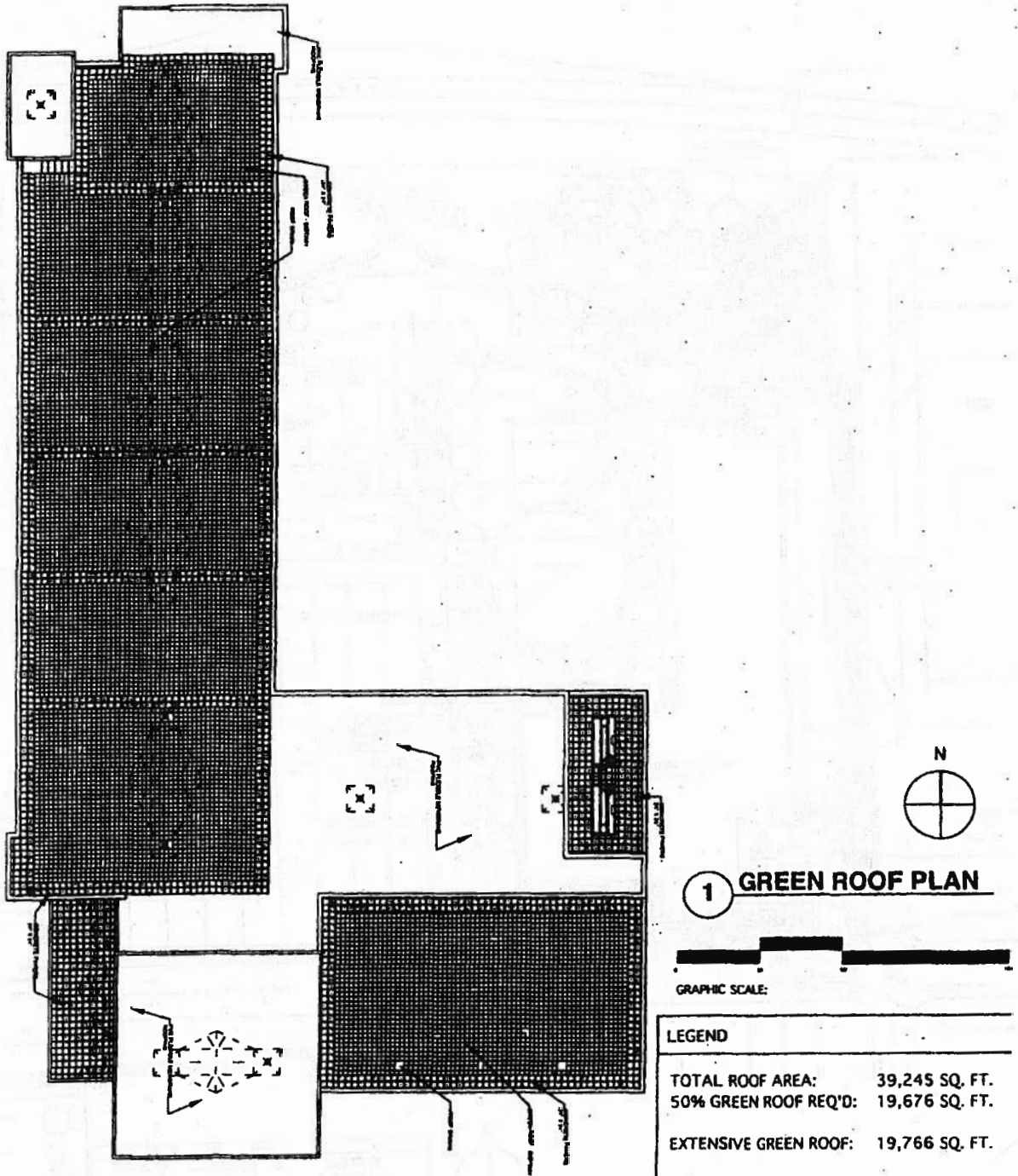
**1** **PLANNED DEVELOPMENT BOUNDARY & ROW ADJUSTMENT MAP**



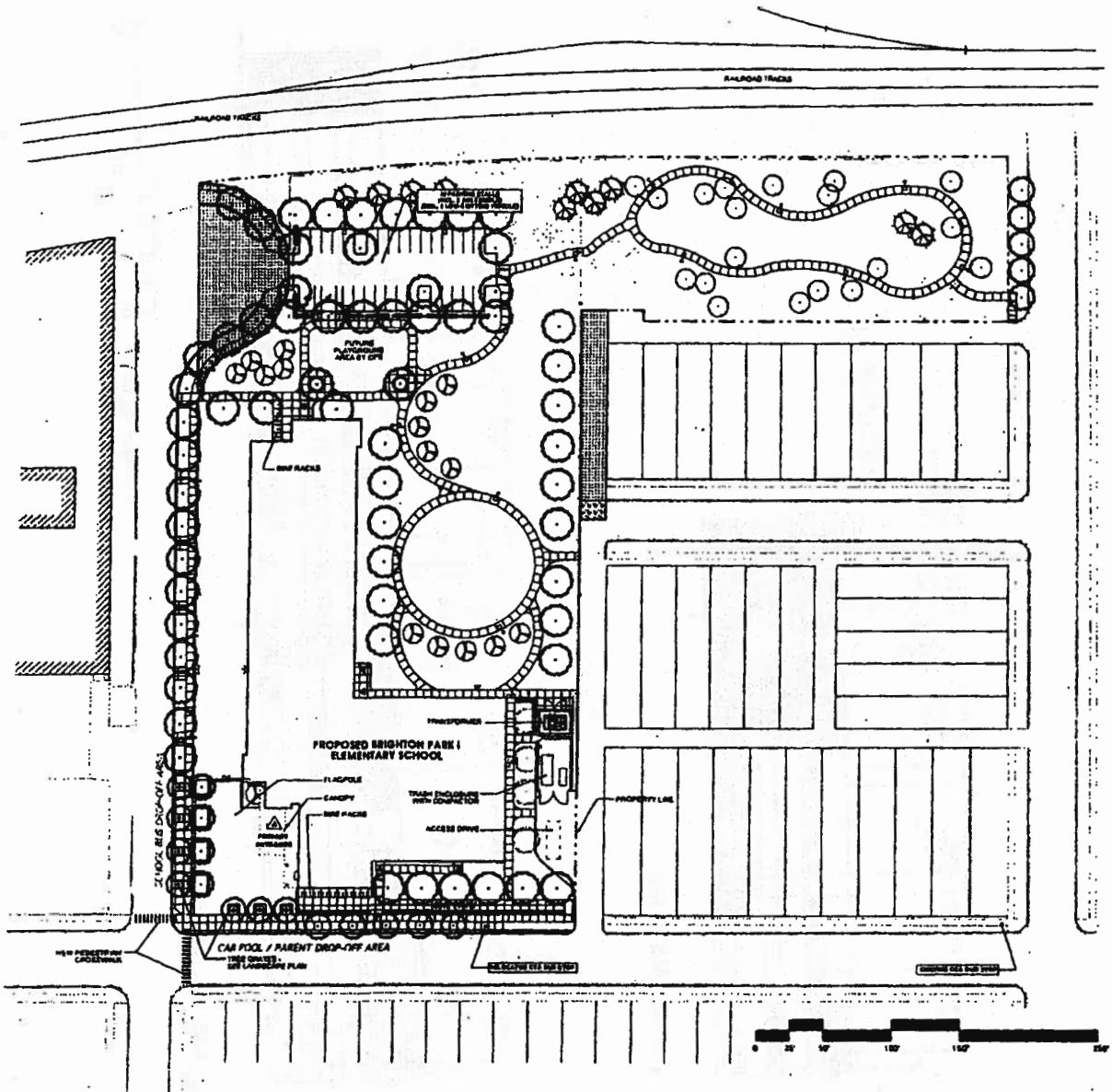
LEGEND	
	PROPOSED DEDICATION
	PROPERTY LINE
	PLANNED DEVELOPMENT BOUNDARY LINE
	PROPOSED BUILDING OUTLINE
GROSS SITE AREA	243,374
NET SITE BOUNDARY AREA	103,440



Green Roof Plan.



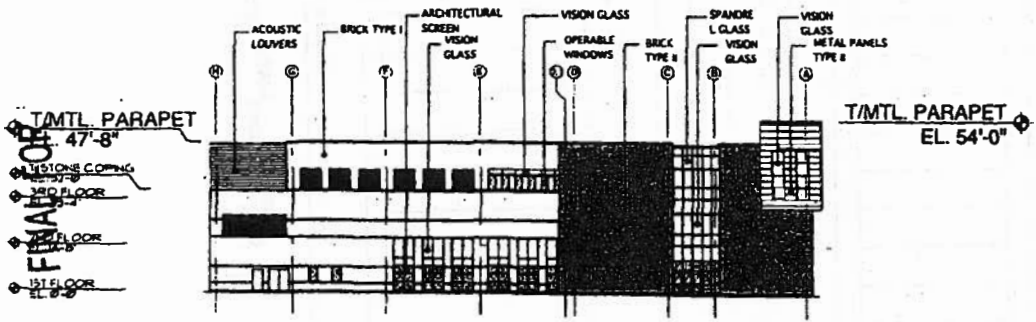
Student Drop-Off Plan.



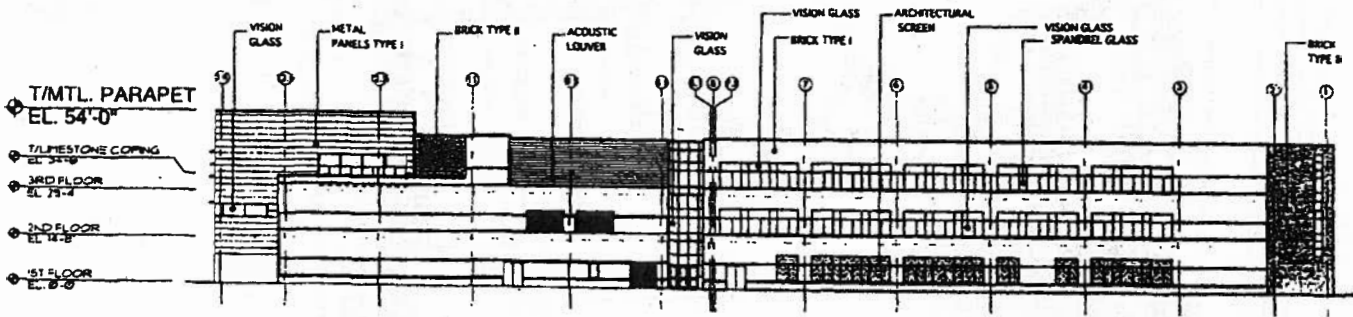
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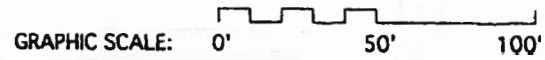
Brighton Park Area I Elementary School  
East/North Elevations.



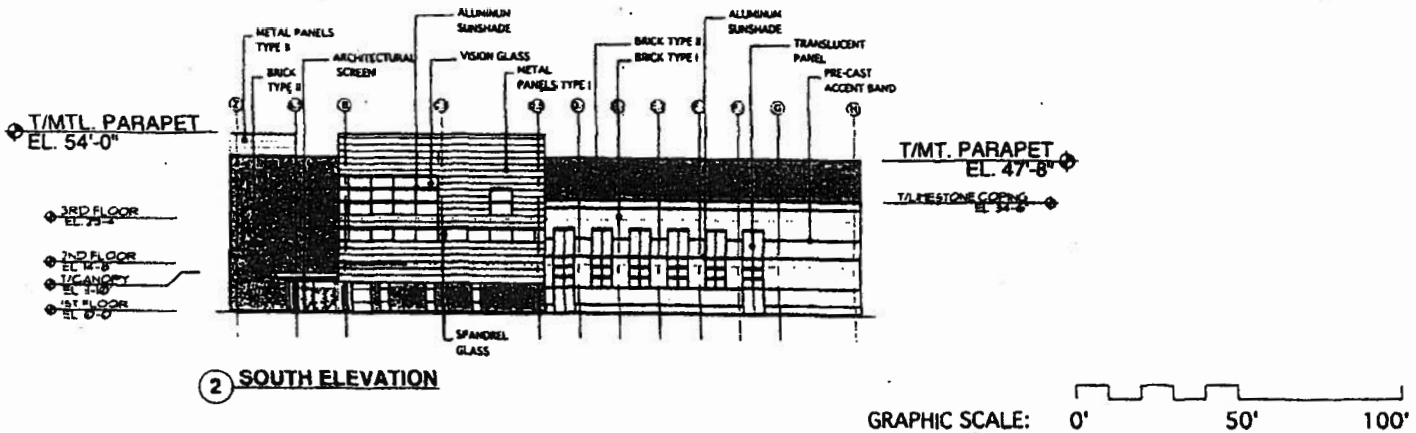
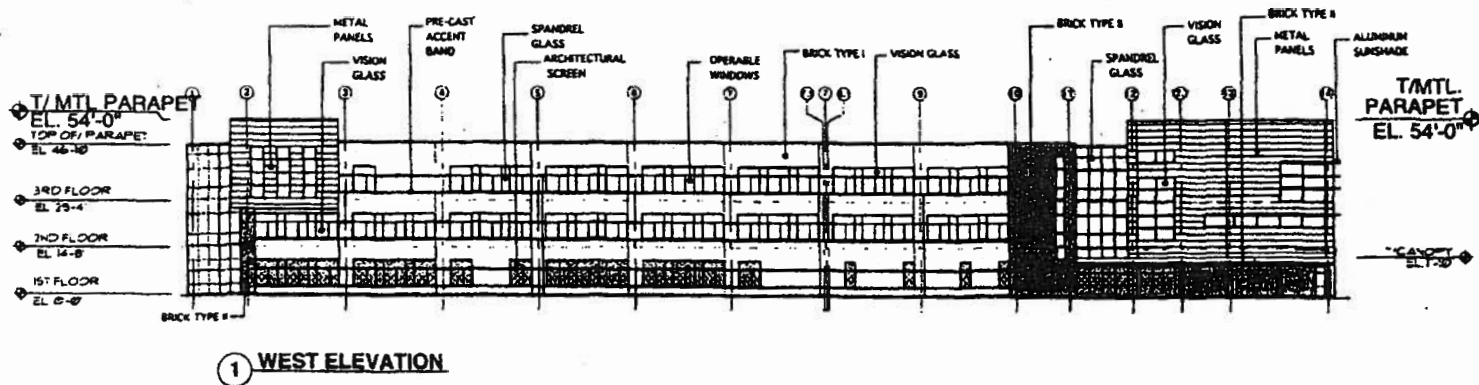
3 NORTH ELEVATION



4 EAST ELEVATION



Brighton Park Area I Elementary School  
South/West Elevations.



GRAPHIC SCALE: 0' 50' 100'

*Reclassification Of Area Shown On Map No. 6-F.  
(Application No. 16760)*

[O2009-210]

*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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 6-F in the area bounded by:

West 23<sup>rd</sup> Place; South Princeton Avenue; the alley next south of West 23<sup>rd</sup> Place; and a line 75 feet west of and parallel to South Princeton Avenue,

to those of an RM5 Residential Multi-Unit 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.

*Reclassification Of Area Shown On Map No. 8-J.  
(Application No. A-7434)  
(As Amended) IPD 1134*

[SO2009-221]

*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 M1-2 Limited Manufacturing Business Park District symbols and indications as shown on Map Number 8-J in the area bounded by:

South St. Louis Avenue; the right-of-way of the Canadian National Railroad (formerly known as the Illinois Central Railroad); South Homan Avenue; the alley immediately north of and parallel to West 37<sup>th</sup> Place; a line 297.11 feet west of and parallel to South Homan Avenue; a line 300.86 feet north of and parallel to West 38<sup>th</sup> Street; the west line of the alley immediately west of and parallel to South Homan Avenue; and West 38<sup>th</sup> Street,

to those of an RS3 Residential Single-Unit (Detached House) District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 8-J in the area bounded by:

South St. Louis Avenue; the right-of-way of the Canadian National Railroad (formerly known as the Illinois Central Railroad); South Homan Avenue; the alley immediately north of and parallel to West 37<sup>th</sup> Place; a line 297.11 feet west of and parallel to South Homan Avenue; a line 300.86 feet north of and parallel to West 38<sup>th</sup> Street; the west line of the alley immediately west of and parallel to South Homan Avenue; and West 38<sup>th</sup> Street,

to those of Institutional Planned Development Number 1134, 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 No. 1134.*

*Plan Of Development Statements.*

1. The area delineated herein as a Institutional Planned Development ("Planned Development") consists of approximately two hundred nine thousand four hundred thirty-seven (209,437) square feet (four point eight (4.8) acres) of net site area which is depicted on the attached Planned Development Property Line and Boundary Map. The property is controlled by the Applicant, the Public Building Commission of Chicago.
2. The Applicant ("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 Article 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) shall be made or authorized by all the owners of the Property and any ground lessors, or by a governmental agency with the power of eminent domain which has designated the property for acquisition. An agreement among property owners, the board of directors of any property owners association, or covenant binding property owners, may designate the authorized party for any future amendment, modification or change. The Applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the Applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.

4. This plan of development consists of the following sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning and Land-Use Map; a Property Line and Boundary Map; Site and Landscape Plan; a Green Roof Plan; a Drop-Off and Pick-Up Plan; and Building Elevations prepared by STR Partners dated July 30, 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. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The uses permitted within the area delineated herein as a "Institutional Planned Development" shall include schools, parking, and all other related and accessory uses as permitted within the RS3 Single-Unit (Detached House) District.
6. On-premise identification and other necessary signs, including temporary construction signs, may be permitted within the area delineated herein as a "Institutional Planned Development", subject to the review and approval of the Department of Planning and Development. No off-premise signs shall be permitted in the Planned 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 required parking spaces shall be designated for parking for the handicapped.
8. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as 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. 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.
12. The Applicant shall obtain the applicable official reviews, approvals and permits from the various City departments and or committees regarding the use of the public way for any encroachments of public way space including encroachments on, over or under the street, sidewalk, parkway or alley. Such approval and permits shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the subject property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development. The Applicant shall also provide a vegetative roof on the proposed building totaling nineteen thousand seven hundred sixty-six (19,766) square feet, or fifty percent (50%) of the available roof area.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the building and all other improvements in a manner that promotes, enables and maximizes universal access throughout the subject property. Plans for all buildings and improvements on subject 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 a high standard of accessibility. No building permit shall be issued by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed.
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 is made by the Commissioner of the Department of Planning and Development that such a modification is minor, 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 of the Department of Planning and Development 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 back to its RS3 Residential Single-Unit Detached House District.

[Existing Zoning Map; Planned Development Boundary and Right-of-Way Adjustment Map; Zoning Land-Use Map; Industrial Corridor -- Stevenson; Site and Landscape Plan; Student Drop-Off Plan; Green Roof Plan; Building Elevations; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 54423 through 54434 of this *Journal*.]

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

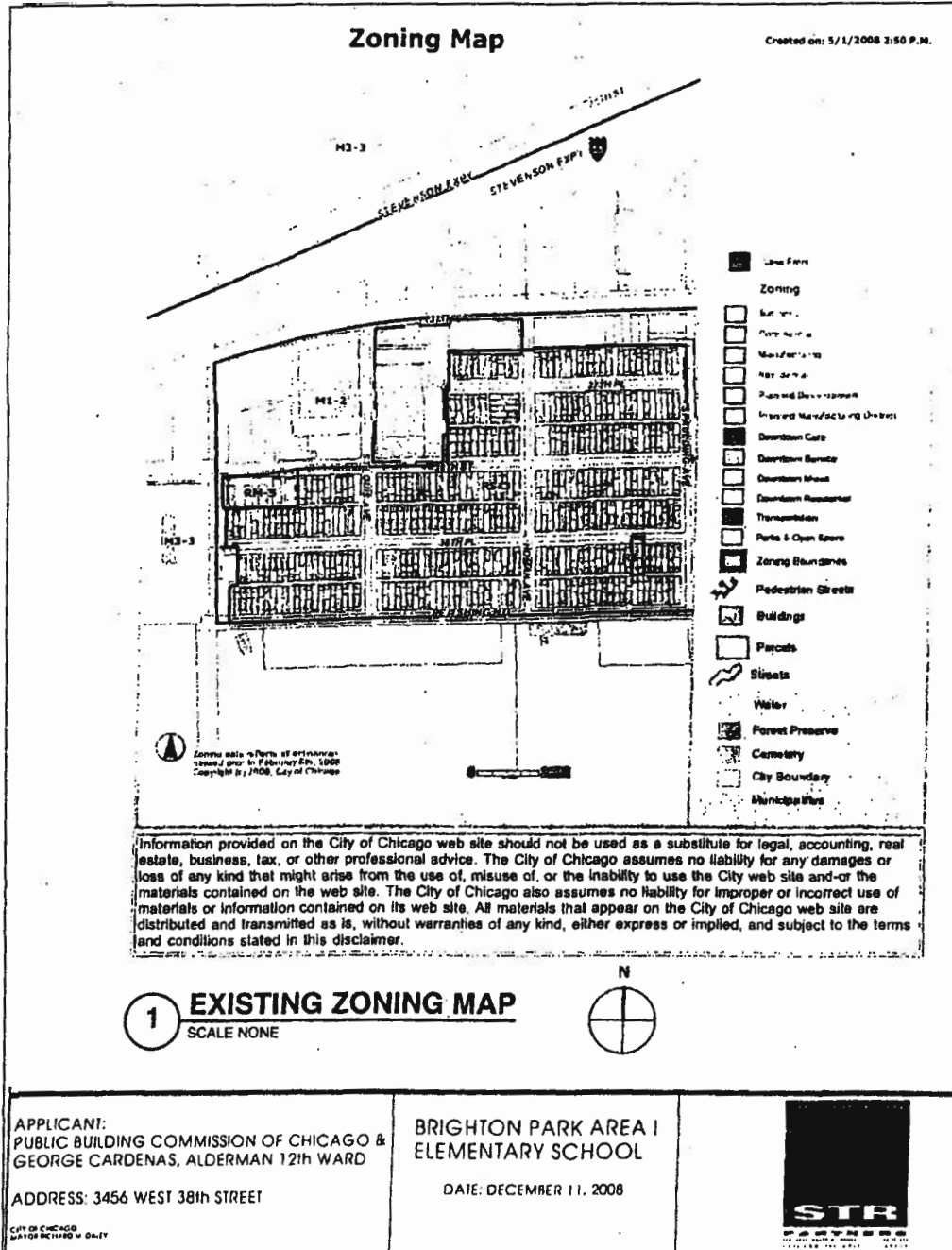
*Institutional Planned Development No. 1134.*

*Brighton Park I Elementary School*

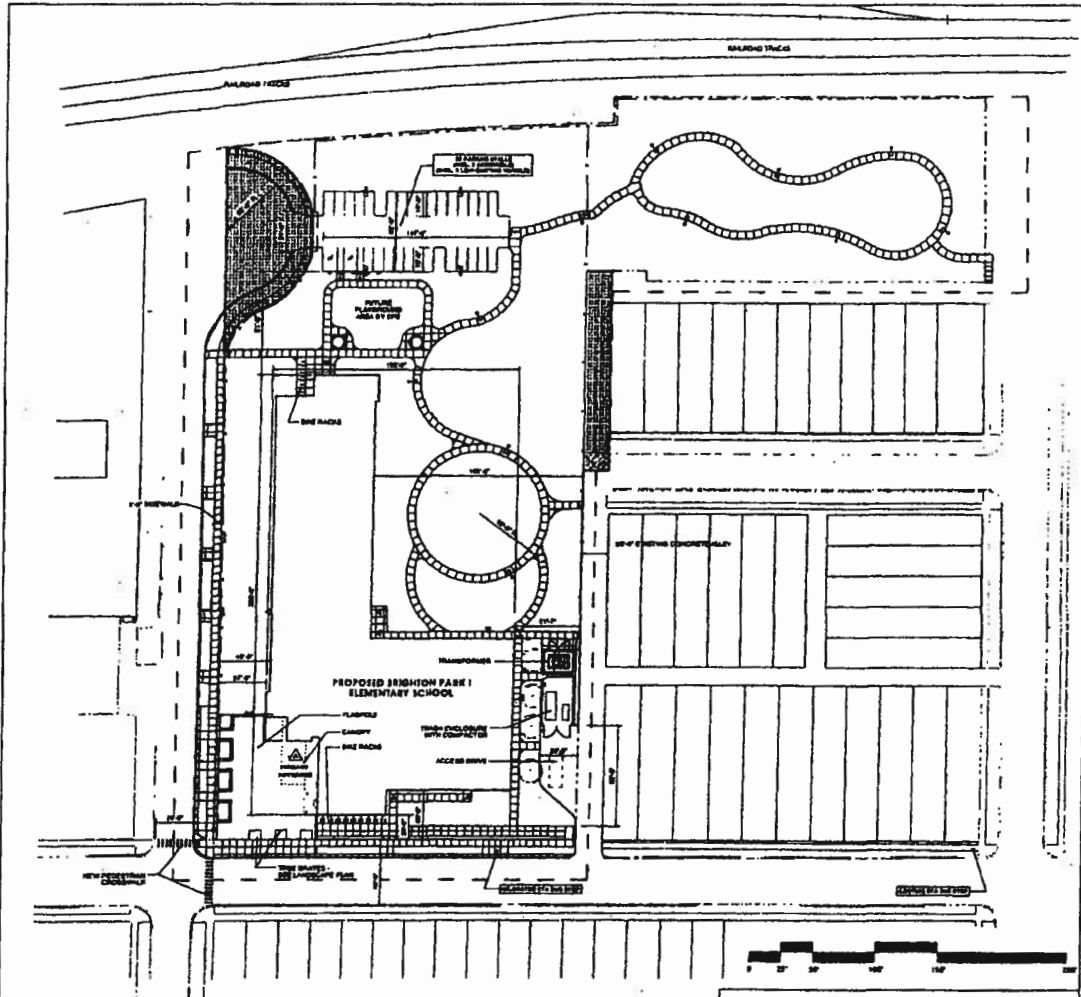
*Bulk Regulations and Data Table.*

Gross Site Area:	247,726 square feet (5.7 acres)
Net Site Area:	209,437 square feet (4.8 acres)
Public Area Right-of-Way:	38,149 square feet (0.88 acre)
Maximum Floor Area Ratio:	0.9
Minimum Number of Off-Street Loading Spaces:	1
Minimum Number of Off-Street Parking Spaces:	30 (including 2 accessible spaces)
Minimum Number of Bicycle Parking Spaces:	26
Maximum Building Height:	60 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback:	In accordance with the Site Plan
Maximum Percent of Site Coverage:	In accordance with Site Plan

Existing Zoning Map.



Planned Development Boundary And Right-Of-Way Adjustment Map.



**1**

**PLANNED DEVELOPMENT  
BOUNDARY &  
ROW ADJUSTMENT MAP**



LEGEND	
	PROPOSED DEDICATION
	PROPERTY LINE
	PLANNED DEVELOPMENT BOUNDARY LINE
	PROPOSED BUILDING OUTLINE
	GROSS SITE BOUNDARY AREA 234,858
	NET SITE BOUNDARY AREA 209,581

APPLICANT:  
PUBLIC BUILDING COMMISSION OF CHICAGO &  
GEORGE CARDENAS, ALDERMAN 12th WARD

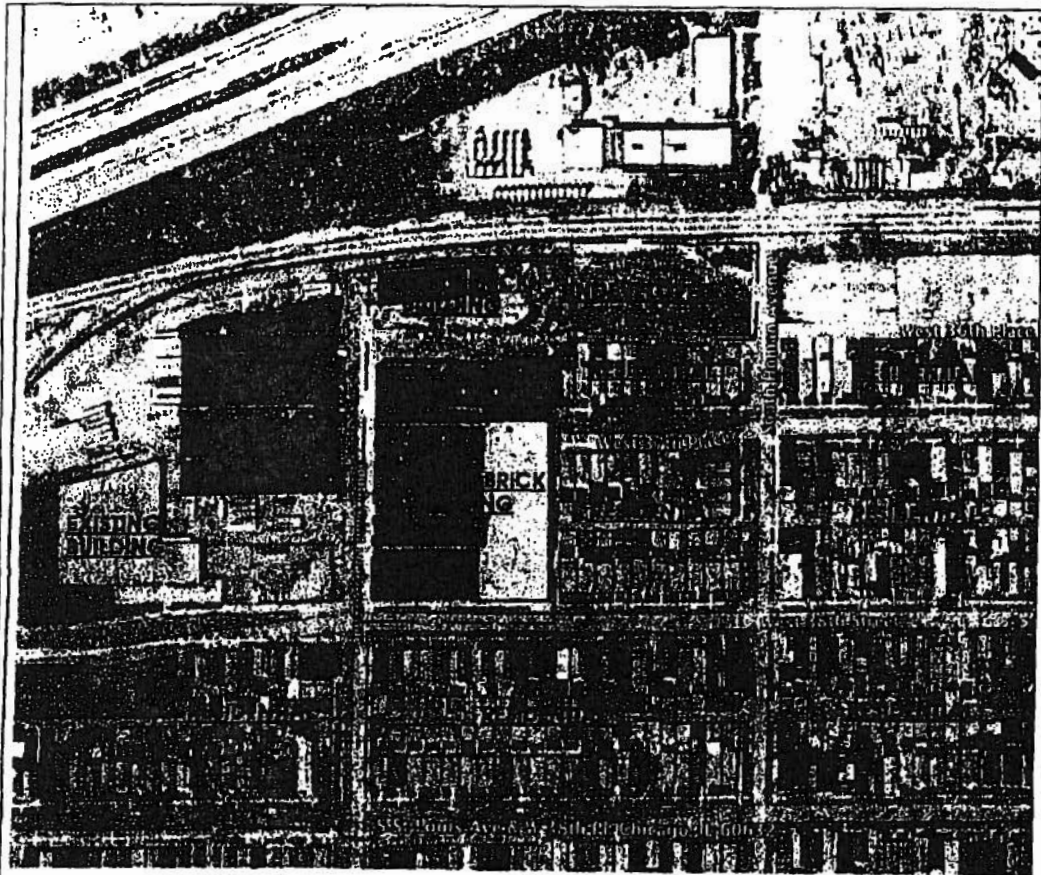
BRIGHTON PARK AREA I  
ELEMENTARY SCHOOL

ADDRESS: 3456 WEST 38th STREET  
CITY OF CHICAGO  
MAYOR RICARD W. DALEY

DATE: DECEMBER 11, 2008



Zoning Land-Use Map.



**1 ZONING LAND USE MAP**  
SCALE NONE

N  
N

APPLICANT:  
PUBLIC BUILDING COMMISSION OF CHICAGO &  
GEORGE CARDENAS, ALDERMAN 12th WARD  
ADDRESS: 3456 WEST 38th STREET

BRIGHTON PARK AREA I  
ELEMENTARY SCHOOL  
DATE: DECEMBER 11, 2008

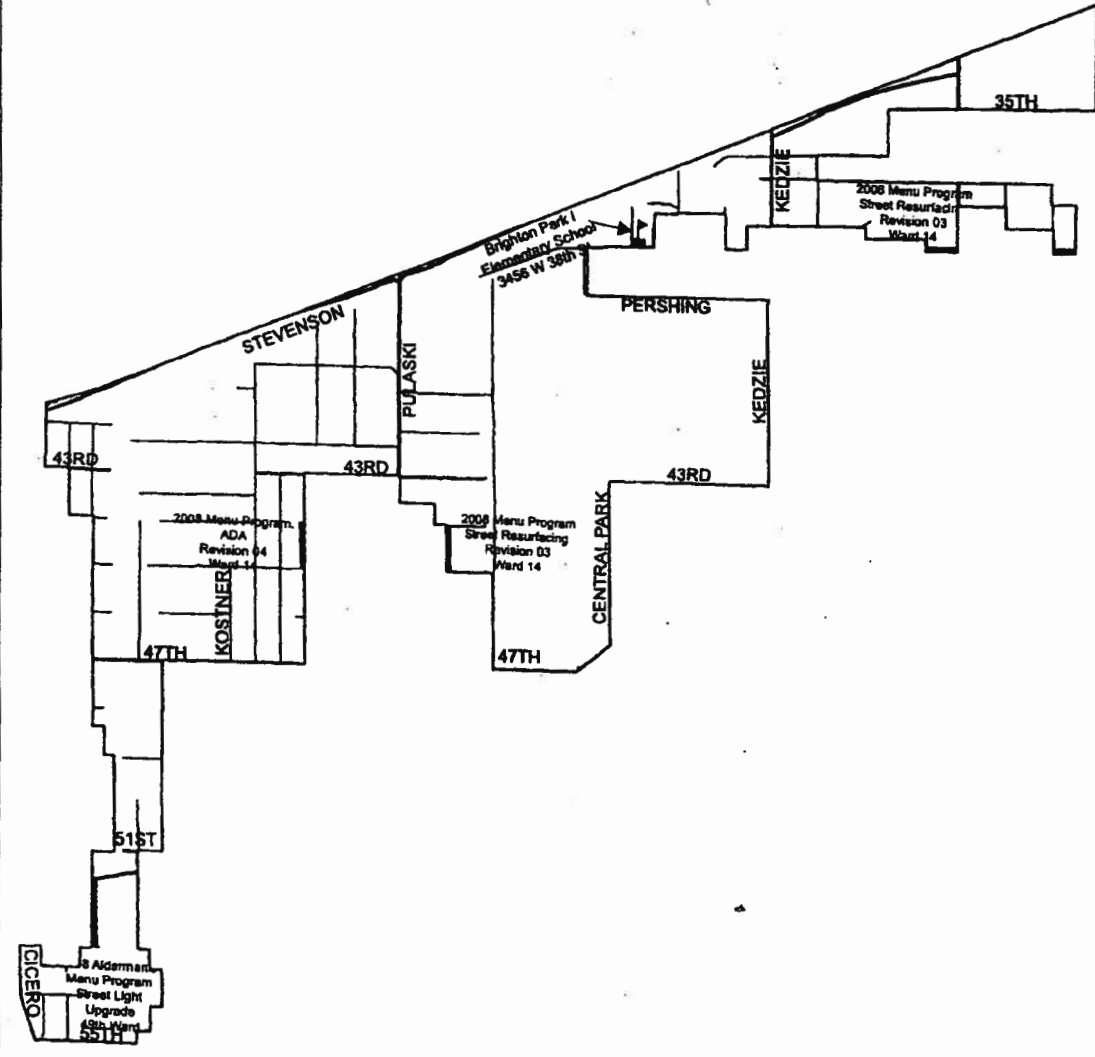
CITY OF CHICAGO  
DIVISION OF PLANNING & DEVELOPMENT



# Industrial Corridor Stevenson



City of Chicago  
Richard M. Daley  
Mayor



54426

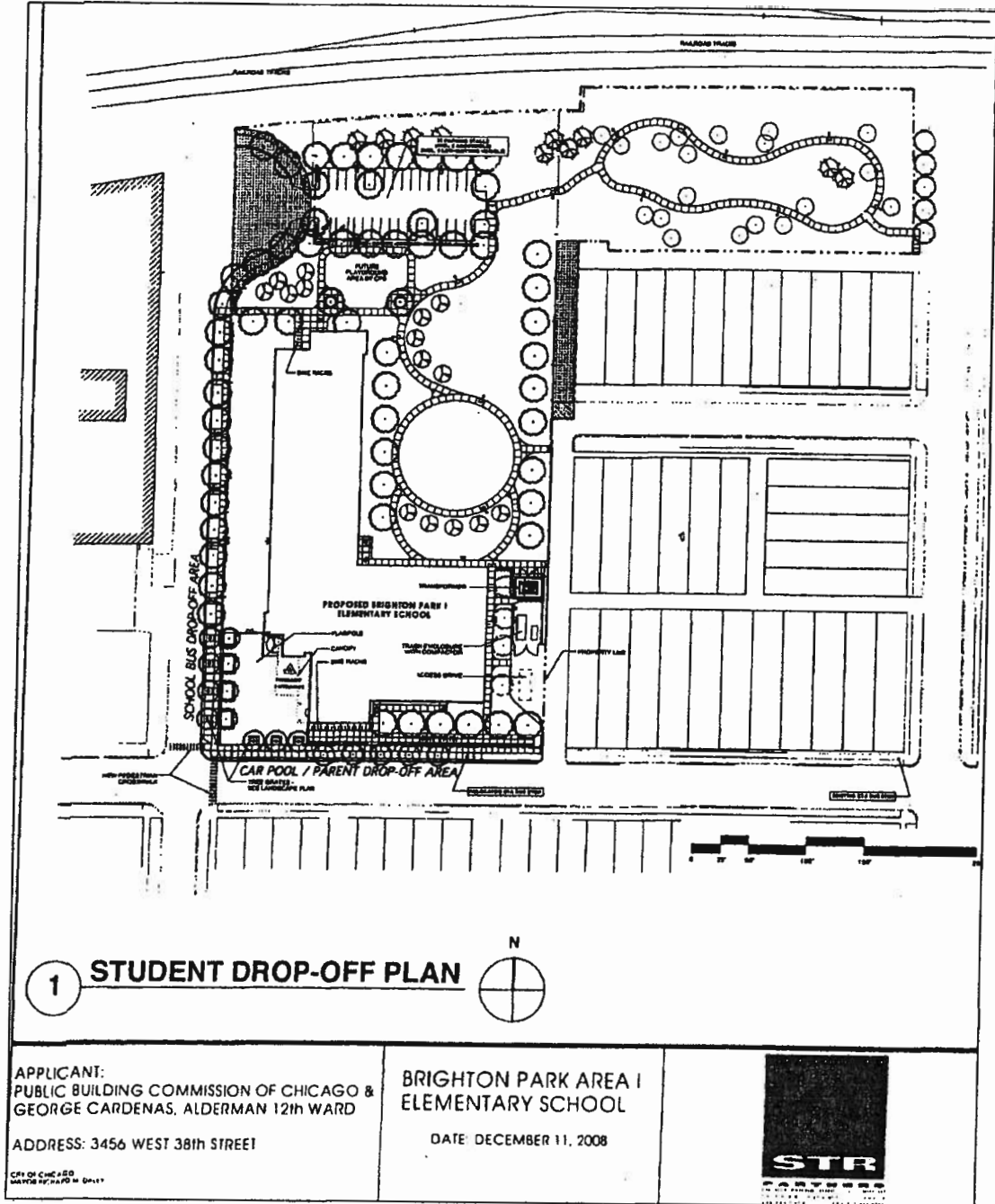
JOURNAL--CITY COUNCIL--CHICAGO

1/13/2009

Industrial Corridor -- Stevenson.



Student Drop-Off Plan.



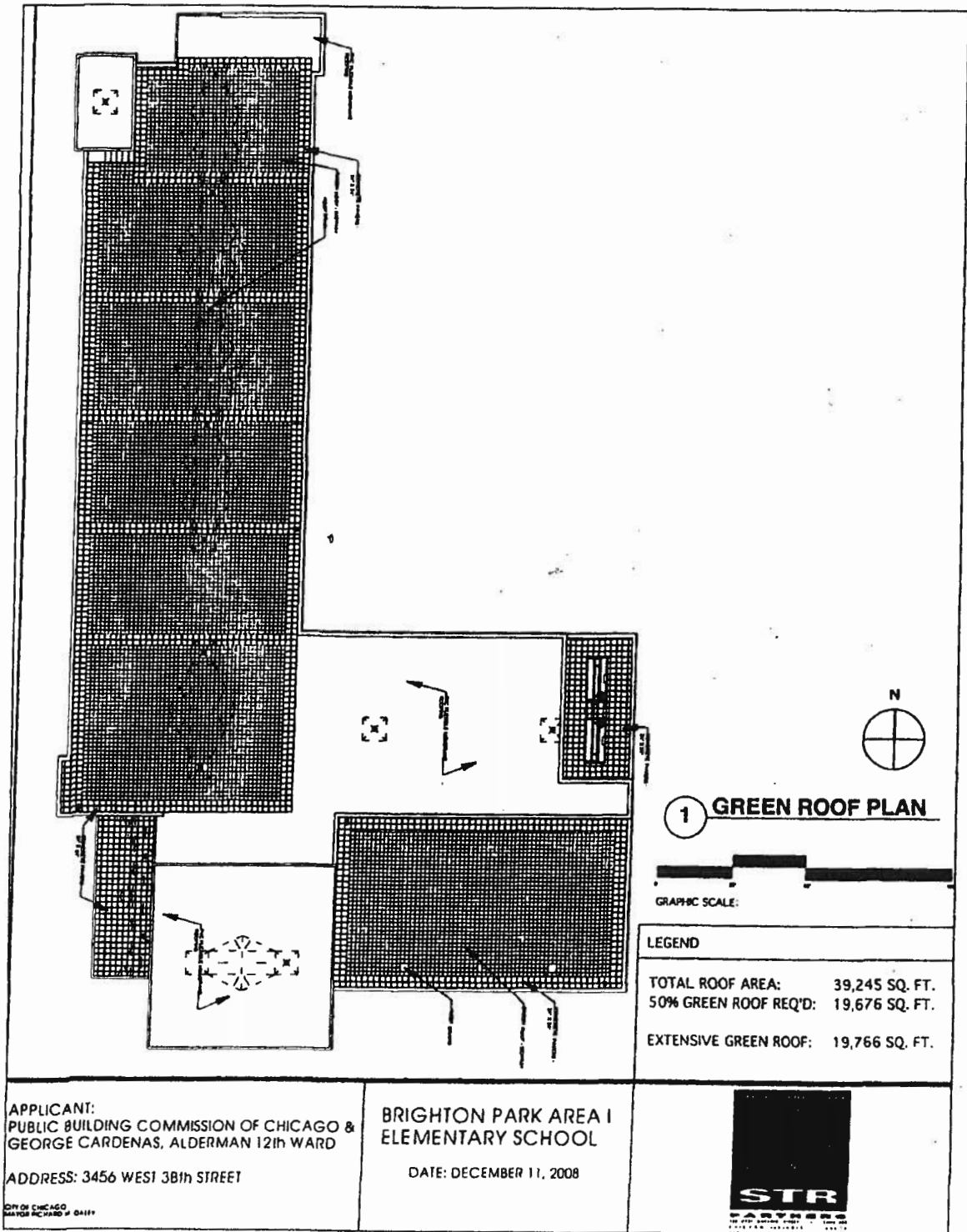
APPLICANT:  
 PUBLIC BUILDING COMMISSION OF CHICAGO &  
 GEORGE CARDENAS, ALDERMAN 12th WARD  
 ADDRESS: 3456 WEST 38th STREET

BRIGHTON PARK AREA I  
 ELEMENTARY SCHOOL  
 DATE: DECEMBER 11, 2008

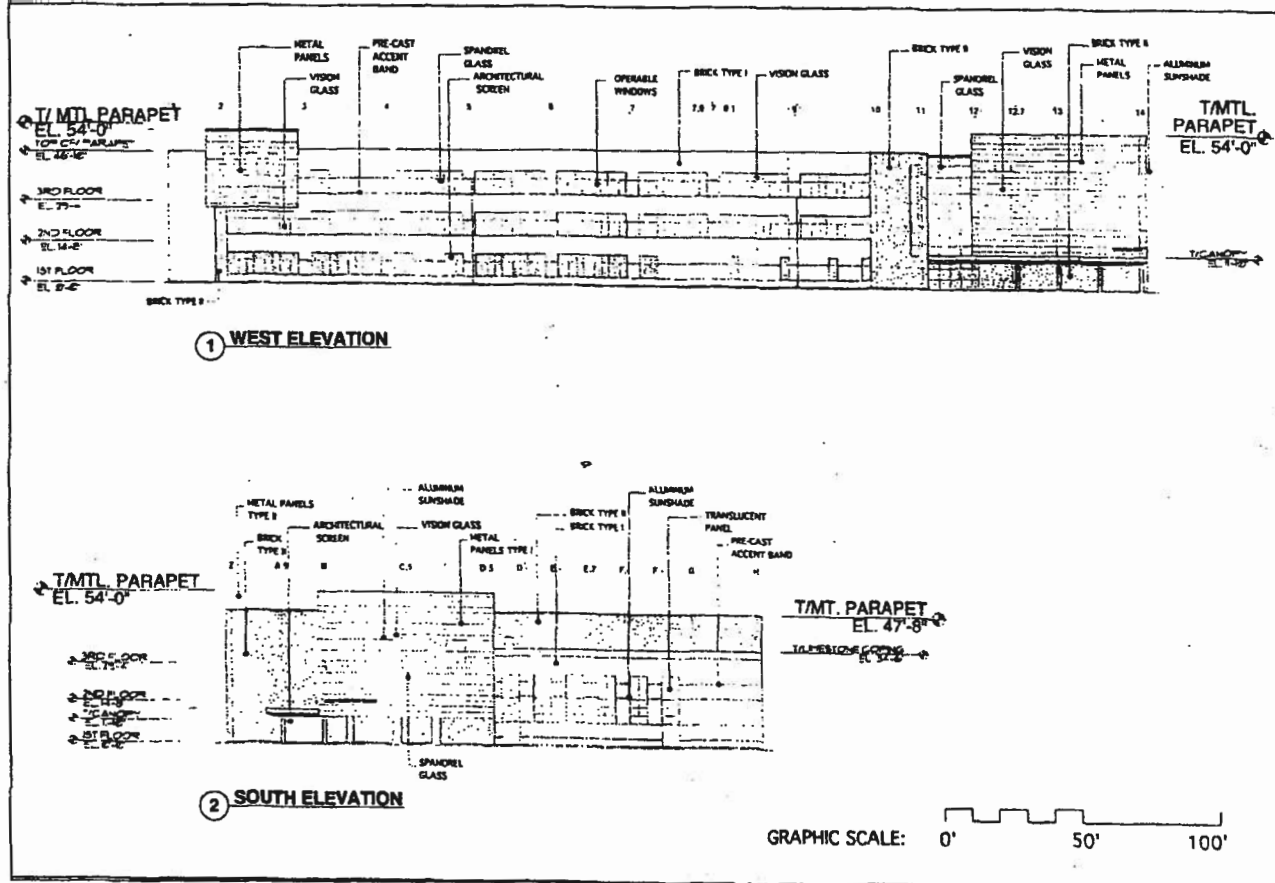


CITY OF CHICAGO  
MAYOR RICHARD M. DALRYMPLE

Green Roof Plan.



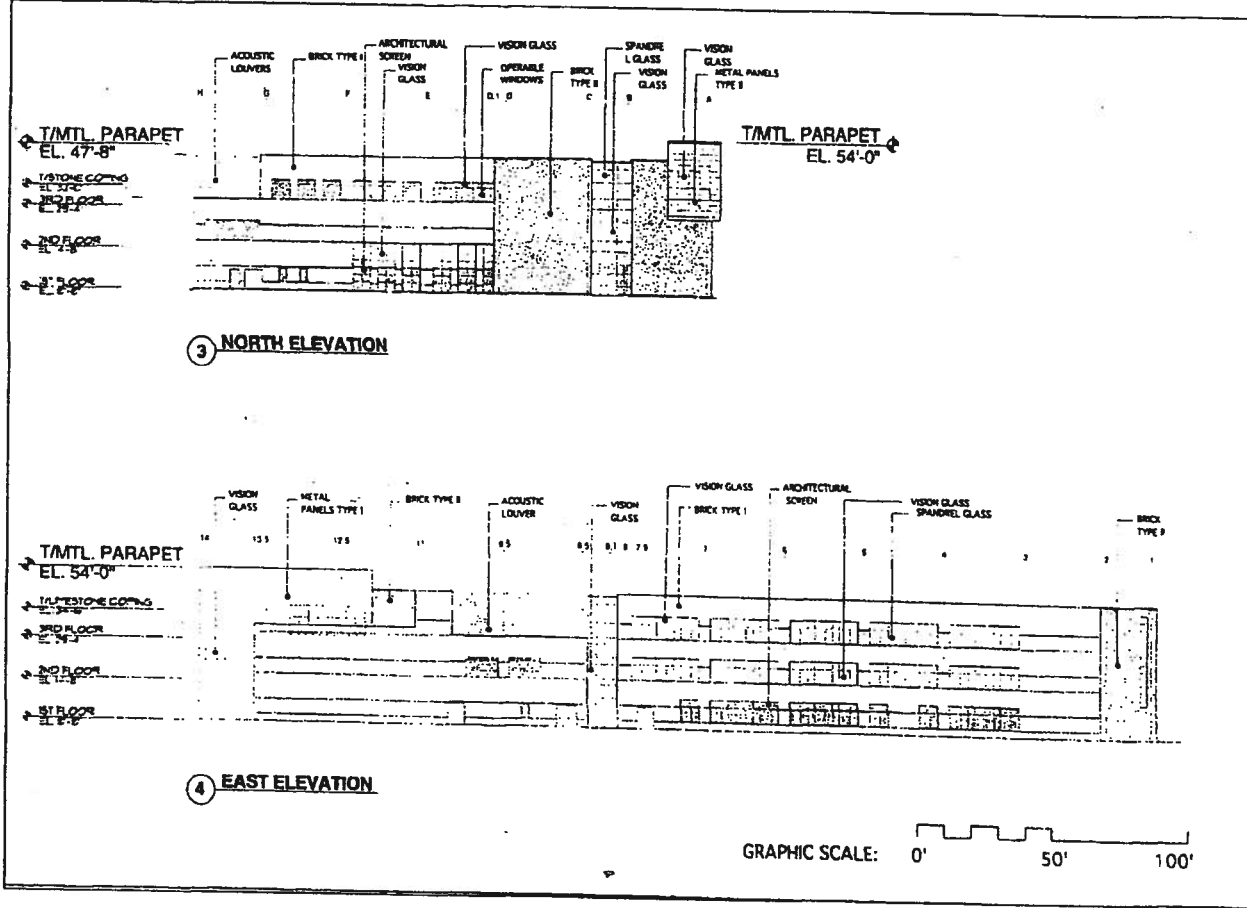
Brighton Park Area I Elementary School --  
South And West Elevations.



BRIGHTON PARK AREA I  
ELEMENTARY SCHOOL  
DATE: DECEMBER 11, 2008

APPLICANT:  
PUBLIC BUILDING COMMISSION OF CHICAGO &  
GEORGE CARDENAS, ALDERMAN 12th WARD  
ADDRESS: 3456 WEST 38th STREET

Brighton Park Area I Elementary School  
East And North Elevations.



BRIGHTON PARK AREA I  
ELEMENTARY SCHOOL  
DATE: DECEMBER 11, 2008

APPLICANT:  
PUBLIC BUILDING COMMISSION OF CHICAGO &  
GEORGE CARDENAS, ALDERMAN 12th WARD  
ADDRESS: 3456 WEST 38th STREET

CHICAGO ARCHITECTURE CENTER

Chicago Builds Green.  
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# CHICAGO BUILDS GREEN

**Project Name:** Brighton Park I Elementary School

**Project Location:** \* Street Number (if the address only includes one street number, please fill only the cell "From"):  
From: 3456 To: [ ] Direction: W Street Name: 38th Select Street Type: St

Ward No: 12 Community Area No: [ ]

**Project Type:**  Planned Development  Redevelopment Agreement  Zoning Change  
PD No: [ ] RDA No: [ ] From: [ ] To: [ ]

Public project  Landmark

**Project Size:** Total land area in sq.ft.: 209,577 Total building(s) footprint in sq.ft.: 39,575 Total vehicular use area in sq.ft.: [ ]

**DPD Project Manager:** Enter First Name Last Name  
Patrick Murphy

**BG/GR Matrix:** Select project category:  
Inst. School, Com. Center

**Financial Incentives:**  TIF  Empowerment Zone Grant  Class L  
 GRIF  Ind. Dev. Revenue Bonds  Class 6b  
 SBIF  Bank Participation Loan  DOH  
 Land Sale Write Down

**Density Bonus:**  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.  
(Page 2 of 3)

Landscaping:

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

	Required per Zoning Code or Green Roof/Building Green Matrix	To be Provided by the development:
Square footage:	350	635
Square footage:	654	1,060
	6	6
	40	34

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:	8,700
Check applicable:	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
Square footage:	43,250
Gallons:	0
Square footage:	122,280

Other sustainable surface treatments:

Green roof  
Energy Star roof  
High-albedo pavement

Square footage:	19,678	19,766
Square footage:	0	0
Square footage:		10,000

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

	0	0
		30
	0	0
	0	28

Check if applicable:

Chicago Builds Green.  
(Page 3 of 3)

Building Certification:

Energy Star building	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input checked="" type="checkbox"/>	
LEED Certified		<input type="checkbox"/>
LEED Silver		<input checked="" type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

Energy efficiency strategies not captured above:

*-E: Other than Energy Star Roof - or Energy Star Building Certification-*

90% CD stage indicates between 28% and 35% savings to ASHRAE 90.1 can be achieved for this project

Other sustainable strategies and/or Project Notes:

- 1) More than 50% of the site will be restored to native/adaptive vegetation.
- 2) Brownfield redevelopment.
- 3) Permeable pavement employed for storm water management.
- 4) 40% less water than water use baseline will be used.
- 5) Eliminate use of potable water for irrigation.
- 6) Views to daylight will be possible in 90% or more of the interior spaces.