

PD 812

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Reclassification Of Area Shown On Map Number 2-H.

(As Amended)

(Application Number A-5043)

IPD 812,00

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 812 symbols and indications as shown on Map Number 2-H in the area bounded by:

a line 252.2 feet north of and parallel to West Adams Street; the alley next east of and parallel to South Parkside Avenue; the alley next north of and parallel to West Adams Street; South Central Avenue; the southerly right-of-way line of West Adams Street; and South Parkside Avenue,

to those of Institutional Planned Development Number 812, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the plan of development herewith attached and made a part hereto 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 Statements referred to in this ordinance read as follows:

Institutional Planned Development Number 812, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Institutional Planned Development Number 812, as amended, consists of approximately ninety-five thousand three hundred eighty-one (95,381) square feet (two and nineteen hundredths (2.19) acres) net site area which is depicted on the attached Planned Development Boundary Property Line and Right-of-Way Adjustment Map (the "Property") and which will be owned or controlled by the Chicago Board of Education (the "Applicant"), the City of Chicago and the Public Building Commission of Chicago.

2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this planned development. Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-of-way, or consolidation or subdivision of parcels, shall require a separate submittal on behalf of the Applicant or their successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the Applicant, its successors and assigns, grantees and lessees, if different than the Applicant, the legal title holders or 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 title holder or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.
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, Property Line and Right-of-Way Adjustment Map; and a Site/Landscape Plan and Building Elevations prepared by OWP & P Architects dated November 14, 2002. Full size sets of the Site/Landscape Plan and building elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto 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 uses permitted within the area delineated herein as "Institutional Planned Development" shall be educational and recreational facilities, and offices, accessory parking and related uses incidental thereto.

6. Identification and other necessary signs, including temporary construction 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.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this planned development, subject to review and approval of the Departments of Transportation and Planning and Development. 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 means of ingress or egress, including for emergency vehicles shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas, or within fire lanes. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
9. In addition to the maximum height of any building or any appurtenance prescribed on the building, elevations attached thereto, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. Improvements of the Property, including landscaping and all entrances and exits to the parking areas, shall be designed and installed in substantial conformance with the Site/Landscape Plan, Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Site/Landscape Plan and the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

12. 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."). Copies of these standards may be obtained from the Department of Planning and Development.
13. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, appropriate, and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
14. Unless substantial new construction on the property 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 the zoning of the Property shall automatically revert to its prior R3 General Residence District designation.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings 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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site and Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 101146 through 101151 of this *Journal*.]

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

Institutional Planned Development

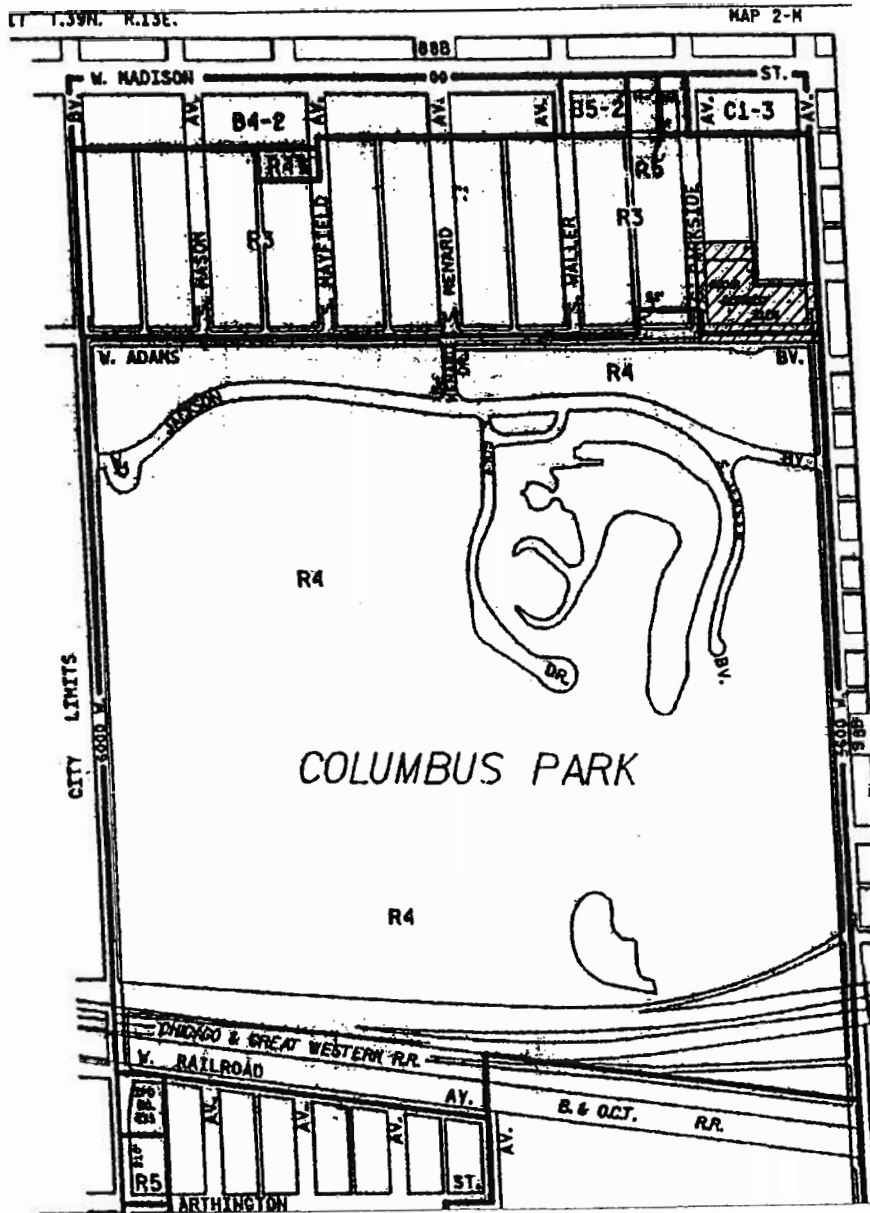
Oscar DePriest Elementary School

Bulk Regulations And Data Table.

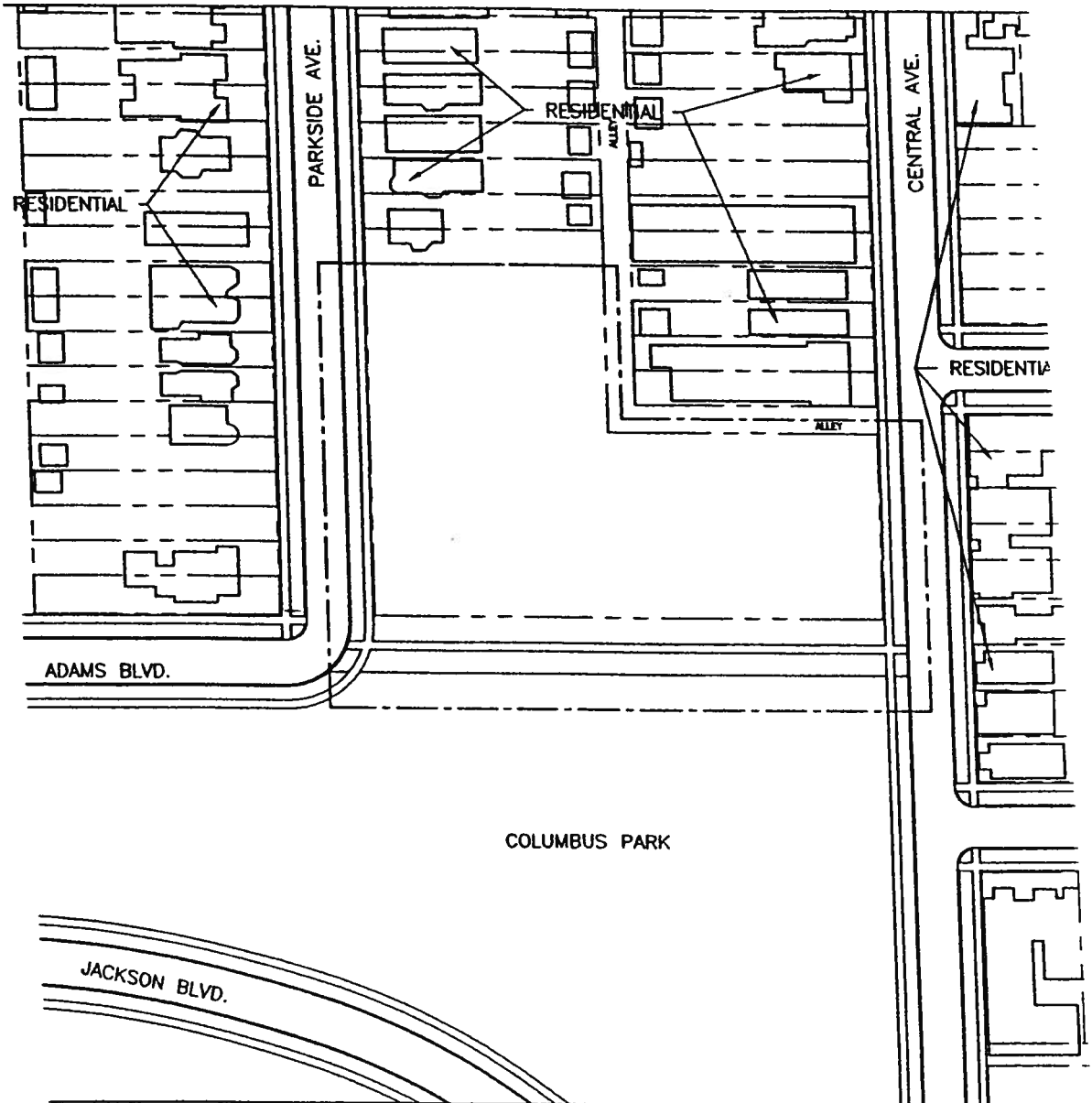
Gross Site Area, 115,760 square feet (2.66 acres) = Area Remaining in Public Right-of-Way, 20,379 square feet (0.46 acres) + Net Site Area, 95,381 square feet (2.19 acres).

Maximum Permitted Floor Area Ratio for Net Site Area:	1.3.
Minimum Number of Off-Street Parking Spaces:	30.
Minimum Number of Off-Street Loading Spaces:	1.
Maximum Building Height:	54 feet, 0 inches (incl. Mech.).
Minimum Setbacks:	Per Site Plan.

Existing Zoning Map.



Existing Land-Use Map.



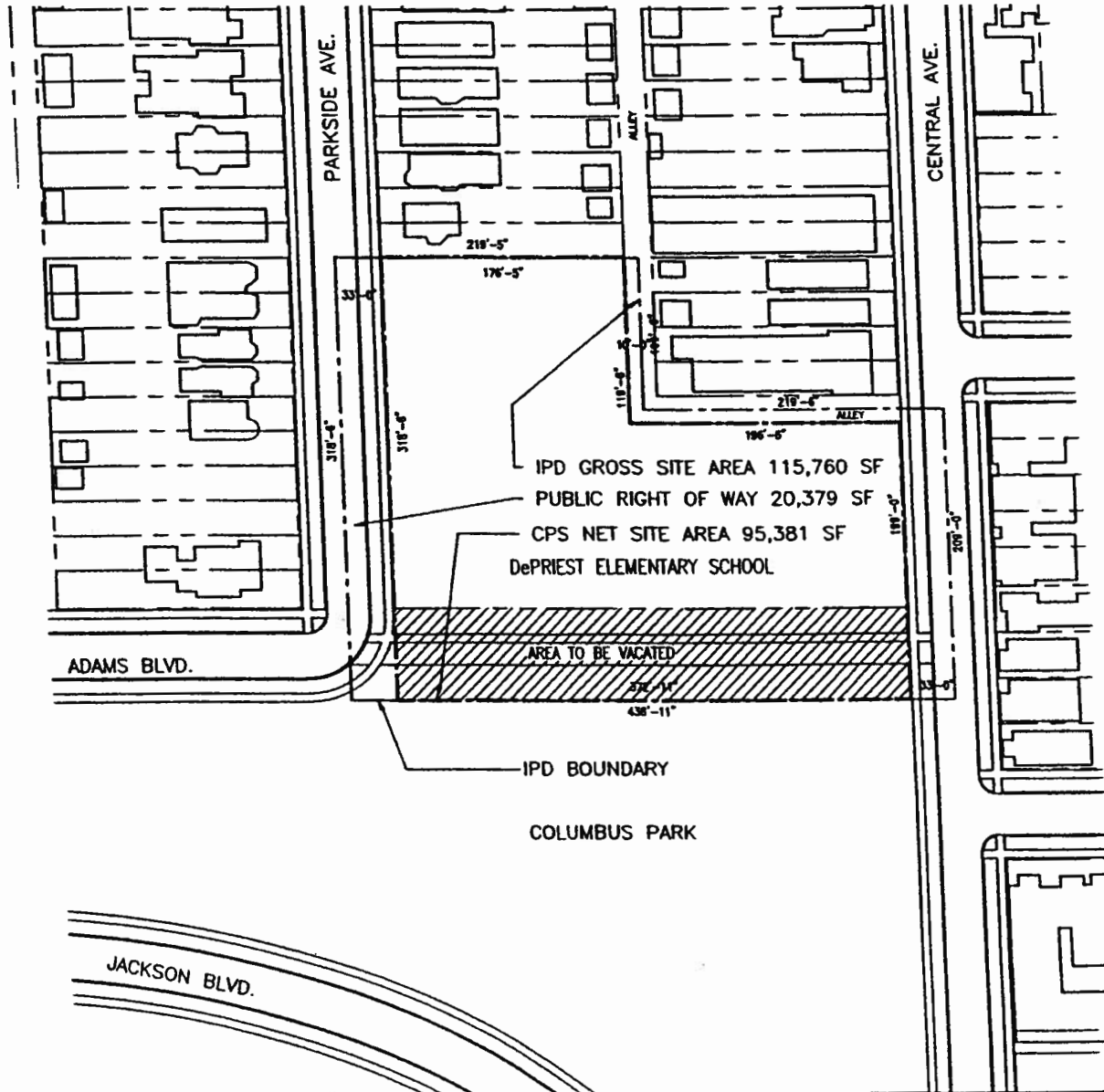
PLANNED DEVELOPMENT BOUNDARIES

N
SCALE: 1" = 100

APPLICANT: BOARD OF EDUCATION OF CHICAGO
ADDRESS: 139 SOUTH PARKSIDE

REVISED DATE: NOVEMBER 14, 2001
DATE: OCTOBER 2, 2001

Planned Development Boundary, Property Line
And Right-of-Way Adjustment Map.



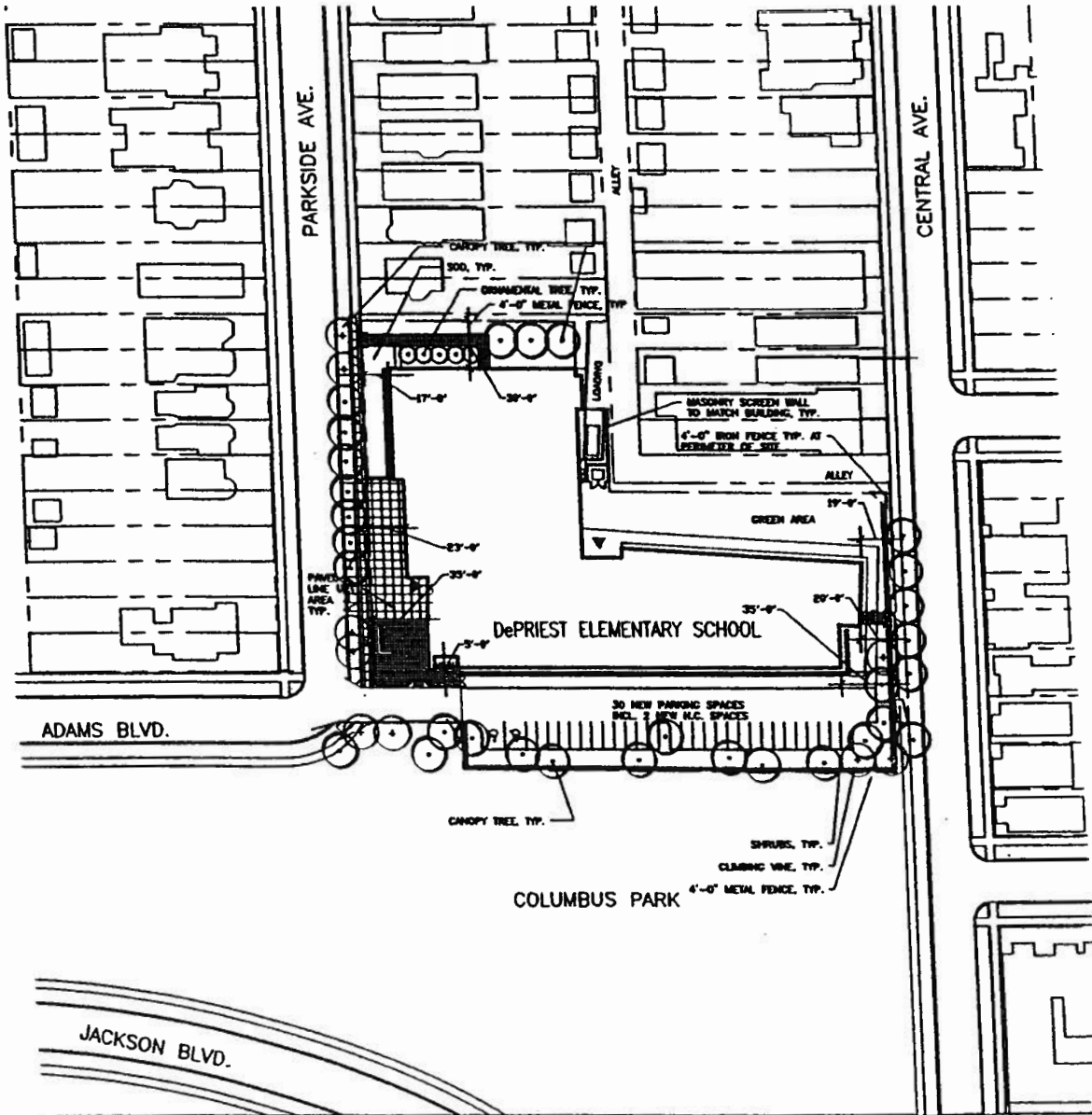
PLANNED DEVELOPMENT BOUNDARIES

N
SCALE: 1" = 100

APPLICANT: BOARD OF EDUCATION OF CHICAGO
ADDRESS: 139 SOUTH PARKSIDE

REVISED DATE: NOVEMBER 14, 20
DATE: OCTOBER 2, 20

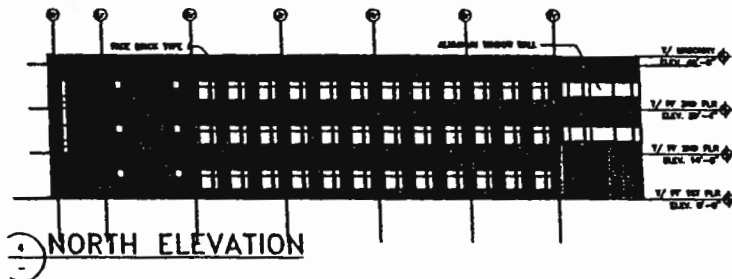
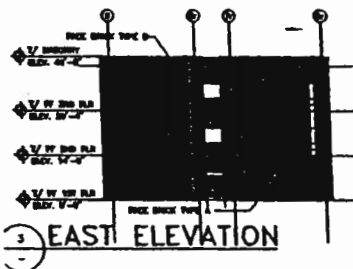
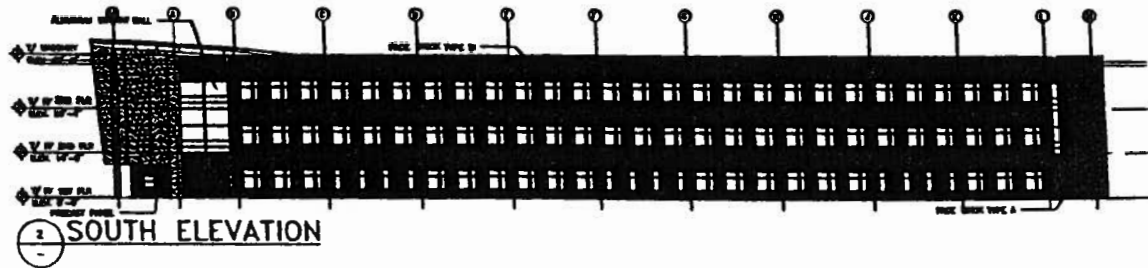
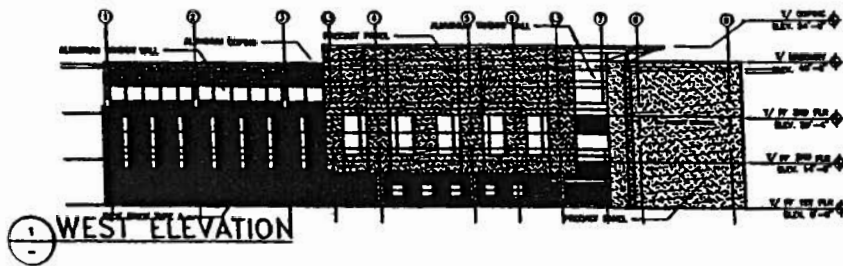
Site And Landscape Plan.



APPLICANT: BOARD OF EDUCATION OF CHICAGO
 ADDRESS: 139 SOUTH PARKSIDE

REVISED DATE: NOVEMBER 14, 2001
 DATE: OCTOBER 2, 2001

Building Elevations.
(Page 1 of 2)

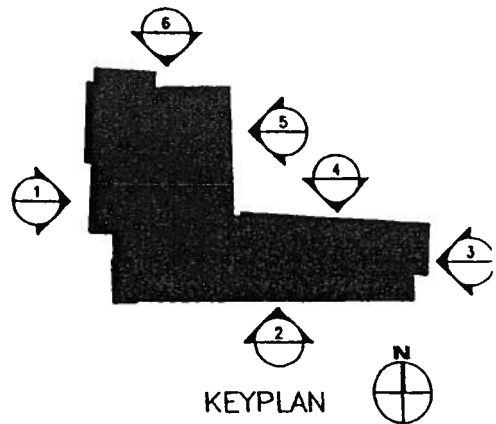
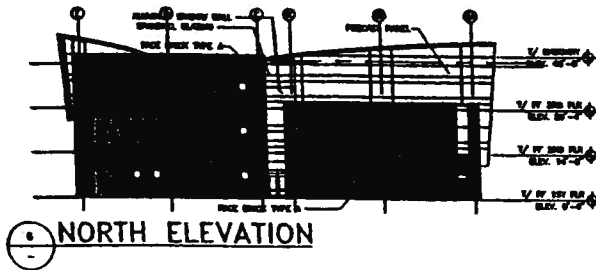
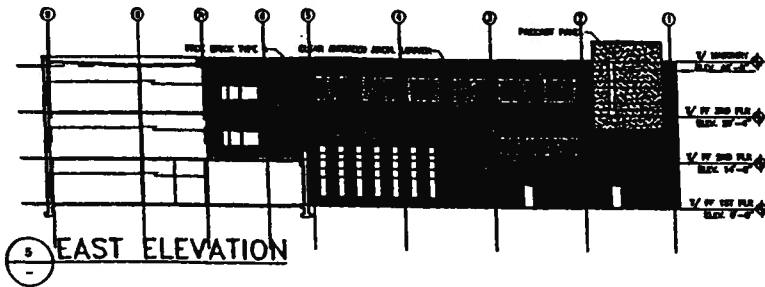


SCALE: 1" = 50'-0"

CLIENT: BOARD OF EDUCATION OF CHICAGO
ADDRESS: 139 SOUTH PARKSIDE

REVISED DATE: NOVEMBER 14, 2002
DATE: OCTOBER 2, 2002

Building Elevations.
(Page 2 of 2)



SCALE: 1" = 50'

APPLICANT: BOARD OF EDUCATION OF CHICAGO
ADDRESS: 139 SOUTH PARKSIDE

REVISED DATE: NOVEMBER 14, 20C
DATE: OCTOBER 2, 20C



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

June 10, 2002

Mr. Langdon D. Neal
Earl L. Neal & Associates, L.L.C.
203 North LaSalle Street
Suite 2300
Chicago, IL 60601-1213

Re: Request for minor changes to Institutional
Planned Development No. 812
Location: 139 South Parkside Avenue (DePriest
Elementary School)

Dear Mr. Neal:

Please be advised that your request for minor changes to Institutional Planned Development No. 812 on behalf of the Board of Education, City of Chicago, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No 13 of the Planned Development.

In your letter, you requested to reduce the eastern setback from 22 feet 6 inches to 21 feet 3 inches and to reduce the southeast setback from 40 feet 5 inches to 39 feet 2 inches as indicated in the attached revised Site Plan dated May 7, 2002 and prepared by OWP&P Architects Incorporated. These minor setback adjustments are the result of slight engineering and design modifications to the plan.

With regard to your request, the Department of Planning and Development has determined that these setback revisions would constitute minor changes pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing minor changes, but no other changes to Institutional Planned Development No. 812.

Sincerely,

Alicia Mazur Berg
Commissioner

cc: Jack Swenson, Philip Levin, Michael Marmo, Carmen Vidal-Hallett, Ed Kus



Reclassification Of Area Shown On Map Number 2-H.

(As Amended)

(Application Number A-4681)

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 Number 2-H in the area bounded by:

West Adams Street; the alley next west of and parallel to South Parkside Avenue; a line 102 feet, 6 inches north of and parallel to West Adams Street; South Parkside Avenue; a line 253 feet north of and parallel to West Adams Street; the alley next east of and parallel to South Parkside Avenue; a line 133 feet, 6 inches north of and parallel to West Adams Street; and South Central Avenue,

to those of an R4 General Residence District which is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications to an Institutional Planned Development which is hereby established in the area above described, subject to such use and Bulk Regulations as are 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 Number 812.

Plan Of Development Statements.

1. The area delineated herein as an institutional planned development consists of approximately seventy thousand seven hundred seventy (70,770) square feet (one and sixty-two hundredths (1.62) acres) net site area which is depicted on the attached Planned Development Boundary

and Property Line Map (the "Property") and which will be owned or controlled by the Chicago Board of Education ("the Applicant"), the City of Chicago and the Public Building Commission of Chicago.

2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this planned development. Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or their successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the Applicant, its successors and assigns, grantees and lessees, if different than the Applicant, the legal title holders or 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 title holder or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.
4. This planned development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; and a Site/Landscape Plan and Building Elevations prepared by OWP&P Architects dated March 28, 2001 and revised January 18, 2002. Full size sets of the Site/Landscape Plan 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 uses permitted within the area delineated herein as "Institutional Planned Development" shall be educational and recreational facilities, and offices, accessory parking and related uses incidental thereto.

6. Identification and other necessary signs, including temporary construction 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.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this planned development, subject to review and approval of the Departments of Transportation and Planning and Development. 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 means of ingress or egress, including for emergency vehicles shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas, or within fire lanes. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
9. In addition to the maximum height of any building or any appurtenance prescribed on the Building Elevations attached thereto, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. Improvements of the Property, including landscaping and all entrances and exits to the parking areas, shall be designed and installed in substantial conformance with the Site/Landscape Plan, Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Site/Landscape Plan and the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. 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."). Copies of these standards may be obtained from the Department of Planning and Development.

13. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, appropriate, and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
14. Unless substantial new construction on the Property 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 the zoning of the Property shall automatically revert to its prior R3 General Residence District designation.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings 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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Adjustment Map; Site and Landscape Plan; and Building Elevations Drawings referred to in these Plan of Development Statements printed on pages 79267 through 79272 of this Journal.]

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

Institutional Planned Development.

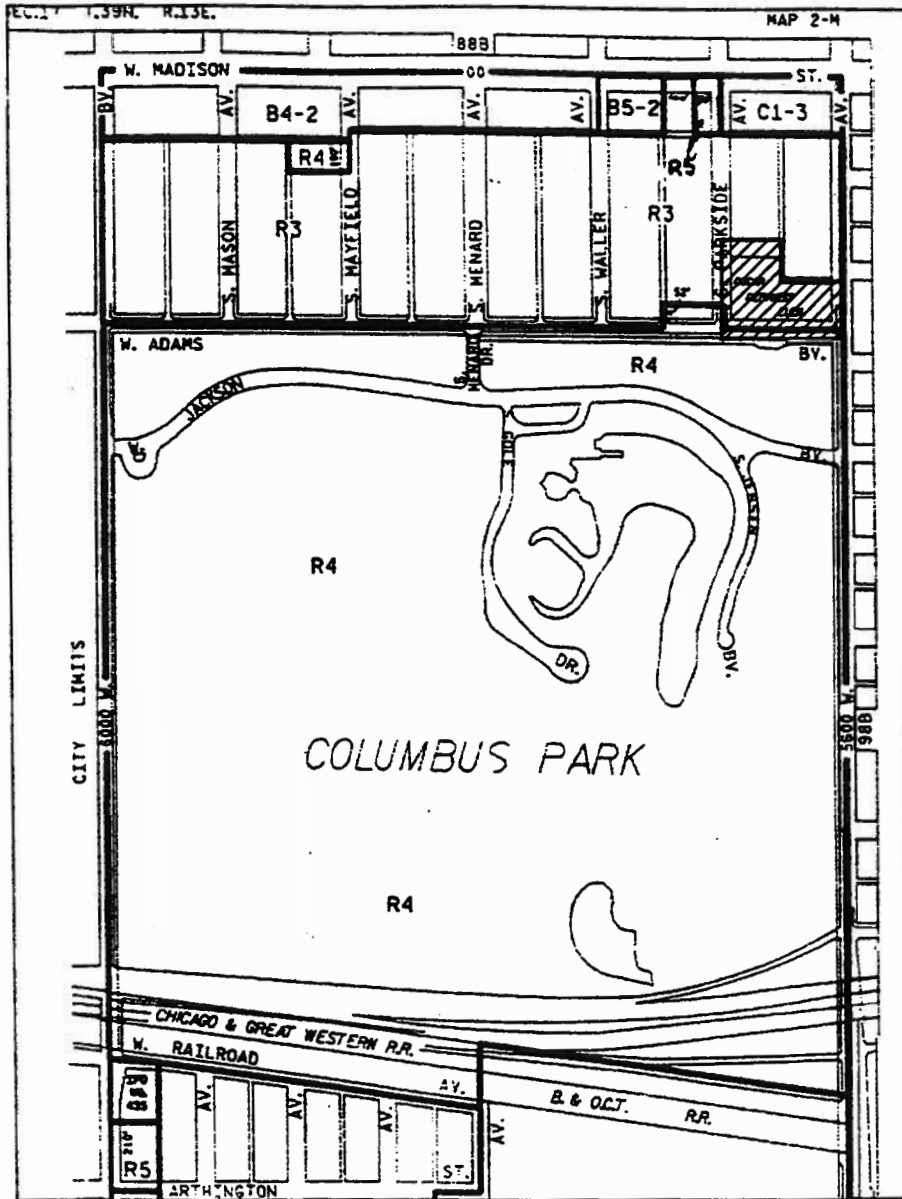
Oscar DePriest Elementary School.

Bulk Regulations And Data Table.

Gross Site Area		Public Right-Of-Way		Net Site Area
115,760 square feet (2.66 acres)	=	44,990 square feet (1.03 acres)	+	70,770 square feet (1.62 acres)
Maximum Permitted Floor Area Ratio for Net Site Area:		1.3.		
Minimum Number of Off-Street Parking Spaces:		30.		
Minimum Number of Off-Street Loading Spaces:		1.		
Maximum Building Height:		54 feet, 0 inches (including mechanical).		
Minimum Setbacks:		Per Site Plan.		

Existing Zoning Map.

INSTITUTIONAL PLANNED DEVELOPMENT
OSCAR DePRIEST ELEMENTARY SCHOOL
EXISTING ZONING



 PLANNED DEVELOPMENT
BOUNDARY



APPLICANT: BOARD OF EDUCATION OF CHICAGO
ADDRESS: 139 SOUTH PARKSIDE

REVISED: JANUARY 18, 2002
DATE: MARCH 28, 2001

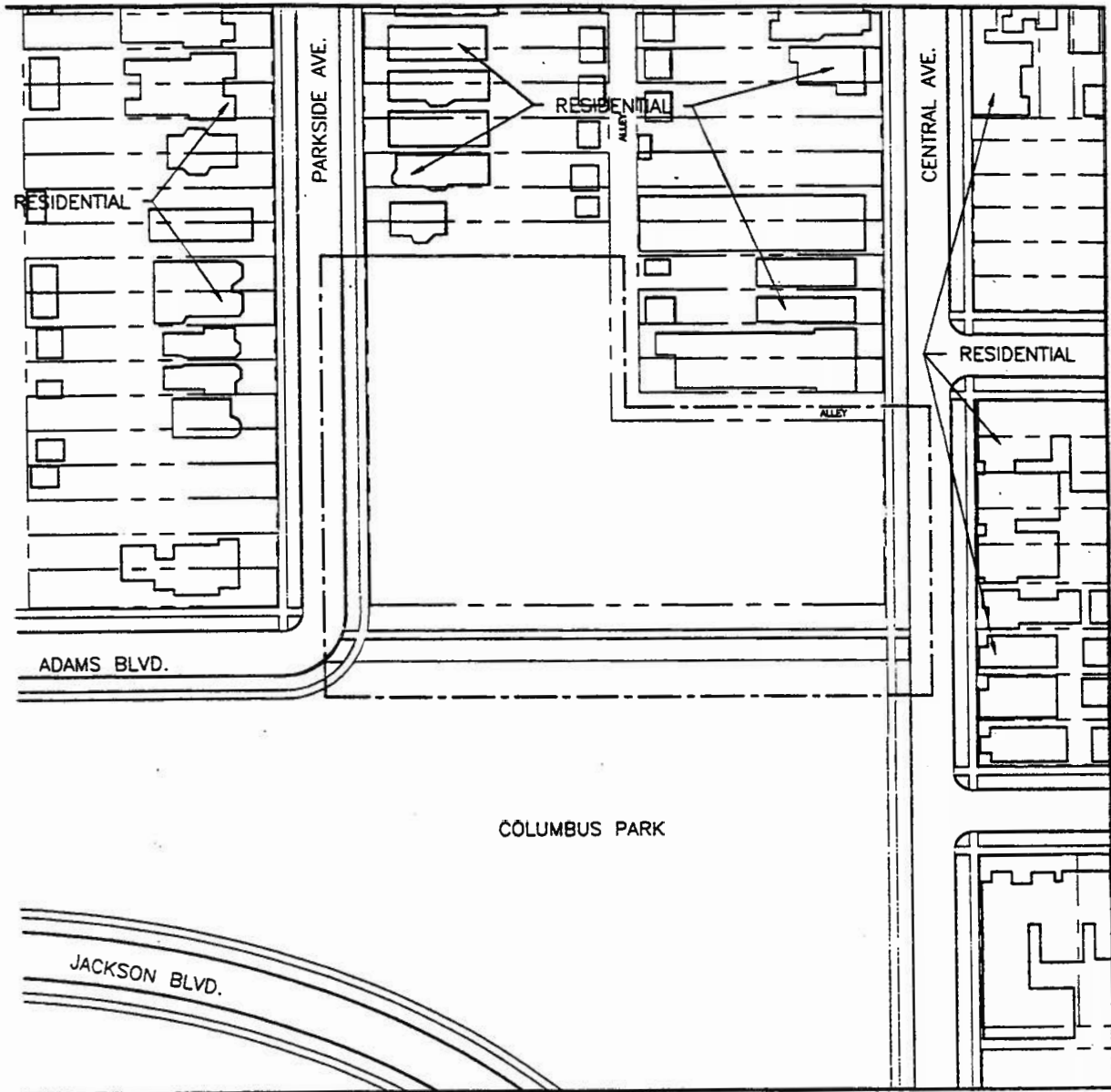
CITY OF CHICAGO
MAYOR RICHARD M. DALEY

CHICAGO PUBLIC SCHOOLS
CAPITAL PROGRAM
NEW CONSTRUCTION

PREPARED BY: OWP&P ARCHITECTS

Existing Land-Use Map.

INSTITUTIONAL PLANNED DEVELOPMENT
OSCAR DePRIEST ELEMENTARY SCHOOL
EXISTING LAND USE MAP



 PLANNED DEVELOPMENT BOUNDARIES



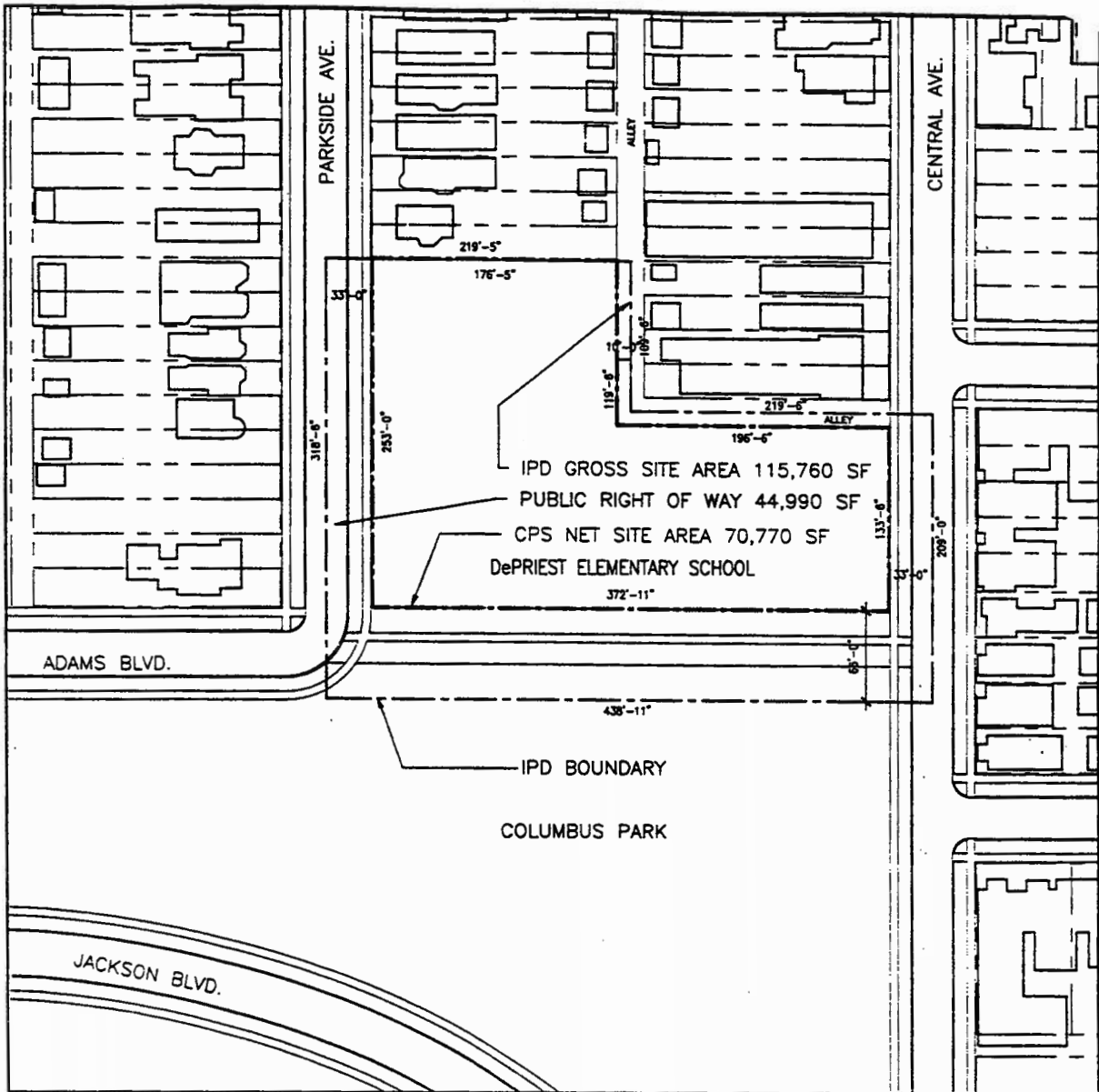
SCALE: 1" = 100'-0"

APPLICANT: BOARD OF EDUCATION OF CHICAGO
ADDRESS: 139 SOUTH PARKSIDE

REVISED: JANUARY 18, 2002
DATE: MARCH 28, 2001

Planned Development Boundary And
Property Line Adjustment Map.

INSTITUTIONAL PLANNED DEVELOPMENT
OSCAR DePRIEST ELEMENTARY SCHOOL
PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE ADJUSTMENT MAP



APPLICANT: BOARD OF EDUCATION OF CHICAGO
ADDRESS: 139 SOUTH PARKSIDE

REVISED: JANUARY 18, 2002
DATE: MARCH 28, 2001

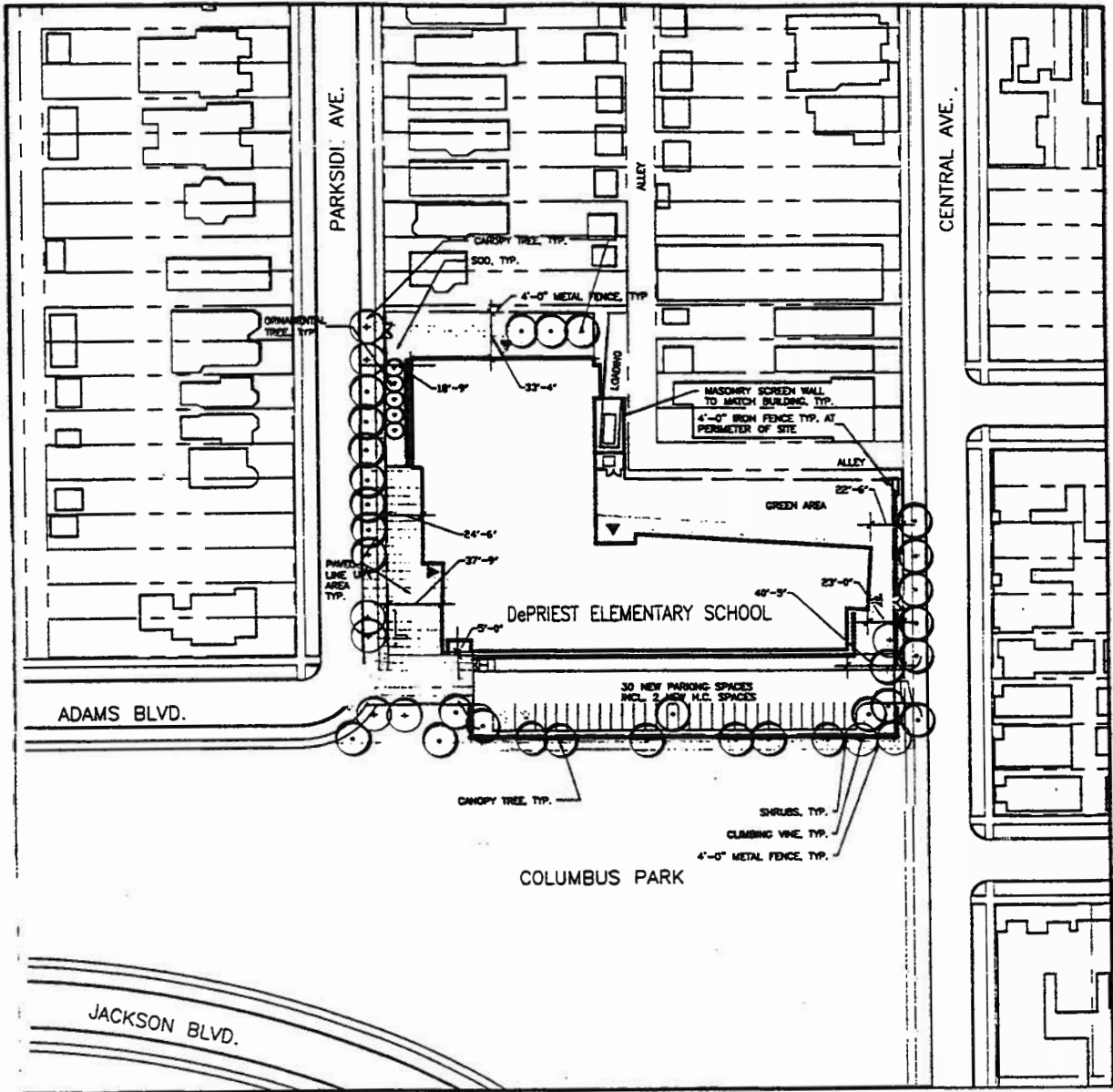
CITY OF CHICAGO
MAYOR RICHARD M. DALEY

CHICAGO PUBLIC SCHOOLS
CAPITAL PROGRAM
NEW CONSTRUCTION

PREPARED BY: OWP&P ARCHITECTS

Site And Landscape Plan.

INSTITUTIONAL PLANNED DEVELOPMENT
OSCAR DePRIEST ELEMENTARY SCHOOL
SITE & LANDSCAPE PLAN



SCALE: 1" = 100'-0"

APPLICANT: BOARD OF EDUCATION OF CHICAGO
ADDRESS: 139 SOUTH PARKSIDE

REVISED: JANUARY 18, 2002
DATE: MARCH 28, 2001

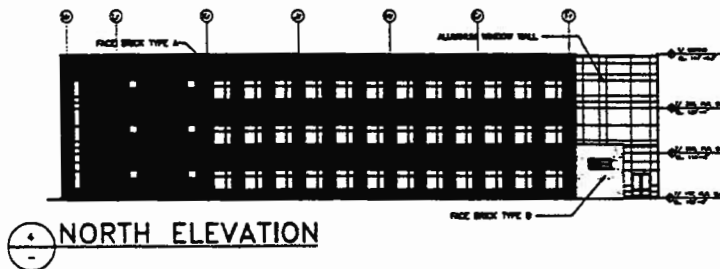
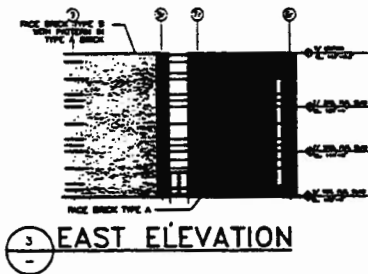
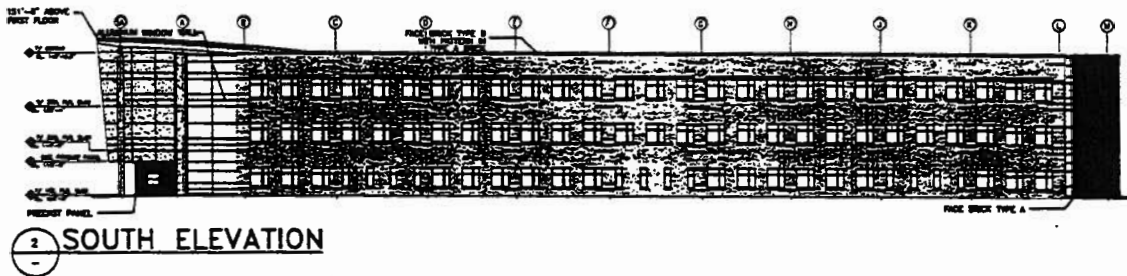
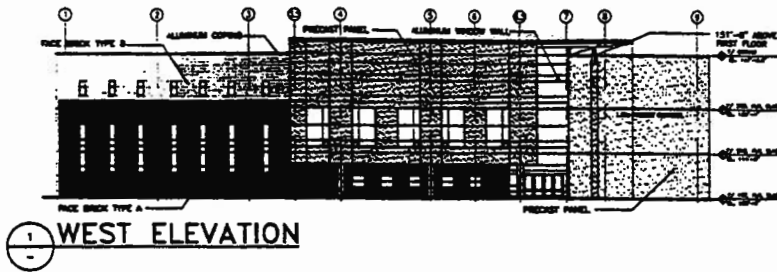
CITY OF CHICAGO
MAYOR RICHARD M. DALEY

CHICAGO PUBLIC SCHOOLS
CAPITAL PROGRAM
NEW CONSTRUCTION

PREPARED BY: OWP&P ARCHITECTS

Building Elevations.
(Page 1 of 2)

INSTITUTIONAL PLANNED DEVELOPMENT
OSCAR DePRIEST ELEMENTARY SCHOOL
BUILDING ELEVATIONS



SCALE: 1" = 50'-0"

APPLICANT: BOARD OF EDUCATION OF CHICAGO
ADDRESS: 139 SOUTH PARKSIDE

REVISED: JANUARY 18, 2002
DATE: MARCH 28, 2001

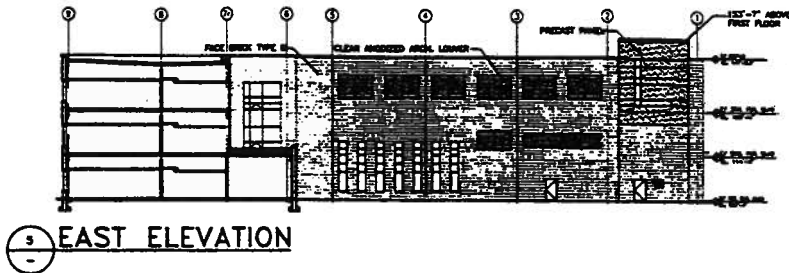
CITY OF CHICAGO
MAYOR RICHARD M. DALEY

CHICAGO PUBLIC SCHOOLS
CAPITAL PROGRAM
NEW CONSTRUCTION

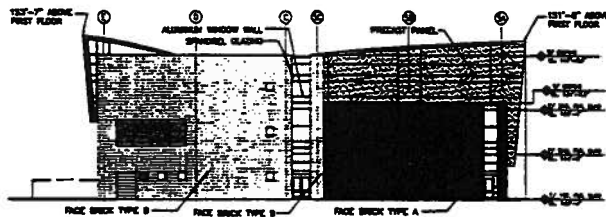
PREPARED BY: OWP&P ARCHITECTS

Building Elevations.
(Page 2 of 2)

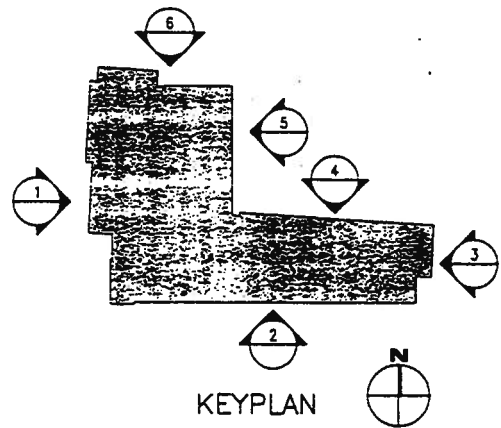
INSTITUTIONAL PLANNED DEVELOPMENT
OSCAR DePRIEST ELEMENTARY SCHOOL
BUILDING ELEVATIONS



3 EAST ELEVATION



6 NORTH ELEVATION



KEYPLAN

SCALE: 1" = 50'-0"

APPLICANT: BOARD OF EDUCATION OF CHICAGO
ADDRESS: 139 SOUTH PARKSIDE

REVISED: JANUARY 18, 2002
DATE: MARCH 28, 2001