

PD 1390

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 17, 2018

Mr. Scott R. Borstein
Neal & Leroy, LLC.
20 S. Clark, Suite 2050
Chicago, Illinois 60603

Re: **Site Plan Approval and Minor Change for 4201 N. Oak Park Avenue – Roadway Reconfiguration in Institutional Planned Development No. 1390**

Dear Mr. Borstein:

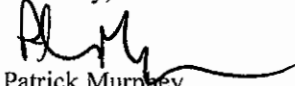
Please be advised that your request for Site Plan Review and a Minor Change for the above-referenced project has been considered by the Department of Planning and Development (DPD) pursuant to Statements 9 and 11 of Institutional Planned Development No. 1390, ("PD No. 1390"). The proposal includes two requests, the first is to amend the previously approved bulk table to shift 5,432 square feet of area from Net Site Area to Area in the Right of Way necessitated by the opening of a public alley recorded by the Chicago Department of Transportation on May 24, 2018. The second request is to amend the previously approved site plan to reconfigure the access roadway from that which was previously approved. The new proposed roadway takes into consideration concerns and comments regarding public safety made by adjacent property owners, the revised plan has been reviewed by both the Chicago Department of Transportation and the Fire Prevention Bureau and has been approved by each of those agencies

The request for approval includes the following attached documents prepared by STL Architects:

- Amended Bulk Table
- A1.10 – Overall Site Plan (08.03.18)
- A1.11 – Partial Site Plan A (08.03.18)
- A1.12 – Partial Site Plan B (08.03.18)
- A1.13 – Partial Site Plan C (08.03.18)
- CDOT Approved Overall Site Plan, stamped 07-22-2018
- FIRE Approved Overall Site Plan, stamped 07-31-2018
- Plat of Alley Opening – Recording date of 05-24-2018

Upon review of the materials submitted, DPD has determined that the site plan is consistent with, and satisfies, the requirements of PD 1390. Accordingly, this site plan submittal for Institutional Planned Development No. 1390 along with the Minor Change request to amend the bulk table to account for the public alley opening is hereby approved as conforming to the Planned Development.

Sincerely,


Patrick Murphey,
Acting Zoning Administrator

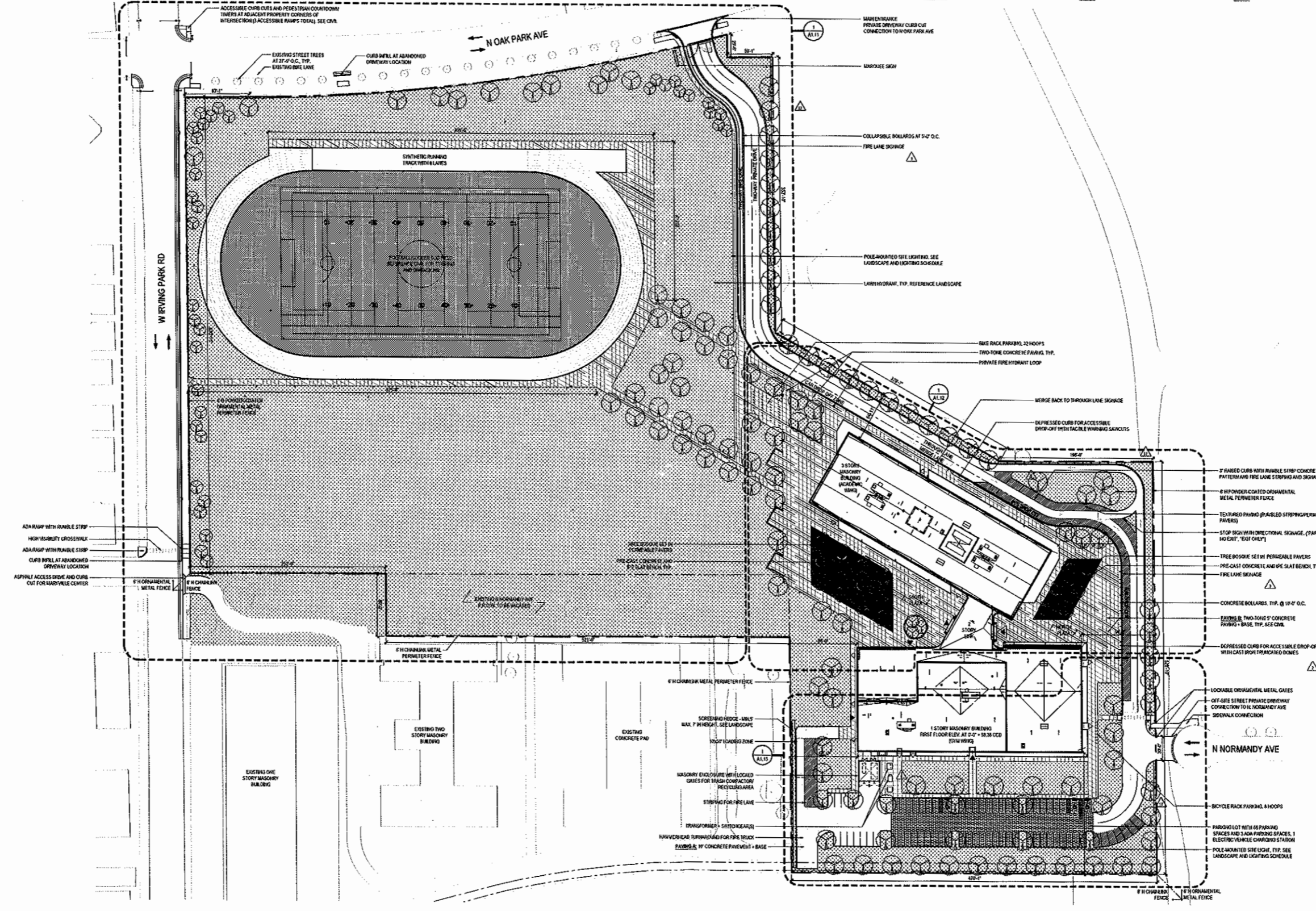
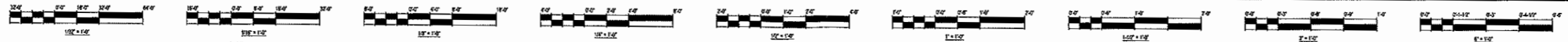
Originated by: Noah Szafraniec

cc: Erik Glass, DPD
Mike Marmo, DPD
Noah Szafraniec, DPD
Steve Valenziano, DPD

INSTITUTIONAL PLANNED DEVELOPMENT NO. 1390
BULK REGULATIONS

Gross Site Area:	870,718 square feet (19.99 acres)
Net Site Area: (Including proposed vacated street)	794,393 square feet (18.24 acres)
Public Area Right-of-Way: (Excluding proposed vacated street)	76,325 square feet (1.75 acres)
Maximum Floor Area Ratio:	0.65
Minimum Number of Off-Street Loading Spaces:	1 (10x50)
Minimum Number of Off-Street Parking Spaces:	69
Bike Spaces:	80
Maximum Building Height	55 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback:	In accordance with the Site Plan

APPLICANT: Alderman Sposato on behalf of the Board of Education of the City of Chicago
ADDRESS: 4001-4201 N. Oak Park Avenue
FILING DATE: May 24, 2017
PLAN COMMISSION DATE: October 19, 2017



ADA RAMP WITH RAMPED STRIP
 HIGH VISIBILITY CROSSWALK
 ADA RAMP WITH RAMPED STRIP
 CURB INLET AT ABANDONED DRIVEWAY LOCATION
 ASPHALT ACCESS DRIVE AND CURB CUT FOR MARVILLE CENTER

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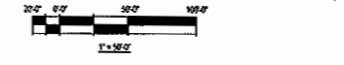
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LEGEND

- PROPERTY LINE
- EXISTING TO REMAIN
- NEW WORK
- 6\"/>
- 6\"/>
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- EXISTING TREE TO REMAIN
- NEW TREE
- SCORED COLORED CONCRETE PAVING TWO COLORS. REF. FINISH SCHEDULE
- SEEDED LAWN
- PERMEABLE PAVERS - PEDESTRIAN
- PERMEABLE PAVERS - VEHICULAR
- ASHLEAF FIELD SOO
- 1/2\"/>
- MASON ENLIGHTENMENT
- ▶ ENTRANCE
- ▶ EXIT ONLY
- ▲ FIRE HYDRANT
- ▲ POLE MOUNTED SITE LIGHT

1 SITE PLAN



GENERAL NOTES

- EXISTING CONDITIONS INFORMATION BASED ON A SURVEY PROVIDED BY EDWARD J. MULLOY AND ASSOCIATES LTD DATED SEPTEMBER 13, 2017.
- COORDINATE WITH ENVIRONMENTAL, GEOLOGICAL, SOILS, AND OTHER OWNER/PROVIDED SUBSURFACE INVESTIGATIONS.
- REFER TO LANDSCAPE PLAN FOR TREE LOCATIONS AND QUANTITIES.
- REFER TO LANDSCAPE PLAN FOR LIGHTING SCHEDULE.

TOTAL NET SITE AREA = 779,823 SF
 TOTAL BUILDING AREA = 134,663 SF
 FAR = 0.17



READ DUNNING SCHOOL
 4071 N. OAK PARK AVENUE
 CHICAGO, IL 60634
 CHICAGO PUBLIC SCHOOLS
 CITY OF CHICAGO, MAYOR RAHM EMANUEL

Architect of Record:
 STL ARCHITECTS

STLARCHITECTS

ADDRESS: 808 DEARBORN ST
 CHICAGO, ILLINOIS 60610
 PHONE: 312.844.8800
 FAX: 312.844.8848
 WEB: www.stlchicago.com

DAVID MASON & ASSOCIATES
 468 N. Milwaukee Ave, Chicago, IL 60644
 Structural Engineers of Record

DANIEL WEINBACH & PARTNERS
 43 Jackson Blvd #256, Chicago, IL 60604
 Landscape Architects of Record

TERRA ENGINEERING LTD.
 228 W Ohio St, Chicago, IL 60604
 Civil Engineers of Record

IMEG
 231 S LaSalle St #601, Chicago, IL 60604
 MEPFP Engineers of Record

ARUP NORTH AMERICA LTD.
 58 W Upper Wacker Dr #1600,
 Chicago, IL 60601
 Acoustics Consultant

SCHULER SHOOK
 750 N Orleans St #400, Chicago, IL 60644
 Theatre Consultant

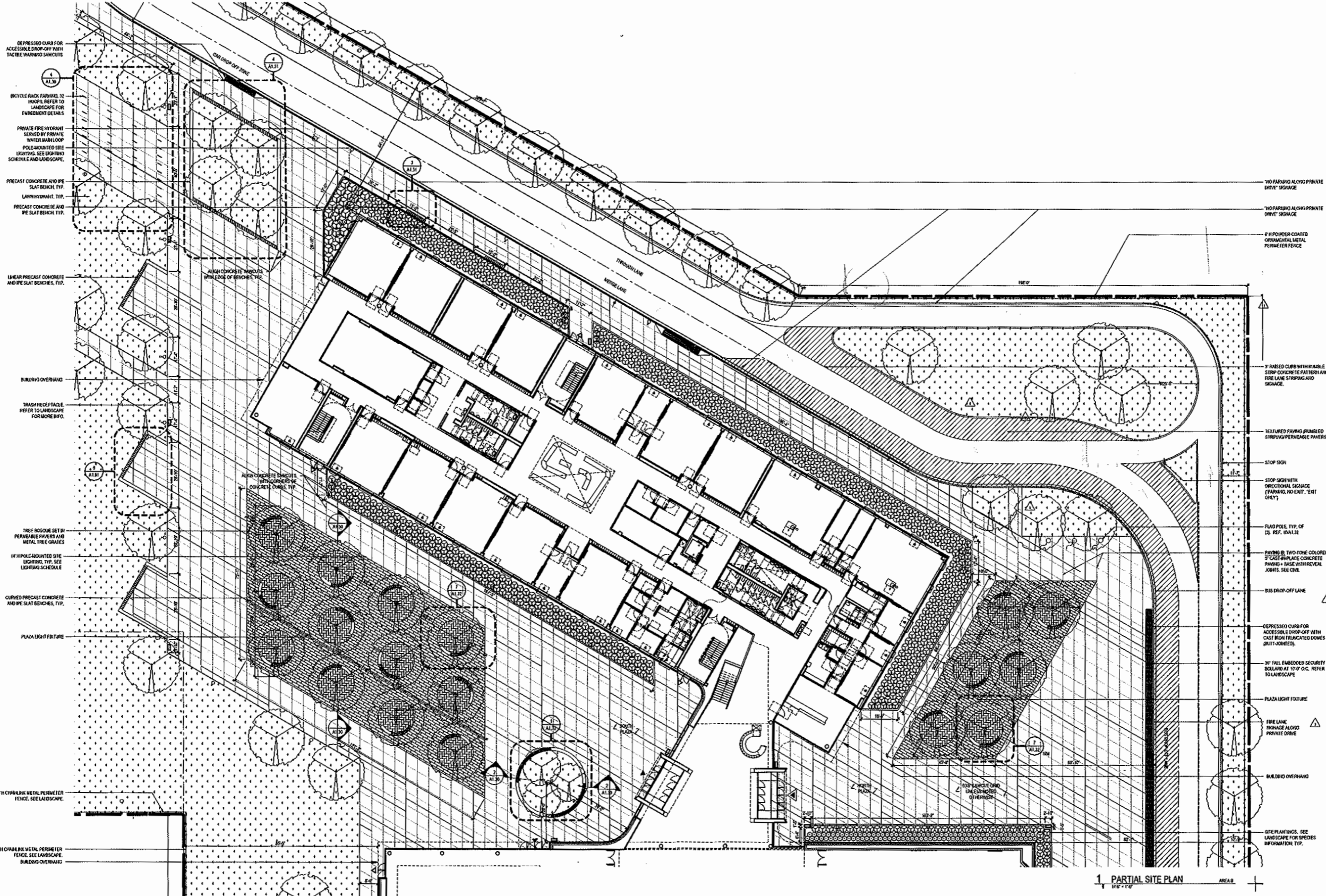
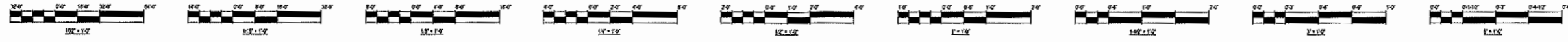
EDGE ASSOCIATES INC.
 200 E Lake St #305, Addison, IL 60101
 Food Service Consultant

Mark	Description	Date
△	PO REVISION	09/05/18
△	BULLETIN #002	06/15/18
△	IFC AND BULLETIN#001	04/05/18
△	ADDENDUM #2	02/15/18

PGC Project Name: READ DUNNING SCHOOL
 PGC Contract No: 0616
 Project No: NA
 Title

OVERALL SITE PLAN

Sheet
A1.10



READ DUNNING SCHOOL
 4071 N. OAK PARK AVENUE
 CHICAGO, IL 60634
 CHICAGO PUBLIC SCHOOLS
 CITY OF CHICAGO, MAYOR RAHM EMANUEL

Architect of Record:
STL ARCHITECTS
 ADDRESS: 608 N. OLSON ST
 CHICAGO, ILLINOIS 60610
 PHONE: 312.844.8850
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DAVID MASON & ASSOCIATES
 484 N. MERRILL AVE, CHICAGO, IL 60614
 Structural Engineers of Record

DANIEL WEINBACH & PARTNERS
 63 JACKSON BLVD #200, CHICAGO, IL 60604
 Landscape Architects of Record

TERRA ENGINEERING LTD.
 228 W. OHIO ST, CHICAGO, IL 60684
 Civil Engineers of Record

IMEG
 221 S. LA SALLE ST #600, CHICAGO, IL 60604
 MEPFP Engineers of Record

ARUP NORTH AMERICA LTD.
 35 N. UPPER WABASH DR #1800,
 CHICAGO, IL 60611
 Acoustics Consultant

SCHULER SHOOK
 780 W. COLLEGE ST #400, CHICAGO, IL 60654
 Theatre Consultant

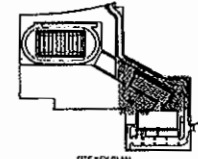
EDGE ASSOCIATES INC.
 220 S. LAKE ST #200, ARLINGTON, IL 60014
 Food Service Consultant

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LEGEND

—	PROPERTY LINE	SEEDED LAWN	POLE-MOUNTED SITE LIGHT
---	EXISTING TO REMAIN	ATHLETIC FIELD 500	FIRE HYDRANT
---	NEW WORK	PERMEABLE PAVERS - PEDESTRIAN	LAWN HYDRANT
---	6\"/>		
---	EXISTING TREE TO REMAIN	PERMEABLE PAVERS - VEHICULAR	TRASH RECEPTACLE
---		16\"/>	
---		NEW TREE	TRASH RECEPTACLE SIGN
---			WALKWAY ENTRANCE
---			ENTRANCE/EXIT ONLY

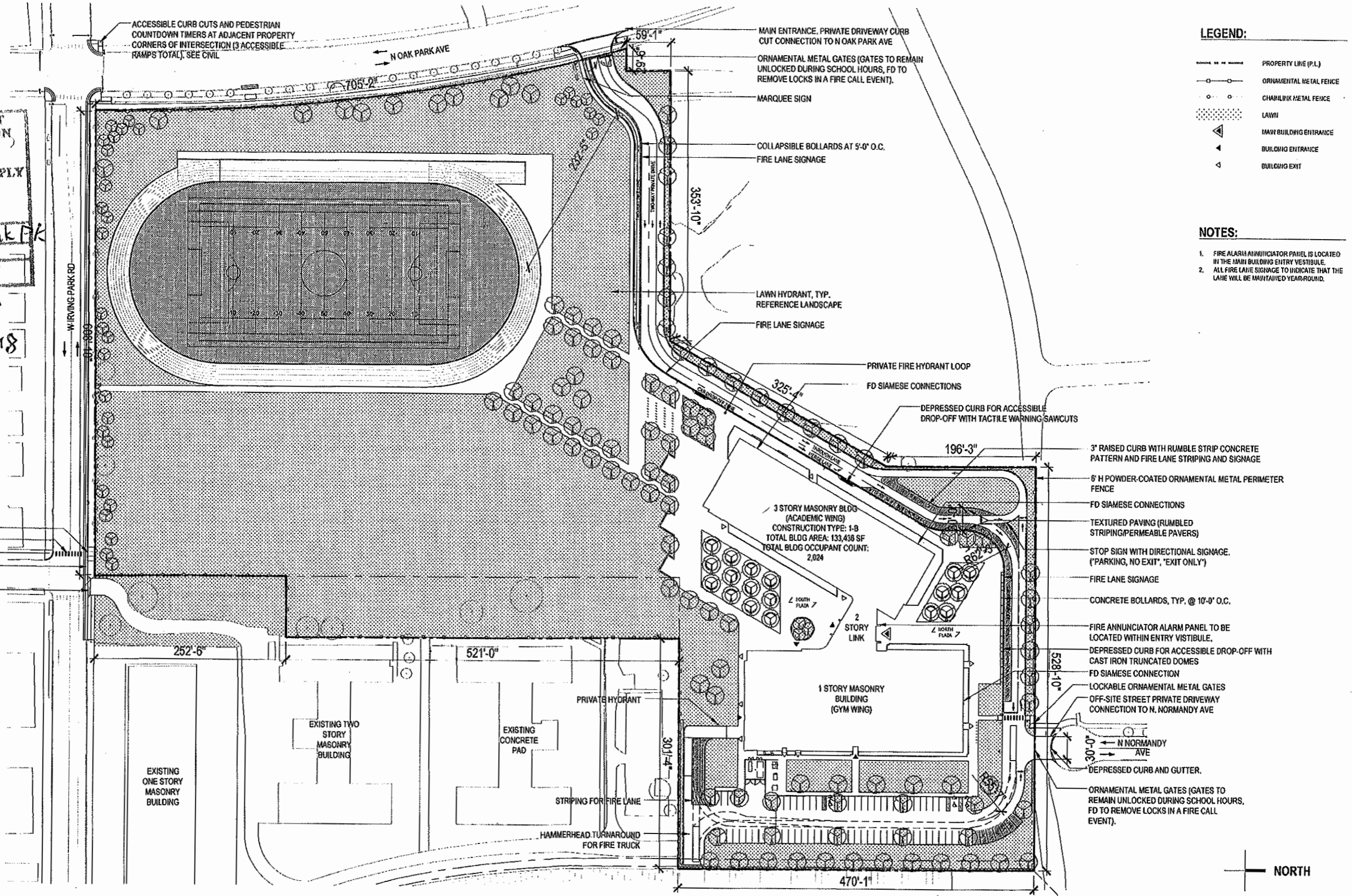
- GENERAL NOTES**
- EXISTING CONDITIONS INFORMATION BASED ON A SURVEY PROVIDED BY EDWARD JACALON AND ASSOCIATES LTD DATED SEPTEMBER 13, 2017.
 - COORDINATE WITH ENVIRONMENTAL, GEOTECHNICALS, AND OTHER ENGINEERS FOR SUB-SURFACE INVESTIGATIONS.
 - REFER TO LANDSCAPE PLAN FOR TREE LOCATIONS AND QUANTITIES.
 - REFER TO LANDSCAPE PLAN FOR SIGNING INFO.
 - CONCRETE SAWCUT CURB IS TYPE 1. ALIGNMENTS NOTED THROUGHOUT PLANS SUPERSEDE THIS CURB. INTENDED ALIGNMENTS ARE SHOWN GRAPHICALLY.



PROJECT NAME: READ DUNNING SCHOOL
 PROJECT NO: 0618
 DATE: N/A
 TITLE: PARTIAL SITE PLAN B
 SHEET: A1.12

CHICAGO FIRE DEPARTMENT
 BUREAU OF FIRE PREVENTION
 SIXTH REVIEW COMMITTEE
 REVIEWED
 FOR FIRE ACCESS & WATER SUPPLY
 JUL 31 2018
 BY *[Signature]*
 PROJECT TITLE *4071 N. Oak PK*
 DATE OF PLANS *7-13-18*
 Subject to full compliance with the
 Municipal Code of Chicago

*This stamp supersedes a
 previously stamped plan
 which was dated 7-17-18*



- LEGEND:**
- PROPERTY LINE (P.L.)
 - ORNAMENTAL METAL FENCE
 - CHARLINK METAL FENCE
 - ▨ LAWN
 - ◀ MAIN BUILDING ENTRANCE
 - ◀ BUILDING ENTRANCE
 - ◀ BUILDING EXIT

- NOTES:**
1. FIRE ALARM ANNUNCIATOR PANEL IS LOCATED IN THE MAIN BUILDING ENTRY VESTIBULE.
 2. ALL FIRE LANE SIGNAGE TO INDICATE THAT THE LANE WILL BE MAINTAINED YEAR-ROUND.

SITE PLAN FOR FIRE DEPARTMENT REVIEW

Read Dunning School
 4071 N Oak Park Ave, Chicago IL 60634
 Chicago Public Schools
 July 13, 2018

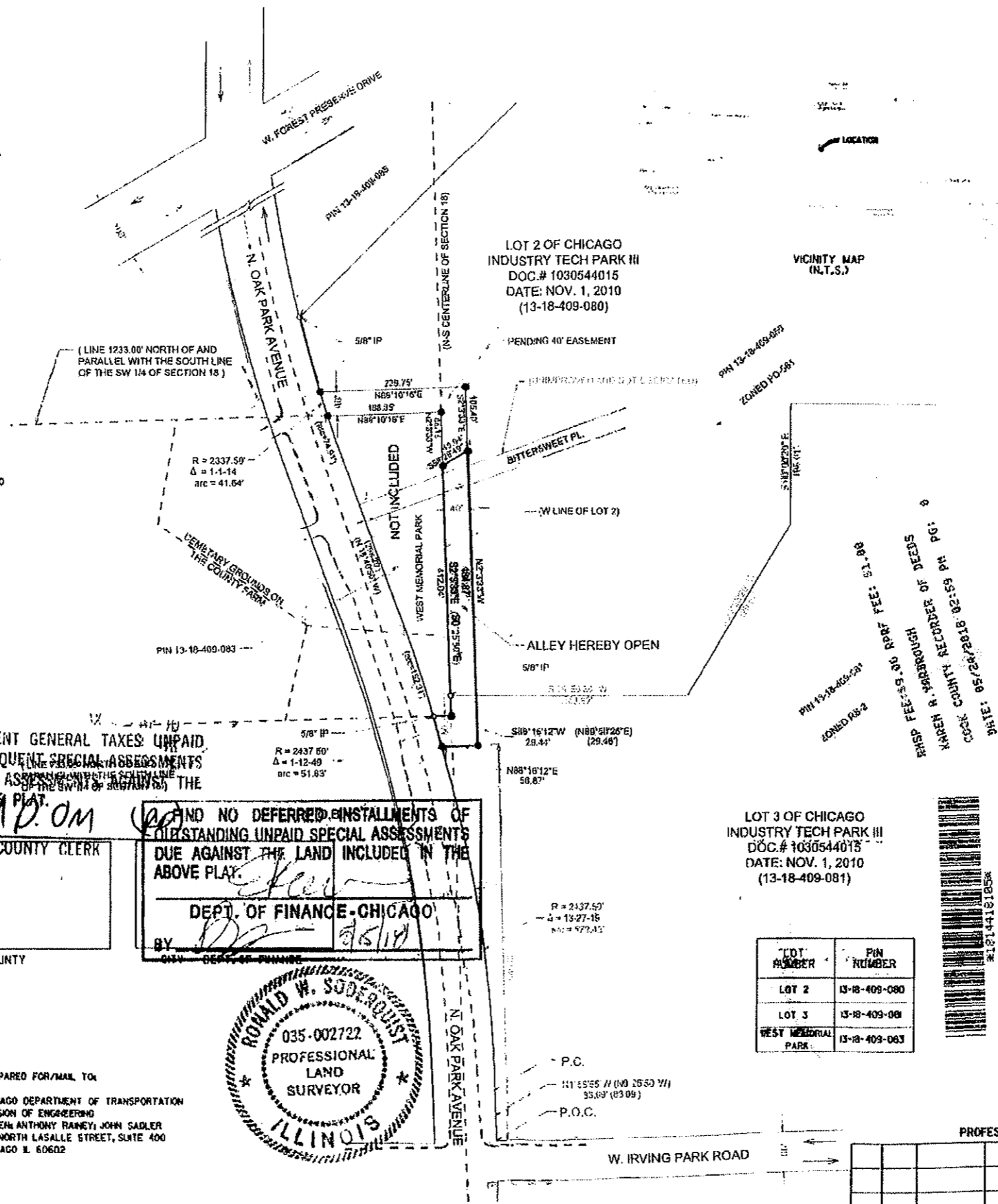


STLARCHITECTS
 808 N. Dearborn Street, Chicago, Illinois 60610

EXHIBIT A PLAT OF ALLEY OPENING

LEGAL DESCRIPTION: ALLEY OPENING

THOSE PARTS OF LOTS 2 AND 3 IN CHICAGO INDUSTRY TECH PARK III, BEING A SUBDIVISION IN THE SOUTH FRACTIONAL HALF OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 1, 2010 AS DOCUMENT NUMBER 1030544015, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3, THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 3 ON A CURVE BEARING OF THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF NORTH 01 DEGREES 59 MINUTES 55 SECONDS WEST AND DISTANCE OF 83.09 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2437.50 FEET, AND A CENTRAL ANGLE OF 15 DEGREES 27 MINUTES 19 SECONDS, THENCE NORTHERLY ALONG SAID WEST LINE AND SAID CURVE A DISTANCE OF 572.42 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT, THENCE NORTH 80 DEGREES 16 MINUTES 12 SECONDS EAST A DISTANCE OF 56.87 FEET ALONG A LINE 50 FEET SOUTH OF AND PARALLEL WITH A LINE RECORDED AS 733.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16, THENCE NORTH 02 DEGREES 03 MINUTES 33 SECONDS WEST A DISTANCE OF 484.87 FEET ALONG A LINE PARALLEL WITH AND 10 FEET EAST OF A WEST LINE OF SAID LOT 2, THENCE SOUTH 50 DEGREES 28 MINUTES 49 SECONDS WEST A DISTANCE OF 45.94 FEET TO THE RECORDED NORTH-SOUTH CENTERLINE OF SAID SECTION, SAID LINE ALSO BEING A WEST LINE OF SAID LOT 2, THENCE SOUTH 02 DEGREES 03 MINUTES 33 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 42.04 FEET TO A CORNER OF SAID LOT 3, SAID CORNER BEING ON A LINE 733 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION, THENCE SOUTH 83 DEGREES 16 MINUTES 12 SECONDS WEST A DISTANCE OF 29.44 FEET TO THE WEST LINE OF SAID LOT 3, SAID LINE BEING ON A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 2437.50 FEET, THENCE SOUTHERLY ALONG AN ARC OF SAID CURVE A DISTANCE OF 56.87 FEET THROUGH A CENTRAL ANGLE OF 01 DEGREES 12 MINUTES 49 SECONDS TO THE POINT OF BEGINNING, CONTAINING 0.48 ACRES OR 20,094 SQUARE FEET, MORE OR LESS.



LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- SECTION / QUARTER SECTION LINE
- PLATTED LOT LINES
- PROPERTY QUAD LINE
- APPARENT PROPERTY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ACCESS CONTROL LINE
- PROPOSED ACCESS CONTROL LINE
- MEASURED DIMENSION
- COMPUTED DIMENSION
- RECORDED DIMENSION
- EXISTING BUILDING
- IRON PIPE OR ROD FOUND
- TAG NAIL SET
- CUT CROSS FOUND OR SET
- 5/8" REBAR SET
- STAKING OF PROPOSED RIGHT OF WAY, SET DIVISION OF HIGHWAYS SURVEY MARKER TO MONUMENT THE POSITION SHOWN, IDENTIFIED BY INSCRIPTION DATA AND SURVEYORS REGISTRATION NUMBER.
- STAKING OF PROPOSED RIGHT OF WAY IN CULTIVATED AREAS, BURIED 5/8" HIGH METAL ROD 20 INCHES BELOW GROUND TO MARK FUTURE SURVEY MARKER POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
- PERMANENT SURVEY MARKER, I.D.O.T. STANDARD 235 (TO BE SET BY OTHERS)
- RIGHT OF WAY STAKING PROPOSED TO BE SET

STATE OF ILLINOIS
COUNTY OF COOK

THIS IS TO CERTIFY THAT I, RONALD W. SODERQUIST, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NUMBER 27222, HAVE SURVEYED THE PROPERTY SHOWN HEREON IN SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED AT CHICAGO, ILLINOIS THIS 22ND DAY OF SEPTEMBER 2010 A.D.

Ronald W. Soderquist
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 27222
LICENSE EXPIRATION DATE: NOV. 30, 2018

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

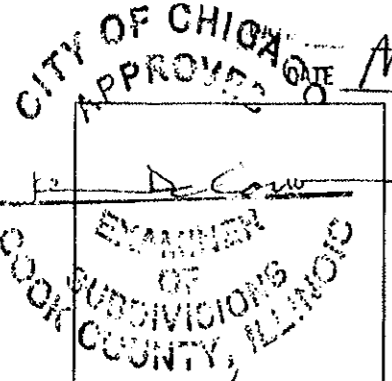
SURVEYOR'S NOTE:
1. BASIS OF BEARINGS, UNLESS NOTED AS RECORDED, BEARINGS SHOWN HEREON ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE.
2. FIELD WORK COMPLETED ON 08/31/2010.
3. LOT 2 IS ZONED PD-564, LOT 3 IS ZONED RS-2.
4. THIS ALLEY OPENING IS WRITTEN IN CONJUNCTION WITH AND CONFORMS TO THE DATA CONTAINED IN THE PLAT OF SUBDIVISION KNOWN AS CHICAGO INDUSTRY TECH PARK III AS PLATTED BY EDWARD J. MOLLOY & ASSOCIATES, LTD. AND RECORDED AS DOC#1030544015 IN THE COOK COUNTY RECORDER OF DEEDS OFFICE ON NOV. 1, 2010.

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID, CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS ON THE TRACT OF LAND IN THE ABOVE PLAT.

David P. Om
COUNTY CLERK

AND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.

DEPT. OF FINANCE - CHICAGO
BY *[Signature]*



Date: 5/22/10
Map File # 10-38-16-3779
City Council Approved 1/17/10

PREPARED FOR/MAIL TO:
CHICAGO DEPARTMENT OF TRANSPORTATION
DIVISION OF ENGINEERING
ATTEN: ANTHONY RANEY, JOHN SADLER
30 NORTH LASALLE STREET, SUITE 400
CHICAGO IL 60602

Doc# 1814418105 Fee \$120.00



PROFESSIONAL DESIGN FIRM No. 184.000104

REVISION	DATE	BY	CHKD	SHEET NO.
REVISION4			DW/CZ	1 OF 1
REVISION3			CHECKED:	
REVISION2	2010-09-22		DATE:	
REVISION1			SCALE: 1"=100'	
REVISION			PROJ. NO.: 13139	

Reclassification Of Area Shown On Map No. 11-N.
 (As Amended)
 (Application No. A-8321)
 (Common Address: 4201 N. Oak Park Ave.)

IPD 1390

[SO2017-4126]

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 RS2 Residential Single Unit (Detached House) District symbols and indications as shown on Map Number 11-N in the area bounded by:

beginning at a line 1,243 feet north of and parallel to West Irving Park Road; a line from a point 1,243 feet north of West Irving Park Road and 993.5 feet east of the intersection of West Irving Park Road and North Oak Park Avenue, said reference line is perpendicular (at 90 degrees) to West Irving Park Road extended; to a point 773 feet north of West Irving Park Road and 992 feet east of the intersection of West Irving Park Road and North Oak Park Avenue, said reference line is perpendicular (at 90 degrees) to West Irving Park Road extended; a line 773 feet north of and parallel to West Irving Park Road; a line 691 feet east of the intersection of West Irving Park Road and North Oak Park Avenue, said reference line is perpendicular (at 90 degrees) to West Irving Park Road extended; a line 252 feet north of and parallel to West Irving Park Road; North Normandy Avenue; West Irving Park Road; the easterly right-of-way line of North Oak Park Avenue; a line 700 feet north of and parallel to West Irving Park Road; a line from a point 700 feet north of West Irving Park Road and 53.5 feet west of the intersection of West Irving Park Road and North Oak Park Avenue, said referenced line is perpendicular (at 90 degrees) to West Irving Park Road extended; a line 759 feet north of and parallel to West Irving Park Road; a line from a point 759 feet north of West Irving Park Road and 300 feet east of the intersection of Irving Park Road and North Oak Park Avenue, said referenced line is perpendicular (at 90 degrees) to West Irving Park Road extended; to a point 1,045 feet north of West Irving Park Road and 464 feet east of the intersection of Irving Park Road and North Oak Park Avenue, said referenced line is perpendicular (at 90 degrees) to West Irving Park Road extended; and a line 464 feet east of the intersection of West Irving Park Road and North Oak Park Avenue, said referenced line is perpendicular (at 90 degrees) to West Irving Park Road extended and running north to the point of beginning,

to those of an Institutional Planned Development Number 1390 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. 1390.

Planned Development Statements.

1. The area delineated herein as Institutional Planned Development Number 1390 ("Planned Development") consists of approximately 799,825 net square feet of property (18.36 acres) which is depicted on the attached Planned Development Boundary and Property Line and Right-of-Way Adjustment Map ("Property") and is controlled by the Board of Education of the City of Chicago (the "Applicant").
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 titleholders 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 titleholder 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 of the Zoning Ordinance.
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, assign or grantees.

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

Ingress or egress shall be pursuant to the plans 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.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, including any Part II Approval for a revised traffic and access plan as provided in Statement 9 below, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 15 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line and Right-of-Way Adjustment Map; Site and Landscape Plan; and Building Elevations dated September 20, 2017, submitted herein. 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 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 Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are allowed in the area delineated herein: school, athletic facilities, accessory parking and related accessory uses.
6. On-premises 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-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the 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 site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 799,825 square feet.
9. The Site and Landscape Plan shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. 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. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 7-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") for development or redevelopment of any subsequent phases within the Planned Development or a revised traffic and access plan, other than alterations to existing buildings or other changes which would otherwise be permitted as an administrative modification under Section 17-13-0611-A, a site plan for the proposed subsequent phase, including parking areas and related information ("Site Plan Submittal"), shall be submitted to the Commissioner of the Department of Planning and Development for approval. Review and approval of the Site Plan Submittal by the Commissioner is

intended to assure that specific development proposals conform with the Planned Development. No Part II Approval for work for which a Site Plan Submittal is required hereunder shall be granted until the Site Plan Submittal has been approved by the Commissioner. Further, all Part II Submittals shall be in compliance with the Chicago Landscape Ordinance. Provided the Site Plan Submittal required hereunder is in general conformance with this Planned Development, the Commissioner shall issue such site plan approval within sixty (60) days from receipt of the Site Plan Submittal. Following approval of a Site Plan Submittal by the Commissioner, the approved plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development. The approved Site Plan Submittal may be changed by the provisions of Section 17-13-0611 of the Chicago Zoning Ordinance. A Site Plan Submittal shall, at a minimum, provide the following information with respect to the proposed improvements:

- a. the boundaries of the property;
- b. the footprint of the improvements;
- c. location and dimensions of all parking spaces and loading berths;
- d. preliminary landscaping plan prepared by a landscape architect with final landscaping plan to be approved during Part II Review;
- e. all pedestrian circulation routes;
- f. the location of any adjacent public improvements;
- g. preliminary building sections and elevations of the improvements with a preliminary building materials list; and
- h. statistical information applicable to the property¹ limited to the following:
 - (1) floor area and floor area ratio;
 - (2) uses to be established;
 - (3) building heights;
 - (4) all setbacks, required and provided;
 - (5) floor area devoted to all uses, if applicable;
 - (6) number of parking spaces; and
 - (7) number of loading spaces/berths.

A Site Plan Submittal shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development. In addition, as part of the site plan review process for each phase of development or a revised traffic and access plan, an updated traffic and parking study shall be submitted for review by the Department of Transportation when it is reasonably determined by the Commissioner of the Department of Planning and Development that such an updated report is required.

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 of the Municipal Code, or any other provision of that Code.
11. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance 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 titleholders 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 that is subject to the aforementioned policy and must provide documentation verifying compliance.
14. 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, 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 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent 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 of the Zoning Ordinance. 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 RS2 Residential Single-Unit (Detached House) District.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line and Right-of-Way Adjustment Map; Site and Landscape Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 59901 through 59908 of this *Journal*.]

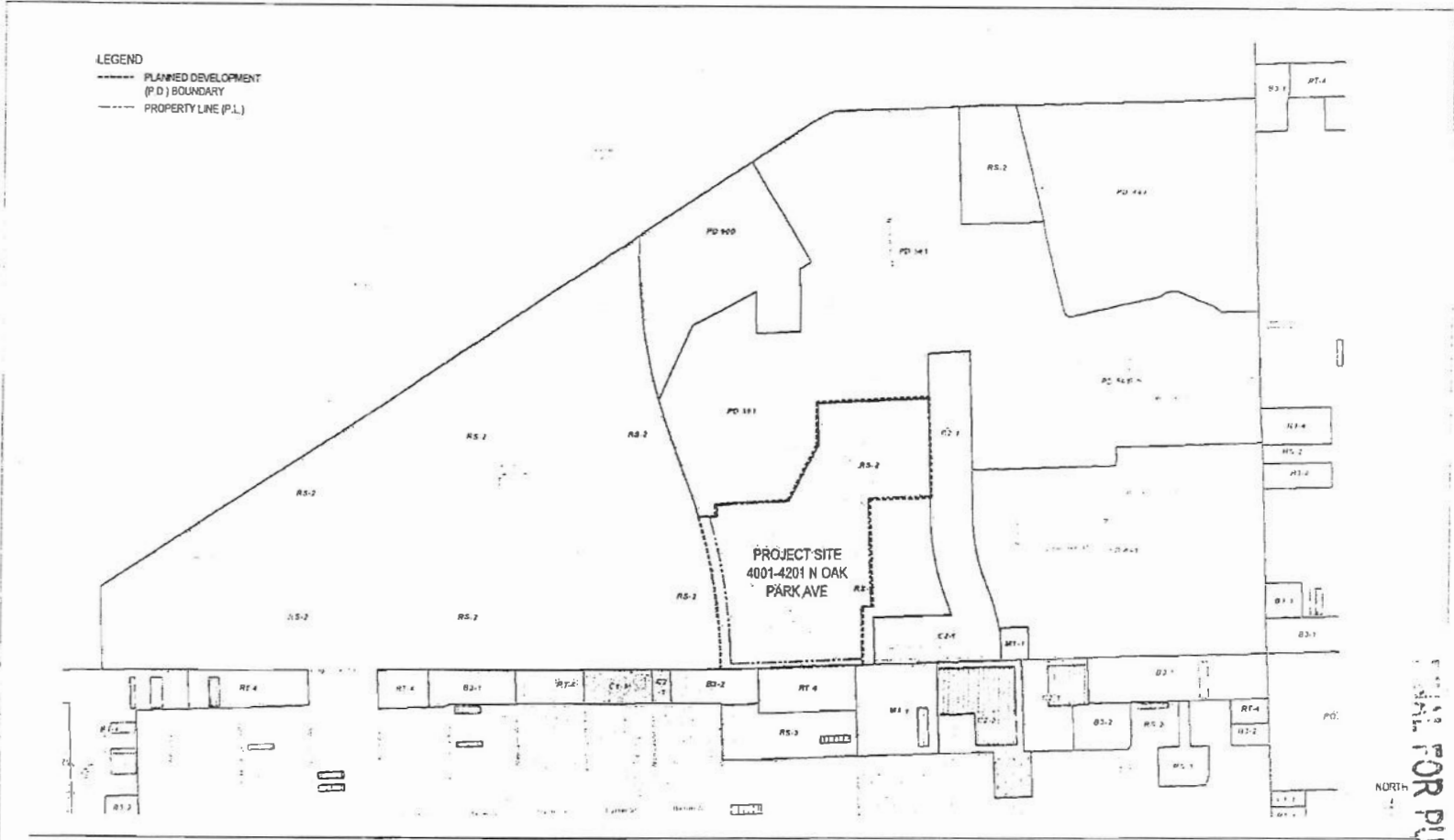
* Editor's note: Numbering sequence error. No number (i) in original document.

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

Institutional Planned Development No. 1390.

Bulk Regulations.

Gross Site Area:	870,718 square feet (19.99 acres)
Net Site Area (Including proposed vacated street):	799,825 square feet (18.36 acres)
Public Area Right-of-Way (Excluding proposed vacated street):	70,893 square feet (1.63 acres)
Maximum Floor Area Ratio:	0.65
Minimum Number of Off-Street Loading Spaces:	1 (10 by 50)
Minimum Number of Off-Street Parking Spaces:	69
Bike Spaces:	80
Maximum Building Height:	55 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback:	In accordance with the site plan



EXISTING ZONING MAP



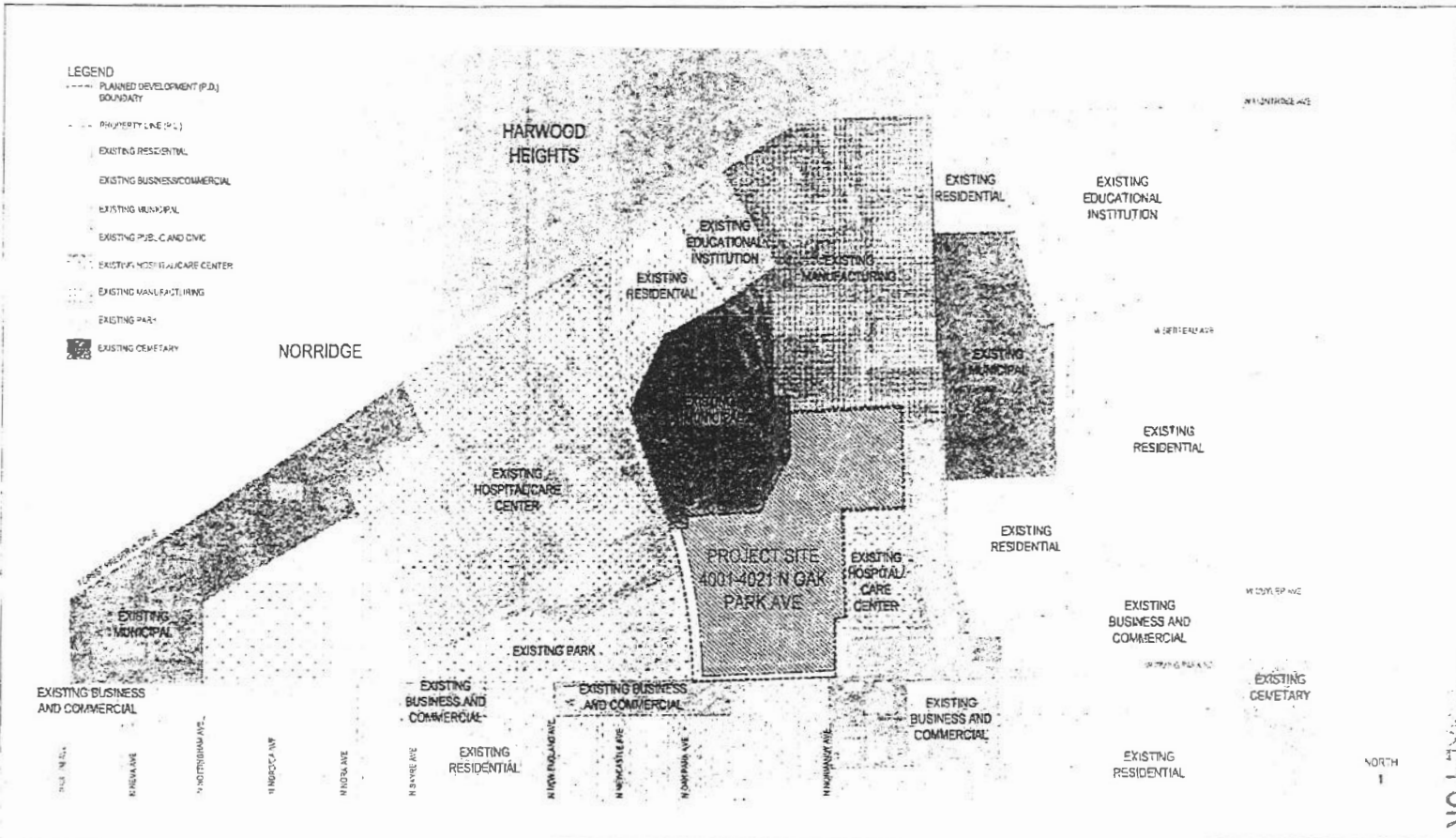
Applicant, Public Building Commission of Chicago &
 Chicago Public Schools & Alberman Nicholas Sposato
 City of Chicago, Mayor Rahm Emanuel

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EXISTING LAND-USE MAP



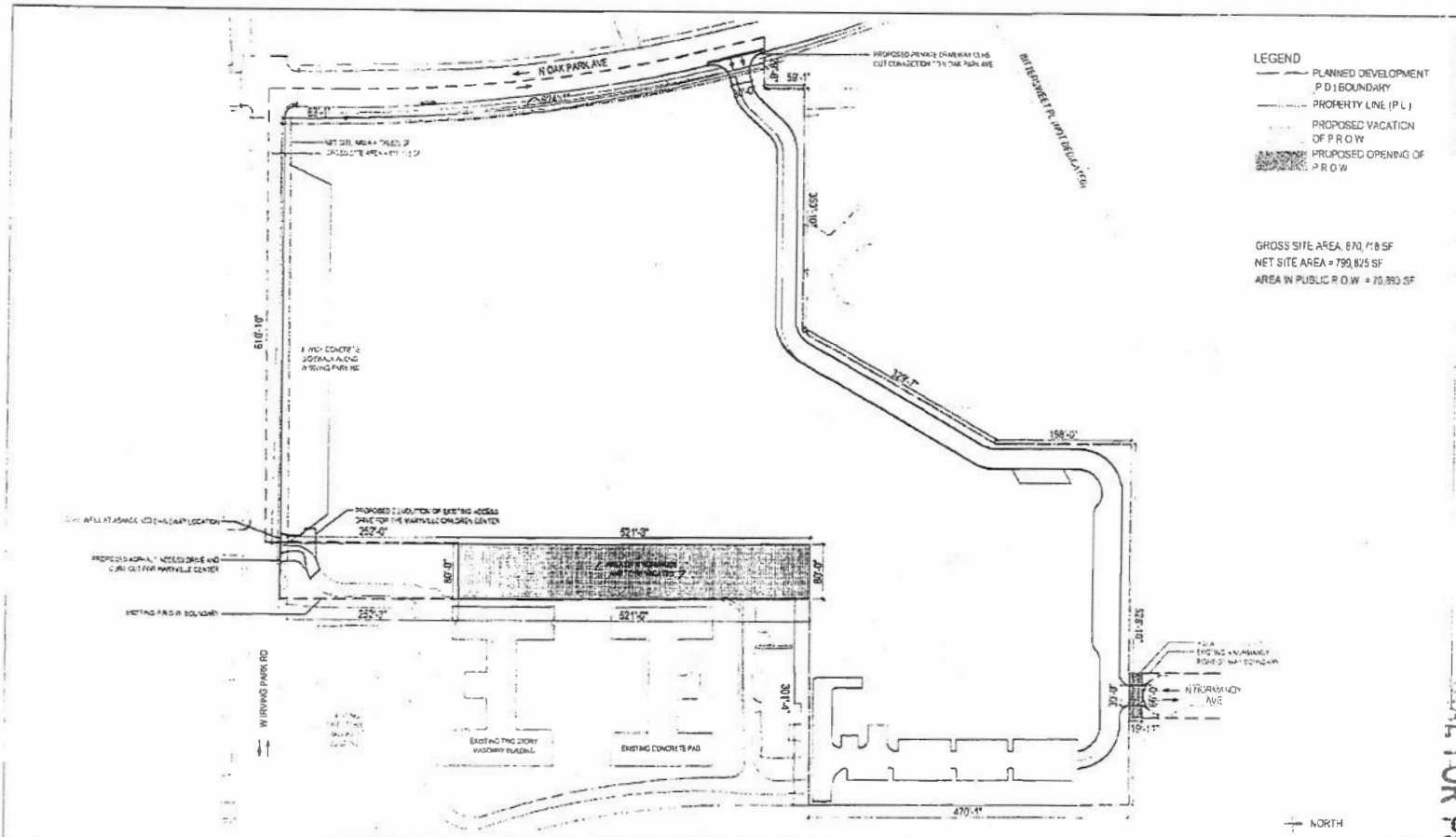
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PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE AND RIGHT-OF-WAY ADJUSTMENT MAP



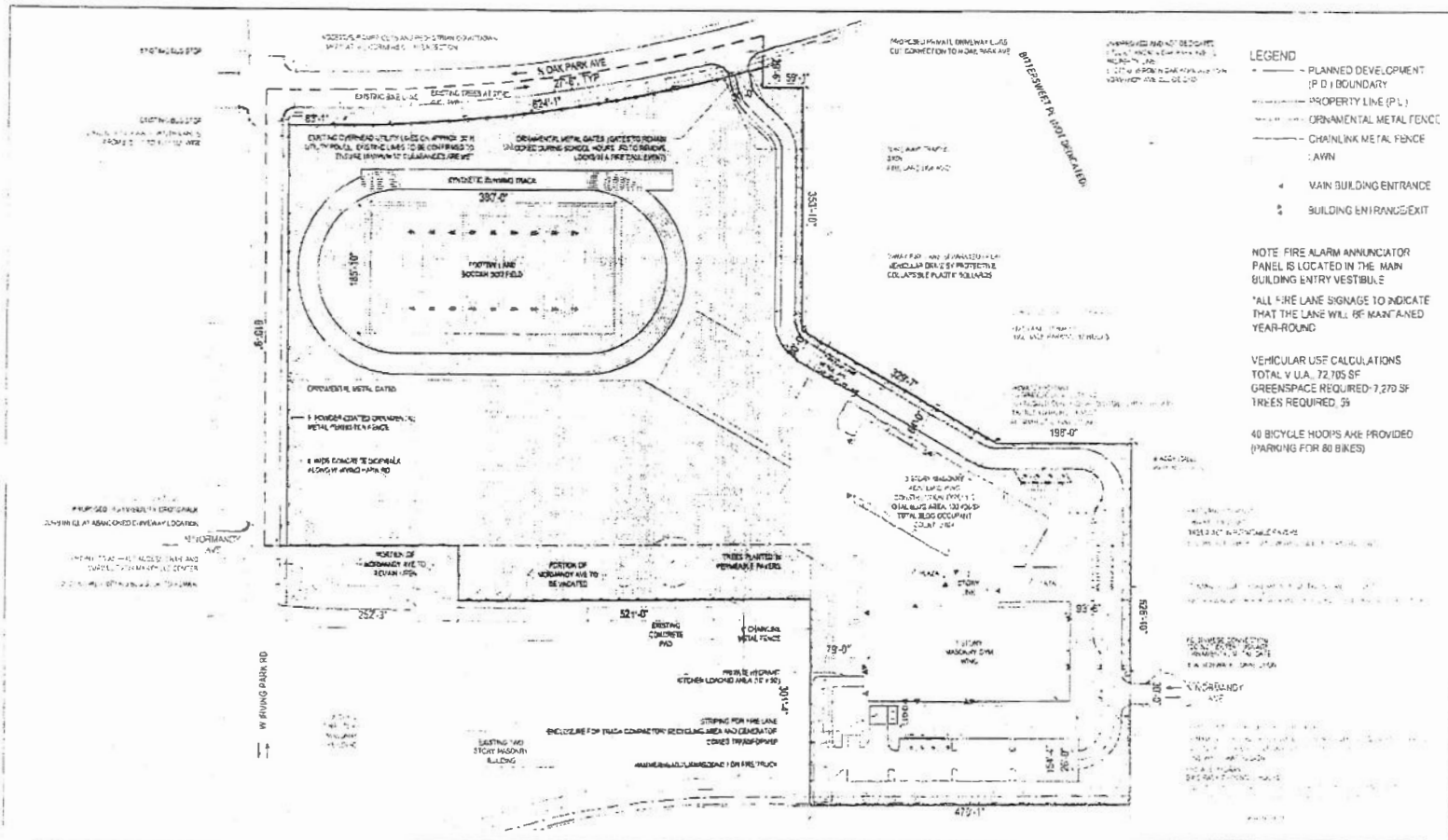
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SITE AND LANDSCAPE PLAN

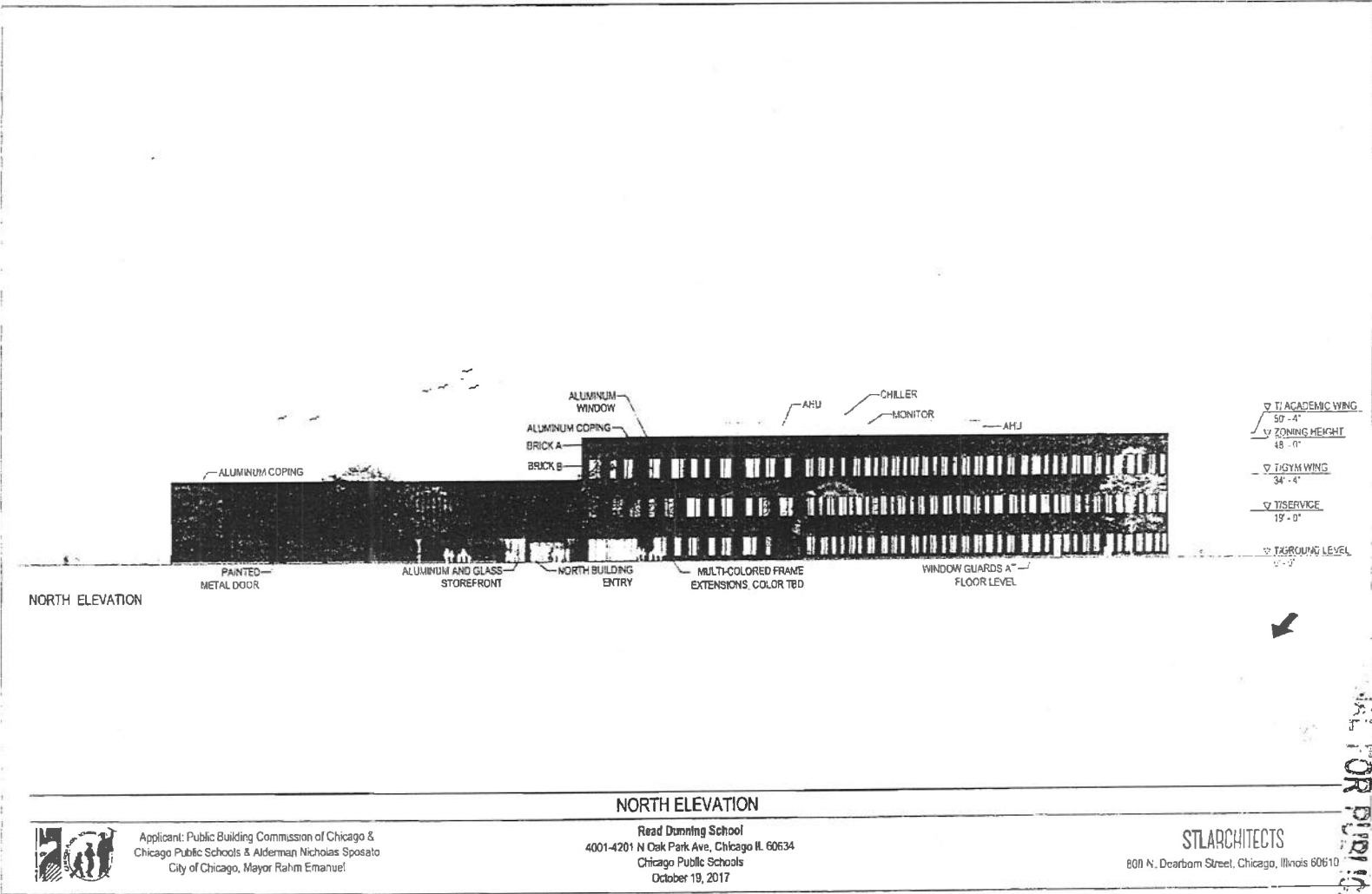
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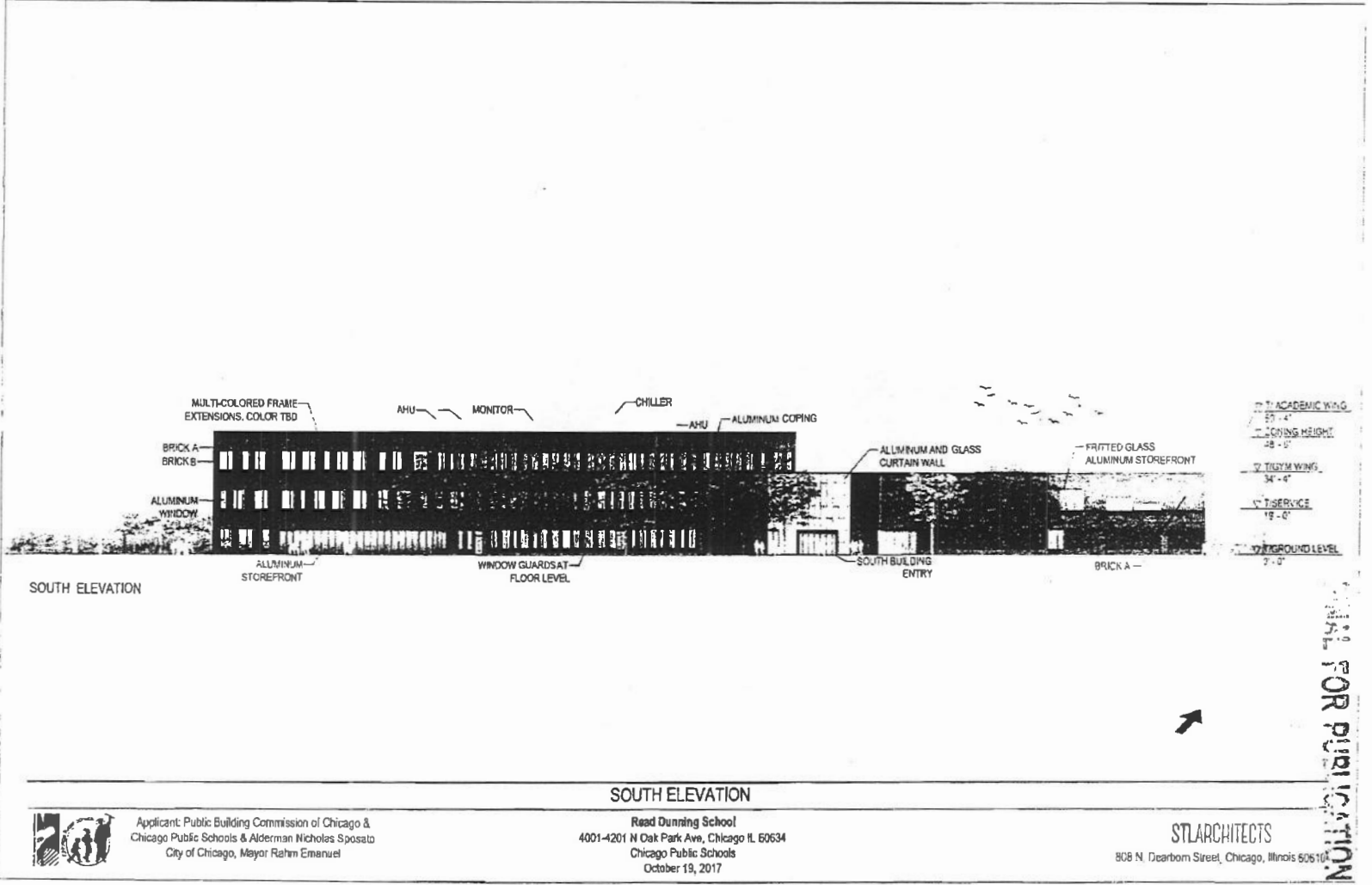
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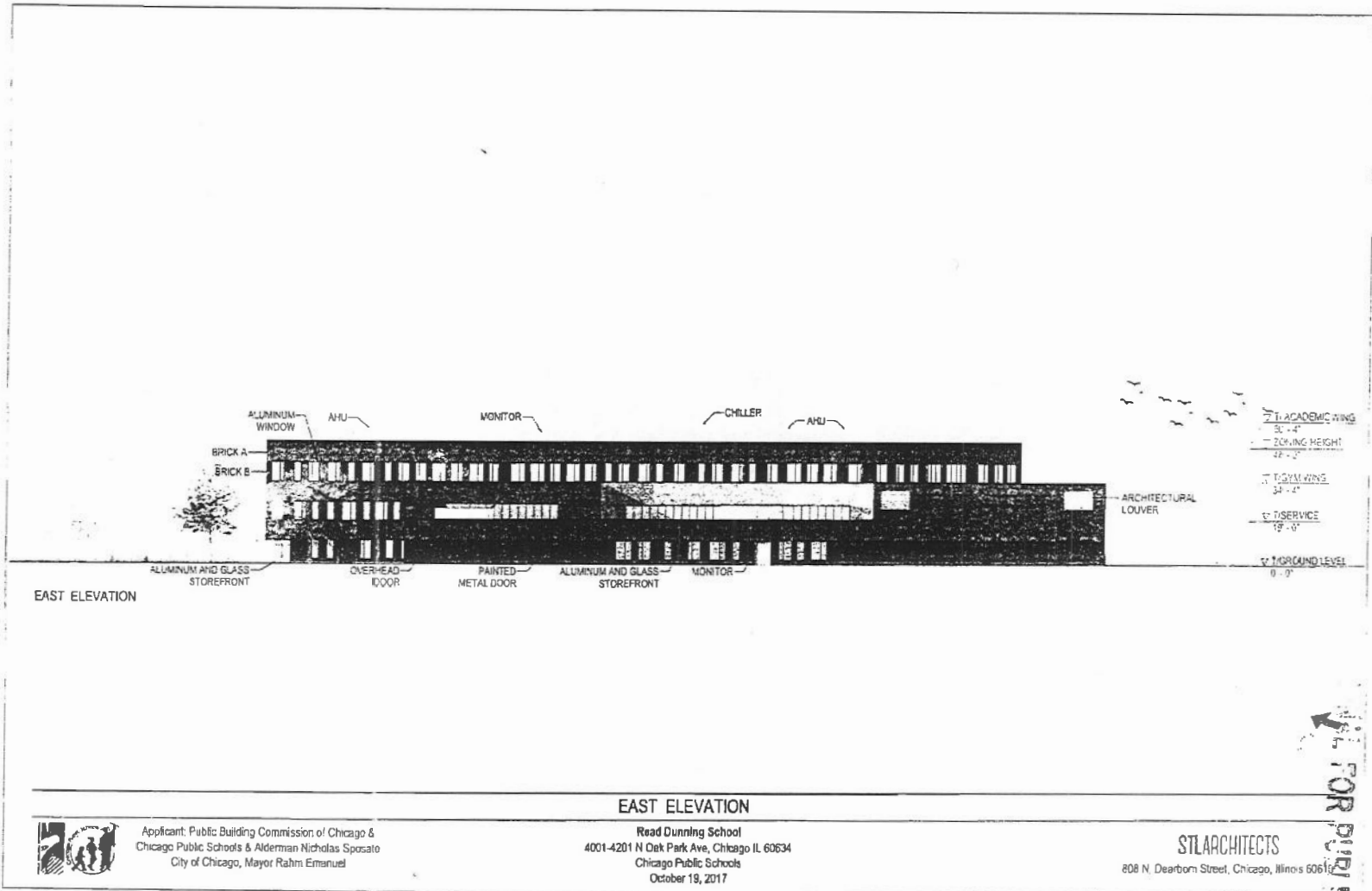
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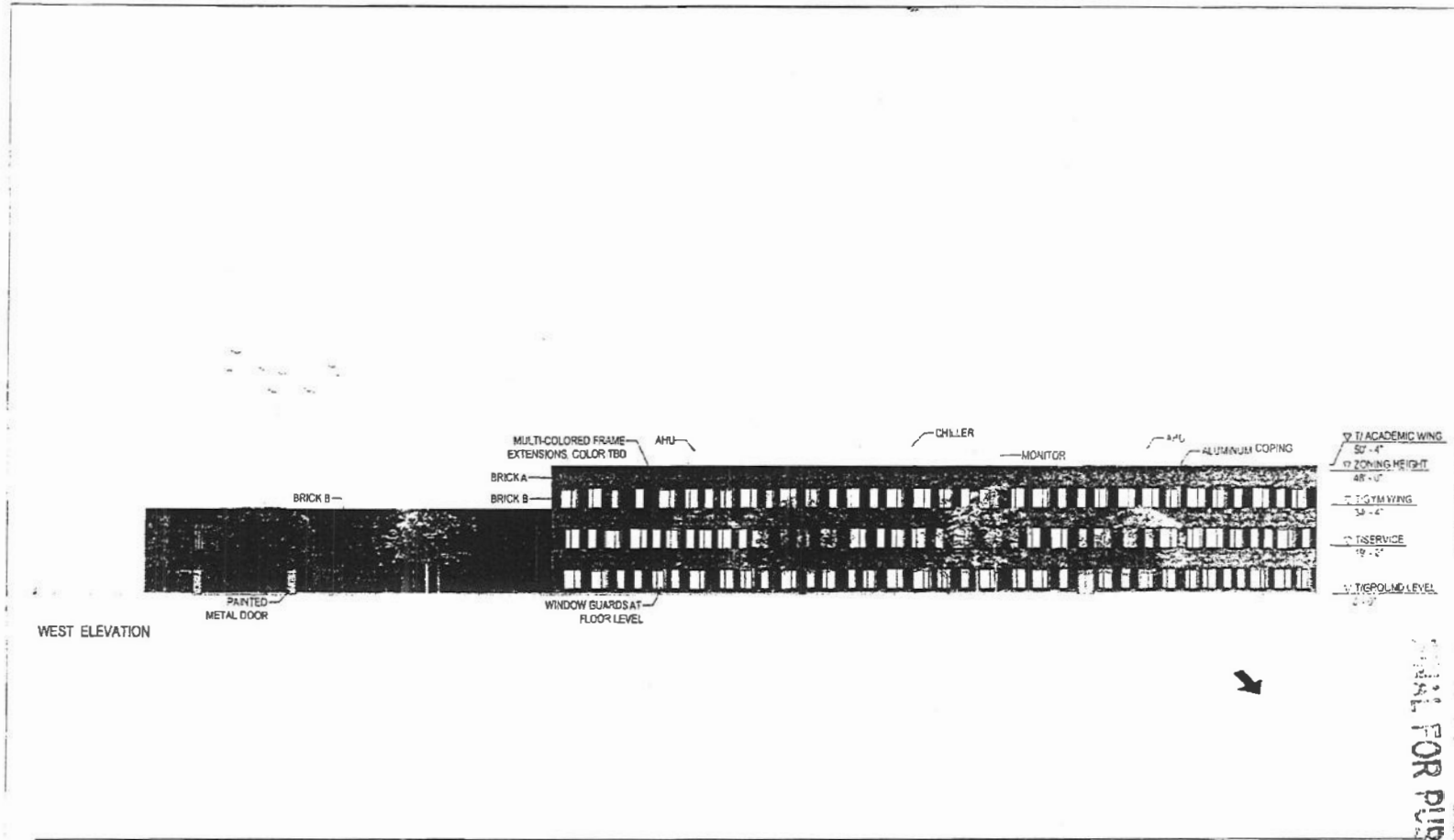




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WEST ELEVATION

WEST ELEVATION



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 Chicago Public Schools & Alderman Nicholas Sposato
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