

PD 864

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 23, 2025

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

Re: Minor change to PD 864, Social Justice HS field replacement at 3120 S. Kostner Ave.

Dear Mr. Borstein:

Please be advised that your request for a minor change to Institutional Planned Development No. 864 ("PD 864") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

On behalf of the Chicago Board of Education, the sole owner of the Planned Development, you are seeking a minor change to allow for a new turf field and track to be constructed at Social Justice High School at 3120 S. Kostner Ave. As shown on the attached Proposed Overall Site Plan, the new field will replace the existing grass baseball and soccer field. All light fixtures must direct light onto the field and away from neighboring properties. There are no bleachers, accessory structures or fencing included in the scope of work.

The Department of Planning and Development has determined that allowing the proposed field replacement 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. Additionally, CDOT, Fire Prevention, MOPD and Stormwater have no objection to the proposed change.

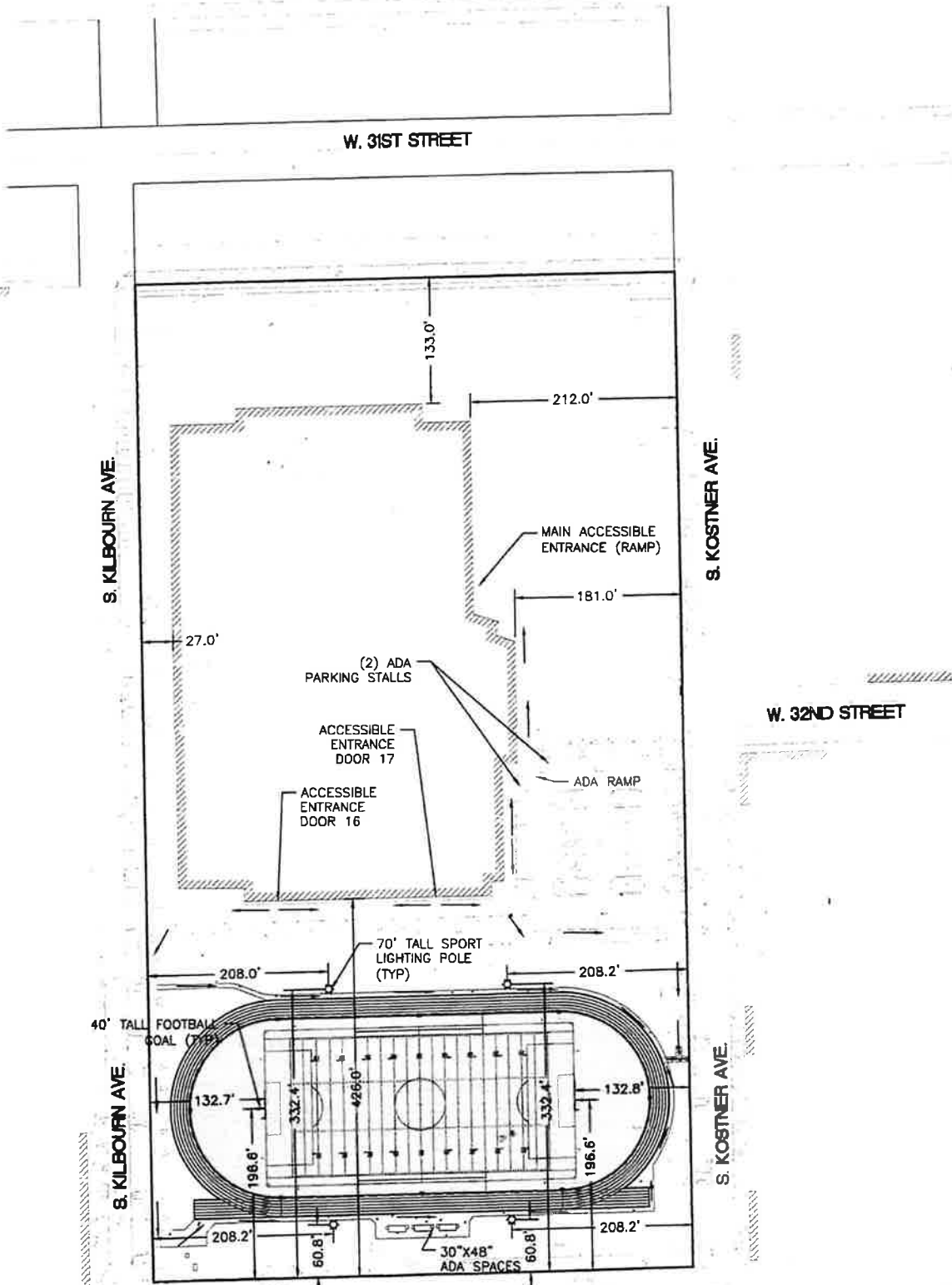
Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 864, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change commences within such time period and is 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 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

NS:tm

C: Noah Szafraniec, Janice Hill, Mike Marmo, Stephen Nutt, Main file



1. MATERIALS CAUTION
 ASBESTOS-CONTAINING BUILDING MATERIALS (ACBM) ARE OR MAY BE PRESENT IN THIS BUILDING. AN ASBESTOS MANAGEMENT PLAN IS AVAILABLE IN THE PROJECT DOCUMENTS AND IN COMPLIANCE WITH THE DEPARTMENT OF PUBLIC HEALTH (DPH) RULES AND REGULATIONS. IF OTHER SUSPECT MATERIALS, NOT REFERENCED IN THE ASBESTOS MANAGEMENT PLAN OR PROJECT DOCUMENTS, ARE IDENTIFIED DURING RENOVATION ACTIVITIES, THESE MATERIALS ARE TO BE ASSUMED ACM AND NO DISTURBANCE SHALL BE ALLOWED UNTIL THE AREA CAN BE IDENTIFIED BY THE MTC.

2. WARNING: LEAD-BASED PAINT (LBP) IS OR MAY BE PRESENT WITHIN THE BUILDING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO TAKE PRECAUTIONARY AND SAFETY MEASURES IN ACCORDANCE WITH APPLICABLE FEDERAL (INCLUDING OSHA (1926.62)), STATE AND LOCAL RULES AND REGULATIONS TO PROTECT BUILDING OCCUPANTS, VISITORS AND CONTRACTORS. ALL WORK WITH SURFACES CONSIDERING LEAD SHALL BE PERFORMED IN ACCORDANCE WITH THE DPH RULES AND REGULATIONS. IN ADDITION, VARIOUS COMPONENTS/SURFACES HAVE TESTED ABOVE AND BELOW THE LBP THRESHOLD OF 1.0 MG/CM² (OR 0.5% BY WEIGHT (5,000 MG/100G)) OR HAVE NOT BEEN TESTED AND SHOWN TO HAVE LEAD PRESENT. REGARDLESS OF LEAD CONCENTRATION, THERE IS A POTENTIAL FOR LEAD DUST GENERATION DURING DRILLING, CORING, PAINTING, OR OTHER RENOVATION/DEMOLITION ACTIVITIES.

2/5/2003

REPORTS OF COMMITTEES

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to those of an R5 General Residence District and a corresponding use district is hereby established in the area described above.

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

Reclassification Of Area Shown On Map Number 8-K.

(As Amended)

(Application Number A-5062)

IPD 864

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 M2-3 General Manufacturing District symbols and indications as shown on Map Number 8-K in the area bounded by:

South Kilbourn Avenue; West 31st Street; South Kostner Avenue; and the southernmost boundary of that part of Lot 1, and vacated South Kilbourn Avenue west and adjoining, in the County Clerk's Division of the east half of the west half of Section 34, Township 39 North, Range 13 East of the Third Principal Meridian, described as follows:

beginning at a point 33 feet south of the north line of the northwest quarter of said Section 34 and 33 feet west of the east line of the northwest quarter of said Section 34 (said point being the point of intersection of the south line of West 31st Street and the west line of South Kostner Avenue, as said streets were dedicated by plat of dedication recorded July 28, 1941 as Document Number 12728260); thence running southerly on a line parallel with the east line of the northwest quarter of said Section 34 (said parallel line being the west line of South Kostner Avenue, as dedicated by Document Number 12728260 aforesaid), 1,266.74 feet, more or less, to a point 30 feet north of the north line of the railroad right-of-way of the Illinois Central Gulf Railroad (said north line of railroad right-of-way being the south and westward extension thereof of Lot 1 aforesaid); thence westerly on a line parallel with and 30 feet north of the north line of the railroad right-of-way of the Illinois Central Gulf Railroad, 626.20 feet to a point on a line parallel with the east line of the northwest quarter of said Section 34 (said parallel line being the east line of South Kilbourn Avenue, as said street was dedicated by plat of dedication recorded March 10, 1948 as Document Number 14268887); thence northerly on said parallel line, 1,267.26 feet, more or less, to the west terminus of the

south line of West 31st Street (as dedicated by Document Number 12728260 aforesaid); thence easterly along said south line of West 31st Street, 625.68 feet, more or less, to the place of beginning (except therefrom that part thereof lying north of a line which is 117 feet south of and parallel with the south line of West 31st Street aforesaid, conveyed by the Southern Cotton Oil Company, a corporation of New Jersey, to the County of Cook, in quitclaim deed recorded April 13, 1951, as Document Number 15052687); in Cook County, Illinois,

to those of an R3 General Residence District which is hereby established in the area above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R3 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 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 864.

Plan Of Development Statements.

1. The area delineated herein as institutional planned development consists of approximately seven hundred nineteen thousand six hundred ninety-one and sixty-six hundredths (719,691.66) square feet (sixteen and fifty-two hundredths (16.52) acres) net site area which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and which is owned or controlled by the City of Chicago in Trust for Use of Schools and the Board of Education of the City of Chicago (the "Applicant").
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 right-of-way, or consolidation or resubdivision of parcels, shall require 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 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 sixteen (16) 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 December 12, 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 herein and these and no other zoning controls shall apply.
5. The uses permitted within the area delineated herein as "Institutional Planned Development" shall be educational and recreational facilities, offices, accessory parking and related uses incidental thereto.
6. Identification and other necessary signs, including temporary construction signs, maybe 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. Service drives or other means of ingress or egress, including for emergency vehicles shall be adequately designed and paved in accordance with 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 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 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, all entrances and exits to the parking area, 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, City 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 effort to design, construct and maintain all buildings located within this planned development in an energy efficient manner, generally consistent with 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 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 ("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.
14. The terms, conditions and exhibits of this planned development ordinance maybe 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 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.
15. 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. This six (6) year period maybe extended for up to one additional year, if before expiration of the six (6) year period, the commissioner of Planning and Development determines that good cause for an extension is shown.
16. Consistent with City's policy of promoting green roofs as a means of reducing the urban heat island effect and storm water run-off, the Applicant agrees to provide the Department of Planning and Development (1) an affidavit from a structural engineer, stating that the building will support the weight load of an extensive green roof system and (2) a timetable for the installation of a green roof system.

[Existing Zoning Map; Boundary and Property Line Map; Existing Land-Use Map; Site and Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 104189 through 104194 of this *Journal*.]

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

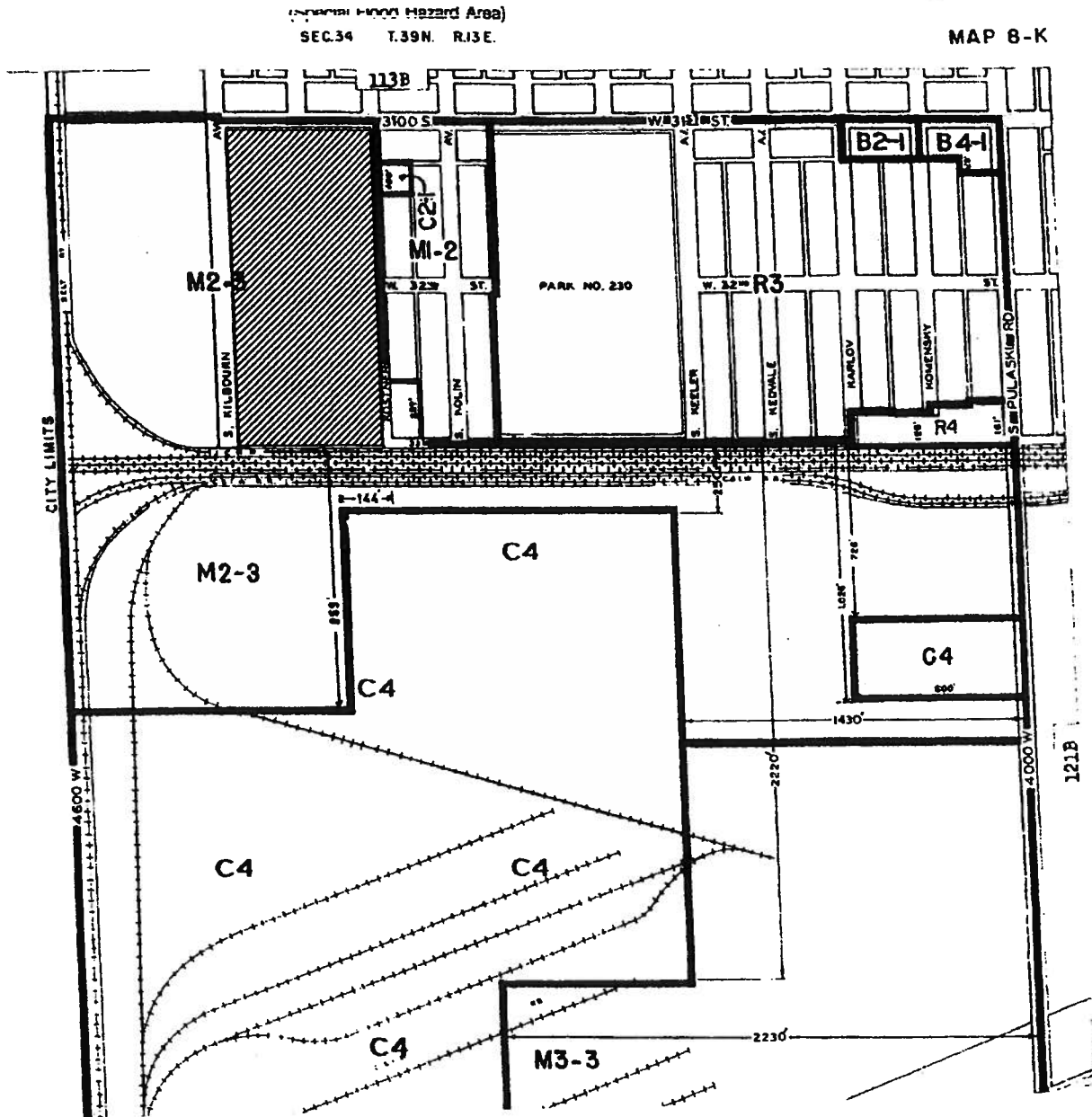
Institutional Planned Development Number 864.

Little Village High School

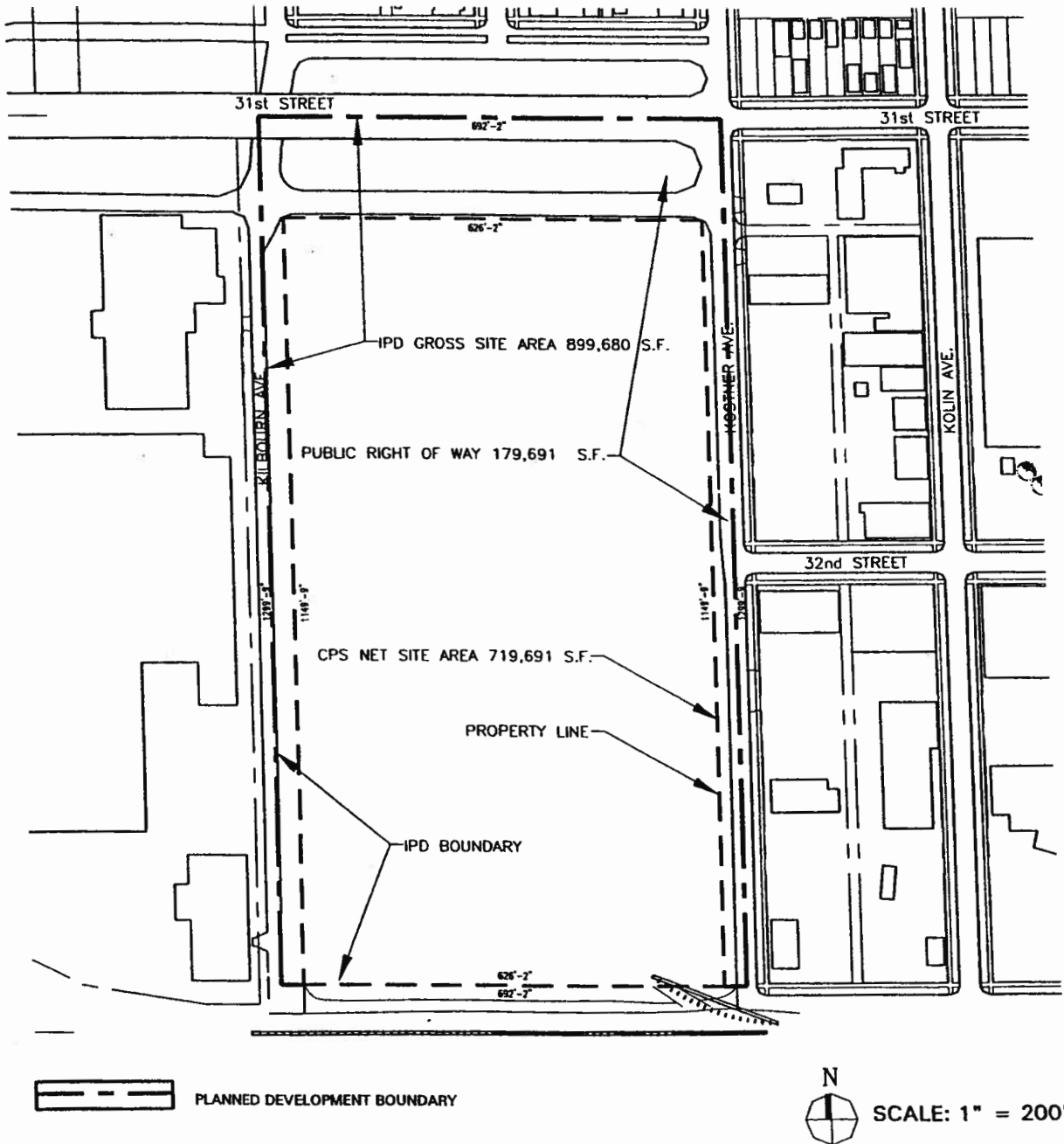
Bulk Regulations And Data Table.

Gross Site Area	Public Right-Of-Way	Net Site Area
899,680 square feet (20.65 acres)	179,989 square feet (4.13 acres)	719,691 square feet (16.52 acres)
Maximum Permitted F.A.R. for Net Site Area:	0.90.	
Minimum Number of Off-Street Parking Spaces	97.	
Minimum Number of Off-Street Loading Spaces:	1.	
Maximum Building Height:	72 feet, 0 inches (incl. mech.).	
Minimum Setbacks:	Per Site Plan.	

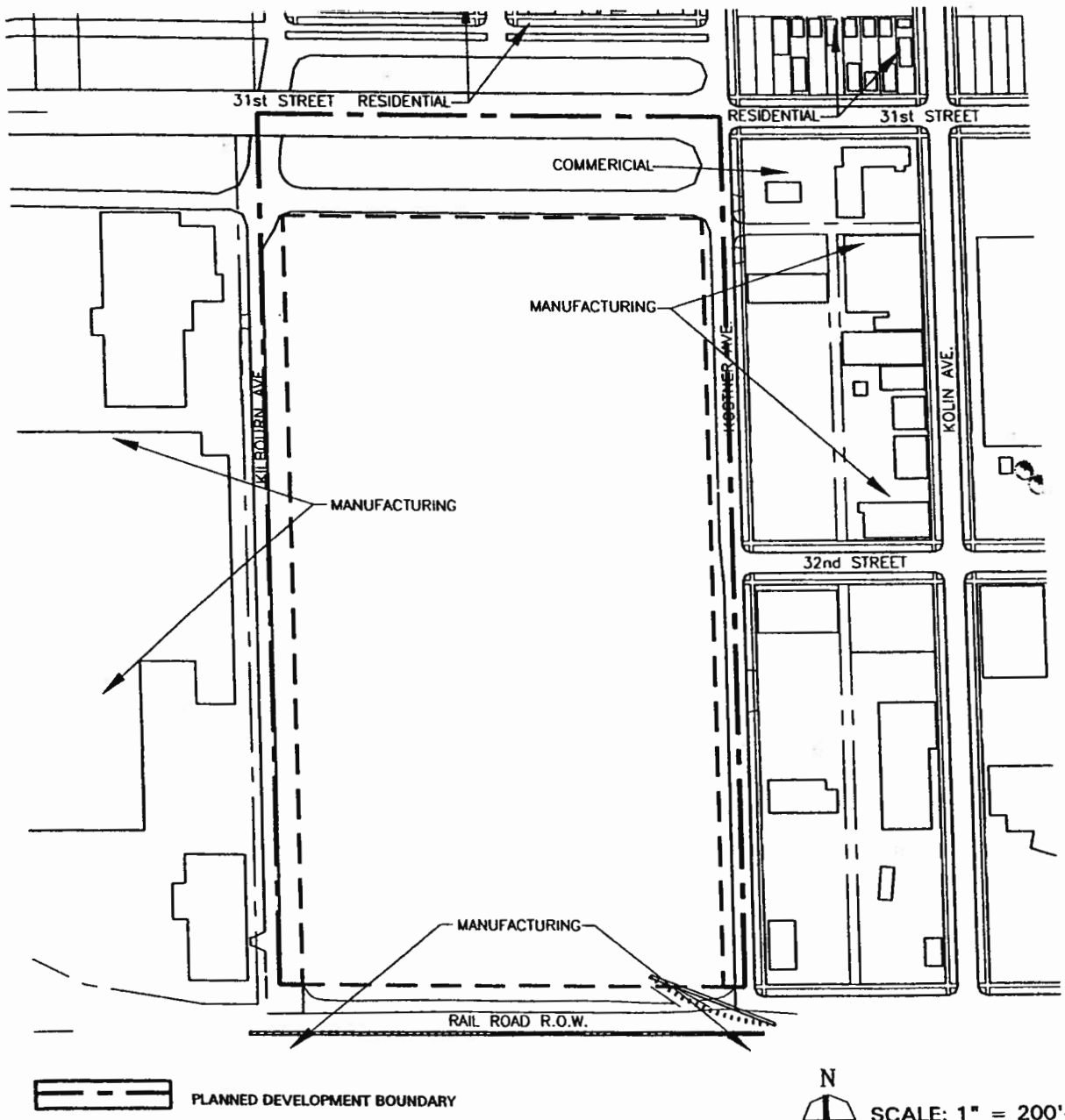
Existing Zoning Map.



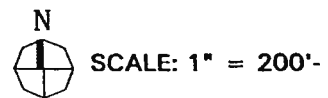
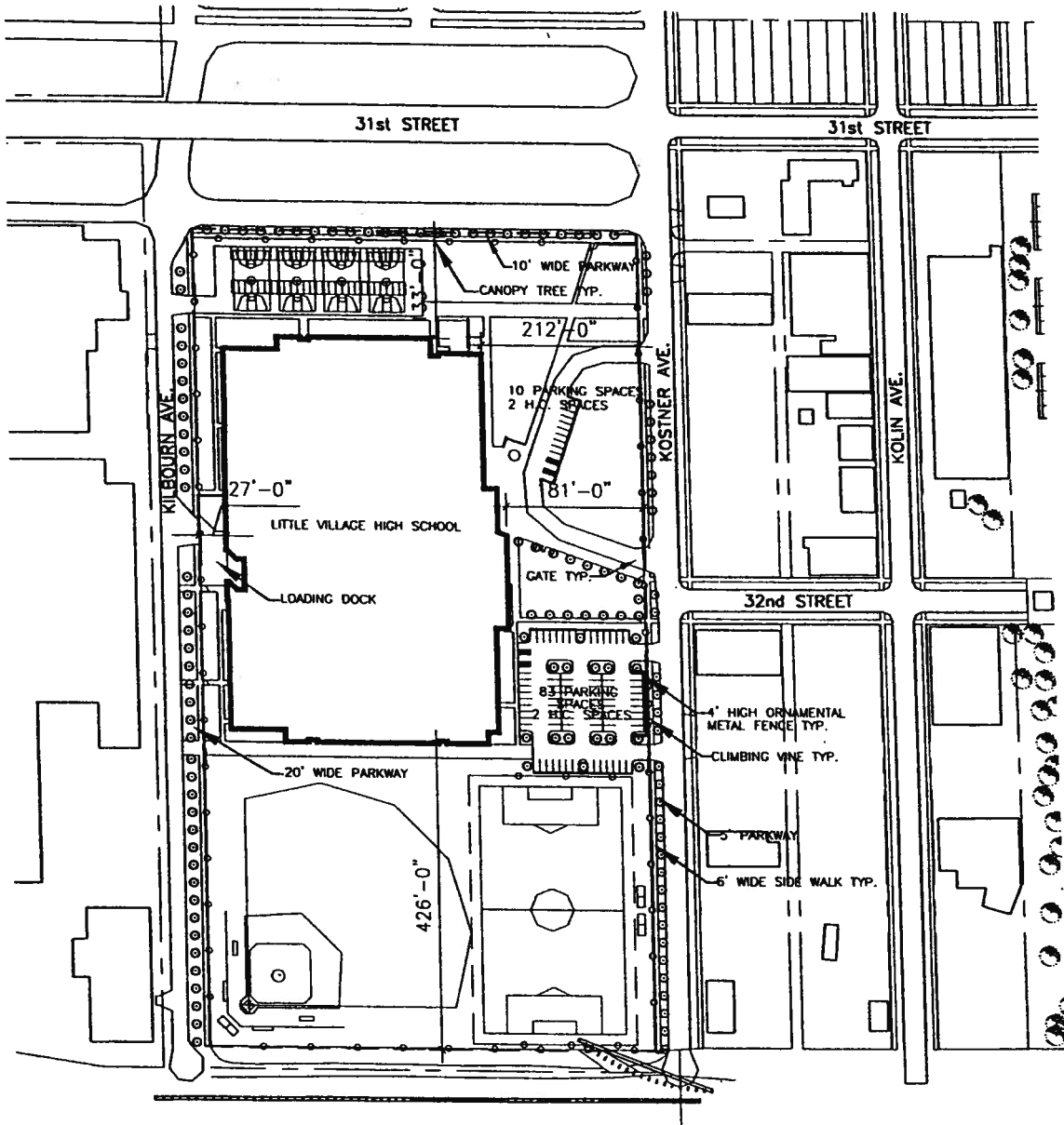
Boundary And Property Line Map.



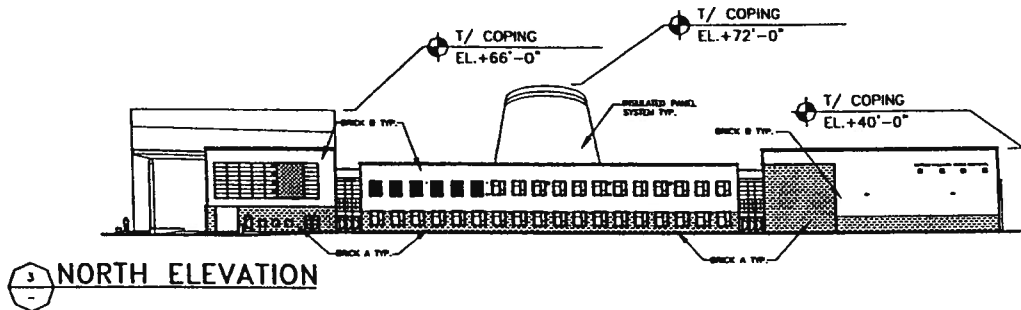
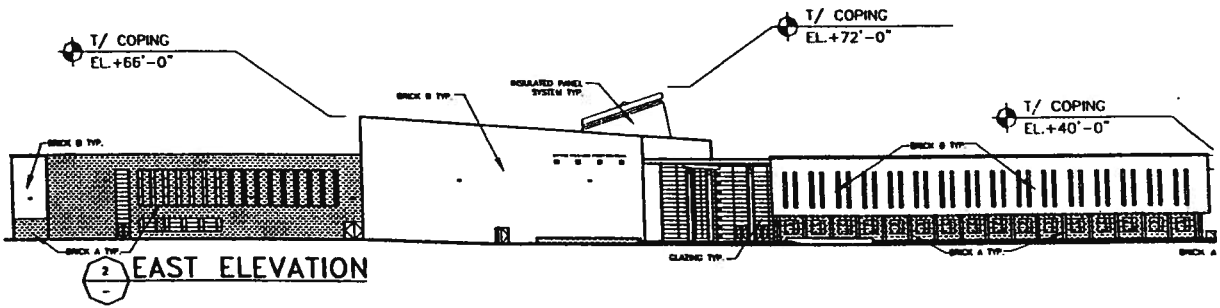
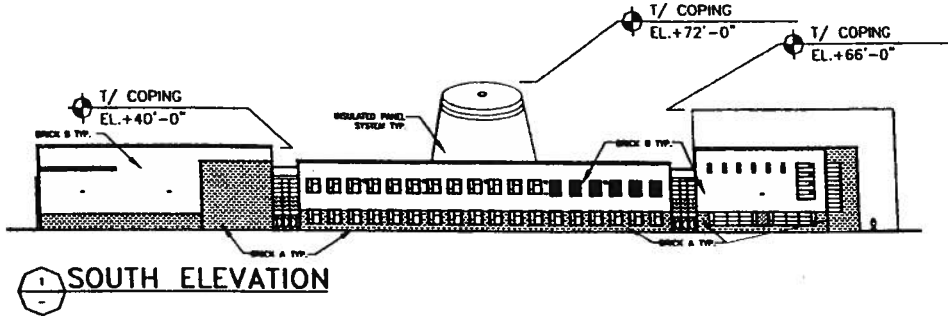
Existing Land-Use Map.



Site And Landscape Plan.

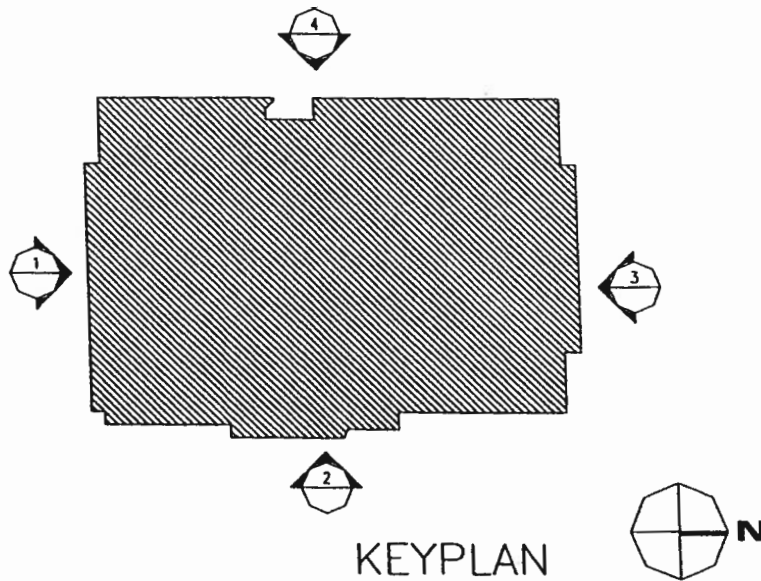
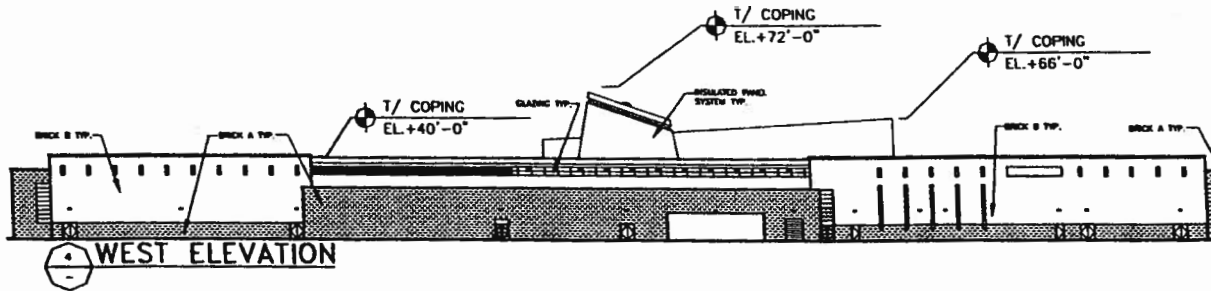


South, East And North
Building Elevations.



SCALE: 1" = 70'-0"

West Building Elevations And Key Plan.



SCALE: 1" = 70'-0