

Reclassification Of Area Shown On Map No. 28-J.
(As Amended)
(Application No. A-8120)
(Common Address: W. 111th St. And S. Pulaski Rd.)

[SO2015-2682]

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 Institutional Planned Development Number 542 symbols and indications as shown on Map Number 28-J in the area bounded by:

South Pulaski Road on the west; South Hamlin Avenue on the east; West 111th Street on the north; and West 115th Street on the south,

to those of Institutional Planned Development Number 542, as amended, which is hereby established in the area above described, subject to the terms of the Planned Development herewith attached and made a part hereof.

SECTION 2. This ordinance shall be in 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. 542, As Amended.

IPD 542, 99

Planned Development Statements.

1. The area delineated herein as Institutional Planned Development Number 542, as amended ("Planned Development") consists of approximately 3,359,333 net square feet of property (77.12 acres) which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Alderman Matthew O'Shea is the Applicant (the "Applicant") and the Chicago Board of Education controls the Property.
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, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 14 Statements; a Bulk Regulations Table; an Existing Zoning Map; a General Land-Use Map; a Planned Development Boundary, Subarea and Property Line Map; Site/Landscape Plan; Horse Riding Arena Floor Plan; and Horse Riding Arena Building Elevations (East, West, North and South) all dated February 16, 2017, submitted herein. In addition, the exhibits found at pages 45667 -- 45669 of the City Council *Journal of the Proceedings* (February 9, 1994) are also incorporated by reference. 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 shall be permitted within the subareas identified in this Planned Development as follows:

Subarea A:

Schools including farming and farm stands for seasonal sales of produce, educational, training, therapeutic and assembly uses, public transit, parking and other related uses permitted in the RS1 Residential Single-Unit (Detached House) District. The Applicant shall make available to the community residents recreational, assembly, meeting and some educational areas within the expanded Chicago High School for Agricultural Sciences at times that do not conflict with regular school programming.

Subarea B:

Agricultural, educational and related uses. Because the original purpose in the formation of the Chicago High School for Agricultural Sciences was to preserve the last operating farm within the corporate limits of the City of Chicago, and because of the mandatory provisions contained herein, no permanent structures may be constructed on Subarea B.

Subarea C:

Tree nurseries, greenhouses, arboretum, educational horticultural programs, park and recreational facilities (including active ball fields) and related uses.

Subarea D:

Landscaping, in accordance with the Landscape Plan attached hereto. No permanent structures shall be constructed.

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 3,359,333 square feet.
9. The Site and Landscape Plan shall be in substantial conformance with the Landscape Ordinance, except as provided herein, 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 landscaping of the parkway and parking areas fronting along West 111th Street shall be installed in general conformance with the landscaping provisions of the Chicago Zoning Ordinance and associated guidelines and regulations. However, landscaping of the balance of the street frontages which relate to the farm and nursery shall adhere to the non-urban requirements of a working farm.
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 new 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. For the purposes associated with the development of the proposed Horse Riding Arena, which is the subject of this 2017 Amendment to Planned Development 542, the Applicant shall install LED lighting within the Horse Riding Arena and shall install a stormwater infiltration trench on the west side of the proposed facility.
- 14. 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 Institutional Planned Development Number 542.

[Zoning Map; Boundary, Subarea and Property Line Map; Land-Use Map;
 Site Plan/Landscaping; Floor Plan; and North, South, East and West
 Building Elevations referred to in these Plan of Development
 Statements printed on pages 46000 through
 46006 of this Journal.]

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

Institutional Planned Development No. 542, As Amended.

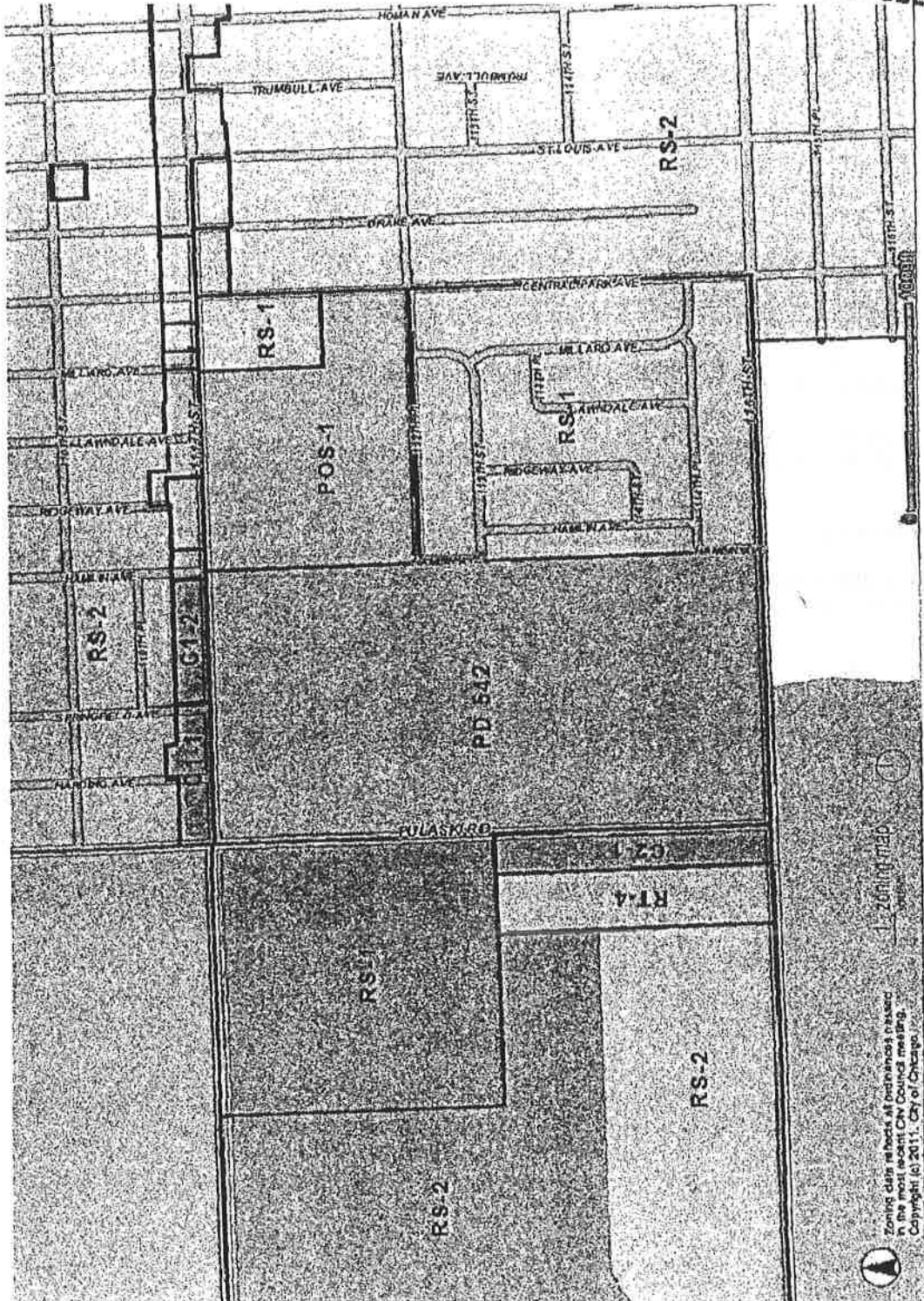
Chicago High School For Agriculture Sciences School.

Bulk Regulation And Data Table.

Net Site Area: 3,359,333.3 square feet (77.12 acres)	Maximum Floor Area Ratio -- (FAR) 0.062
--	--

Subarea A:	0.31
670,981 square feet (15.4036 acres)	
Subarea B:	0
1,670,525.4 square feet (38.3499 acres)	
Subarea C:	0.01
1,012,378 square feet (23.241 acres)	
Subarea D:	0
54,752.8 square feet (1.2569 acres)	
Net Area:	
3,359,333.3 square feet (77.1197 acres) +	
Rights-of-Way:	
222,067 square feet (5.0979 acres)	
= Gross Site Area:	3,581,400.3 (82.21 acres)
Minimum Number of Off-Street Loading Spaces:	In accordance with the Site Plan
Minimum Number of Off-Street Parking Spaces:	225
Minimum Number of Bicycle Parking Spaces:	23
Minimum Building Height:	In accordance with Building Elevations
Minimum Required Setbacks:	In substantial conformance with the Site Plan

FINAL FOR PUBLICATION



Project: High School for Agriculture Sciences
Chicago Public Schools

Scale: _____

Drawing: _____

Date: _____

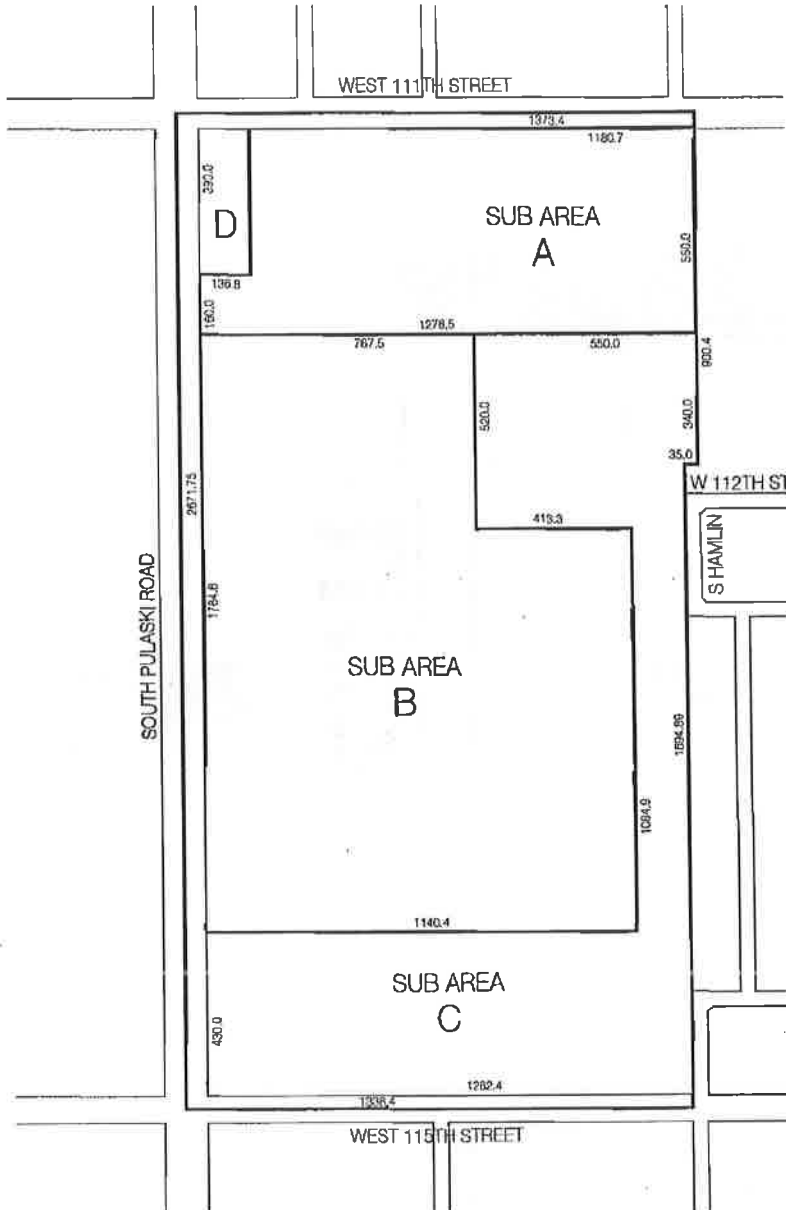
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Zoning data reflects all ordinances passed in the most recent City Council meeting. Copyright (c) 2011, City of Chicago.

Woodhouse Thrucci Architects
230 W Superior 6th Flr Chicago IL 60654
Tel 312 943 3120 www.woodthrucci.com

FINAL FOR PUBLICATION

02



FEBRUARY 10, 2017

PLANNED DEVELOPMENT
BOUNDARY, SUB AREA, AND
PROPERTY LINE MAP
Drawing: _____ Date: _____

1" = 400'-0"

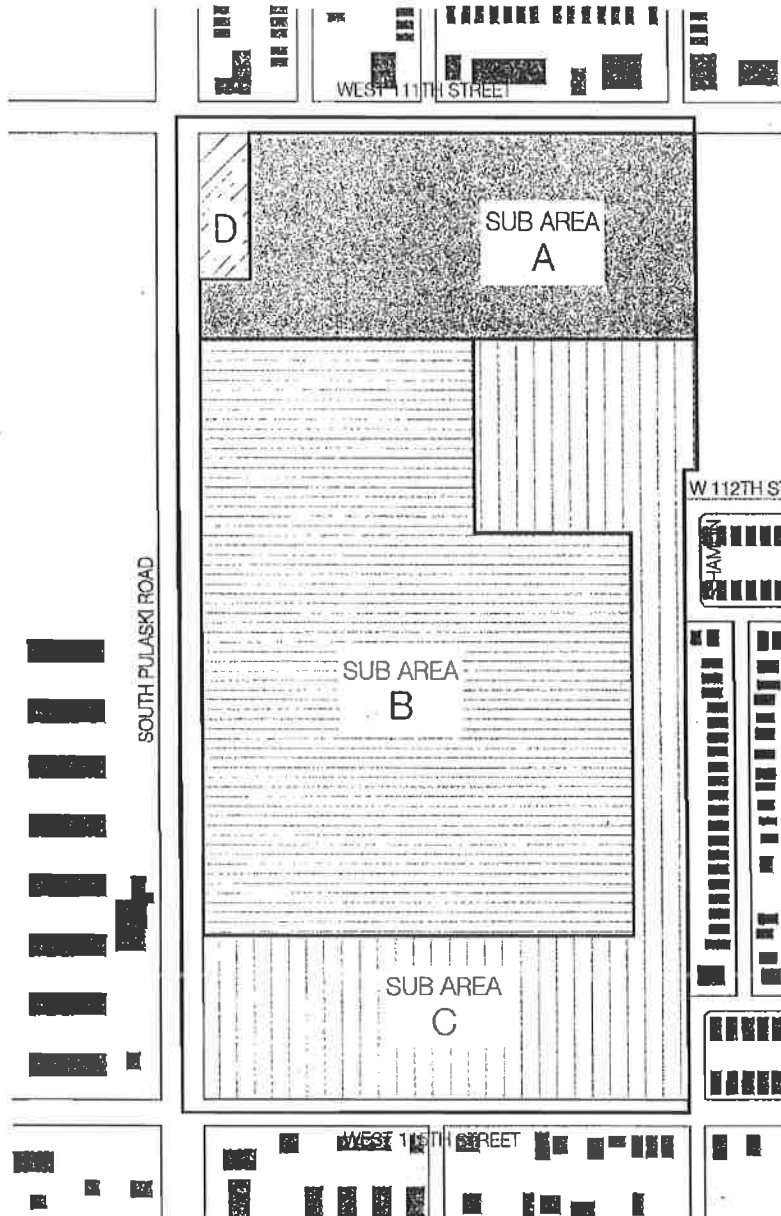
High School for Agriculture Sciences
Chicago Public Schools
Project: _____ Scale: _____





Woodhouse Tactical Architects
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planned development
boundary, sub area and
1 property line map
SCALE: 1" = 400'-0"



FINAL FOR PUBLICATION



-  EDUCATIONAL USES
-  AGRICULTURAL USES
-  PARK USES
-  LANDSCAPED OPEN SPACE

FEBRUARY 16, 2017

LAND USE MAP

1" = 400'-0"

Scale:

Project: High School for Agriculture Sciences Chicago Public Schools

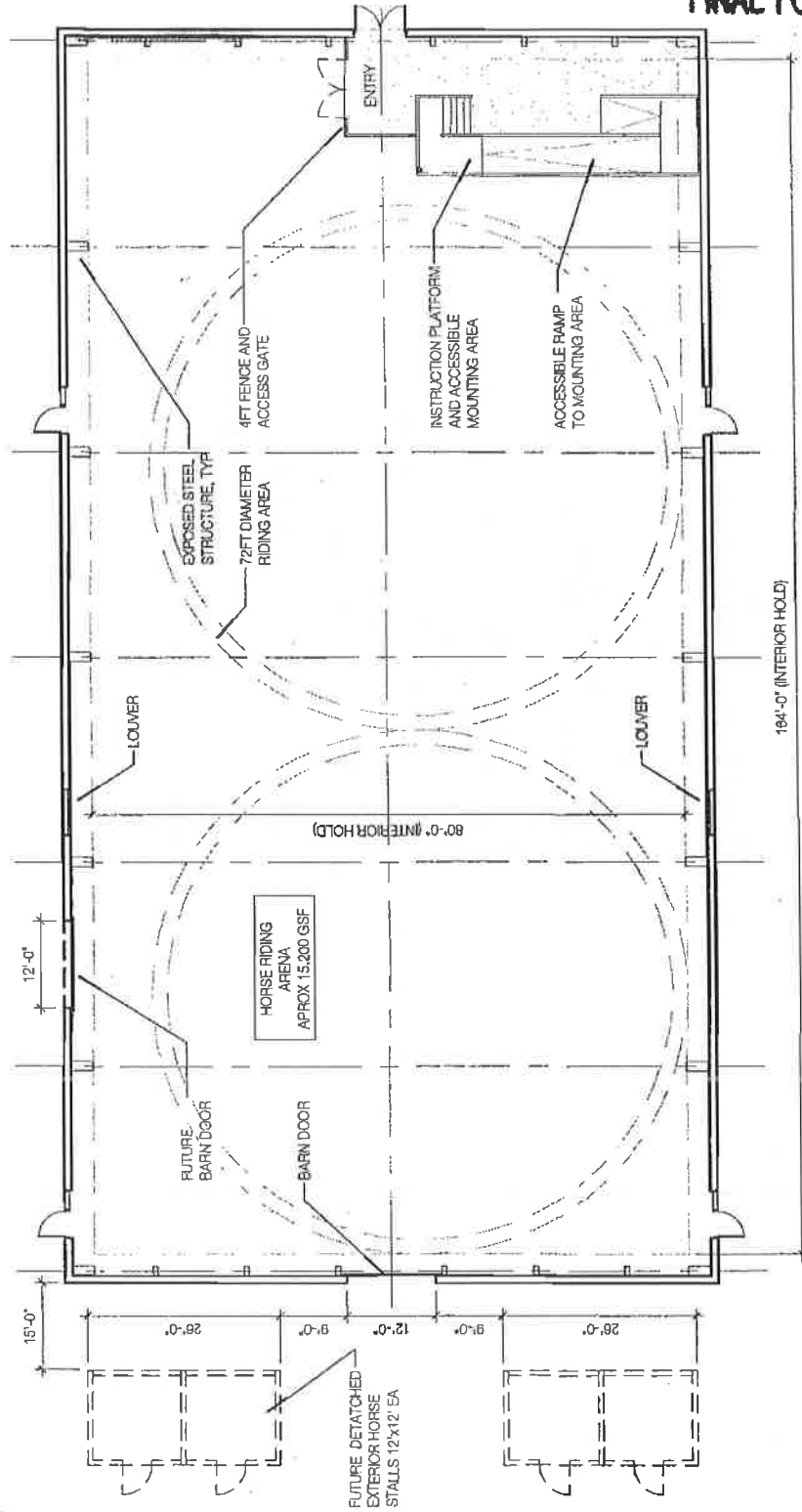
Date:

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1 land use map
SCALE: 1"=400'-0"



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1 floor plan
SCALE: 1" = 20'-0"



FLOOR PLAN
FEBRUARY 15, 2017
05

Date

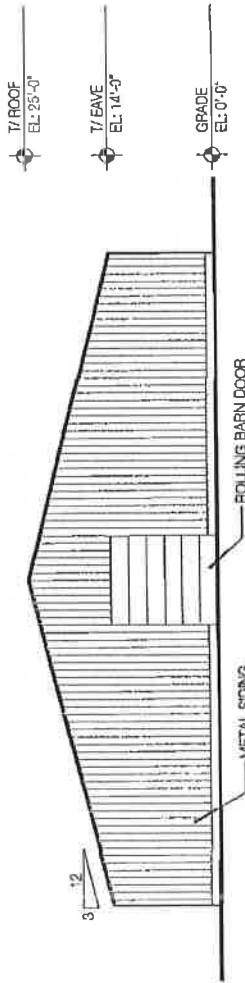
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Scale:

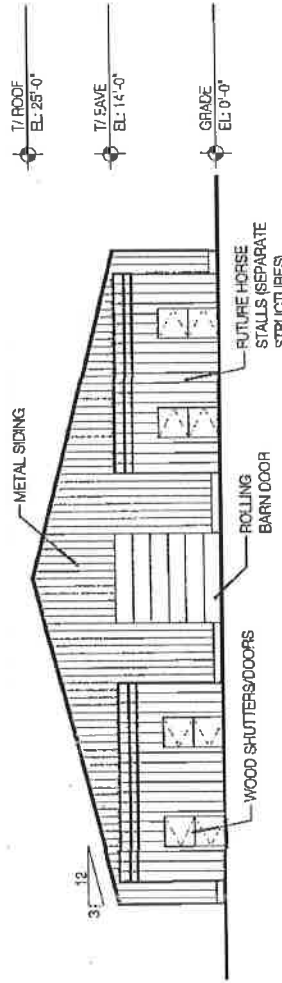
Project: High School for Agriculture Sciences
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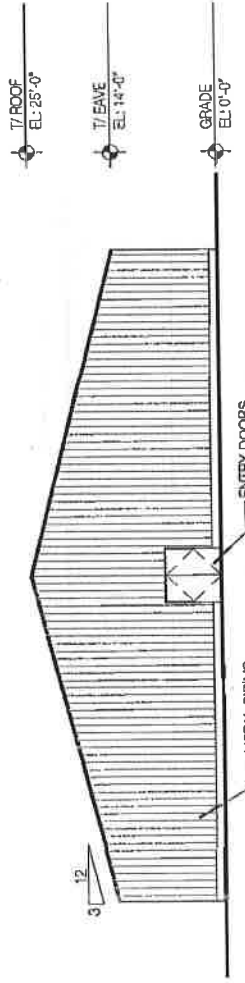
FINAL FOR PUBLICATION



1 south elevation - phase 1
SCALE: 1/8"=1'-0"



2 south elevation - phase 2
SCALE: 1/8"=1'-0"



3 north elevation
SCALE: 1/8"=1'-0"

FEBRUARY 16, 2017
07

ELEVATIONS

Date:

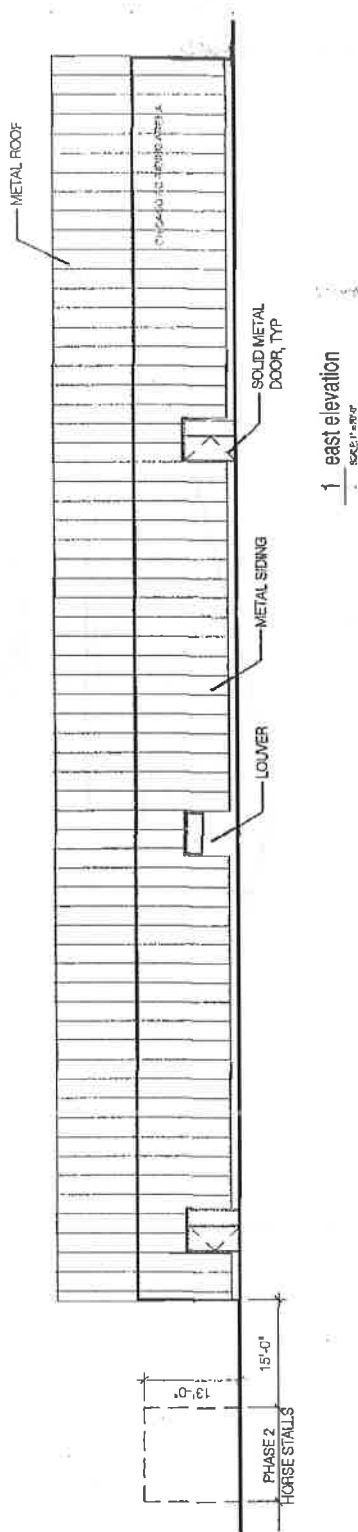
1" = 20'-0"

Scale:

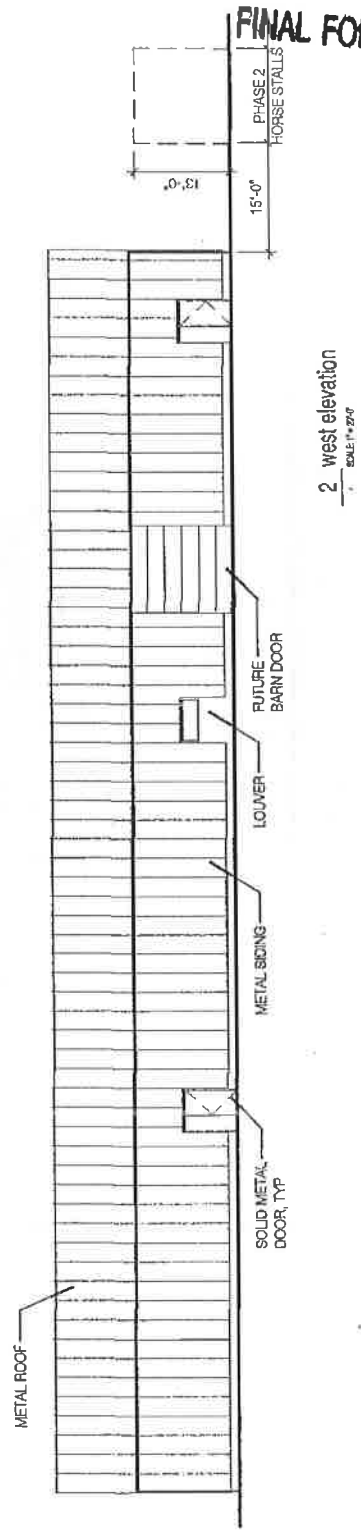
Project: High School for Agriculture Sciences
Chicago Public Schools

Project:

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METAL ROOF



FINAL FOR PUBLICATION

FEBRUARY 16, 2017

ELEVATIONS

1" = 20'-0"

Scale:

Project: High School for Agricultura Sciences Chicago Public Schools

Drawing:

Date:

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06

10813

2/9/94

UNFINISHED BUSINESS

45653

to those of a C2-1 General Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map Number 22-A.

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 R3 General Residence District symbols and indications as shown on Map No. 22-A in the area bounded by:

a line 30 feet north of and parallel to East 90th Street; the public alley next west of and parallel to South Avenue O; East 90th Street; and South Mackinaw Avenue,

to those of an M1-1 Restricted Manufacturing District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY AREA SHOWN ON MAP NUMBER 28-J.

On motion of Alderman Burke, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of January 12, 1994, pages 44655 through 44671, recommending that the City Council pass a proposed ordinance amending the Chicago Zoning Ordinance for the purpose of reclassifying the area shown on Map Number 28-J.

Alderman Steele and Alderman Jones moved to re-refer the said proposed ordinance to the Committee on Zoning. The clerk called the roll and the motion was lost by yeas and nays as follows:

Yeas -- Aldermen Tillman, Preckwinkle, Bloom, Steele, Dixon, Shaw, Jones, Coleman, Streeter, Evans, Munoz, Watson, Austin, Bernardini, Shiller, Moore -- 16.

Nays -- Aldermen Mazola, Buchanan, Huels, Fary, Madrzyk, Burke, Rugai, Laski, Miller, Medrano, Ocasio, Burrell, Bialczak, Suarez, Gabinski, Mell, Wojcik, Banks, Giles, Allen, O'Connor, Doherty, Natarus, Hansen, Levar, Schulter, M. Smith, Stone -- 28.

Thereupon, on motion of Alderman Rugai, the said proposed ordinance was Passed by yeas and nays as follows:

Yeas -- Aldermen Mazola, Buchanan, Huels, Fary, Madrzyk, Burke, Rugai, Laski, Miller, Medrano, Ocasio, Burrell, Bialczak, Suarez, Gabinski, Mell, Wojcik, Banks, Giles, Allen, O'Connor, Doherty, Natarus, Hansen, Levar, Schulter, M. Smith, Stone -- 28.

Nays -- Aldermen Tillman, Preckwinkle, Bloom, Steele, Dixon, Shaw, Jones, Coleman, Streeter, Evans, Munoz, Watson, Austin, Bernardini, Shiller, Moore -- 16.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

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 R1 Single-Family Residence District symbols and indications as shown on Map No. 28-J in the area bounded by:

South Pulaski Road on the west; South Hamlin Avenue on the east; West 111th Street on the north; and West 115th Street on the south,

to the designation of an Institutional Planned Development which is hereby established in the area above-described, subject to the terms of the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

Institutional Planned Development No. 542.

Plan Of Development Statements.

1. **The property delineated herein as an Institutional Planned Development on the Property Line and Planned Unit Development Boundary Map attached hereto is owned by the Public Building Commission of Chicago (the "Applicant"). The Board of Education of the City of Chicago, as Lessee, operates and maintains the Chicago High School of Agricultural Sciences located on the Property. The Chicago Park District maintains a lease on a portion of the property identified herein as Subarea C. The Chicago Transit Authority maintains facilities within the Plan Development Boundary delineation submitted herein. Subarea D is owned by the Public Building Commission and is currently leased on a month-to-month basis. The Applicant is seeking to construct an addition to the existing high school located in the northeast portion of the Property.**
2. **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 and alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees.**
3. **The requirements, obligations and conditions contained within this Planned Development shall be binding upon the successors and assigns of the Applicant and the Property owner of record title. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, and all portions thereof shall, throughout the period this Planned Development is in effect, be held under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that a single person, corporation, association or other entity has been designated and authorized by the owner or owners of all of the Property as Authorized Agent of the Property for the limited purposes of (1) receiving any and all zoning enforcement-related or other zoning-related communication from the City in relation to and on behalf of the affected property owner or owners and (2) making application to the City for any subsequent amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) on behalf, and in the name of the affected owner or owners of the Property. Nothing herein shall be construed to mean that any owner of the Property or any portion**

thereof is relieved of any obligation hereunder or any rights in relation thereto, or may not receive directly such communications or is not subject to City action pursuant to this Planned Development. Nothing herein shall, however, prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights therein.

4. This Planned Development consists of sixteen (16) statements: an Existing Zoning Map; a Property Line and Planned Development Boundary Map; a Generalized Land Use Plan; an Existing Land Use Area Map; a Table of Use and Bulk Regulations and Data; Building Elevations; and a Site Plan and a Landscape Plan prepared by Mann, Gin, Ebel and Frazier, Ltd., dated January 6, 1994. Full size sets of the Building Elevations, the Site Plan and the Landscape Plan are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The Property within the Planned Development is divided into lettered subareas indicated on the Generalized Land Use Map. Subject to the terms of this Plan of Development, the following uses shall be permitted:

Subarea A: High School for not more than 600 students, including farming and farm stands for seasonal sales of produce, parking and other related uses incidental thereto. All of the provisions and limitations including the student enrollment limitation of 600 students provided within 105 ILCS 5/34-21.1(8) and (9) as of the date of the ordinance are expressly incorporated herein as though fully set forth. The Applicant shall make available to the community residents recreational, assembly, meeting and some educational areas within the expanded Chicago High School for Agricultural Sciences at times that do not conflict with regular school programming.

Subarea B: Agricultural, educational and related uses more specifically described in a land use plan to be submitted by the Applicant to the Department of Planning and Development. Because the original purpose in the formation of the Chicago High School for Agricultural Sciences was to preserve the last operating farm within the corporate limits of the City of Chicago, and because of the mandatory provisions contained herein, no permanent structures may be constructed on Subarea B.

The Public Building Commission shall be responsible for implementing a land use plan which includes a program regarding the use, cultivation and the education plan for the Subarea B agricultural area within 18 months from the date of this ordinance. The Public Building Commission shall consult with the College of Agriculture of the University of Illinois at Urbana in the formulation of this program. This program shall address all aspects of the intended land use of Subarea B including, but not limited to, the educational program and curriculum planned for the area; the plan for the cultivation and maintenance of crop areas in a manner which conforms with the intent of the Illinois Agricultural Conservation Protection Act, 505 ILCS 5/1, et seq., in recognition of the express intent of this ordinance to maintain Subarea B as actively operated farm land, the Park District nursery program in Subarea C, and the drainage requirements for low-lying areas of the site. This program and the activities regarding its implementation shall be described in the form of a report, prepared on a yearly basis and shall be submitted to the Chicago Department of Planning and Development. The activities conducted in Subarea B and Subarea C will be consistent with the final report described herein. The first report shall be completed within 18 months of the passage of this ordinance. Subsequent reports shall be prepared on an annual basis thereafter. Upon receipt of the annual report, the Public Building Commission shall forward the report to the Mt. Greenwood Residents Association and other interested established neighborhood community organizations.

Subarea C: Tree nurseries, greenhouses, arboretum, educational horticultural programs, park and recreational facilities (including active ball fields) and related uses. The Public Building Commission shall be responsible for implementing an agreement between the Board of Education, the Public Building Commission and the Chicago Park District for the development of an educational related program establishing a tree nursery including greenhouses on Subarea C comprising approximately 23 acres.

Subarea D: Landscaping, in accordance with the Landscape Plan attached hereto, no permanent structures shall be constructed.

6. Identification and other necessary signs may be permitted within the area delineated herein as "Institutional Planned Development", subject to the review and approval by the Department of Planning and Development. All identification signs existing as of the date of the adoption of this ordinance shall be permitted. Temporary signs, such as construction signs, shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development, subject to review of

the Department of Planning and Development and the Department of Transportation. The minimum number of off-street parking spaces shall be determined in accordance with the attached Table of Use and Bulk Regulations. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.

8. Any service drives or any other ingress or egress must be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago, and shall have a minimum width of eighteen (18) feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and the Commissioner of the Department of Planning and Development. The Applicant will cooperate with the Chicago Transit Authority in the development and implementation of a traffic plan to facilitate ingress and egress from the school site. The Applicant will be responsible for the design of a new bus turnaround located in Subarea A. This bus turnaround shall be the exclusive C.T.A. drop-off and pick-up area during school hours along 111th Street, between Pulaski Road and Hamlin Avenue.
9. Height restrictions of any building or any appurtenance thereto, shall, in addition to the Table of Use and Bulk Regulations be subject to:
 - a) Height limitations as certified on Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
 - b) Airport zoning regulations as established by the Department of Planning and Development, the Department of Aviation and the Department of Law and approved by the City Council.
10. The maximum permitted Floor Area Ratio (F.A.R.) shall be in accordance with the attached Table of Use and Bulk Regulations. For purposes of F.A.R. calculations and floor measurements, the definitions in the Chicago Zoning Ordinance shall apply.

11. The improvements on the Property, including all building facades, landscaping, and entrances and exits to the parking and loading areas, shall be designed and constructed in general conformance with the Site Plan, Landscaping Plan and Building Elevations attached hereto. The landscaping of the parkway and parking areas fronting along West 111th Street shall be installed in general conformance with the landscaping provisions of the Chicago Zoning Ordinance and associated guidelines and regulations. However, landscaping of the balance of the street frontages which relate to the farm and nursery, shall adhere to the non-urban requirements of a working farm. This landscaping design shall maintain and expand all existing grouping of perimeter trees into an effective windbreak (horticulturally referred to as a shelterbelt). A separate submittal for landscaping of the working farm shall be made a part of the forthcoming program and report to be prepared by the College of Agriculture of the University of Illinois at Urbana, as described in Statement 5 herein.
12. Unless substantial new construction of the proposed educational, recreational and agricultural facilities contemplated within Subarea A or B and the recreational and windbreak portion of Subarea C of this Planned Development has commenced within five (5) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this statement, then the zoning of the Property shall automatically revert to that of an R1 Single-Family Residence District.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").

14. The Board of Education shall develop and implement over a four year period, a program to affirmatively recruit residents of the surrounding communities neighboring the Chicago High School for Agricultural Sciences for enrollment in said school to the maximum extent permissible under the provisions of the Comprehensive Student Assignment Plan for the Board of Education for Schools published on January 22, 1982 and the Student Desegregation Plan for the Chicago Public Schools published by the Board of Education. The magnet school guidelines within those published principles shall apply. The efforts of the Board of Education in this regard shall be reported to the Public Building Commission on an annual basis beginning one year from the date of the issuance of a Certificate of Occupancy, and annually thereafter. The Public Building Commission shall thereafter refer the report to the Mt. Greenwood Residents Association and other established neighborhood community organizations, and the Public Building Commission shall monitor the efforts of the Board of Education.
15. The Public Building Commission shall acquire possession of the property described as Subarea D and landscaped in accordance with the landscaping plan filed herewith.
16. The mandatory provisions regarding the active farming of Subarea B and the enrollment limitation of 600 students are for the benefit of the surrounding communities; accordingly, pursuant to provisions of state law, all residents and property owners, as limited by state law, shall have legal standing to enforce all of the provisions and statements of this Institutional Planned Development Ordinance.

[Existing Zoning Map, Property Line and Right-Of-Way Adjustment Map, Generalized Land Use Map, Existing Land Use Area Map, Building Elevations and Site Plan/Landscape Plan attached to this Plan Of Development printed on pages 45663 through 45669 of this Journal.]

Table of Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

Institutional Planned Development No. ____.

Use And Bulk Regulations And Data.

Chicago Public High School For Agricultural Sciences.

Net Site Area	General Description Of Land Use (For Specific Uses, See Statement 5)	Maximum Floor Area Ratio (F.A.R.)
3,359,333.3 square feet (77.1197 acres)		
Subarea "A" 531,076.5 square feet (12.1918 acres)	Educational and related uses including seasonal sales of produce and farmstand	0.37
Subarea "B" 1,810,429.9 square feet (41.5616 acres)	Agricultural and related uses	0
Subarea "C" 1,012,378 square feet (23.241 acres)	Chicago Park District Park Uses, Tree Nursery, Active Ball Fields and Arboretum	0.01
Subarea "D" 54,752.8 square feet (1.2569 acres)	Landscaped open space	0

Maximum permitted F.A.R.: .062.

Maximum Height Limitation of Building: In accordance with building elevation plans.

Area: 3,581,400 square feet
 (82.2176 acres)

Net Area: 3,359,333.3 square feet
 (77.1197 acres)

+

Rights-of-way: 222,067 square feet
(5.0979 acres)

3,581,400.3 square feet

Minimum Number of Off-Street Parking Spaces: 226.

Minimum Number of Loading Docks: In accordance with Site Plan.

Setbacks: In accordance with Site Plan.

***Failed To Pass -- CHICAGO ZONING ORDINANCE AMENDED
 TO RECLASSIFY AREA SHOWN ON
 MAP NUMBER 11-H.***

On motion of Alderman Burke, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of January 12, 1994, pages 44671 and 44672, recommending that the City Council do not pass a proposed ordinance amending the Chicago Zoning Ordinance by reclassifying the area shown on Map Number 11-H.

On motion of Alderman Banks, the committee's recommendation was *Concurred In* and the said proposed ordinance *Failed to Pass* by yeas and nays as follows:

Yeas -- Aldermen Mazola, Haithcock, Tillman, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Madrzyk, Burke, Jones, Coleman, Streeter, Murphy, Rugaj, Evans, Munoz, Laski, Miller, Medrano, Ocasio, Watson, E. Smith, Burrell, Bialczak, Suarez, Mell, Austin, Wojcik, Banks, Allen, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 46.

(Continued on page 45670)

2/9/94

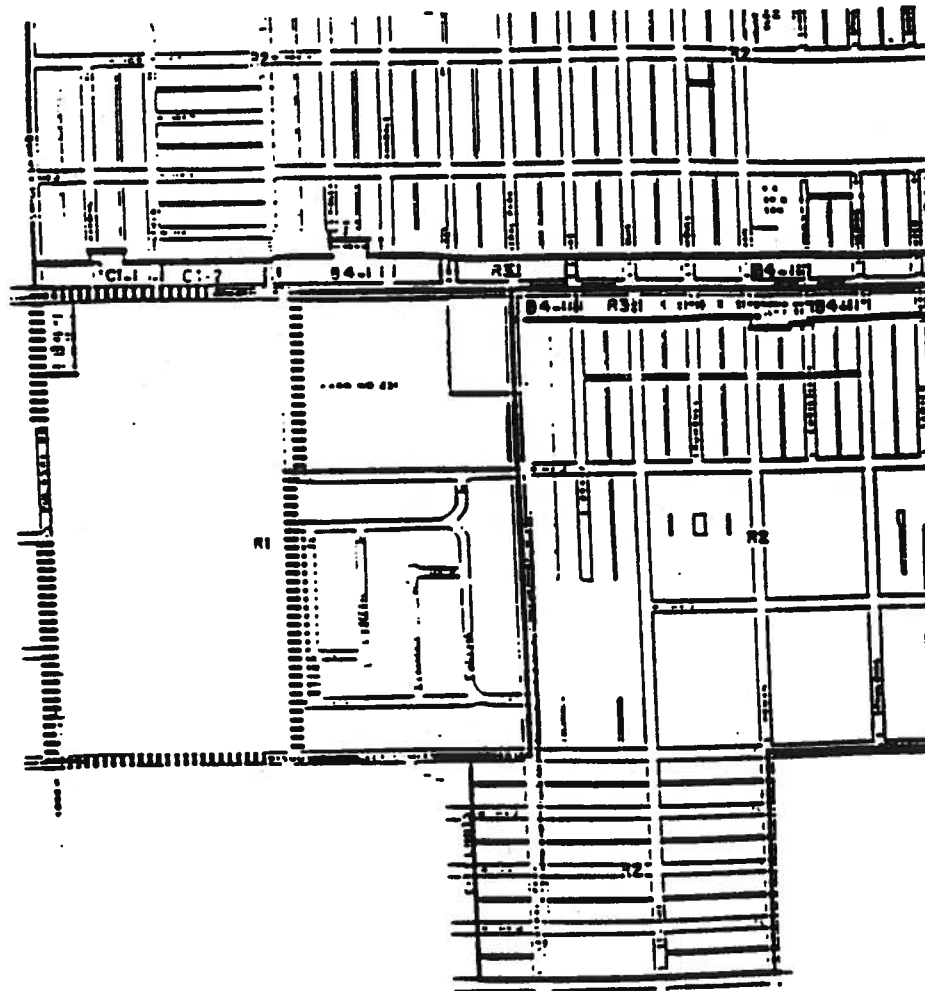
UNFINISHED BUSINESS

45663

Existing Zoning Map.

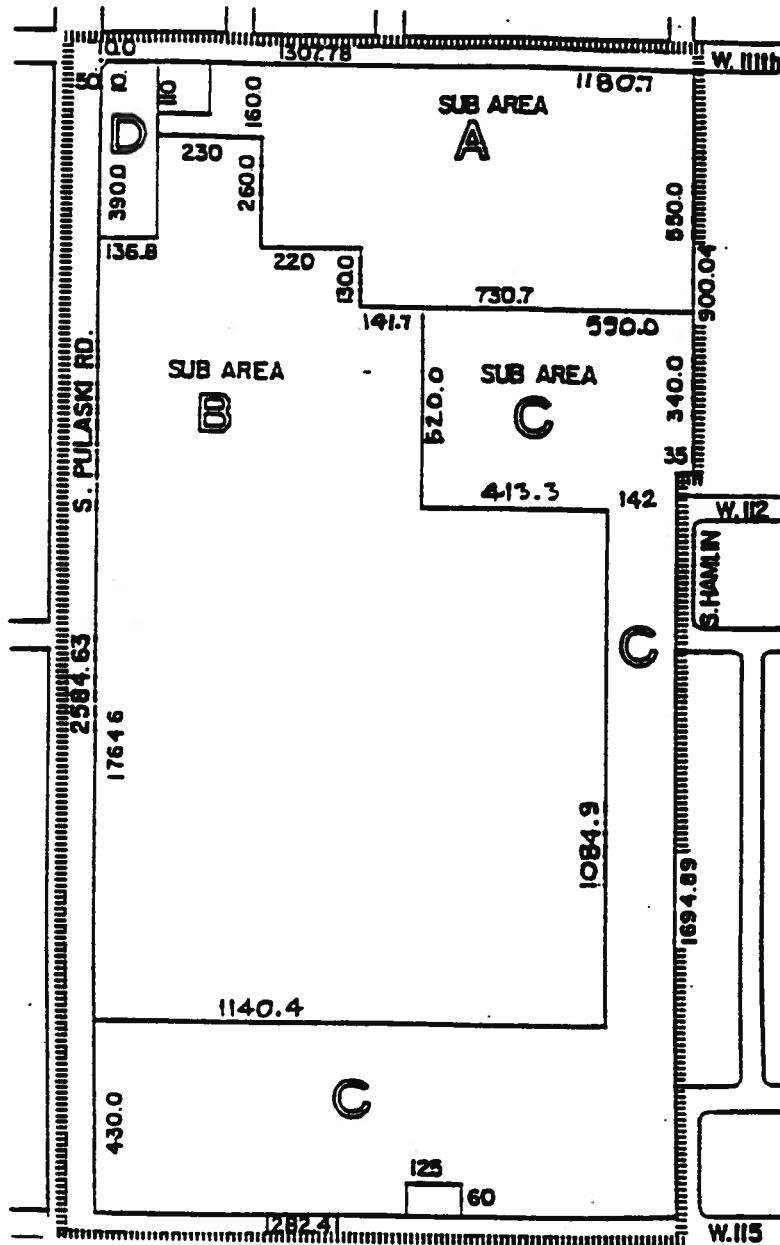
INSTITUTIONAL PLANNED DEVELOPMENT NO.

EXISTING ZONING MAP



APPLICANT: Public Building Commission, of Chicago
ADDRESS: West 111th Street and Pulaski Road
DATE: July 28, 1991
REVISED DATE: January 6, 1994

Property Line And Right-Of-Way Adjustment Map.



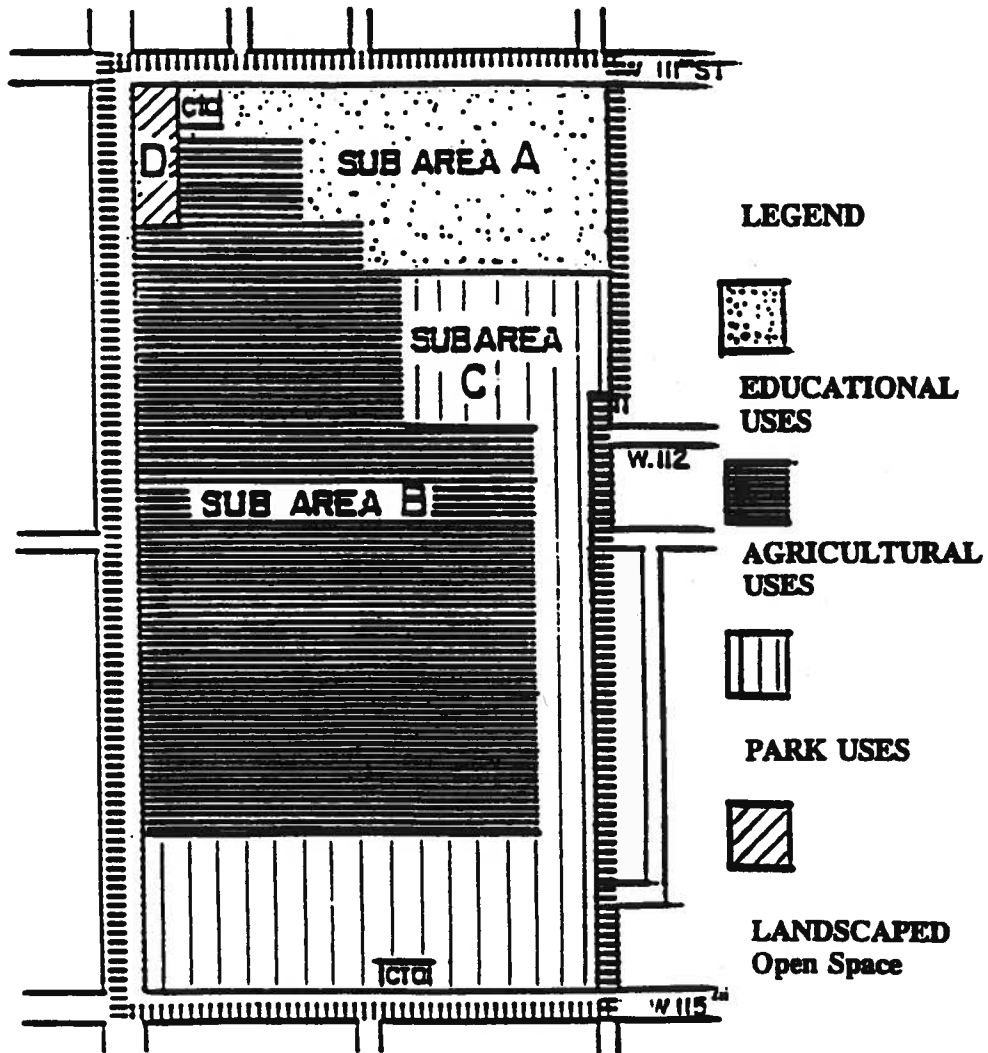
APPLICANT: Public Building Commission, of Chicago
ADDRESS: West 111th Street and Pulaski Road

2/9/94

UNFINISHED BUSINESS

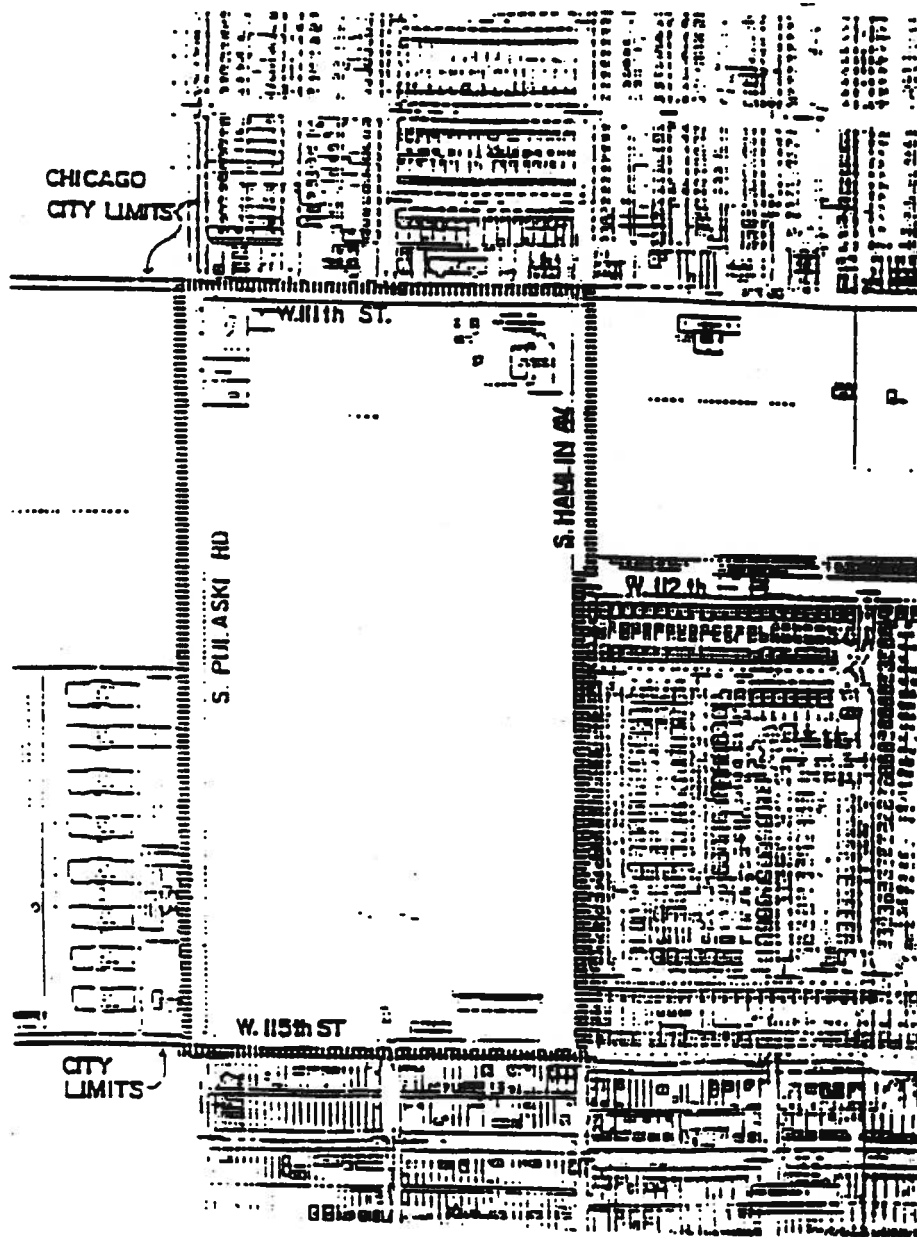
45665

Generalized Land Use Map.



APPLICANT: Public Building Commission, of Chicago
ADDRESS: West 111th Street and Pulaski Road
..... 00 1001

Existing Land Use Area Map.



APPLICANT: Public Building Commission, of Chicago
ADDRESS: West 111th Street and Pulaski Road

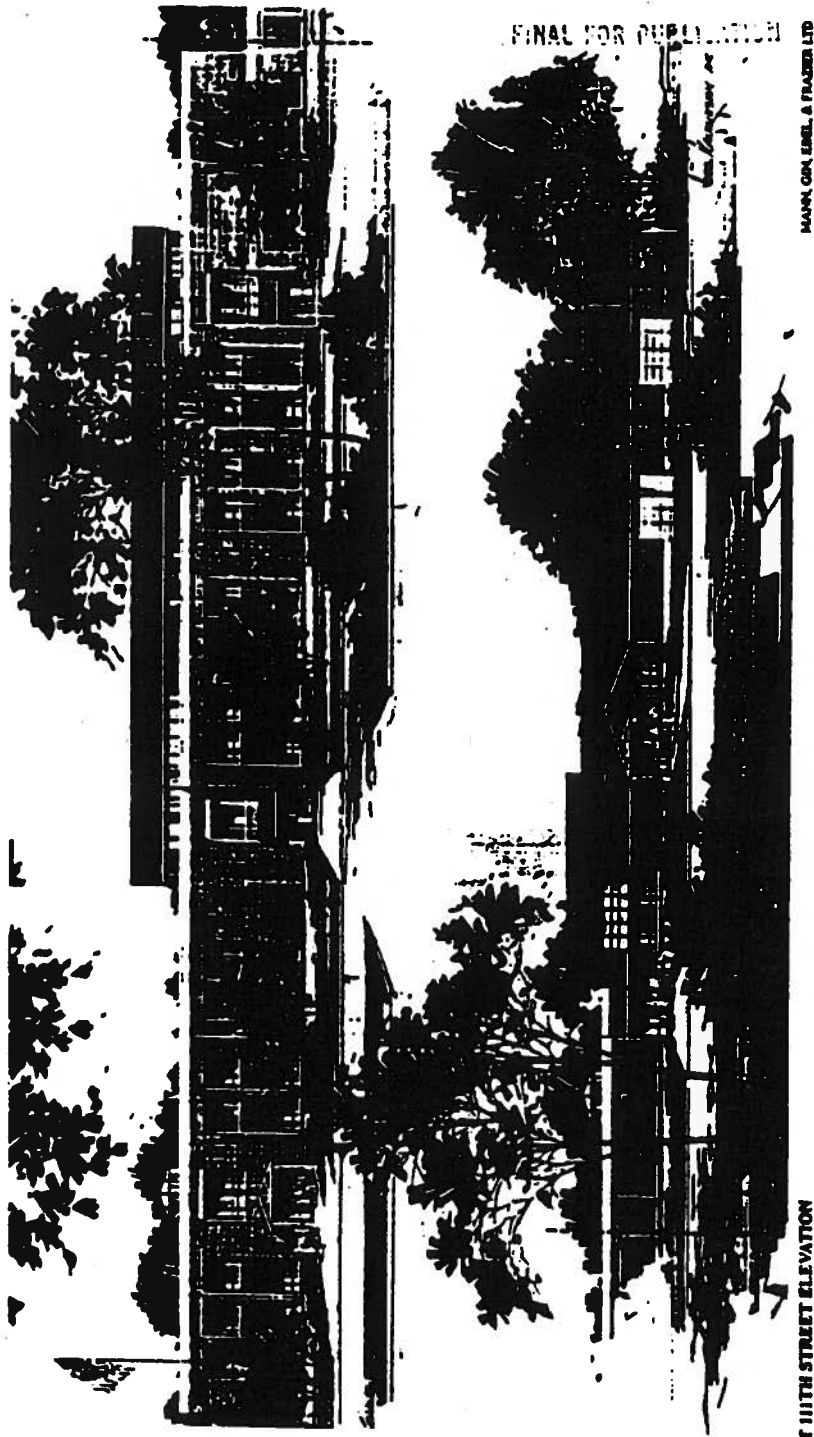
Building Elevations.
(Page 1 of 2)

Chicago High School For Agricultural Sciences
Building Materials On Attached Elevation.

Maximum Building Height: 42 Feet.

- | | | |
|-----|--|--|
| 1. | Standing Seam Metal
Roof: | Fixed aluminum windows
Brick side walls |
| 2. | Roof Skylight: | Pyramidal aluminum frame
Fixed insulating glass |
| 3. | Cornice: | Limestone panels and cap
Brick soldier coursing |
| 4. | Window Spandrels
and Sills: | Limestone |
| 5. | Primary Face: | Two colors of brick with relief panels |
| 6. | Base: | 2 feet, 0 inch high limestone base |
| 7. | Canopies: | Standing seam metal roof on metal
trusses supported on masonry piers |
| 8. | Roof of Conservatory: | Standing seam metal roof
Aluminum frame with insulating
glass skylights |
| 9. | Farm Building Doors: | Panelled aluminum garage doors |
| 10. | Windows: | Aluminum frame operable sashes
with insulating glass |

Building Elevations.
(Page 2 of 2)



MANN, GON EDEL & FRASER LTD
111TH STREET ELEVATION

APPLICANT: Public Building Commission, of Chicago
ADDRESS: West 111th Street and Pulaski Road
DATE: July 28, 1991

BUILDING ELEVATION



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

J. F. Boyle, Jr.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-6550 (FAX)
(312) 744-2578 (TDD)

December 21, 1995

Mr. Langdon Neal
Earl L. Neal and Associates
111 W. Washington Street
Suite 1700
Chicago, IL 60602-2766

Re: Institutional Planned Development No. 542. Chicago
School for Agricultural Sciences

Dear Mr. Neal:

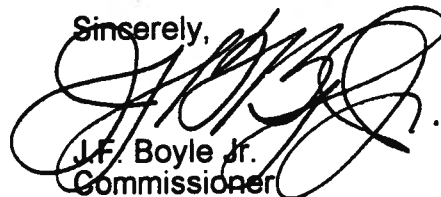
Please be advised that your request for a minor change to Planned Development No. 542 on behalf of the Public Building Commission has been considered by the Department of Planning and Development pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and is hereby approved.

Specifically, you requested that the required time period for the Applicant to implement a land use plan which includes a program regarding the use and cultivation and the educational plan for Subarea B be extended from 18 months from the date of the Planned Development Ordinance (February 9, 1994) to the time at which the Occupancy Permit for the expansion is received.

With regard to your request, the Department of Planning and Development has determined that this revision would constitute a minor change pursuant to section 11.11-3 (c) of the Chicago Zoning Ordinance. The Public Building Commission has stated that it has retained the University of Illinois School of Agriculture to conduct a detailed study of the future uses and development plans for the agricultural fields. Initial meetings and research has commenced and a final report is anticipated to be submitted to the Department of Planning and Development within six months.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing minor change, but no other changes to Institutional Planned Development No. 542.

Sincerely,



J.F. Boyle Jr.
Commissioner

Originated by:


Christine Slattery
Deputy Commissioner

cc: Alderman Rugai
Paul Woznicki

