

PD 878

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~~Reclassification Of Area Shown On Map No. 9-J.
(Application No. 21192)
(Common Address: 3817 N. Hamlin Ave.)~~

~~[O2023-3432/O2023-0003860]~~

~~Be It Ordained by the City Council of the City of Chicago:~~

~~SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 9-J in the area bounded by:~~

~~a line 190.36 feet north of and parallel to West Grace Street; the public alley next east of and parallel to North Hamlin Avenue; a line 157.07 feet north of and parallel to West Grace Street; and North Hamlin Avenue,~~

~~to those of an RT3.5 Residential Two-Flat, Town House and Multi-Unit District.~~

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

Reclassification Of Area Shown On Map No. 11-J.
(As Amended)
(Application No. 22203)

IPD 878,00

(Common Address: 3701 -- 3759 W. Leland Ave., 4647 -- 4659 N. Hamlin Ave.,
4600 -- 4658 N. Lawndale Ave., 4601 -- 4611 N. Lawndale Ave.,
3700 -- 3718 W. Wilson Ave. And 3646 -- 3656 W. Wilson Ave.)

[O2023-2282/SO2023-0002186]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all Institutional Planned Development Number 878 symbols and indications as shown on Map Number 11-J in the area bounded by:

West Leland Avenue; North Lawndale Avenue; a line 106.95 feet north of and parallel to West Wilson Avenue; the alley next east of North Lawndale Avenue; West Wilson Avenue; the alley next west of North Lawndale Avenue; a line 379.5 feet east of and parallel to North Hamlin Avenue; the alley next east of North Hamlin Avenue; the alley next south of West Leland Avenue; and North Hamlin Avenue,

to those of a B1-3 Neighborhood Shopping District which is hereby established in the area above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B1-3 Neighborhood Shopping District symbols and indications as shown on Map Number 11-J in the area bounded by:

West Leland Avenue; North Lawndale Avenue; a line 106.95 feet north of and parallel to West Wilson Avenue; the alley next east of North Lawndale Avenue; West Wilson Avenue; the alley next west of North Lawndale Avenue; a line 379.5 feet east of and parallel to North Hamlin Avenue; the alley next east of North Hamlin Avenue; the alley next south of West Leland Avenue; and North Hamlin Avenue,

to those of Institutional Planned Development Number 878, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and due publication.

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

Institutional Planned Development No. 878, As Amended.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development Number 878, as amended, consists of approximately 192,249 square feet (4.41 acres) net site area which is depicted on the attached Planned Development Boundary and Property Line Map, and is owned by the City of Chicago in trust for the use of the schools and the Chicago Park District. The land owned by the City of Chicago in trust for the use of the schools is controlled by the Chicago Board of Education ("Applicant"). The land owned and controlled by the Chicago Park District (Jensen Park) is included in the planned development boundary because the school building that was constructed includes a fieldhouse component for use by the Chicago Park District in relation to the adjacent Jensen Park.
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 (DPD) and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation. Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the City's Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by CDOT's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement was executed prior to any CDOT and Planned Development Part II review permitting. The Agreement reflects that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the CDOT Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

4. This Planned Development consists of fifteen (15) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; an Overall Site/Landscape Plan; a Marquee Sign and Landscape Plan; and Existing Building Elevations prepared by Brook Architecture, dated April 19, 2023. Full-size sets of the Overall Site/Landscape Plan and Existing Building Elevations are on file with the DPD. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The uses permitted within the area delineated herein as "Institutional Planned Development Number 878, as amended", shall be public park, educational and recreational facilities, offices, accessory and non-accessory parking, and related uses incidental thereto.
6. On-premises signs, including dynamic image displays, and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the DPD. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 192,249 square feet.
9. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape

plan review and approval will be by the DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

10. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that code.
11. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders, and any ground lessors.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
13. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, and conserves energy and natural resources. Any new construction must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the DPD.
14. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process.

To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at two points in the City approval process. First, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) the applicant's outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderperson in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) the applicant's M/WBE and city resident participation goals. Second, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary

or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

15. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and automatically revert back to Institutional Planned Development Number 878.

[Existing Land-Use Map; Existing Zoning Map; Boundary and Property Line Map; Overall Site Landscape Plan; Marquee Sign and Landscape Plan; and Existing North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 3031 through 3036 of this *Journal*.]

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

Institutional Planned Development No. 878, As Amended.

Bulk Regulations And Data Table.

Gross Site Area (258,471 square feet/5.93 acres) = net site area (192,249 square feet/4.41 acres) + area remaining in public right-of-way (66,222 square feet/1.52 acres).

Net Site Area:	192,249 square feet (4.41)
Acres Maximum Permitted FAR for Net Site Area:	0.75
Minimum Number of Off-Street Parking Spaces:	36
Minimum Number of Off-Street Loading Spaces:	1
Maximum Building Height:	52 feet, 0 inches
Minimum Setbacks:	As per the Site/Landscape Plan

Reclassification Of Area Shown On Map Number 11-J.
(As Amended)
(Application Number A-5 164)

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 R4 General Residence District symbols and indications as shown on Map Number 11-J in the area bounded by:

West Leland Avenue; North **Lawndale** Avenue; a line 139 feet, 10 inches north of West Wilson Avenue; the alley next east of North **Lawndale** Avenue; West Wilson Avenue; a line 412 feet west of the alley next east of North **Lawndale** Avenue; the alley next south of West Leland Avenue; and North Hamlin Avenue,

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 from and after its passage and publication.

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

Institutional Planned Development Number 878.

Plan Of Development Statements.

1. The area delineated herein as Institutional Planned Development consists of approximately one hundred ninety-two thousand two hundred **forty-nine** (192,249) square feet (four and forty-one hundredths (4.41) acres) net site area which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned by the City of Chicago In Trust for the Use of the Schools and the Chicago Park District. The land owned by the City of Chicago in trust for the use of the schools is controlled by the Chicago Board of Education ("Applicant"). The land owned and controlled by the Chicago Park District (Jensen Park) is included in the planned development boundary because (i) the school

building that will be constructed will include a field house component for use by the Chicago Park District in relation to the adjacent Jensen Park and (ii) the scope of work for the project includes the improvement of Jensen Park with a baseball field, splash pool, basketball court and a playground.

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 submittal on behalf of the Applicant or its 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, and 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 11.1 1- 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 paragraph or 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, Property Line and Right-of-Way Adjustment Map; a Site/Landscape Plan; and Building Elevations prepared by OWP&P dated June 12, 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 of delineated herein as "Institutional Planned Development" shall be educational and recreational facilities, public park, 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.

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 the Property in an energy efficient manner, generally consistent with Leadership in Energy and Environmental Design Green Building Rating System ("L.E.E.D."). Copies of these standards may be obtained from the Department of Planning and Development. In addition, if additional funding for the project can be identified and secured, a four thousand (4,000) square foot green roof will be installed to reduce the amount of energy consumed.
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 11.1 1-3(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 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 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 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 R4 General Residence District designation. This six (6) year period may be 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; Boundary, Property Line and Right-of-Way Adjustment Map; Site and Landscape Plan; Existing Land-Use Map; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 7365 through 7369 of this Journal.]

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

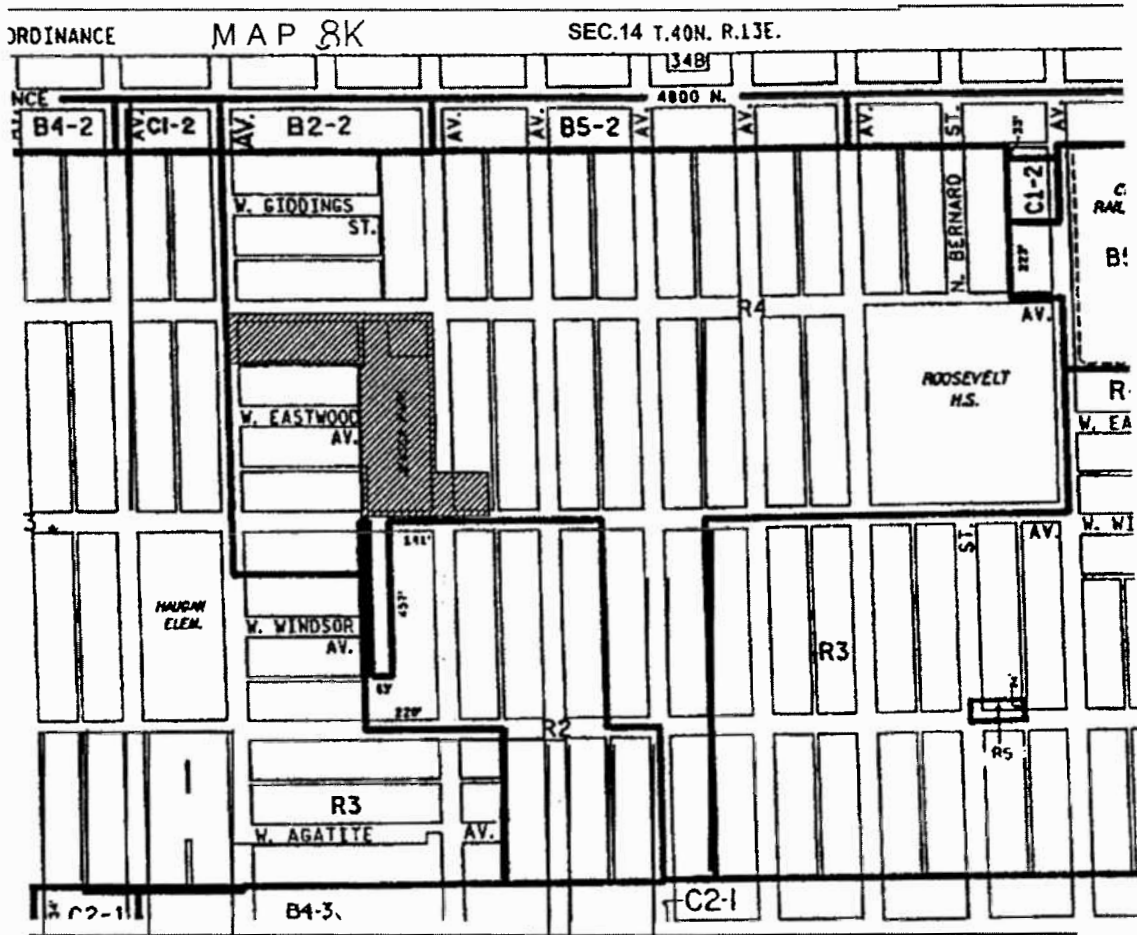
Institutional Planned Development.

Haugan Middle School.

Bulk Regulations And Data Table.

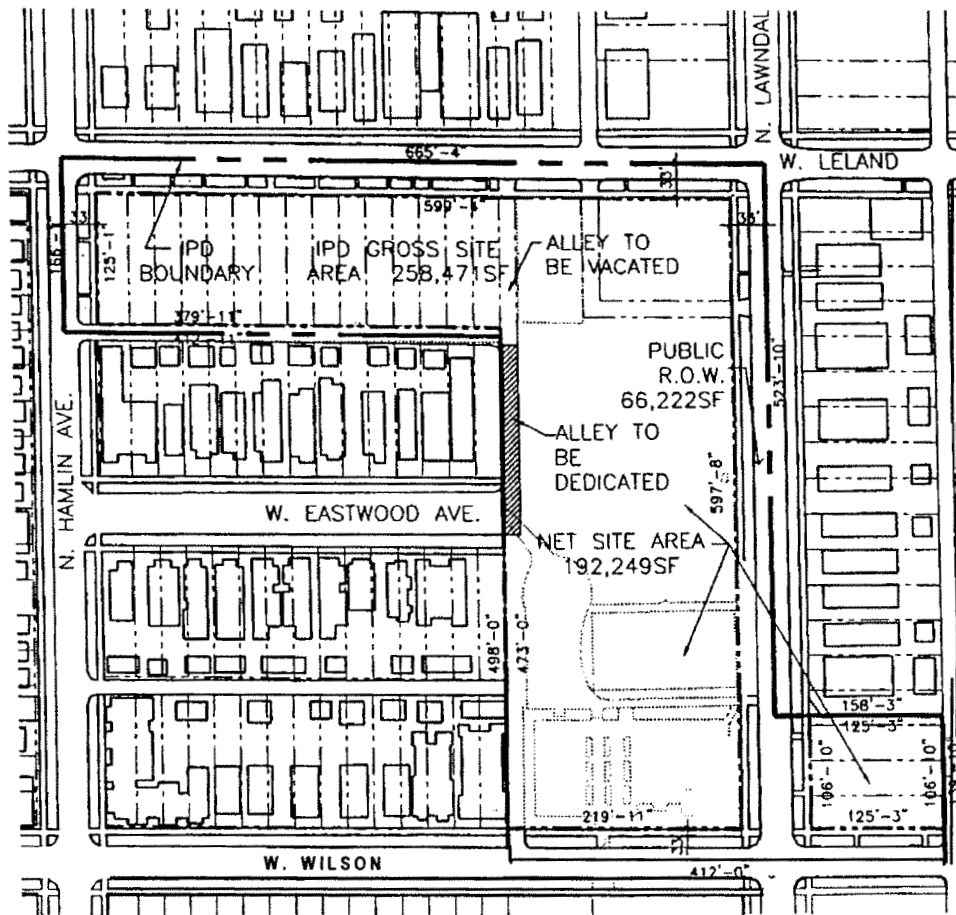
Gross Site Area:	258,471 square feet (5.93 acres)
Public Right-of-Way:	66,222 square feet (1.52 acres)
Net Site Area:	192,249 square feet (4.41 acres)
Maximum Permitted Floor Area Ratio for Net Site Area:	.75
Minimum Number of Off-Street Parking Spaces:	36
Minimum Number of Off-Street Loading Spaces:	1
Maximum Building Height:	52 feet, 0 inches (including mechanical)
Minimum Setbacks:	Per Site Plan

Existing Zoning Map.



PLANNED DEVELOPMENT
BOUNDARY
REVISED: JUNE 12, 2003
DATE: APRIL 9, 2003

Boundary, Property Line And Right-Of-Way Adjustment Map.



PLANNED DEVELOPMENT BOUNDARY
 NET SITE AREA

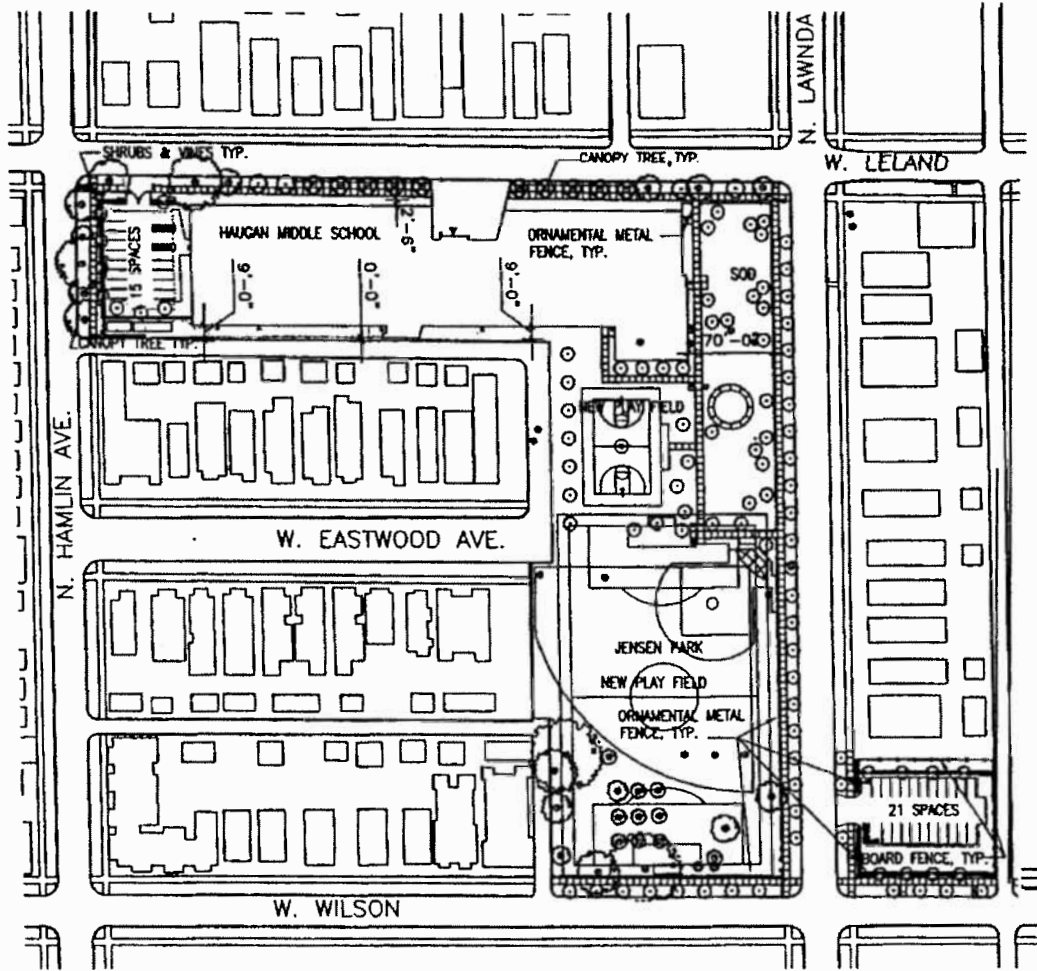
APPLICANT: BOARD OF EDUCATION, CITY OF CHICAGO
 ADDRESS: N. LAWNDALE AVE. & W. LELAND



SCALE: 1" = 120'-0"

REVISED: JUNE 12, 2003
 DATE: APRIL 9, 2003

Site And Landscape Plan.



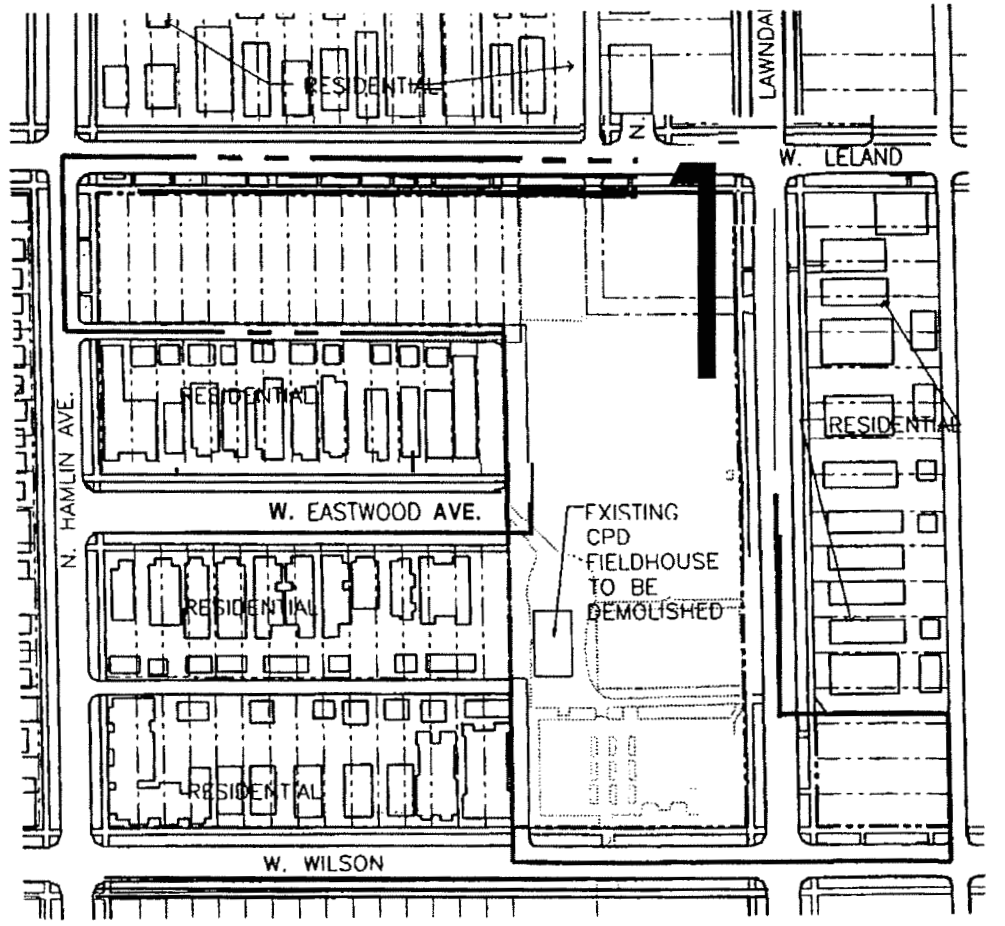
- EXISTING TREES
- NEW CANOPY TREES
- NEW SHRUBS
- NEW ORNAMENTAL METAL FENCE
- NEW BOARD FENCE

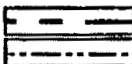
N
 SCALE: 1" = 120'


APPLICANT: BOARD OF EDUCATION, CITY OF CHICAGO
 ADDRESS: N. LAWRENCE AVE & W. LELAND

REVISED: JUNE 12, 2003
 DATE: APRIL 9, 2003

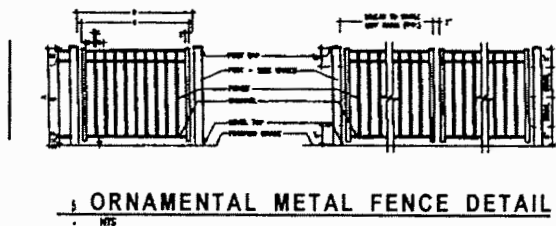
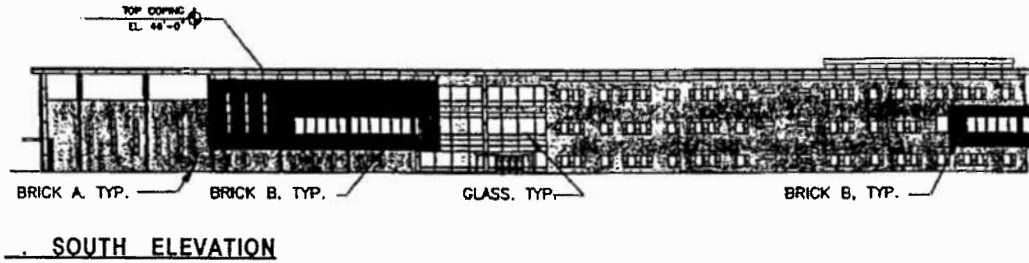
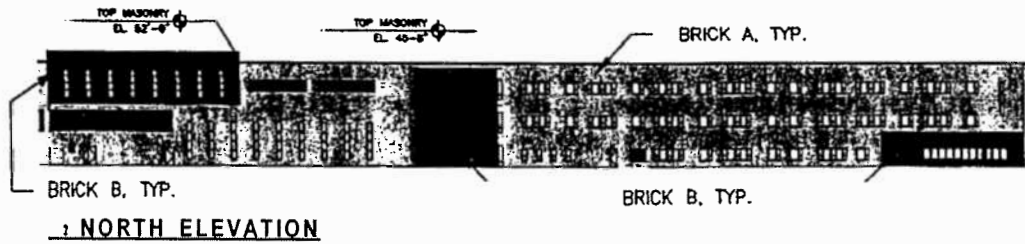
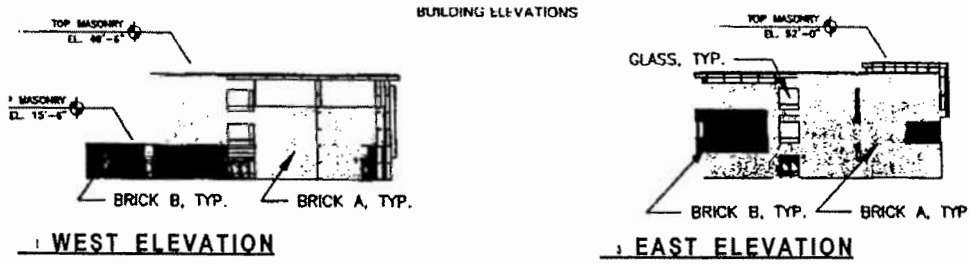
Existing Land-Use Map.



 PLANNED DEVELOPMENT BOUNDARY
NET SITE AREA
APPLICANT: BOARD OF EDUCATION, CITY OF CHICAGO

N
 SCALE: 1" = 120'-0"
REVISED: JUNE 12, 2003
DATE: APRIL 9, 2003

Building Elevations.



APPLICANT: BOARD OF EDUCATION, CITY OF CHICAGO
ADDRESS: N. LAWDALE AVE. & W. LELAND

REVISED: JUNE 12, 200
DATE: APRIL 9, 200