

PD 1397

Table of Contents

08/10/2018 Minor Change	2
Exhibits	3
02/28/2018 PD Adoption	5
Ordinance	5
Statements	5
Bulk Table	10
Exhibits	12



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 10, 2018

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

**Re: Administrative Relief request for Planned Development No. 1397, Sub area A
Proposed South Side High School at 6835 S. Normal Ave.**

Dear Mr. Borstein:

Please be advised that your request for a minor change to Institutional Planned Development No. 1397 ("PD 1397"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD 1397.

Your client and the owner of all of the property within PD 1397, the Public Building Commission and the Chicago Board of Education, is seeking administrative relief to allow for the relocation of the school's proposed parking lot away from the main entrance in order to improve student safety. There was concern that the original location could create congestion and conflict with pedestrians, auto and bus drop-off and pick-up areas. As a result of the relocation of the parking lot, the tennis and basketball courts will be moved next to the baseball field, creating a larger landscaped athletic campus. The attached, revised Site and Landscape Plan-Subarea A has also been approved by the Department of Transportation.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed relocation of the parking lot and subsequent relocation of the tennis and basketball courts will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1397, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

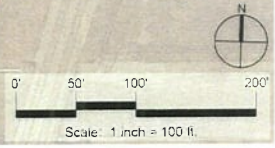
Patrick Murphey
Acting Zoning Administrator

PM:tm

C: Mike Marmo, Erik Glass, Sean Glowacz, Bill Higgins, Main file

LEGEND:

- PROPERTY LINE
- EXISTING TREE TO REMAIN
- BUILDING
- CONCRETE PAVEMENT
- CONCRETE WALK
- ASPHALT PAVEMENT
- DEPRESSED CURB
- SYNTHETIC RUNNING TRACK
- ARTIFICIAL TURF
- SPORTS COURT SURFACING
- DECOMPOSED GRANITE
- BASEBALL INFIELD MIX
- ORNAMENTAL FENCE
- CHAIN LINK FENCE
- BIKE RACKS
- SHADE TREE
- ORNAMENTAL TREE
- LAWN SEED
- SHRUBS & PERENNIALS



Vehicular Use Area Calculation

Proposed Vehicular Use Area:	86,547	SF
Internal Landscape Required (10%)	8655	SF required
TOTAL INTERIOR LANDSCAPE AREA PROVIDED	16,290	SF provided
Trees required as part of internal landscape area (at 1 tree per 125 SF of req. internal landscape area)	69	Trees required
Existing Internal Trees	0	
Proposed Internal Trees	69	
TOTAL INTERNAL TREES PROVIDED	69	Trees provided
Perimeter Trees Required (at 1 tree per 25 LF of perimeter landscape area)	18	Trees required
Existing Perimeter Trees	0	
Proposed Perimeter Trees	18	
TOTAL PERIMETER TREES REQUIRED	18	Trees provided

Landscape Ordinance Analysis

Parkway Trees Required	90	Trees required
Existing Parkway Trees	58	
Proposed Parkway Trees	20	
TOTAL PARKWAY TREES PROVIDED	78	Trees provided

Note: The number of parkway trees provided is less than the number of trees required due to locations of existing trees and required tree clearances from light poles, driveways and intersections. Required parkway tree quantity only include R.O.W adjacent to project address.

Plant Palette South Side High School

Symbol	Botanical name	Common name	Size	Notes
SHADE TREES				
CAT	Catalpa speciosa	Northern Catalpa	4" cal.	B&B
CEL	Celtis occidentalis	Common Hackberry	4" cal.	B&B
GYM	Gymnocladus dioica	Kentucky Coffee Tree	4" cal.	B&B
QUE	Quercus bicolor	Swamp White Oak	4" cal.	B&B
QJR	Quercus robur x alba 'Crimson Spire'	Crimson Spire Oak	4" cal.	B&B, high branch form
TAX	Taxodium distichum 'Mickelson'	Shawnee Brave Bald Cypress	4" cal.	B&B
ULM	Ulmus 'Frontier'	Frontier Elm	4" cal.	B&B
ULP	Ulmus minor 'Patriot'	Patriot Elm	4" cal.	B&B
ULN	Ulmus x 'New Horizon'	New Horizon Elm	4" cal.	B&B
ORNAMENTAL TREES				
AME	Amelanchier canadensis 'Prince William'	Prince William Shadblow Serviceberry	8'	B&B, multi-stem
CER	Cercis canadensis	Eastern Redbud	8' Ht.	B&B, multi-stem
CRA	Crataegus crusgalli var. inermis	Thornless Cockspur Hawthorn	2.5"	B&B
SYR	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.5"	B&B
VB	Viburnum prunifolium	Blackhaw Viburnum (tree form)	8'	B&B, multi-stem
DECIDUOUS SHRUBS				
ARO	Aronia melanocarpa	Black Chokeberry	30" Ht.	#5 Cont.
COR	Cornus sericea 'Farrow'	Arctic Fire Dogwood	24" Ht.	#5 Cont.
FOT	Fothergilla gardenii	Dwarf Fothergilla	18" Ht.	#3 Cont.
HYD	Hydrangea quercifolia 'Alice'	Alice Oak Leaf Hydrangea	24" Ht.	#5 Cont.
HYP	Hypericum kalmianum	St. Johnswort	24" Ht.	#5 Cont.
RHU	Rhus aromatica 'Gro-low'	Gro-Low Sumac	24" width	#3 Cont.
EVERGREEN SHRUBS				
JUN	Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Juniper	24" wide	B&B
TAX	Taxus media 'Densiflormis'	Densi Yew	30" Ht.	B&B
PERENNIALS				
COR	Coreopsis lanceolata	Sand Coreopsis	#1 Cont.	18" o.c.
ECH	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	#1 Cont.	18" o.c.
HEU	Heuchera 'Palace Purple'	Palace Purple Heuchera (Coralbellis)	#1 Cont.	12" o.c.
HCS	Hosta 'Appletini'	Appletini Hosta	#1 Cont.	12" o.c.
HOB	Hosta 'Blue Cadet'	Blue Cadet Hosta	#1 Cont.	12" o.c.
NEP	Nepeta x 'Fassenii' 'Kit Cat'	Kit Cat Catmint	#1 Cont.	18" o.c.
MON	Monarda didyma 'Petite Delight'	Petite Delight Beebalm	#1 Cont.	18" o.c.
RUD	Rudbeckia fulgida var. sullivantii	Showy Black-Eye Susan	#1 Cont.	18" o.c.
ORNAMENTAL GRASSES				
CAR	Carex pensylvanica	Common Oak Sedge	#1 Cont.	18" o.c.
SPO	Sporobolus heterolepis 'Tara'	Dwarf Prairie Dropseed	#1 Cont.	18" o.c.
SOD AREAS				
SOD	Sod	Quantities determined by Contractor		

A-8371

2/28/2018

REPORTS OF COMMITTEES

68663

Reclassification Of Area Shown On Map No. 16-F.
(As Amended)
(Application No. A-8371)
(Common Address: 6745 -- 6859 S. Normal Ave.
And 300 -- 458 W. 69th St.)

IPD 1397

[SO2018-636]

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 16-F in the area bounded by:

South Normal Avenue; West Normal Parkway; the western right-of-way line of the Chicago Rock Island and Pacific Railroad; and West 69th Street,

to those of an Institutional Planned Development Number 1397, 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.

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

Institutional Planned Development No. 1397.

Planned Development Statements.

1. The area delineated herein as Institutional Planned Development Number 1397 ("Planned Development") consists of approximately 1,083,250 net square feet of property (24.86 acres) which is depicted on the attached Planned Development Boundary, Property Line and Subarea 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the City's Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by CDOT's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks

- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any CDOT and Planned Development Part II Review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the CDOT Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the CDOT Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

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, Property Line and Subarea Map; Site and Landscape Plan; and Building Elevations dated January 17, 2018, 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:
 - Subarea A: school, athletic facilities, accessory parking and related accessory uses;
 - Subarea B: school, daycare, power plant, 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 total net site area of 1,083,250 square feet, a net site area for Subarea A of 829,115 square feet and a net site area for Subarea B of 254,135 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. The terms of this Statement 9 shall not apply to Subarea B of the Property as no site or building improvements are contemplated or required in Subarea B as part of this Planned Development. Provided, however, in the event that permits are filed for any site or building improvements in Subarea B by the Applicant, then the terms and provisions of this Statement 9 shall be applicable to such site or building improvements.
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. As a public agency, the Applicant is required to achieve the following standards, at a minimum 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). Furthermore, 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 two points in the City approval process. First, 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) the Applicant's 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) the Applicant's M/WBE and City resident participation goals. Second, 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.

* Editor's Note: Numbering sequence error; (i) missing in original document.

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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

[Existing Zoning Map; General Land-Use Map; Boundary, Property Line and Subarea Map; Site and Landscape Plans -- Subarea A; North, South, East and West Building Elevations, and Elevation Detail referred to in these Plan of Development Statements printed on pages 68670 through 68677 of this *Journal*.]

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

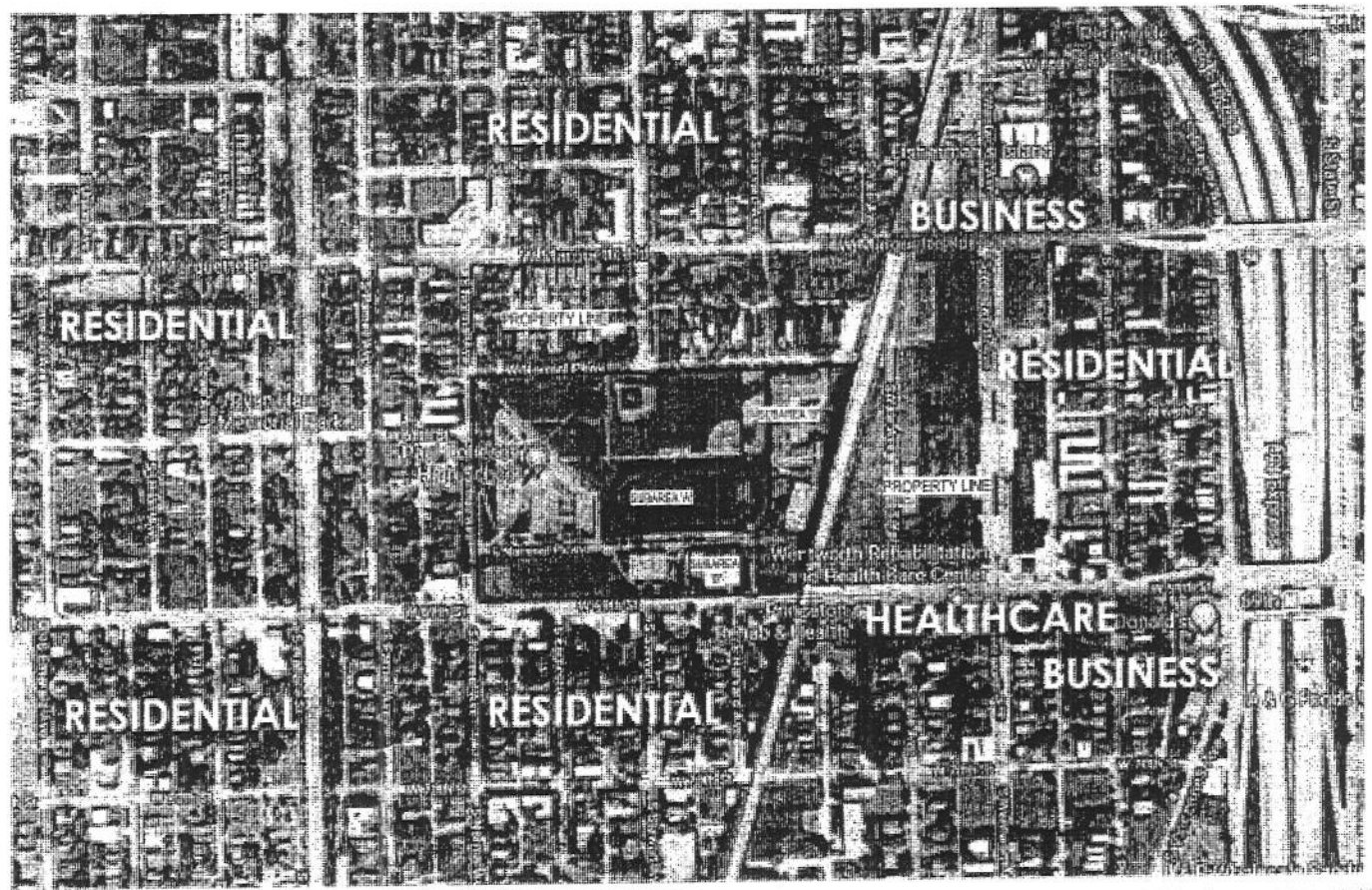
Institutional Planned Development No. 1397.

Bulk Regulations.

Gross Site Area:	1,207,148 square feet (27.70 acres)
Total Net Site Area:	1,083,250 square feet (24.86 acres)
Net Site Area for Subarea A:	829,115 square feet (19.03 acres)
Net Site Area for Subarea B:	254,135 square feet (5.83 acres)
Public Area Right-of-Way:	123,898 square feet (2.84 acres)
Maximum Floor Area Ratio:	
Subarea A:	0.75

Subarea B:	1.2
Minimum Number of Off-Street Loading Spaces:	
Subarea A:	1 (10 feet by 50 inches)
Subarea B:	0
Minimum Number of Off-Street Parking and Bike Spaces:	
Subarea A:	
Parking Spaces:	105
Bike Spaces:	65
Subarea B:	
Parking Spaces:	117
Bike Spaces:	12
Maximum Building Height:	55 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback:	In accordance with the Site Plan

MAP FOR PUBLICATION



MOODY·NOLAN
 ERGON
 POWER

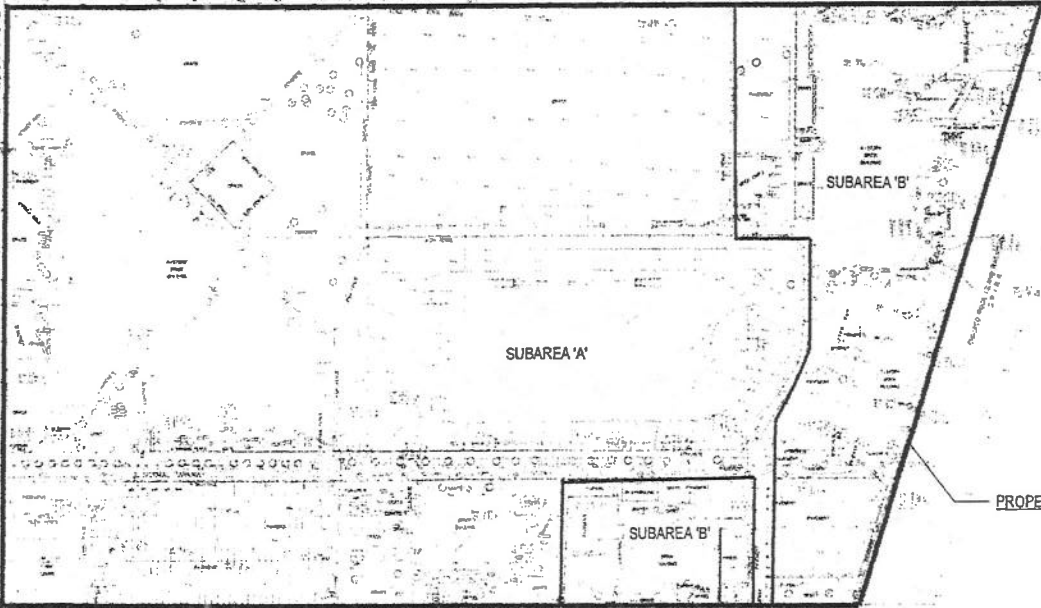
PROPOSED NEW HIGH SCHOOL
GENERAL LAND USE MAP

Public Building Commission of Chicago
 Chicago Public Schools

FINAL FOR PUBLICATION

PROPERTY LINE

- 1. All dimensions are in feet and inches.
- 2. All bearings are true bearings.
- 3. All angles are in degrees, minutes and seconds.
- 4. All curves are in feet.
- 5. All areas are in square feet.
- 6. All volumes are in cubic feet.
- 7. All weights are in pounds.
- 8. All lengths are in feet.
- 9. All diameters are in feet.
- 10. All radii are in feet.
- 11. All heights are in feet.
- 12. All depths are in feet.
- 13. All widths are in feet.
- 14. All thicknesses are in feet.
- 15. All diameters are in feet.
- 16. All radii are in feet.
- 17. All heights are in feet.
- 18. All depths are in feet.
- 19. All widths are in feet.
- 20. All thicknesses are in feet.



PROPERTY LINE

SITE SURVEY



MOODY·NOLAN

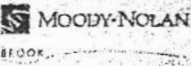
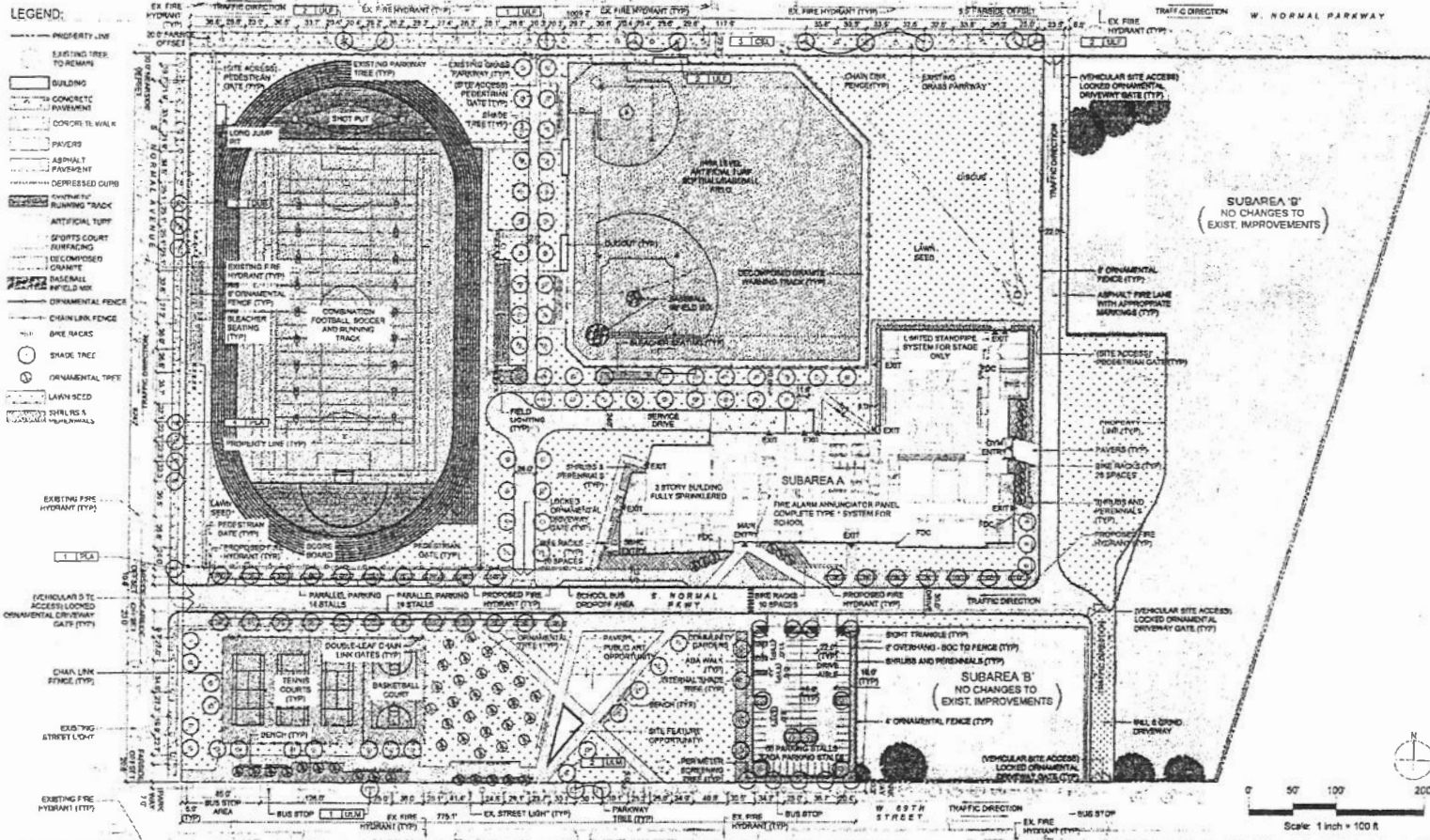
POWER

PROPOSED NEW HIGH SCHOOL

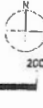
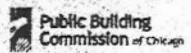
PD BOUNDARY, PROPERTY LINE, & SUBAREA MAP



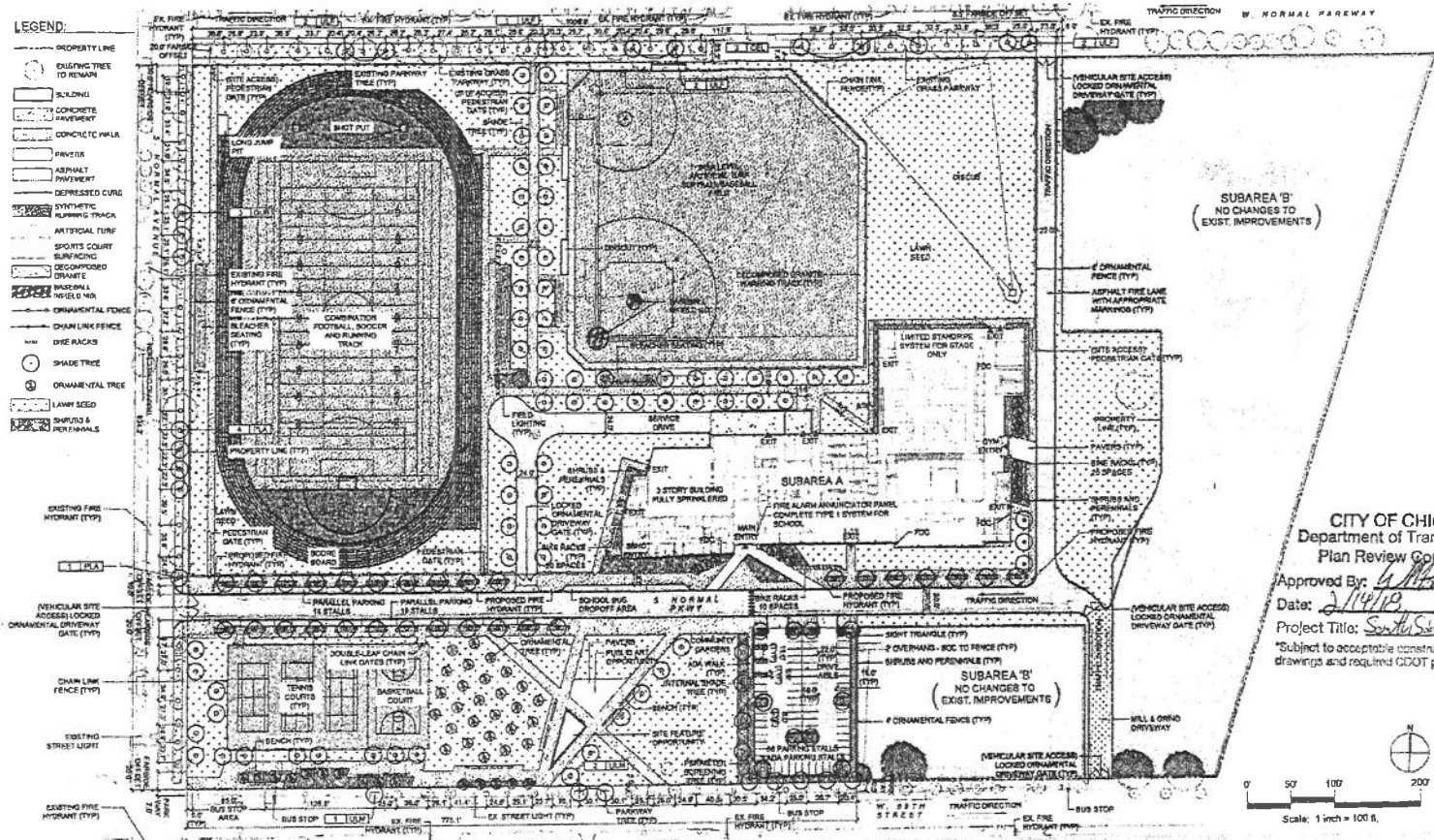
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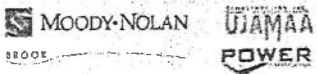
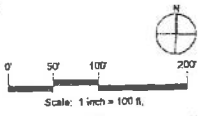
SITE & LANDSCAPE PLAN - SUBAREA 'A'



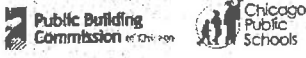
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CITY OF CHICAGO
 Department of Transportation
 Plan Review Committee
 Approved By: *[Signature]*
 Date: 2/14/18
 Project Title: *South Side High School*
 *Subject to acceptable construction drawings and required CDOT permits.



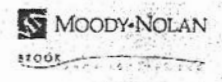
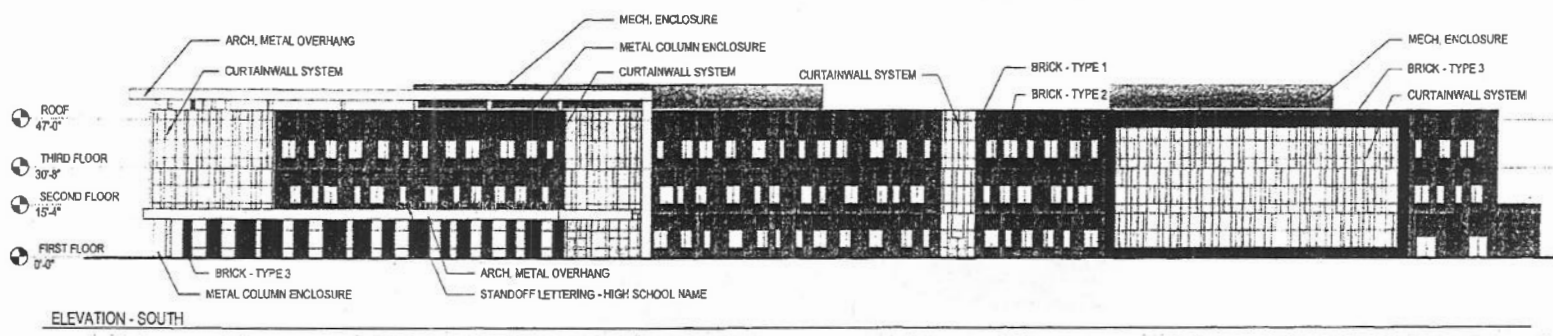
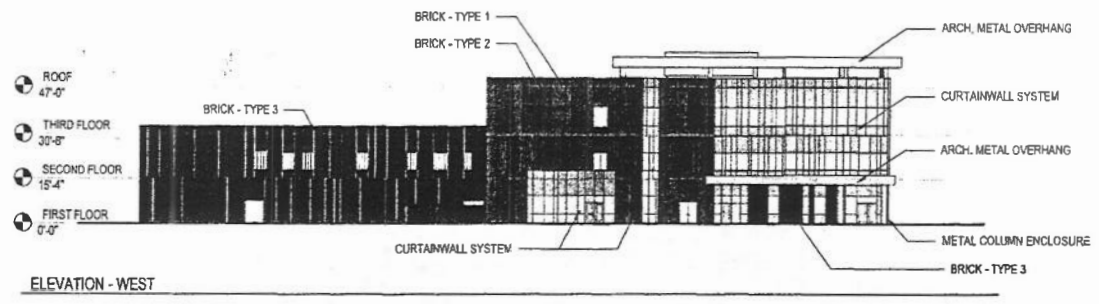
PROPOSED NEW HIGH SCHOOL
SITE & LANDSCAPE PLAN - SUBAREA 'A'



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2/28/2018

REPORTS OF COMMITTEES

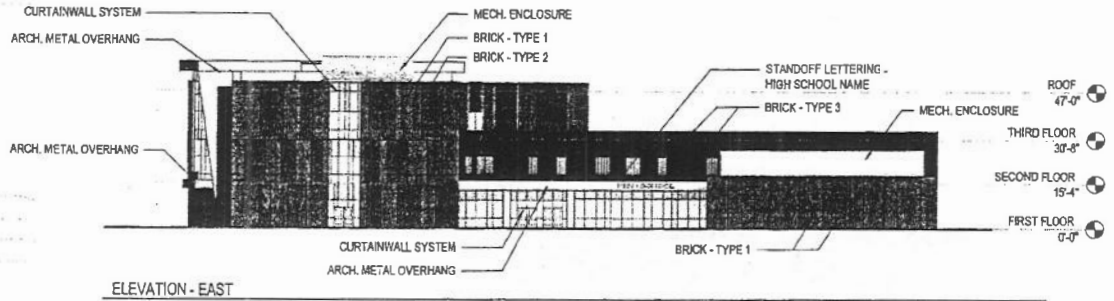


PROPOSED NEW HIGH SCHOOL
ELEVATIONS

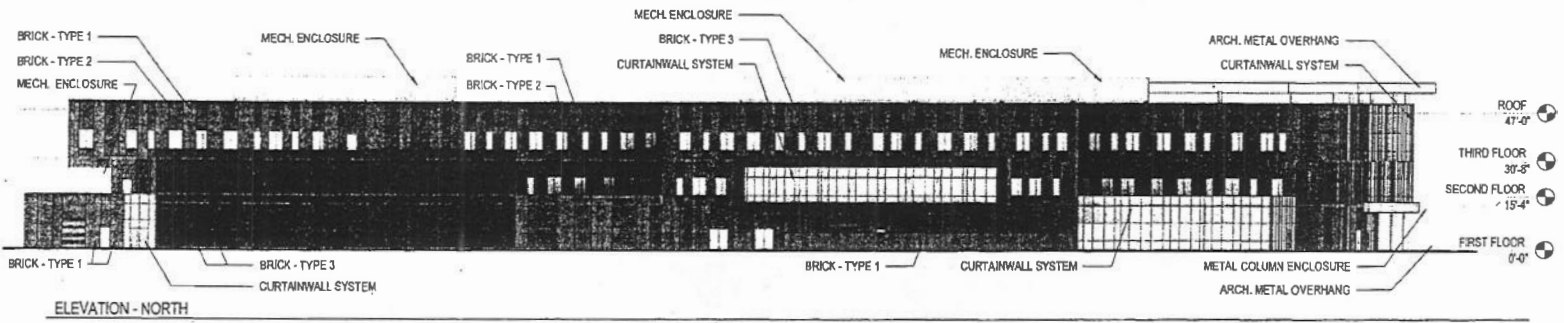


68675

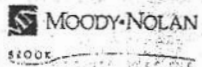
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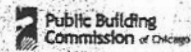
ELEVATION - EAST



ELEVATION - NORTH



PROPOSED NEW HIGH SCHOOL
ELEVATIONS



SCALE FOR PAPERIZATION

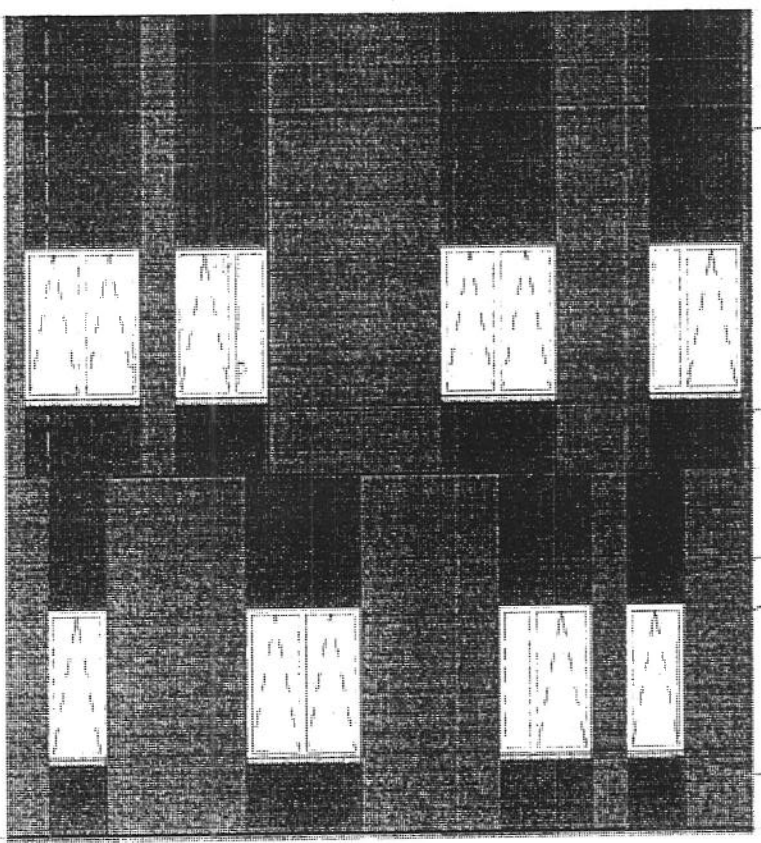
BRICK TYPES



BR-1
UTILITY BRICK
RUNNING BOND



BR-2
UTILITY BRICK
RUNNING BOND



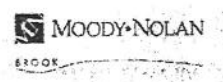
BRICK BR-1

BRICK BR-2, RECESSED 1/4" TYP.

BRICK BR-2, RECESSED 1/4" TYP.

BRICK BR-1

CAST STONE SILL - TYP.



PROPOSED NEW HIGH SCHOOL
ELEVATION DETAIL

