

PD 1567

Table of Contents

12/01/2023 Minor Change	2
Exhibits	3
10/23/2023 Minor Change	4
Exhibits	6
05/24/2023 PD Adoption	13
Ordinance	13
Statements	14
Bulk Table	18
Exhibits	19



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 1, 2023

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

Re: Minor change to PD 1567, Michele Clark HS fence

Dear Mr. Borstein:

Please be advised that your request for a minor change to Institutional Planned Development No. 1567 ("PD 1567") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 11 of PD 1567.

On behalf of your client and the sole property owner of PD 1567, the Chicago Board of Education, you are seeking a minor change to increase the height of the ornamental fence along a portion of W. Harrison St from 4' to 6'. A 6' high fence was previously approved for a portion of W. Harrison St. improved with a surface parking lot and also along S. Larmie Ave. and most of W. Flournoy St. An 8' high ornamental fence was previously approved for surrounding the football field along W. Flournoy St. and S. Lavergne Ave. The new 6' high ornamental fence will extend east from the surface parking lot driveway to S. Lavergne Ave. A revised Site Plan identifying the 6' and 8' high fences is attached.

The Department of Planning and Development has determined that allowing a portion of the fence to be increased in height to match the existing, predominant height fence 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 1567, 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,







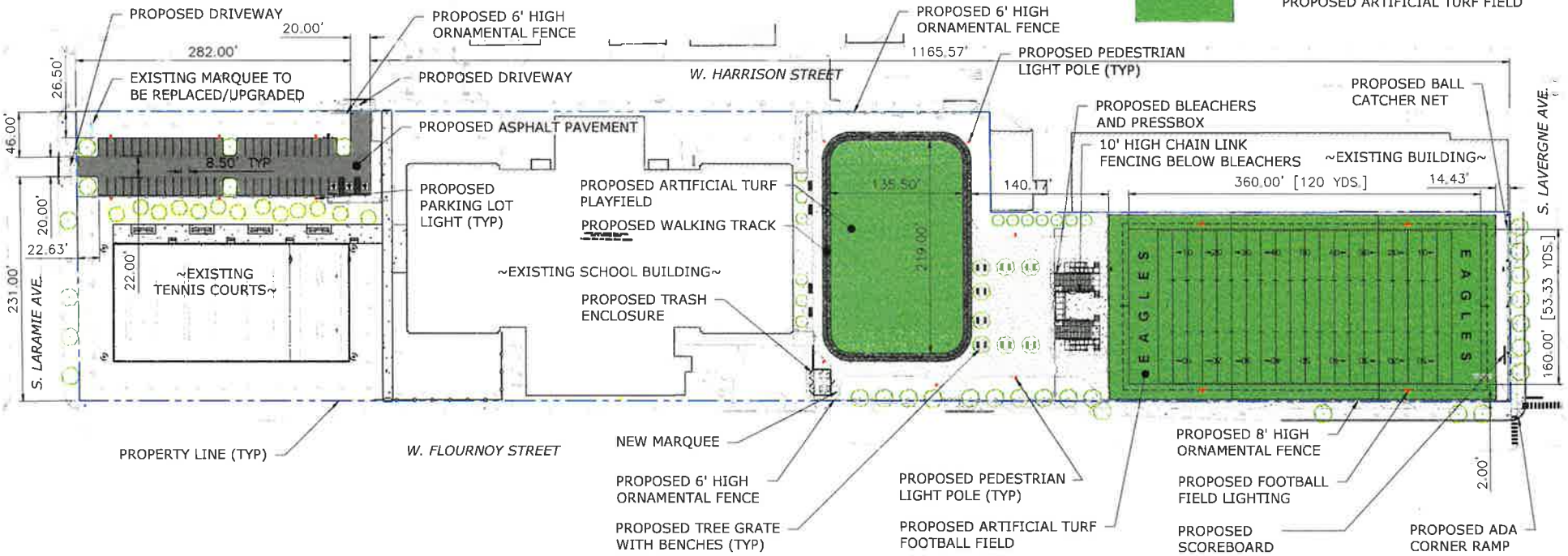
Noah Szafraniec
Assistant Commissioner

C: Brian Hacker, Mike Marmo, Janice Hill, Main file

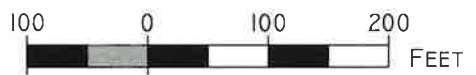


LEGEND

-  PROPOSED CONCRETE PAVEMENT
-  PROPOSED CONCRETE WALKWAY
-  PROPOSED ASPHALT PAVEMENT
-  PROPOSED ARTIFICIAL TURF FIELD



SITE PLAN
SCALE: 1" = 100'



ENGINEER OF RECORD



LANDSCAPE ARCHITECT



INSTITUTIONAL PLANNED DEVELOPMENT: MICHELE CLARK ACADEMIC PREP MAGNET HIGH SCHOOL

APPLICANT: CHICAGO PUBLIC SCHOOLS
ADDRESS: 5101 W. HARRISON STREET, CHICAGO IL 60644

DATE: 11/21/2023



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 23, 2023

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

Re: Minor change to PD 1567, Michele Clark HS Signage

Dear Mr. Borstein:

Please be advised that your request for a minor change to Institutional Planned Development No. 1567 ("PD 1567") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 11 of PD 1567.

On behalf of your client and the sole property owner of PD 1567, the Chicago Board of Education, you are seeking a minor change to increase the maximum sign face area devoted to dynamic image display from 64 square feet ("SF") to 80 SF. This will allow Michele Clark High School to replace an existing static marquee sign at the SE corner of W. Harrison St. and S. Laramie Ave. with a new dynamic sign and allow for a second dynamic sign to be located along W. Flournoy St. The existing sign being replaced measures 64 SF overall, including a dynamic, electronic message center measuring 46 SF. The second sign measures 43 SF overall, including a dynamic electronic message center measuring 35 SF.

The attached Signage Schedule Summary, Existing Signage Location Plan, Existing Signage Photos, Sign Layouts 1 and 2, and Site Plan identify these two signs along with 43 existing signs, banners, and windscreens located on the site. As you and your client are aware of, our search of existing sign permits records identified only 1 permit (no. ES3554735) issued in 1996 for a 12' by 9' pole sign. The following address ranges were searched: 5051-5133 W. Harrison St., 601-629 S. Laramie Ave., 5000-5132 W. Flournoy St. and 600-628 S. Lavergne Ave. As stated in your request letter, along with permits for these two dynamic signs, the Chicago Board of Education has agreed to seek all necessary permits required for the 43 existing signs, banners, and windscreens.

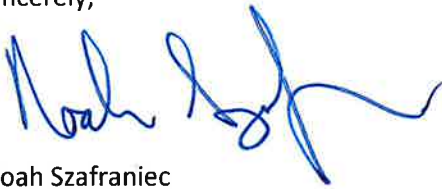
The Department of Planning and Development has determined that allowing the proposed dynamic image display increase from 64 SF to 80 SF on this nearly 9-acre site will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. The renovation of the existing free-standing sign to include a dynamic image display was

PD #1567
Minor Change
October 23, 2023
Page 2

previously approved pursuant to Statement 6 of the Planned Development. The second proposed dynamic sign will be located near the opposite end of the zoning lot, near the school's athletic facilities, along the Eisenhower Expressway. Both dynamic display signs will be on-premise signs, as off-premise signs are prohibited within PD 1567.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1567, 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. This includes all permits and/or other approvals required for the 43 existing signs, banners, and windcreens. 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,



Noah Szafraniec
Assistant Commissioner, Plan Commission

Sign ID#	Sign Details	Location	Signage Size	Square Footage	Visibility/Direction
1	BANNER 1	LARAMIE STREET POLE	30" x 72"	15 SF	LARAMIE
2	BANNER 2	LARAMIE STREET POLE	30" x 72"	15 SF	LARAMIE
3	BANNER 3	LARAMIE STREET POLE	30" x 72"	15 SF	LARAMIE
4	BANNER 4	HARRISON STREET POLE	30" x 72"	15 SF	HARRISON
5	BANNER 5	HARRISON STREET POLE	30" x 72"	15 SF	HARRISON
6	BANNER 6	HARRISON STREET POLE	30" x 72"	15 SF	HARRISON
7	BANNER 7	HARRISON STREET POLE	30" x 72"	15 SF	HARRISON
8	BANNER 8	HARRISON STREET POLE	30" x 72"	15 SF	HARRISON
9	BANNER 9	HARRISON STREET POLE	30" x 72"	15 SF	HARRISON
10	BANNER 10	HARRISON STREET POLE	30" x 72"	15 SF	HARRISON
11	BANNER 11	HARRISON STREET POLE	30" x 72"	15 SF	HARRISON
12	BANNER 12	HARRISON STREET POLE	30" x 72"	15 SF	HARRISON
13	BANNER 13	HARRISON STREET POLE	30" x 72"	15 SF	HARRISON
14	BANNER 14	HARRISON STREET POLE	30" x 72"	15 SF	HARRISON
15	EAGLE LOGO ON WINDSCREEN	TENNIS COURT FENCE NORTH	9'-0" x 7'-0"	63 SF	HARRISON
16	EAGLE LOGO ON WINDSCREEN	TENNIS COURT FENCE WEST	9'-0" x 7'-0"	63 SF	LARAMIE
17	EAGLE LOGO ON WINDSCREEN	TENNIS COURT FENCE SOUTH	9'-0" x 7'-0"	63 SF	FLOURNOY
18	COURTNAME IDENTIFIER	TENNIS COURT FENCE NORTH	4" x 14"	0.4 SF	HARRISON
19	COURTNAME IDENTIFIER	TENNIS COURT FENCE NORTH	4" x 14"	0.4 SF	HARRISON
20	COURTNAME IDENTIFIER	TENNIS COURT FENCE NORTH	4" x 14"	0.4 SF	HARRISON
21	CONSTRUCTION SITE SIGNAGE	FLOURNOY STREET FENCE	10" x 14" (x2)	2 SF	FLOURNOY
22	SOLLITT WINDSCREEN	LARAMIE STREET FENCE	15'-0" x 5'-9"	86.3 SF	LARAMIE
23	MARQUEE (FREE STANDING)	HARRISON / LARAMIE CORNER	8'-0" x 16'-0"	128 SF	LARAMIE
24	HOURS OF OPERATION SIGN	BUILDING WEST FAÇADE	36" x 24"	6 SF	LARAMIE
25	MCHS SIGN ON CANOPY	DOOR 12	10" x 18'-0"	15 SF	HARRISON
26	EAGLE LOGO AND MCHS SIGN ON WINDOW	DOOR 12	4'-6" x 16'-0" + 8'-0" DIA	123 SF	HARRISON
27	MCHS SIGN ON FAÇADE	BUILDING NORTH FAÇADE	14'-0" x 18" + 18'-0" x 18"	48 SF	HARRISON
28	PARENT UNIVERSITY BANNER	BUILDING NORTH FAÇADE	8'-0" x 2'-0"	16 SF	HARRISON
29	MCHS SIGN ON CANOPY	DOOR 1	10" x 18'-0"	15 SF	HARRISON
30	EAGLE LOGO AND MCHS SIGN ON WINDOW	DOOR 1	7'-6" x 16'-0" + 5'-0" DIA [28" x 15"] + [10" x 36"] + [24"	140 SF	HARRISON
31	MAIN ENTRANCE SIGN AND POSTERS	DOOR 1	x 17"] + [24" x 18"](x2)	14.3 SF	HARRISON
32	NETWORK OFFICE 3 WAYFINDING PLAQUE	DOOR 1	9" x 3"	0.2 SF	HARRISON

Notes:

Information shown herein supplement to sheets EX-A and EX-B.

33	SCHOLARSHIP SIGN	HARRISON STREET FENCE	18" x 24"	3 SF	HARRISON
34	WELCOME SIGN (NETWORK 3)	HARRISON STREET	1'-10" x 2'-7"	4.8 SF	HARRISON
35	NETWORK 3 ENTRANCE BANNER	DOOR 2A	36" x 72"	18 SF	EAST
36	DOOR 2A IDENTIFIER	DOOR 2A	8" x 8"	0.5 SF	EAST
37	SURVEILLANCE SIGN	DOOR 6	12" x 18"	1.5 SF	EAST
38	TOBACCO FREE SIGN	DOOR 6	12" x 18"	1.5 SF	EAST
39	DOOR 6 IDENTIFIER	DOOR 6	8" x 8"	0.5 SF	EAST
40	DOOR 5 IDENTIFIER	DOOR 5	8" x 8"	0.5 SF	EAST
41	EAGLE LOGO AND MCHS SIGN ON WINDOW	BUILDING SOUTH FAÇADE	(6'x68') + (42'x7'-6") + 9' DIA	787 SF	FLOURNOY
42	DOOR 8 IDENTIFIER	DOOR 8	8" x 8"	0.5 SF	FLOURNOY
43	MCHS BANNER	BUILDING SOUTH FAÇADE	9'-0" x 15'-0"	135 SF	FLOURNOY

B3-1 District Sign Analysis

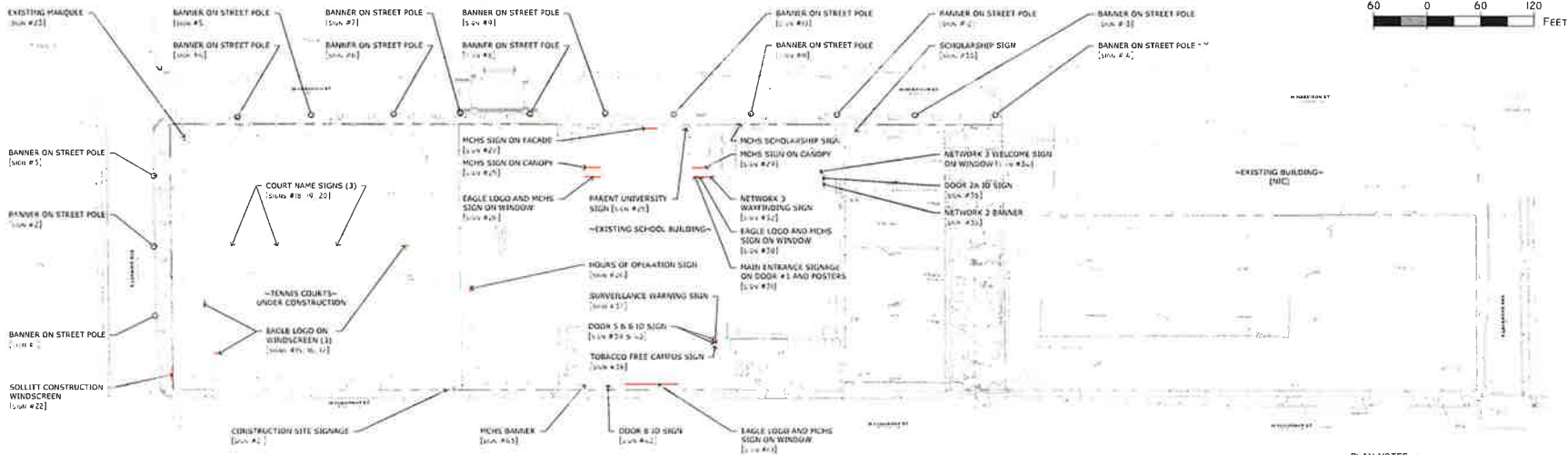
TOTAL SQUARE FOOTAGE

1946.8 SF

Street Name / Directional Facing	Square Footage of Signage Per Street	Sign Square Frontage Allowed Per Street
Harrison Street	608.5 sf	1,500 sf (lesser of 1,500 sf or 4 x street frontage)
Laramie Street	328.3 sf	1,188 sf (4 x street frontage of 247.02)
Flournoy Street	987.5 sf	1,500 sf (lesser of 1,500 sf or 4 x street frontage)
East Facing	22.5 sf	784 sf (4 x street frontage of 198)

Notes:

Information shown herein supplement to sheets EX-A and EX-B.



EXISTING SIGNAGE LOCATION PLAN
SCALE 1" = 80'

- PLAN NOTES**
1. EXISTING SIGNAGE LOCATIONS AND INFORMATION SHOWN FOR INFORMATIONAL USE ONLY
 2. BACKGROUND INFORMATION REFERENCE PLAT OF SURVEY BY GASPAREC ELBERTS CONSULTING DATED 8/29/22. REFER TO ORIGINAL PLAT FOR EXISTING CONDITIONING INFORMATION.
 3. REFER TO SHEET EA-B FOR INVENTORIAL IMAGES OF IDENTIFIED SIGNS.



DEPARTMENT OF FACILITIES
CAPITAL IMPROVEMENT PROGRAM



MICHELE CLARK ACADEMIC
PREP MAGNET HIGH SCHOOL
PHASE 2

5101 W HARRISON STREET
CHICAGO, ILLINOIS 60644

PROJECT NO. 2021-41051-UPF

REVISIONS

NO.	DATE	DESCRIPTION
1	8/22/2023	Issued for Permit Process

DESIGN BY: AV
SCALE: AS NOTED
JOB: 220009
FILE:



SHEET TITLE
EXISTING SIGNAGE
LOCATION PLAN

DRAWING ID
EX-A



BANNER 1 BANNER 2 BANNER 3 BANNER 4 BANNER 5 BANNER 6 BANNER 7



BANNER 8 BANNER 9 BANNER 10 BANNER 11 BANNER 12 BANNER 13 BANNER 14

SIGNS 1-14
SCALE: N.T.S.



WINDSCREEN 15 WINDSCREEN 16 WINDSCREEN 17

SIGNS 15-17
SCALE: N.T.S.



COURT NAME ID #18
COURT NAME ID #20
COURT NAME ID #19

SIGNS 18-20
SCALE: N.T.S.



SIGN 21 SIGN 22
SCALE: N.T.S.



SIGN 23
SCALE: N.T.S.



SIGN 24
SCALE: N.T.S.



SIGNS 25-26
SCALE: N.T.S.



SIGNS 27
SCALE: N.T.S.



SIGN 28
SCALE: N.T.S.



SIGNS 29-30
SCALE: N.T.S.



SIGNS 31-32
SCALE: N.T.S.



SIGN 33
SCALE: N.T.S.



SIGNS 34-36
SCALE: N.T.S.



SIGNS 37-40
SCALE: N.T.S.



SIGNS 41-42
SCALE: N.T.S.



SIGN 43
SCALE: N.T.S.



DEPARTMENT OF FACILITIES
CAPITAL IMPROVEMENT PROGRAM



MICHELE CLARK ACADEMIC
PREP MAGNET HIGH SCHOOL
PHASE 2
5101 W. HARRISON STREET
CHICAGO, ILLINOIS 60644
PROJECT NO. 2021-41051-LAF

REVISIONS

NO.	DATE	DESCRIPTION
1	8/27/2021	Issued for Bidding Review

DESIGN BY: AUV
SCALE: AS SHOWN
JOB: 22059
FILE:

5101 W. HARRISON ST
5101 W. HARRISON ST
5101 W. HARRISON ST

THIS FILE
EXISTING SIGNAGE
PHOTOS

PROJECT NO.
EX-B



Square Footage:
Total Sign - 43.15 Sq Ft

Side View

Install a new D/F Illuminated Pylon Sign - with EMC

Specifications:

- *Sign Cabinet:* Aluminum
- *Face Panels:* Thermoformed SG Polycarbonate with Translucent film first surface
- *Access:* Remove sign face to service inside of sign
- *Wind Load:* Maximum wind load 30 psf

Electrical Specifications (Sign Head):

- *Modules:* (42) PHOENIX PF-4180 per side
- *Line Load:* (2) 20 Amp Circuits 240V 60Hz SP

Electrical Specifications (EMC):

- *EMC :* (2) EMC Electronic Reader Boards 94.49" w x 31.50" h x 5"d
- *EMC Copy Color:* Full-Color 10mm
- *EMC Electrical Spec:* 240 VAC
- *EMC Frame Rate:* 65 frames per second



Michele Clark High School
5096 W. Flournoy St. Chicago,
IL 60644

Sign type _____ Pylon
Job Number # _____
Drawing Name _____

NOTES

Install an illuminated
PYLON and EMC

Sign Layout 1.2

DATE/REVISIONS

SIGN LAYOUT

© COPYRIGHT 2022 BY Electro-Matic Visual, LLC
ALL DESIGNS ARE THE SOLE PROPERTY OF Electro-Matic Visual, LLC AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM Electro-Matic Visual, LLC





Square Footage:
Total Sign - 63.93 Sq Ft
EMC - 45.6 Sq Ft

Side View

Replace Existing D/F Illuminated Pylon Sign - with EMC

- **Sign Cabinet:** Aluminum
- **Face Panels:** Thermoformed SG Polycarbonate with Translucent film first surface
- **Access:** Remove sign face to service inside of sign
- **Wind Load:** Maximum wind load 30 psf
- **Color Specifications:**
 - **Sign Background/Exterior:** Black/Bronze
 - **Sign Text:** Color - Yellow and White
- **Electrical Specifications (Sign Head):**
 - **Modules:** (42) PHOENIX PF-4180 per sie
 - **Line Load:** (3) 20 Amp Circuits 240V 60Hz SP
- **Electrical Specifications (EMC):**
 - **EMC :** (2) EMC Electronic Reader Boards 101.2"w x 54.13"h x 5"d
 - **EMC Copy Color:** Full-Color 10mm
 - **EMC Electrical Spec:** 240 VAC
 - **EMC Frame Rate:** 65 frames per second



Michele Clark High School
 5101 W. Harrison St
 Chicago, IL 60644

Sign Type: Pylon
 Job Number #
 Drawing Name

NOTES

Replace existing Illuminated PYLON with Illuminated Pylon and EMC

Sign Layout 1.2

DATE REVISIONS 7/18/2022

SIGN LAYOUT

© COPYRIGHT 2022, BY Electro-Matic Visual, LLC
 ALL DESIGNS ARE THE SOLE PROPERTY OF Electro-Matic Visual, LLC AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM Electro-Matic Visual, LLC



Yellow (021)
 Hex Color Code: #FFBA00
 RGB Color Code: RGB(255, 186, 0)

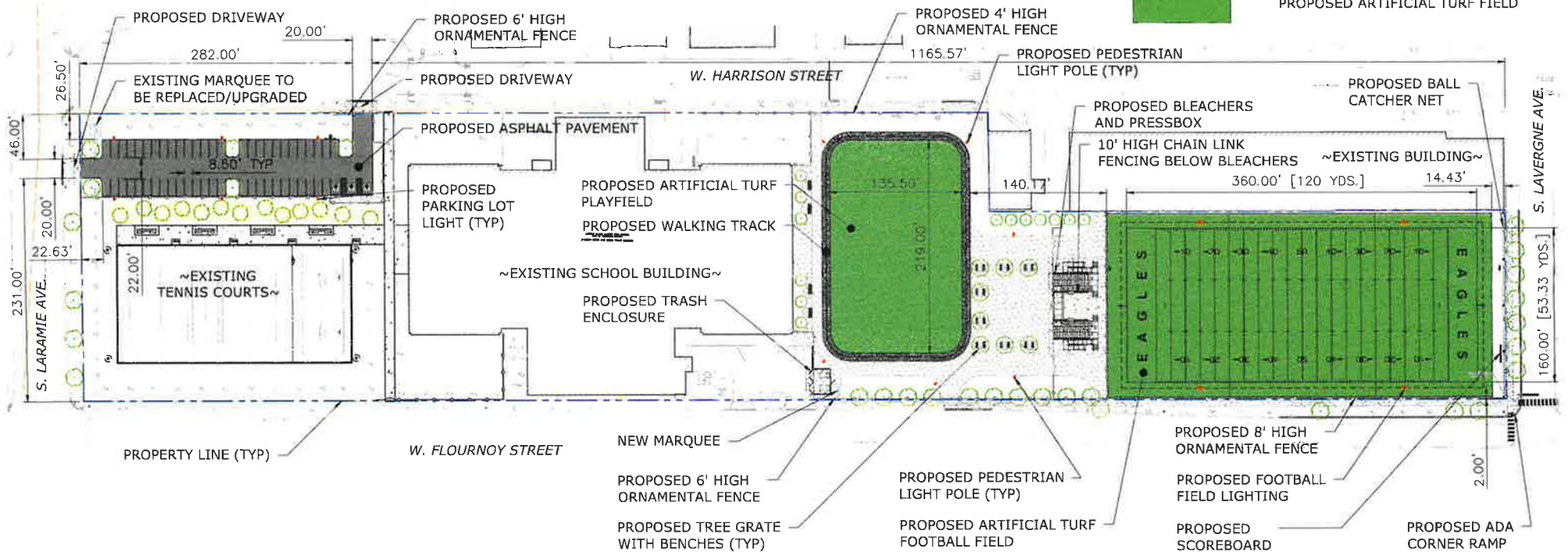
Black/Bronze
 Hex Color Code: #424141
 RGB Color Code: RGB(66, 65, 65)

White
 Hex Color Code: #FFFFFF
 RGB Color Code: RGB(255, 255, 255)



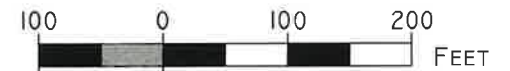
LEGEND

-  PROPOSED CONCRETE PAVEMENT
-  PROPOSED CONCRETE WALKWAY
-  PROPOSED ASPHALT PAVEMENT
-  PROPOSED ARTIFICIAL TURF FIELD



SITE PLAN

SCALE: 1" = 100'



ENGINEER OF RECORD

EVA DESIGN AND ENGINEERING, LLC
 © 2022 EVA DESIGN AND ENGINEERING, LLC
WWW.EVA-ENG.COM

LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECTURE
pamelaself

INSTITUTIONAL PLANNED DEVELOPMENT: MICHELE CLARK ACADEMIC PREP MAGNET HIGH SCHOOL

APPLICANT: CHICAGO PUBLIC SCHOOLS

ADDRESS: 5101 W. HARRISON STREET, CHICAGO IL 60644

DATE: 10/18/2023

Reclassification Of Area Shown On Map No. 2-L.
(As Amended)
(Application No. 22038)

IPD 1567

(Common Address: 5049 -- 5133 W. Harrison St. 601 -- 629 S. Laramie Ave.,
5000 -- 5132 W. Flournoy St. And 609 -- 628 S. Lavergne Ave.)

[SO2022-3877]

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 M1-2 Limited Manufacturing/Business Park District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 2-L in the area bounded by:

West Harrison Street; a line 935.83 feet east of and parallel to South Laramie Avenue; a line 102 feet south of and parallel to West Harrison Street; South Lavergne Avenue; West Flournoy Street; and South Laramie Avenue,

to those of a B3-1 Community Shopping District which is hereby established in the area above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B3-1 Community Shopping District symbols and indications as shown on Map Number 2-L in the area bounded by:

West Harrison Street; a line 935.83 feet east of and parallel to South Laramie Avenue; a line 102 feet south of and parallel to West Harrison Street; South Lavergne Avenue; West Flournoy Street; and South Laramie Avenue,

to those of an Institutional Planned Development 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. 1567.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development Number 1567 consists of approximately 381,443 square feet (8.76 acres) net site area which is depicted on the attached Planned Development Boundary and Property Line Map.
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, assigns 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 (DPD) 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, the submitted plans must be approved by 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 was executed prior to any CDOT and Planned Development Part II review permitting. The agreement reflects 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 planned development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; and Building Elevations prepared by EVA Design and Engineering LLC, dated October 26, 2022. Full-size sets of the Site/Landscape Plan and Building Elevations are on file with the DPD. The planned development is applicable to the area delineated herein and these and no other zoning controls shall apply. In any instance where a provision of the 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 uses permitted within the area delineated herein as "Institutional Planned Development Number 1567", shall be educational and recreational facilities, offices, accessory and non-accessory parking, and related uses incidental thereto.
6. On-premises signs, including renovating the existing freestanding sign to include a dynamic image display, and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the DPD. 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 381,843 square feet.
9. The Site and Landscape Plans 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 DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
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, Environment and Buildings, under Section 13-32-125 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. Any new construction must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the DPD.
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. If the project involves City funding, 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 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.

- 15. Unless substantial construction 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 automatically revert back to an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

[Existing Land-Use Map; Existing Zoning Map; Boundary and Property Line Map; Site Plan; and Landscape Plan referred to in these Plan of Development Statements printed on pages 194 through 198 of this *Journal*.]

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

Institutional Planned Development No. 1567.





Bulk Regulations And Data Table.

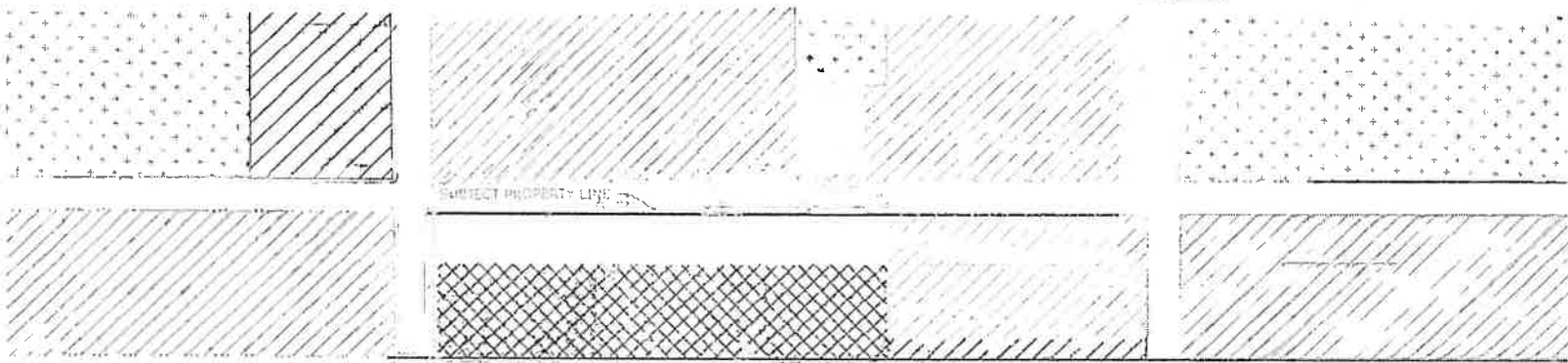
Gross Site Area (479,012.26 square feet/11 acres) = Net Site Area (381,443 square feet/ 8.76 acres) + Area Remaining in Public Right-of-Way (97,569.26 square feet/2.24 acres)

Net Site Area:	381,443 square feet (8.76 acres)
Maximum Permitted FAR for Net Site Area:	1.2
Minimum Number of Off-Street Parking Spaces:	56
Minimum Number of Off Street Loading Spaces:	1
Maximum Building Height:	50 feet
Minimum Setbacks:	As per the Site/Landscape Plan

FINAL FOR PUBLICATION

LEGEND

-  PROPERTY LINE
-  SCHOOL CAMPUIS
-  COMMERCIAL/INDUSTRIAL
-  RESIDENTIAL



SUBJECT PROPERTY LINE

SUBJECT PROPERTY LINE

1-290



EXISTING LAND USE MAP

SCALE: 1" = 100'



Design One
 ONE, INC. LLC
 1000 W. WASHINGTON ST.

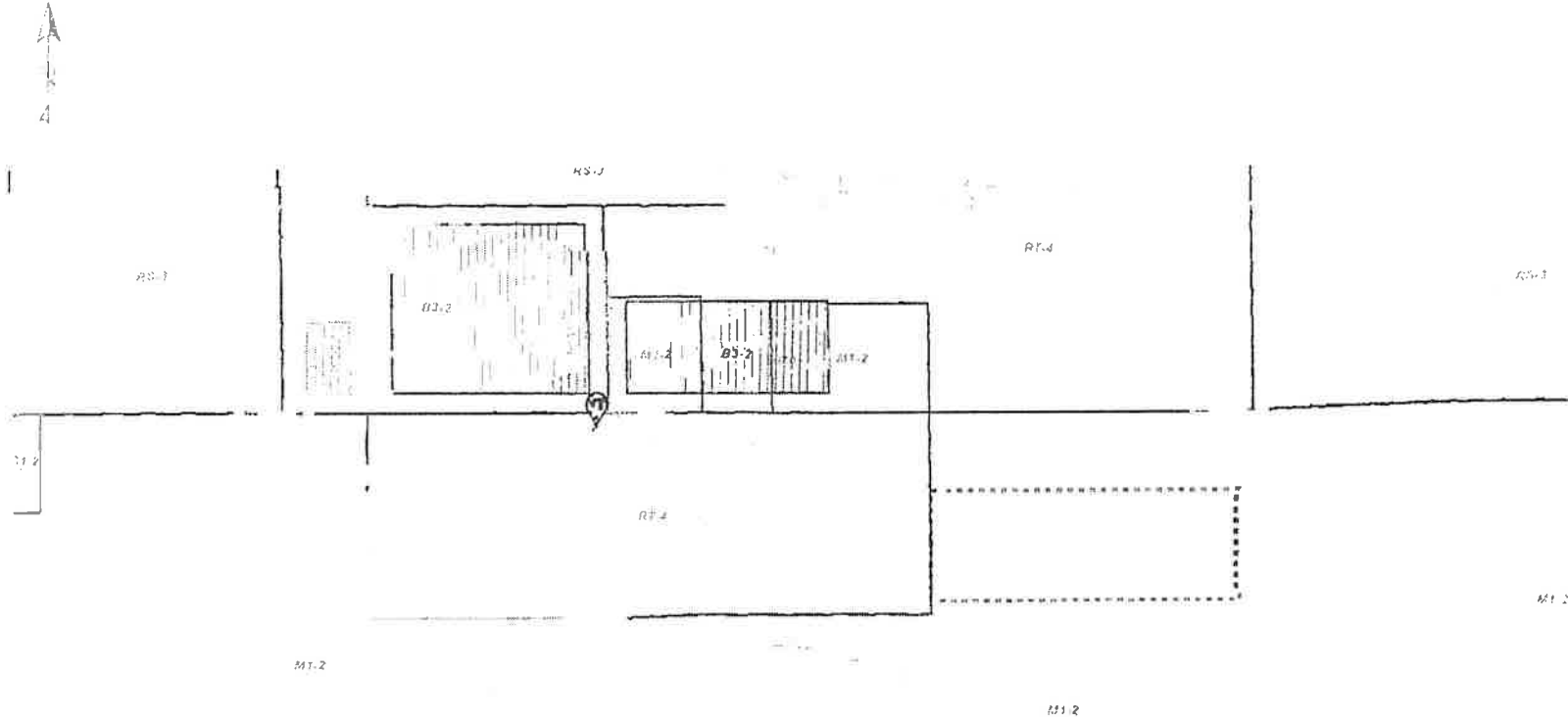
panielacelf

INSTITUTIONAL PLANNED DEVELOPMENT MICHELE CLARK ACADEMIC PREP MAGNET HIGH SCHOOL

DATE: 04/20/2023

APPLICANT: CHICAGO PUBLIC SCHOOLS
 ADDRESS: 5101 W. HARRISON STREET, CHICAGO, IL 60640

FINAL FOR PUBLICATION



EXISTING ZONING MAP
SCALE: NTS

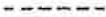
DESIGN AND ENGINEERING LLC
 1111 N. LAKE STREET, SUITE 1000, CHICAGO, IL 60610
 TEL: 312.467.1000
 WWW.DAELC.COM

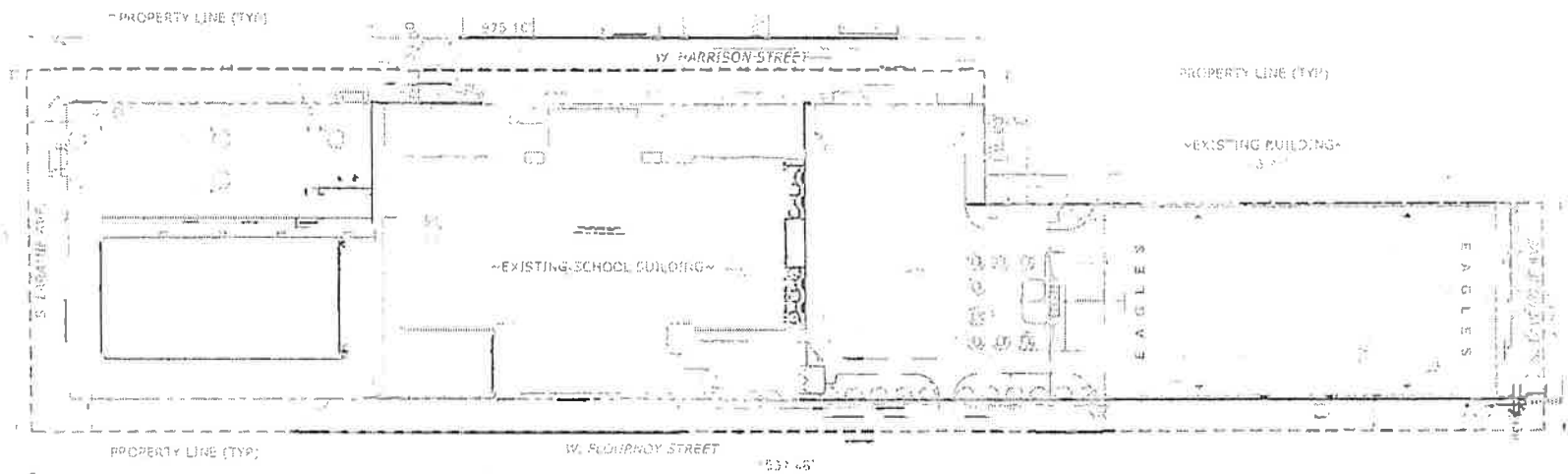
PREPARED BY:
pamelaself

INSTITUTIONAL PLANNED DEVELOPMENT, MICHELLE CLARK ACADEMIC PREP MAGNET HIGH SCHOOL
 OFFICIAL CITY RECORD
 CHICAGO PUBLIC ACT 10-111
 ADDRESS: 510 W. HARRISON STREET, CHICAGO, IL 60610

FINAL FOR PUBLICATION

LEGEND

-  PROPERTY LINE
-  PLANNED DEVELOPMENT BOUNDARY



NET SITE AREA: 331,443 SQ FT (7.57 ACRES)
 GROSS SITE AREA: 482,817 SQ FT (11.08 ACRES)



PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

SCALE: 1" = 100'





DESIGN AND
ENGINEERING, LLC
www.dae.com

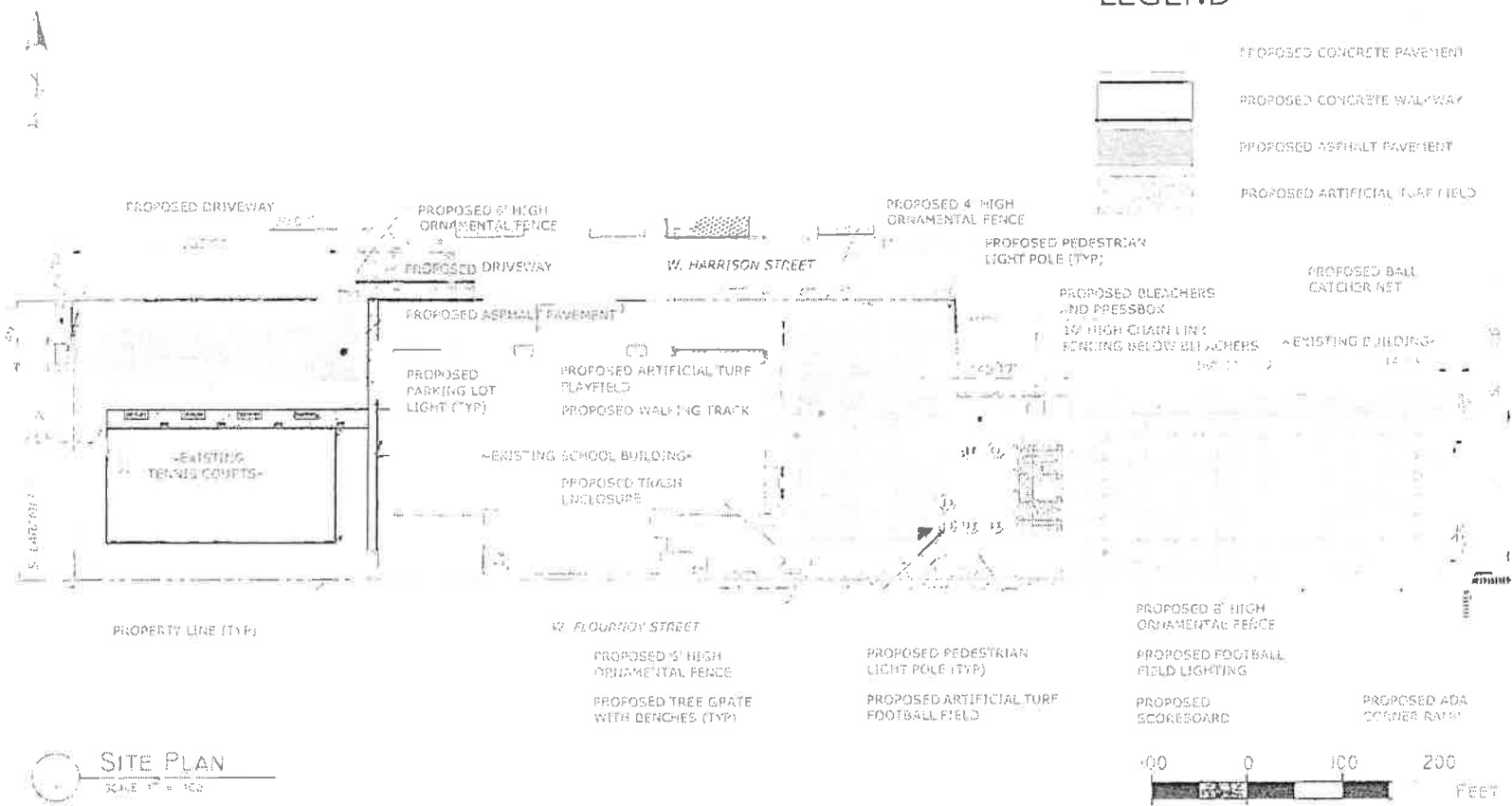
pamelaself

INSTITUTIONAL PLANNED DEVELOPMENT NICOLE CLARK ACADEMIC PREP MAGNET HIGH SCHOOL
 AFFILIANT OF EAST-DECATUR SCHOOLS
 ADDRESS: 830 W. HARRISON STREET CHICAGO, ILL. 60643

FINAL FOR PUBLICATION

LEGEND

-  PROPOSED CONCRETE PAVEMENT
-  PROPOSED CONCRETE WALKWAY
-  PROPOSED ASPHALT PAVEMENT
-  PROPOSED ARTIFICIAL TURF FIELD



SITE PLAN

SCALE 1" = 100'

DESIGN AND
ENGINEERING LLC

WORK BY
pantelaself

INSTITUTIONAL PLANNED DEVELOPMENT: MICHELE CLARK ACADEMIC PREP MAGNET HIGH SCHOOL

APPLICANT: DE GRADY PUBLIC SCHOOLS

ADDRESS: 5115 S. HAZARD STREET, CHICAGO, IL 60644

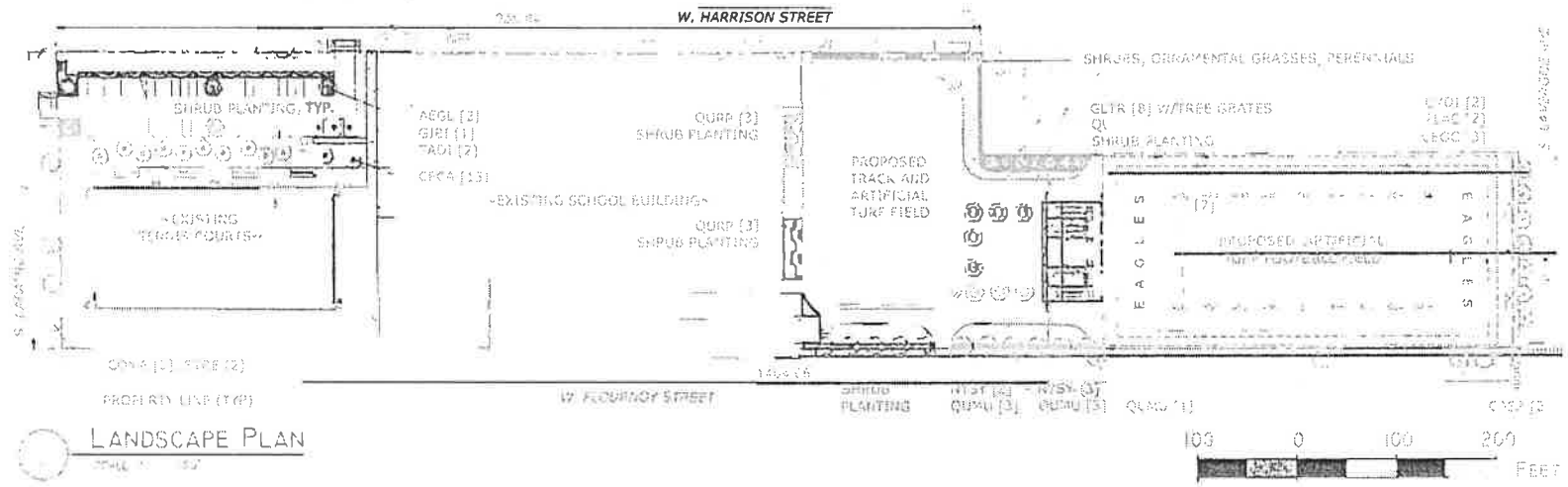
DATE: 5/24/2023

FINAL FOR PUBLICATION

LEGEND

-  EXISTING TREE TO REMAIN
-  PROPOSED TREE
-  PROPOSED PLANTING AREA
-  PROPOSED TURF GRASS AREA

PLANTLIST	Quantity	Notes
AEGL [2]		
GJRI [1]		
TAD1 [2]		
CPCA [13]		
QURP [3]		
CLTR [8] w/TREE GRATES		
QI		
SHRUB PLANTING		
LYO1 [2]		
PLC [2]		
KECC [3]		



LANDSCAPE PLAN

PLANTING SPECIFICATIONS	PLANTING SPECIFICATIONS	PLANTING SPECIFICATIONS	PLANTING SPECIFICATIONS	PLANTING SPECIFICATIONS
PLANTING SPECIFICATIONS W. HARRISON STREET PLANTING SPECIFICATIONS PLANTING SPECIFICATIONS PLANTING SPECIFICATIONS PLANTING SPECIFICATIONS	PLANTING SPECIFICATIONS W. FOURNOY AVE. PLANTING SPECIFICATIONS PLANTING SPECIFICATIONS PLANTING SPECIFICATIONS PLANTING SPECIFICATIONS	PLANTING SPECIFICATIONS E. LAVERGNE AVE. PLANTING SPECIFICATIONS PLANTING SPECIFICATIONS PLANTING SPECIFICATIONS PLANTING SPECIFICATIONS	PARKING LOT/VEHICLE HOUSE AREA LANDSCAPE PLANTING SPECIFICATIONS PLANTING SPECIFICATIONS PLANTING SPECIFICATIONS PLANTING SPECIFICATIONS PLANTING SPECIFICATIONS	PLANTING SPECIFICATIONS PLANTING SPECIFICATIONS PLANTING SPECIFICATIONS PLANTING SPECIFICATIONS PLANTING SPECIFICATIONS

Design and Engineering, LLC

pamelaself

INSTITUTIONAL PLANNED DEVELOPMENT MICHELE CLARK ACADEMIC PREP MAGNET HIGH SCHOOL

APPLICANT CHICAGO PUBLIC SCHOOLS
ADDRESS 5101 W. HARRISON STREET CHICAGO IL 60644