

PD 1460

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*Reclassification Of Area Shown On Map No. 15-K.
(Application No. 20254)
(Common Address: 6246 -- 6248 N. Pulaski Rd.)*

[O2019-8487]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B1-1 Neighborhood Shopping District symbols and indications as shown on Map Number 15-K in the area bounded by:

a line 50 feet south of and parallel to West Rosemont Avenue; North Pulaski Road; a line 75 feet south of and parallel to West Rosemont Avenue; and the alley next west of and parallel to North Pulaski Road,

to those of a B1-2 Neighborhood Shopping 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. 16-L.
(As Amended)
(Application No. 20197)*

IPD1460

(Common Address: 5401 -- 5459 W. 64th Pl., 6435 -- 6459 S. Linder Ave.,
5400 -- 5458 W. 65th St., And 6434 -- 6458 S. Long Ave.)

[SO2019-6844]

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 16-L in the area bounded by:

West 64th Place; South Linder Avenue; West 65th Street; and South Long Avenue,

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

SECTION 2. 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-L in the area bounded by:

West 64th Place; South Linder Avenue; West 65th Street; and South Long Avenue,

to those of Institutional Planned Development 1460, 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. 1460.

Planned Development Statements.

1. The area delineated herein as Institutional Planned Development Number 1460 ("Planned Development") consists of approximately 159,066 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). The Property is owned by the City of Chicago in Trust for Use of Schools on behalf of the Board of Education of the City of Chicago and the Applicant is the Public Building Commission of Chicago.
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.
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, assigns or grantees.

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

Ingress or egress shall be pursuant to the Planned Development 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 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 the Department of Transportation'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 Department of Transportation 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 Department of Transportation's 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 Department of Transportation's 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 the Department of Transportation.

4. This plan of development consists of 16 Statements; a Bulk Regulations Table; an Aerial Map; Existing Zoning Map/Land-Use Map; Site Plan and Property/P.D. Boundary Line; Right-of-Way Alterations; Landscape Plan; Landscape Schedules; and Building Elevations (North, South, East and West) prepared by the Architect of Record (AOR); Legat Architects, Inc., along with the Design Lead Architect of UrbanWorks Ltd. 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as a Planned Development: school, accessory and non-accessory parking, and all other related and 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. The height of the principal building shall be subject solely to the height limitations established by the Federal Aviation Administration in their Determination of No Hazard to Air Navigation letters dated February 26, 2019. Otherwise, the definitions in the Zoning Ordinance shall apply for the purposes of height measurement.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 159,066 square feet.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. 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.
11. 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 13-32-125, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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.
13. 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.

14. 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.

15. 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 foregoing, 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.

- 16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

[Aerial Map; Existing Land-Use Map; Existing Zoning Map; Site Plan and Property/
Boundary Line Map; Right-of-Way Alterations; Landscape Plan; Landscape
Schedules; and Exterior Building Elevations referred to in these
Plan of Development Statements printed on pages 12605
through 12612 of this *Journal*.]

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

Institutional Planned Development No. 1460.

Bulk Regulations And Data Table.

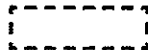
Gross Site Area:	205,610 square feet
Net Site Area:	159,066 square feet
Public Area Right-of-Way:	46,544 square feet
Maximum Floor Area Ratio:	1.20
Minimum Number of Off-Street Loading Spaces:	1
Minimum Number of Off-Street Parking Spaces:	47
Minimum Number of Bicycle Parking Spaces:	15
Maximum Building Height:	49 feet, 8 inches
Minimum Required Setback:	In accordance with Site Plan

Final for Publication

12/18/2019

REPORTS OF COMMITTEES



 PROJECT SITE

NOT TO SCALE 

UrbanWorks LEGAT ARCHITECTS 
APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO

AERIAL MAP
JOHN HANCOCK COLLEGE PREPARATORY HIGH SCHOOL
5437 W. 64TH PLACE, CHICAGO, IL 60638

INSTITUTIONAL PLANNED DEVELOPMENT
DATE FILED: SEPTEMBER 11, 2019
DATE INTRODUCED: SEPTEMBER 18, 2019
PLAN COMMISSION: NOVEMBER 21, 2019

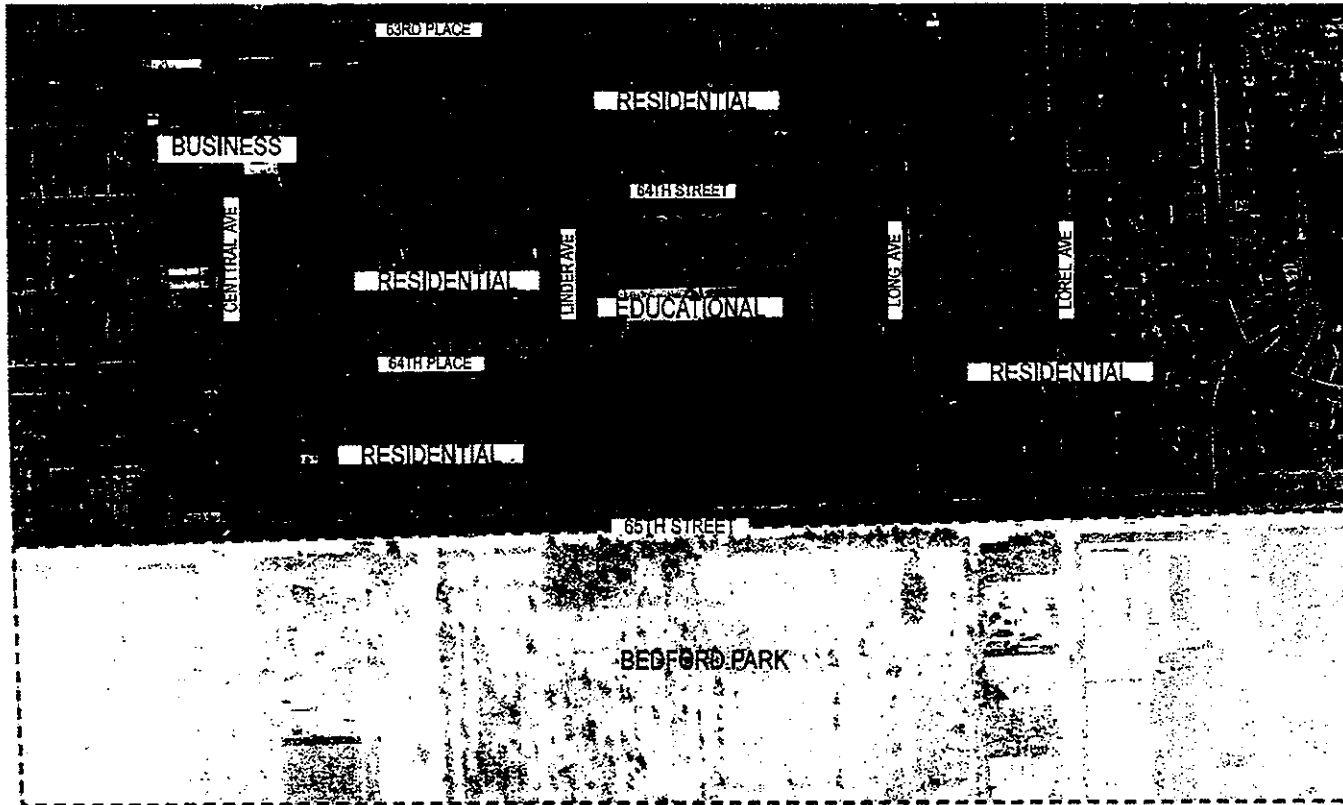
12605

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12606

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12/18/2019



UrbanWorks LEGATARCHITECTS 
 APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO

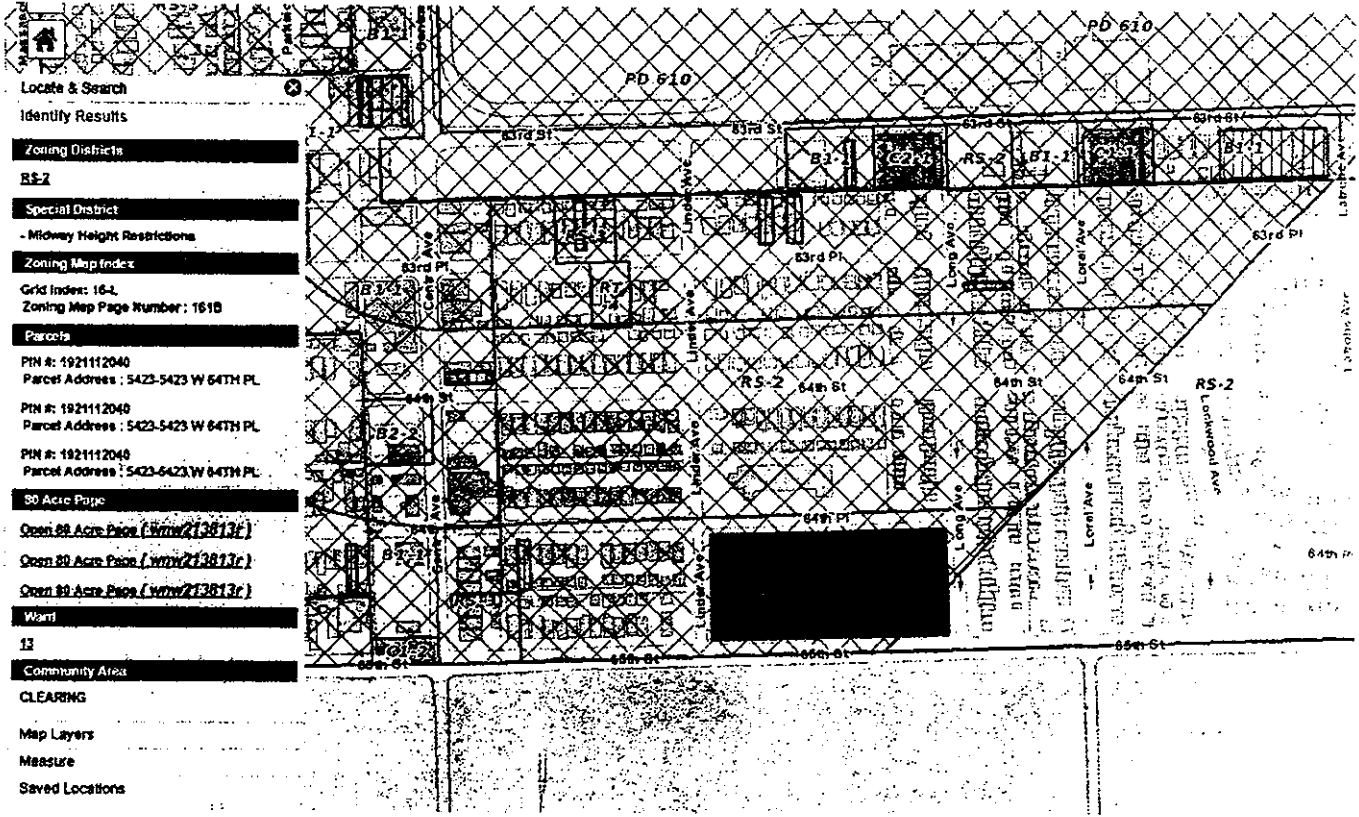
EXISTING LAND USE MAP
 JOHN HANCOCK COLLEGE PREPARATORY HIGH SCHOOL
 5437 W. 64TH PLACE, CHICAGO, IL 60638

INSTITUTIONAL PLANNED DEVELOPMENT
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Locate & Search

Identify Results

Zoning Districts

RS-2

Special District

- Midway Height Restrictions

Zoning Map Index

Grid Index: 16-1
Zoning Map Page Number: 1610

Parcels

PIN #: 1921112040
Parcel Address : 5423-5423 W 64TH PL

PIN #: 1921112040
Parcel Address : 5423-5423 W 64TH PL

PIN #: 1921112040
Parcel Address : 5423-5423 W 64TH PL

30 Acre Page

[Open 30 Acre Page \(www.213813r\)](#)

[Open 20 Acre Page \(www.213813r\)](#)

[Open 10 Acre Page \(www.213813r\)](#)

Ward

13

Community Area

CLEARING

Map Layers

Measure

Saved Locations

 PROJECT SITE

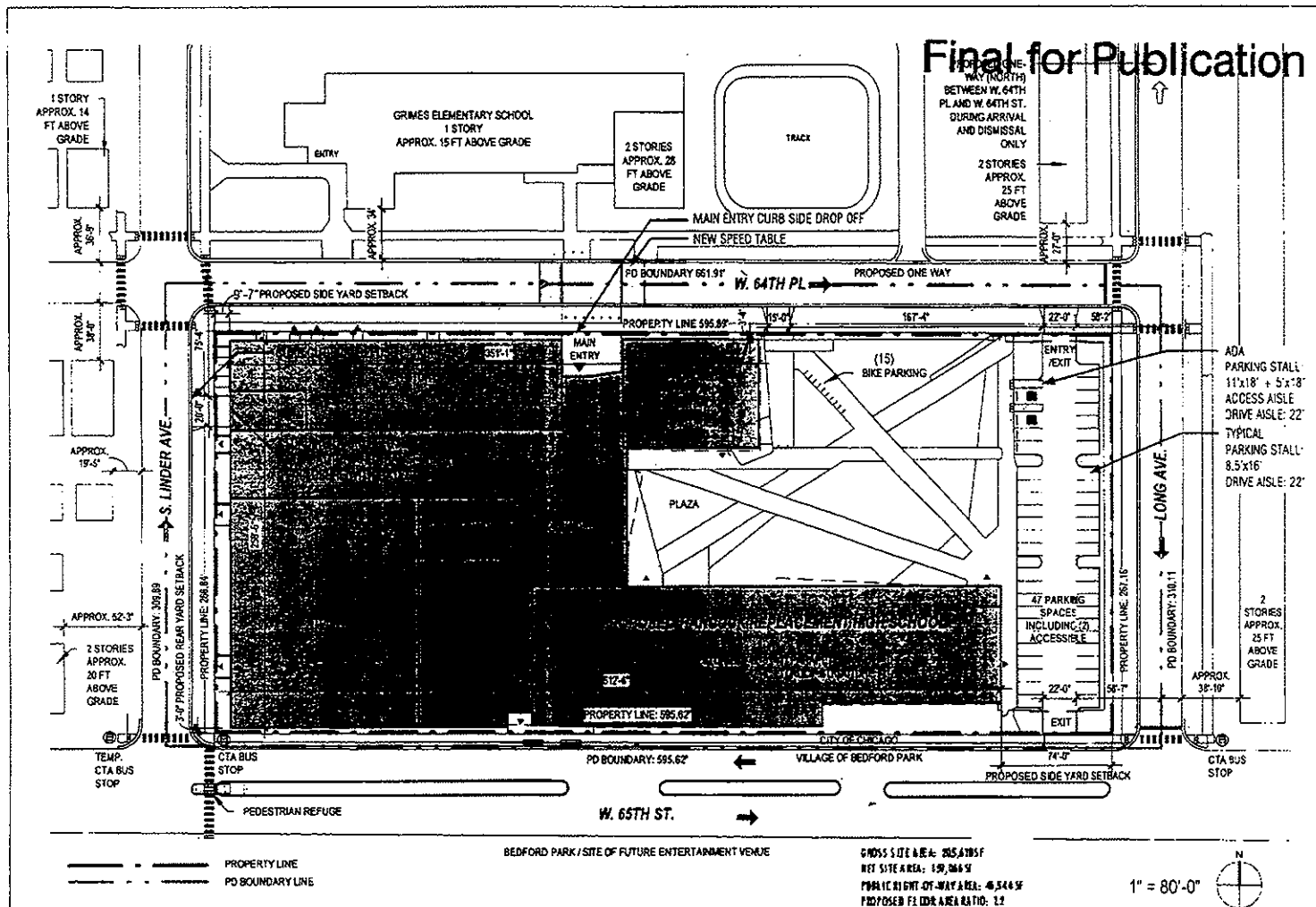


UrbanWorks LEGAT ARCHITECTS 
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EXISTING ZONING MAP
 JOHN HANCOCK COLLEGE PREPARATORY HIGH SCHOOL
 5437 W. 64TH PLACE, CHICAGO, IL 60638

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SITE PLAN & PROPERTY/PD BOUNDARY LINE
 JOHN HANCOCK COLLEGE PREPARATORY HIGH SCHOOL
 5437 W. 64TH PLACE, CHICAGO, IL 60638

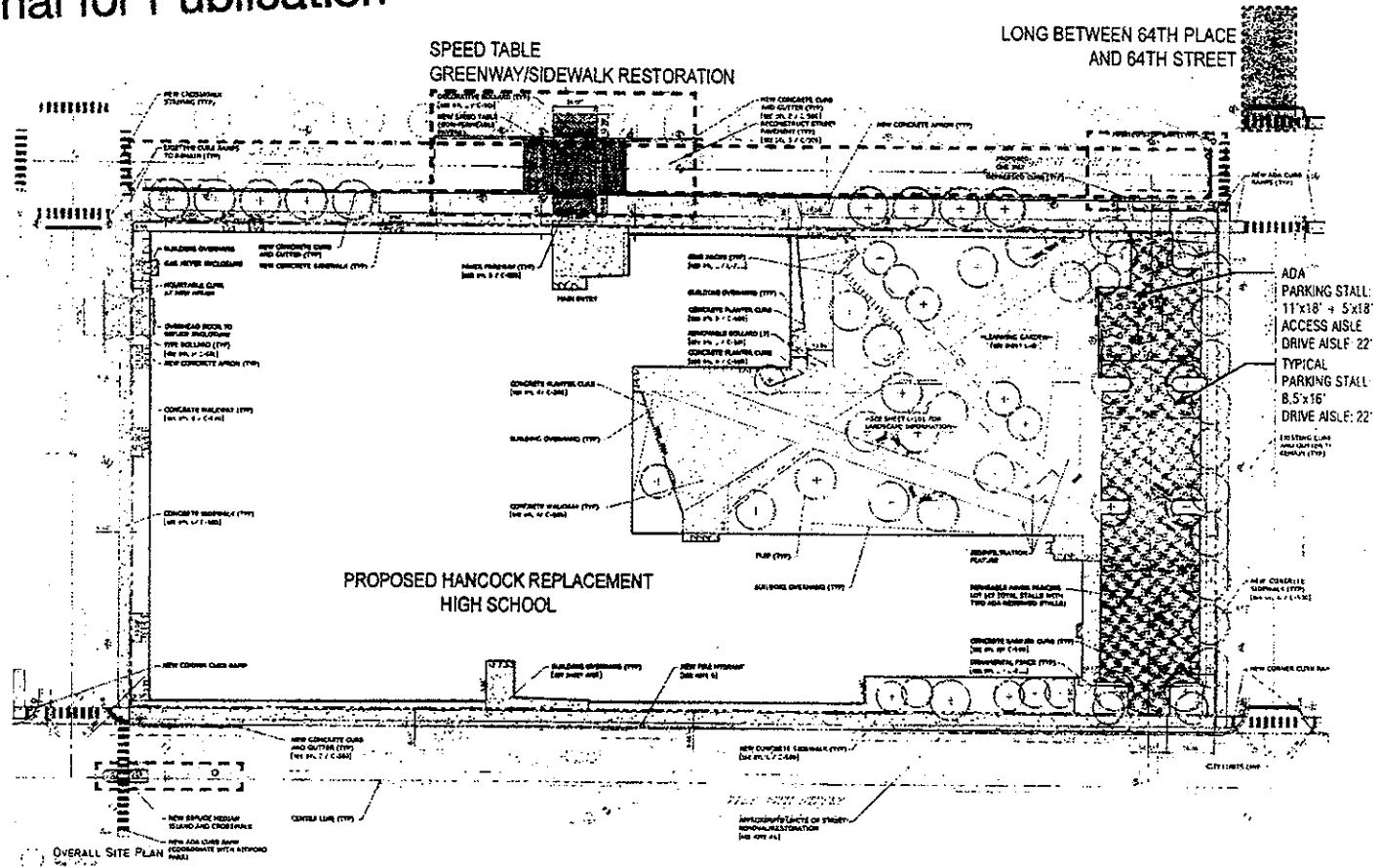
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12609



 REVISION OF STREET FROM TWO-WAY TO ONE WAY
 TEMPORARY REVERSAL OF EXISTING ONE-WAY STREET DURING SCHOOL HRS
 SPECIFIC IMPROVEMENTS IN ROW
 NOT TO SCALE

UrbanWorks LEGAT ARCHITECTS
 APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO

RIGHT OF WAY ALTERATIONS
 JOHN HANCOCK COLLEGE PREPARATORY HIGH SCHOOL
 5437 W. 64TH PLACE, CHICAGO, IL 60638

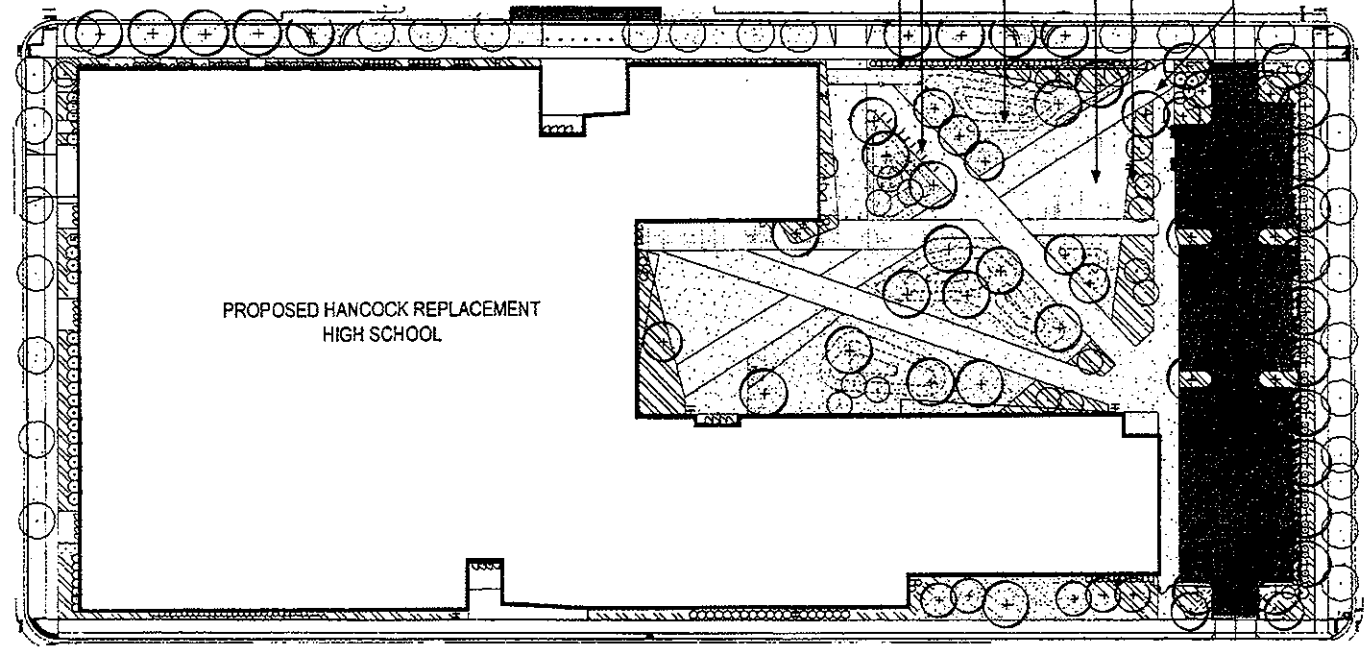
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LEGEND

- EXISTING TREE TO REMAIN
- ⊕ PROPOSED SHADE TREE
- LAWN
- ▨ SHRUB, PERENNIAL AND GROUND COVER PLANTING BED
- ▤ COURTYARD ACCENT PAVING 1
- ▥ COURTYARD ACCENT PAVING 2
- ▦ GRANULAR GARDEN PAVING
- ⊖ FROST PROOF HOSE BIBB

- ORNAMENTAL FENCE
- BIKE RACKS
- MOUNDED LAWN, TYP.
- LEARNING GARDEN
- PLANTING BED, TYP.
- PAVED WALKWAY, TYP.



1/84" = 1'-0"

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LANDSCAPE PLAN
 JOHN HANCOCK COLLEGE PREPARATORY HIGH SCHOOL
 5437 W. 64TH PLACE, CHICAGO, IL 60638

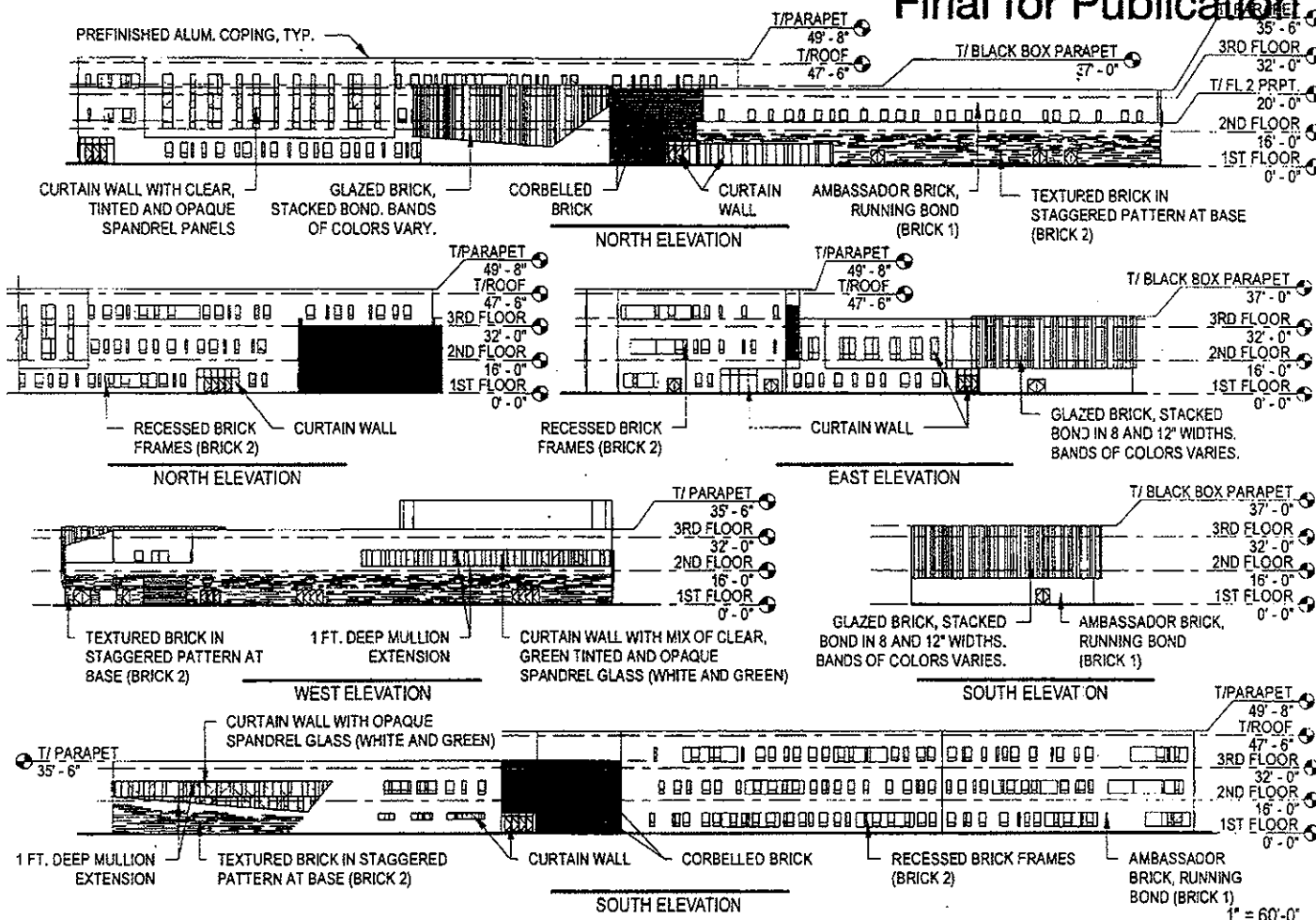
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12610

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12/18/2019

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EXTERIOR ELEVATIONS
 JOHN HANCOCK COLLEGE PREPARATORY HIGH SCHOOL
 5437 W. 64TH PLACE, CHICAGO, IL 60638

INSTITUTIONAL PLANNED DEVELOPMENT
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