

PD 865

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City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

City Hall, Room 1000
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Chicago, Illinois 60602
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<http://www.cityofchicago.org>

May 24, 2005

Ms. Lori Zielinski
Public Building Commission
50 West Washington
room 200
Chicago, IL 60602

Re: Request for minor changes to Institutional
Planned Development No. 865
Location: 243 North Parkside Street (Duke
Ellington Elementary School)

Dear Ms.Zielinski:

Please be advised that your request for minor changes to Institutional Planned Development No. 865 on behalf of the Board of Education, City of Chicago, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No 15 of the Planned Development.

In your letter, you requested to include an additional service drive off of Central Avenue for the above referenced project as indicated in the attached revised Site Plan dated February 1, 2005 and prepared by OWP&P Architects Incorporated and Schroeder Murchie Laya.

With regard to your request, the Department of Planning and Development has determined that these setback revisions would constitute minor changes pursuant to Section 17-13-0611 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. 865.

Sincerely,

Denise M. Casalino
Commissioner
DMC: SRP: cvh

cc: Michael Marmo, PD file

3/5/2003

REPORTS OF COMMITTEES

A-5098
105353

*Reclassification Of Area Shown On Map Numbers 1-M And 1-L.
(As Amended)
(Application Number A-5098)*

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 and R4 General Residence District symbols and indications as shown on Map Number 1-M and Map Number 1-L in the area bounded by:

North Parkside Avenue; West Fulton Street; the alley next east of North Central Avenue; a line 170 feet south of West Fulton Street; North Central Avenue; a line 276 feet and 6 inches south of West Fulton Street; a line 183 feet and 3 inches west of North Central Avenue; and a line 314 feet south of West Fulton Street,

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

Plan of Development Statements referred to in this ordinance read as follows:

Institutional Planned Development Number 865.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development consists of approximately one hundred thirty-seven thousand five hundred thirty-six (137,536) square feet (three and sixteen hundredths (3.16) 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 Chicago Board of Education ("Applicant"), the Public Building Commission of Chicago and the City 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 right-of-way, or consolidation or re-subdivision 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 dated November 27, 2002, and revised January 16, 2003. 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 planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the requirements thereof, and satisfies the established criteria for approval as a planned development.
6. 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.

7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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. Finally, the school building will have a four thousand one hundred twenty-five (4,125) square foot green roof and photovoltaic panels to reduce the amount of energy consumed.

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 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.
14. 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.
15. 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.
16. 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 (1) 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.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site and Landscape Plan; and Building Elevation Drawings and Key Plan referred to in these Plan of Development Statements printed on pages 105358 through 105363 of this *Journal*.]

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

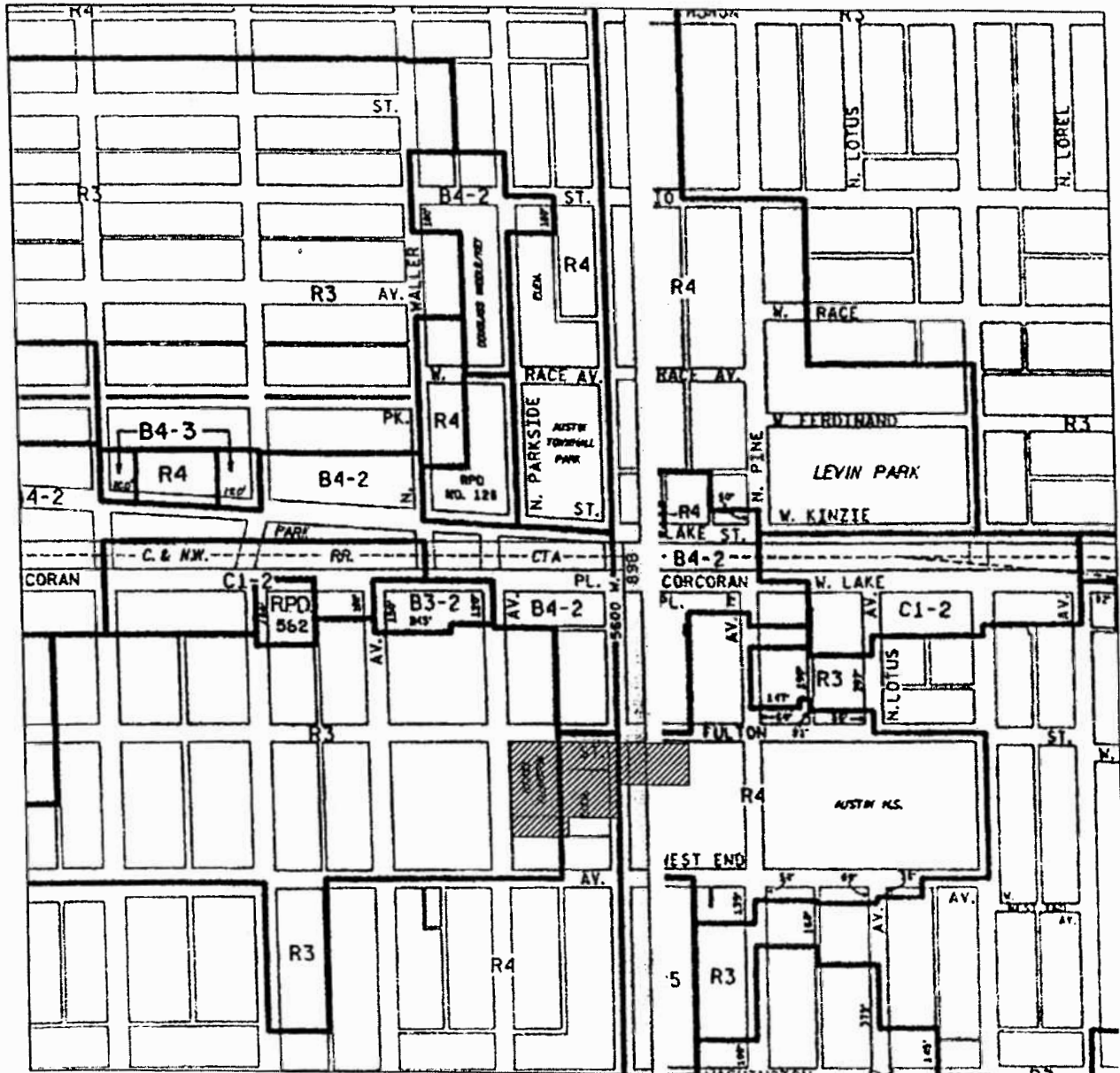
Institutional Planned Development. 865

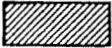
Edward Duke Ellington Elementary School.

Bulk Regulations And Data Table.

Gross Site Area	Public Right-Of-Way	Net Site Area
191,518 square feet (4.40 acres)	53,982 square feet (1.24 acres)	137,536 square feet (3.16 acres)
Maximum Permitted Floor Area Ratio for Net Site Area:	1.0.	
Minimum Number of Off-Street Parking Spaces:	54 (including 2 handicapped).	
Minimum Number of Off-Street Loading Spaces:	1.	
Maximum Building Height:	55 feet, 0 inches (including mechanicals).	
Minimum Setbacks:	Per Site Plan.	

Existing Zoning Map.

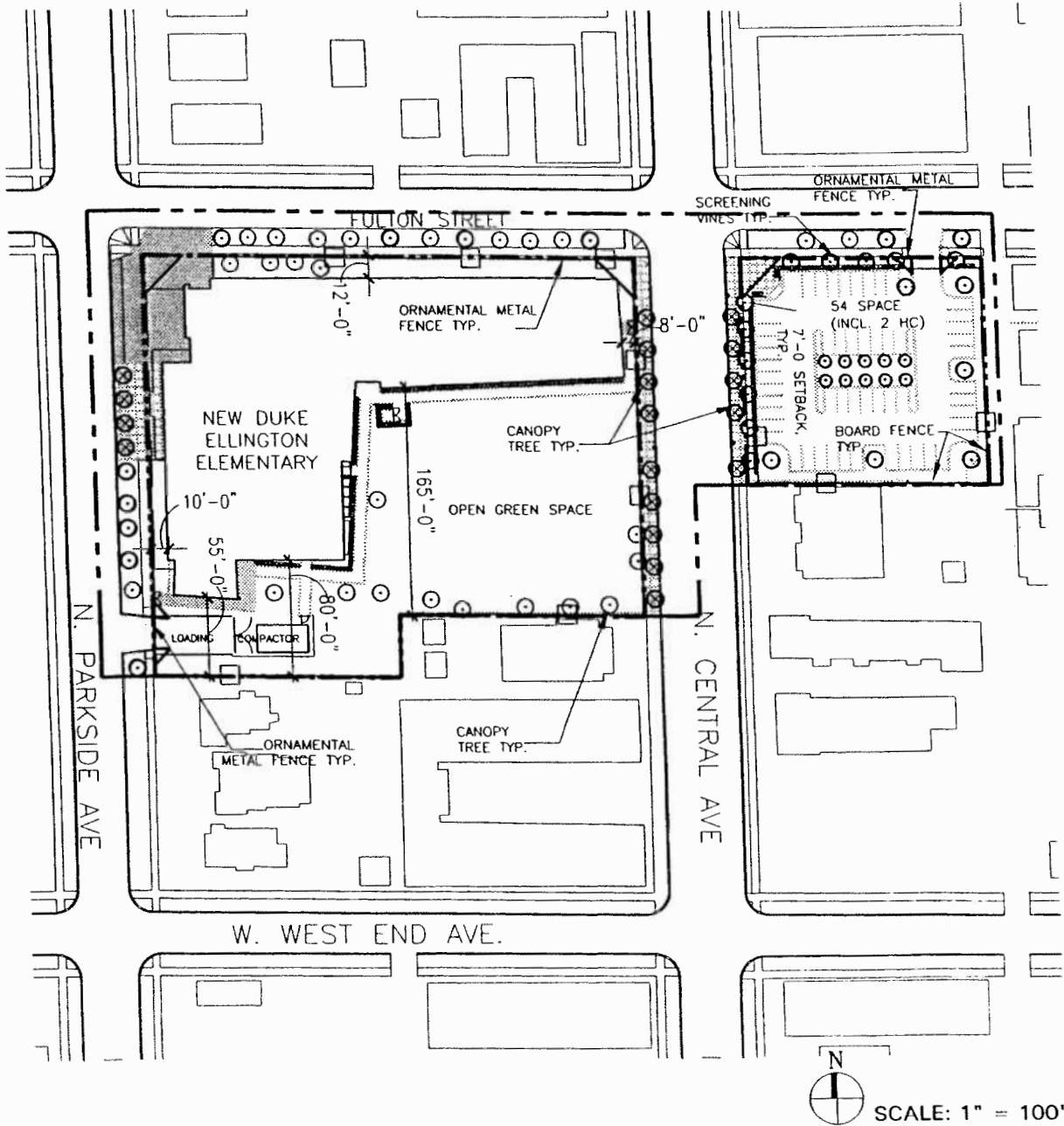


 PLANNED DEVELOPMENT
BOUNDARY

APPLICANT: BOARD OF EDUCATION, CITY OF CHICAGO
ADDRESS: CENTRAL AVE & FULLTON ST

REVISED: JANUARY 16, 2003
DATE: NOVEMBER 27, 2002

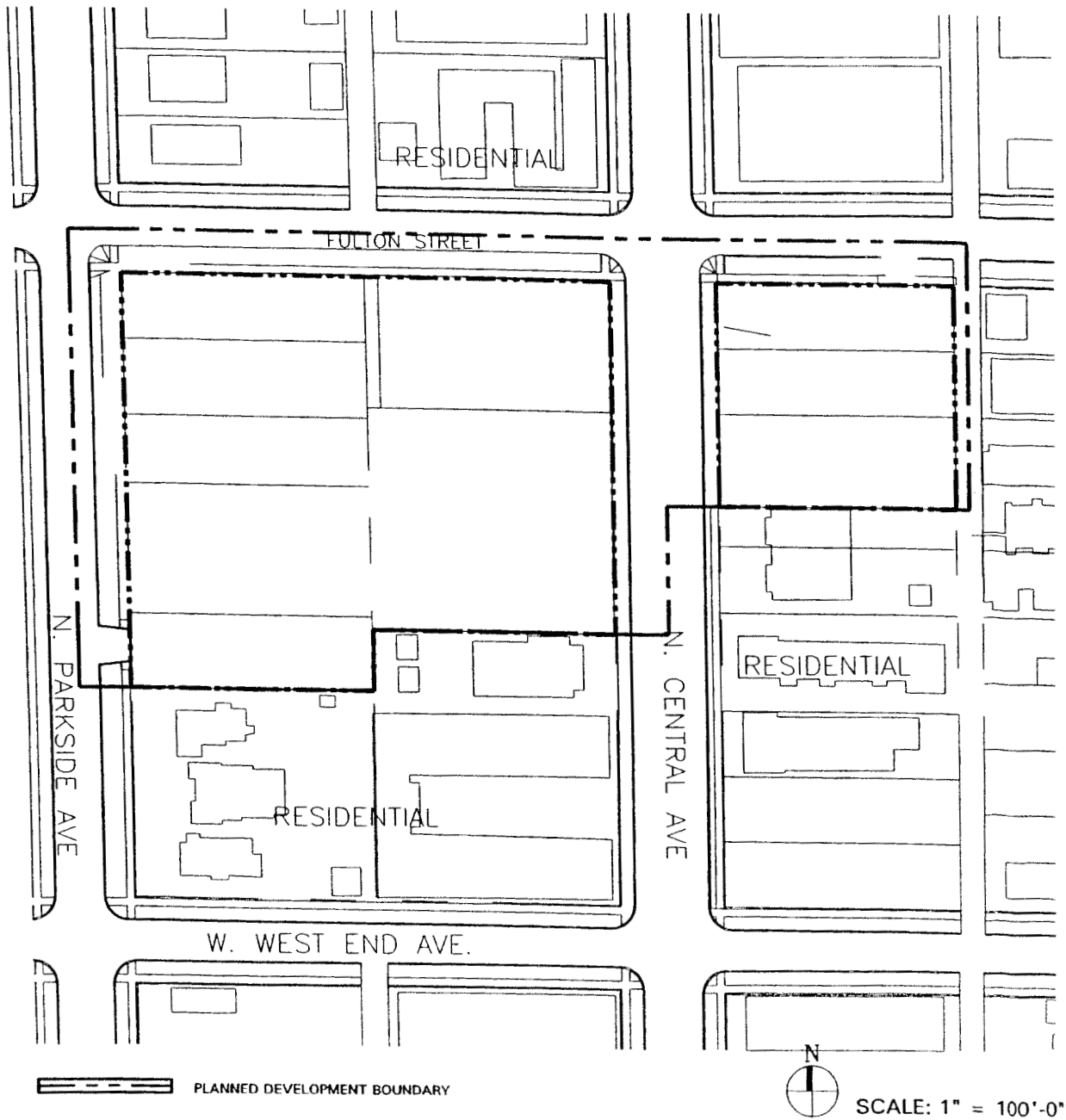
Site And Landscape Plan.



APPLICANT: BOARD OF EDUCATION, CITY OF CHICAGO
 ADDRESS: CENTRAL AVE. & FULTON ST.

REVISED: JANUARY 16, 200
 DATE: NOVEMBER 27, 200

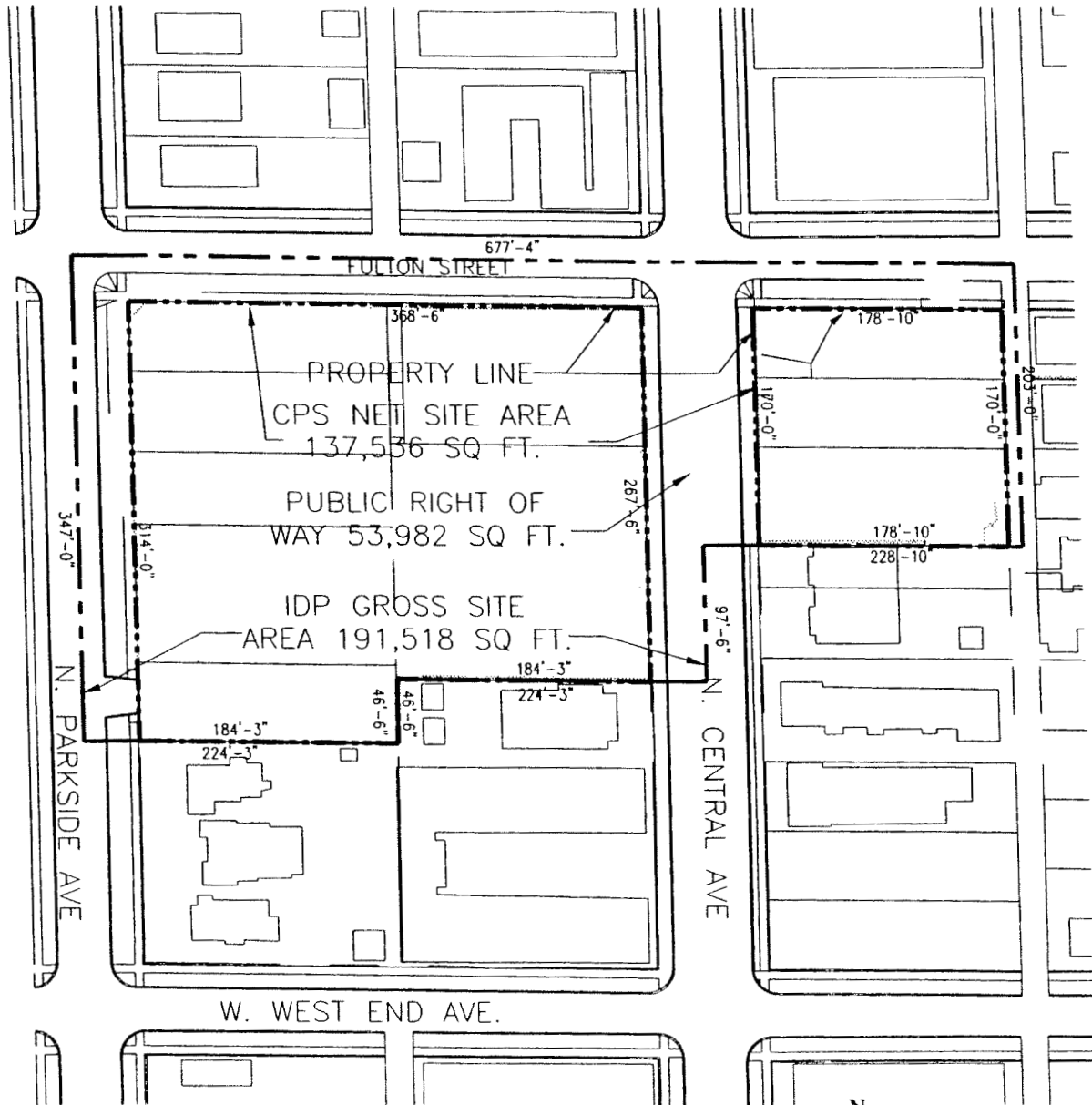
Existing Land-Use Map.



APPLICANT: BOARD OF EDUCATION, CITY OF CHICAGO
ADDRESS: CENTRAL AVE. & FULTON ST.

REVISED: JANUARY 16, 2003
DATE: NOVEMBER 27, 2002

Planned Development Boundary And Property Line Map.



 PLANNED DEVELOPMENT BOUNDARY

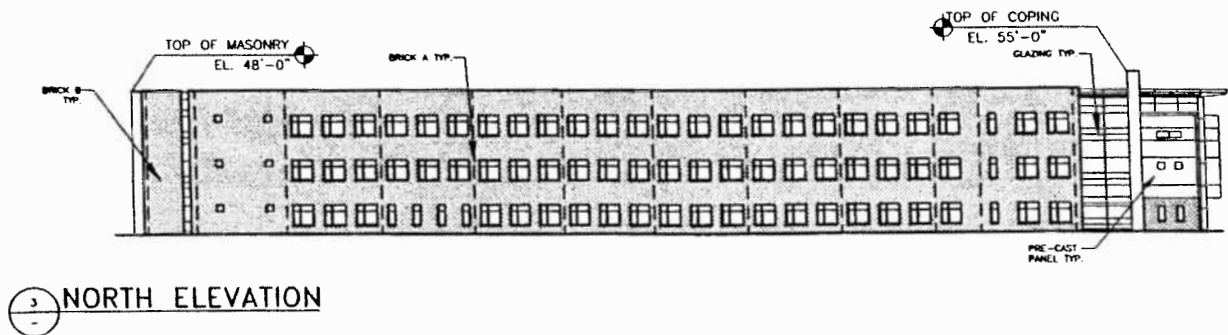
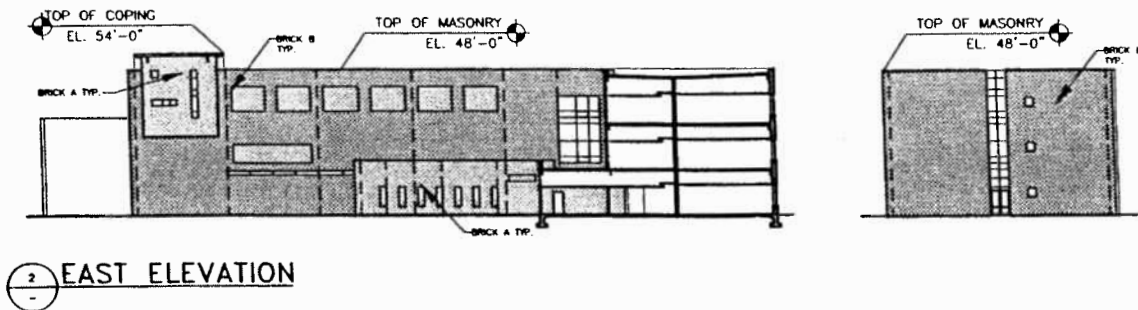
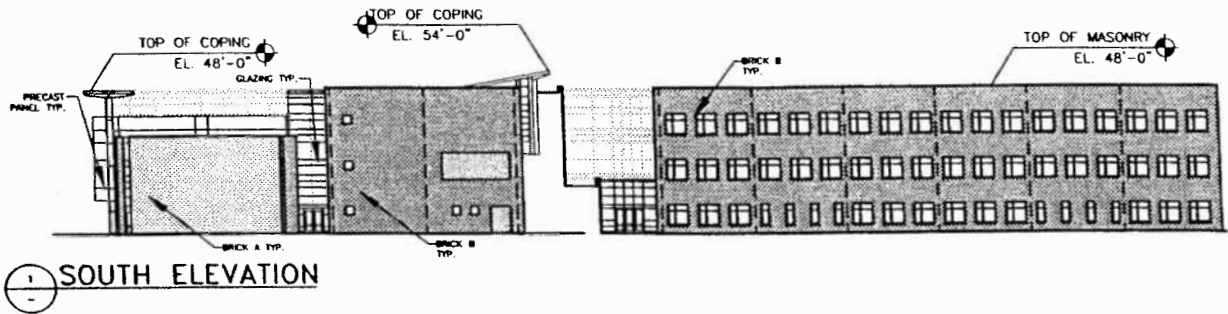


SCALE: 1" = 100'-0"

APPLICANT: BOARD OF EDUCATION, CITY OF CHICAGO
ADDRESS: CENTRAL AVE. & FULTON ST.

REVISED: JANUARY 16, 2003
DATE: NOVEMBER 27, 2002

South, East And North Building Elevations.

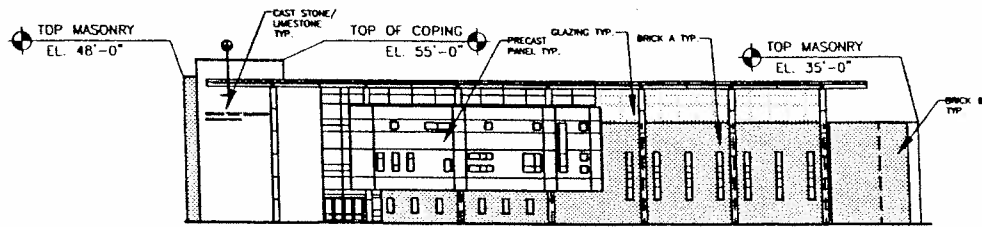


SCALE: 1" = 50'-0"

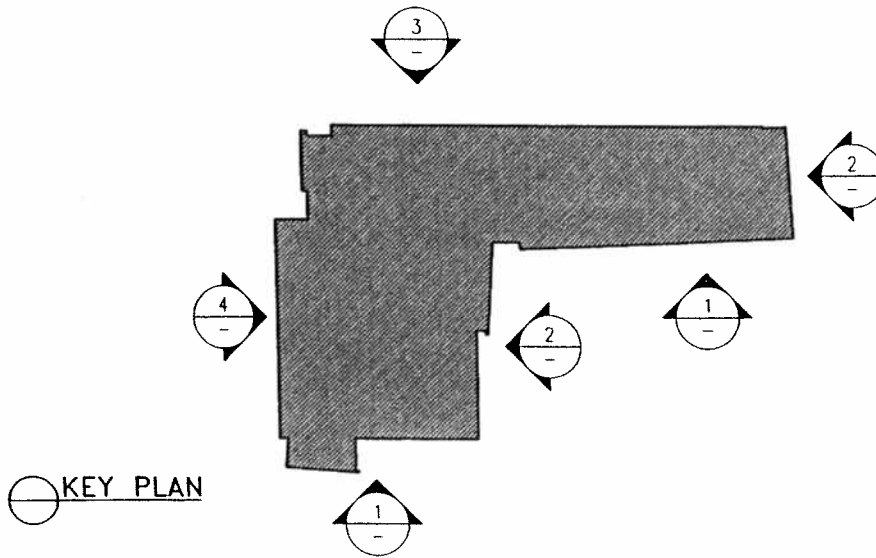
APPLICANT: BOARD OF EDUCATION, CITY OF CHICAGO
ADDRESS: CENTRAL AVE. & FULTON ST.

REVISED: JANUARY 16, 2003
DATE: NOVEMBER 27, 2002

West Building Elevation And Key Plan.



WEST ELEVATION



KEY PLAN

SCALE: 1" = 50'-0"

APPLICANT: BOARD OF EDUCATION, CITY OF CHICAGO
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REVISED: JANUARY 16, 2003
DATE: NOVEMBER 27, 2002