

PD 881

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City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Acting Commissioner

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March 18, 2004

Mr. Richard Danaher
Chicago Board of Education
125 South Clark Street suite 700
Chicago, Illinois 60603

Re: Request for a minor changes to Institutional Planned
Development No.881 (Tarkington Elementary School)

Dear Mr. Danaher:

Please be advised that your request for a minor change to Institutional Planned Development No. 881, on behalf of the Chicago Board of Education (CBE), 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. 11 of the Planned Development.

Specifically, you requested a reduction in the required area of green roof from 17,475 square feet to 11,327 square feet (planted area exclusive of walkways or other areas) and to clarify that this structure will be LEED certified. The square footage for the entire roof is 61,875 square feet. Accordingly, 18% of the entire roof will be green planted area. The Department feels that this change is acceptable.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, Institutional Planned Development No. 881, I hereby approve the foregoing minor changes as stated, but no other changes to Institutional Planned Development No.881. The revised Green Roof Plan dated November 26, 2003 are hereby made a part of this approval.

Very Truly Yours,

Denise M. Casalino
Denise M. Casalino, P.E. *ejx*
Acting Commissioner

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



9/4/2003

REPORTS OF COMMITTEES

7421

A5247

*Reclassification Of Area Shown On Map Number 16-G.
(Application Number 14075)*

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 R3 General Residence District symbols as shown on Map Number 16-G in the area bounded by:

West 66th Street; South Sangamon Street; a line 25 feet south of and parallel to West 66th Street; and the public alley next west of and parallel to South Sangamon Street,

to those of a B 1-1 Local Retail District.

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map Number 16-I.
(As Amended)
(Application Number A-5247) IPD 881*

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 Number 16-I in the area bounded by:

West 71st Street; a line 284 feet, 6 inches west of and parallel to South Homan Avenue if it were to extend north of West 71st Street; a line 280 feet, 8 inches north of and parallel to West 71st Street; a line 240 feet, 5 inches east of a line 284 feet, 6 inches west of and parallel to South Homan Avenue if it were to extend north of West 71st Street; South Redfield Drive; and a line 52 feet east of South Spaulding Avenue if it were to extend north of West 71st 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 from and after its passage and due publication.

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

Institutional Planned Development Number 881.

Plan Of Development Statements,

1. The area delineated herein as Institutional Planned Development consists of approximately three hundred ninety-five thousand three hundred ~~fifty~~-eight (395,358) square feet (nine and eight hundredths (9.08) acres) net site area which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is currently owned by the Chicago Park District. The Board of Education of the City of Chicago (the "Applicant") and the Chicago Park District are negotiating how title to the land will be held. The options include transfer of title to the Applicant, joint title by the Applicant and the Chicago Park District, or a long-term lease between the Applicant and the Chicago Park District.
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 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 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 and Property Line Map; a Site/Landscape Plan; and Building Elevations prepared by OWP&P dated August 14, 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 tire lanes. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and accordance with the Municipal Code of the City of Chicago.
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 Systems ("L.E.E.D."). Copies of these standards may be obtained from the Department of Planning and Development. If additional funding for the project can be identified and secured, a seventeen thousand four hundred seventy-five (17,475) square foot green roof will be installed. In addition, the implementation of photovoltaic panels is being investigated and energy saving devices will be implemented to reduce the overall energy consumption of the building.

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 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 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 R1 Single-Family 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 Zone Map; Existing Land-Use Map; Boundary and Property Line Map; Site and Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 7427 through 7431 of this Journal.]

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

*Institutional Planned Development. 881**Tarkington Elementary School.**Bulk Regulations And Data Table.*

<i>Gross Site Area</i>	<i>Public Right-Of-Way</i>	<i>Net Site Area</i>
427,912 square feet (9.82 acres)	32,554 square feet (.75 acres)	395,358 square feet (9.08 acres)
<i>Maximum Permitted Floor Area Ratio for Net Site Area:</i>	0.50	
<i>Maximum Number of Off-Street Parking Spaces:</i>	105 (including 5 handicapped)	
<i>Minimum Number of Off-Street Loading Spaces:</i>	1	
<i>Maximum Building Height:</i>	50 feet, 0 inches (including mechanical)	
<i>Minimum Setbacks:</i>	Per Site Plan	

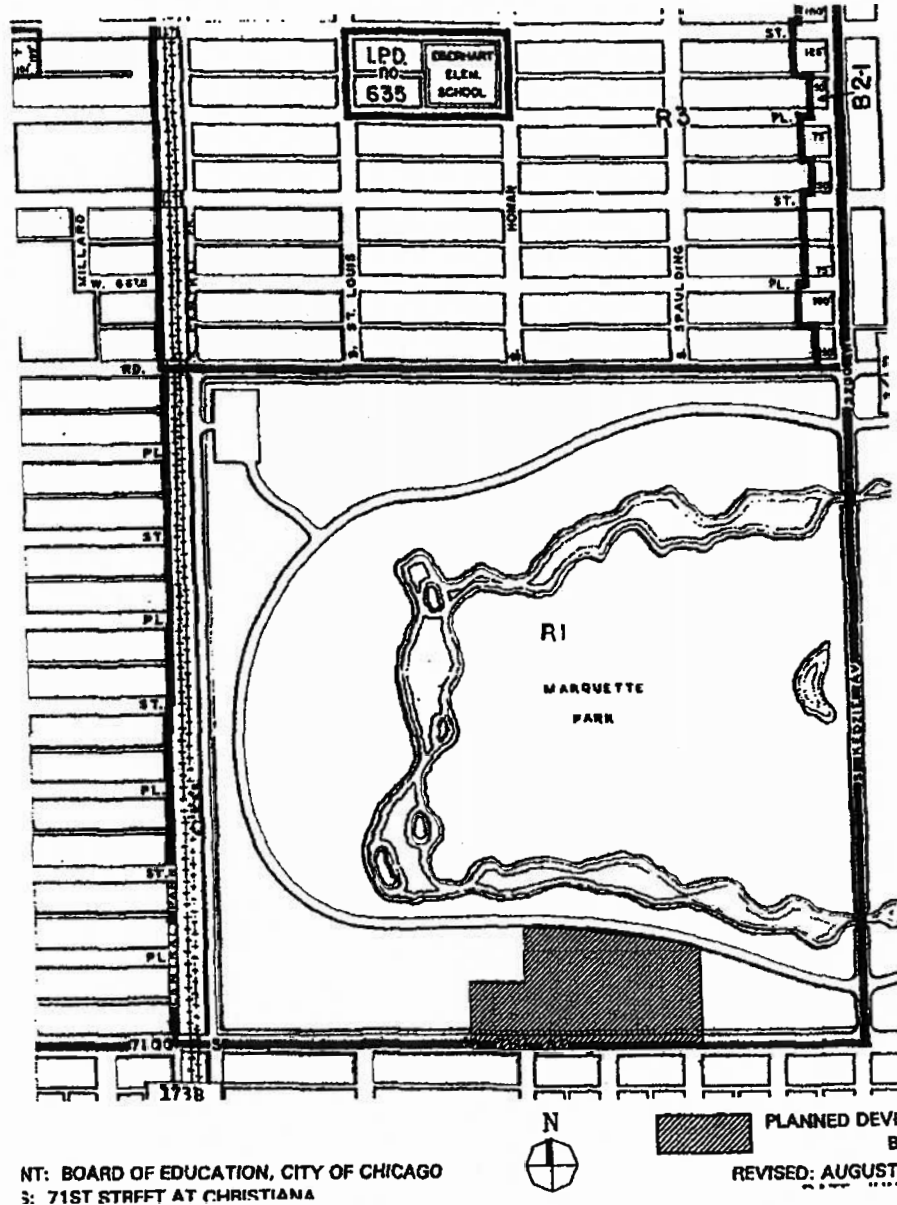
*Reclassification Of Area Shown On Map Number 17-G.
(Application Number A-5 177)*

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

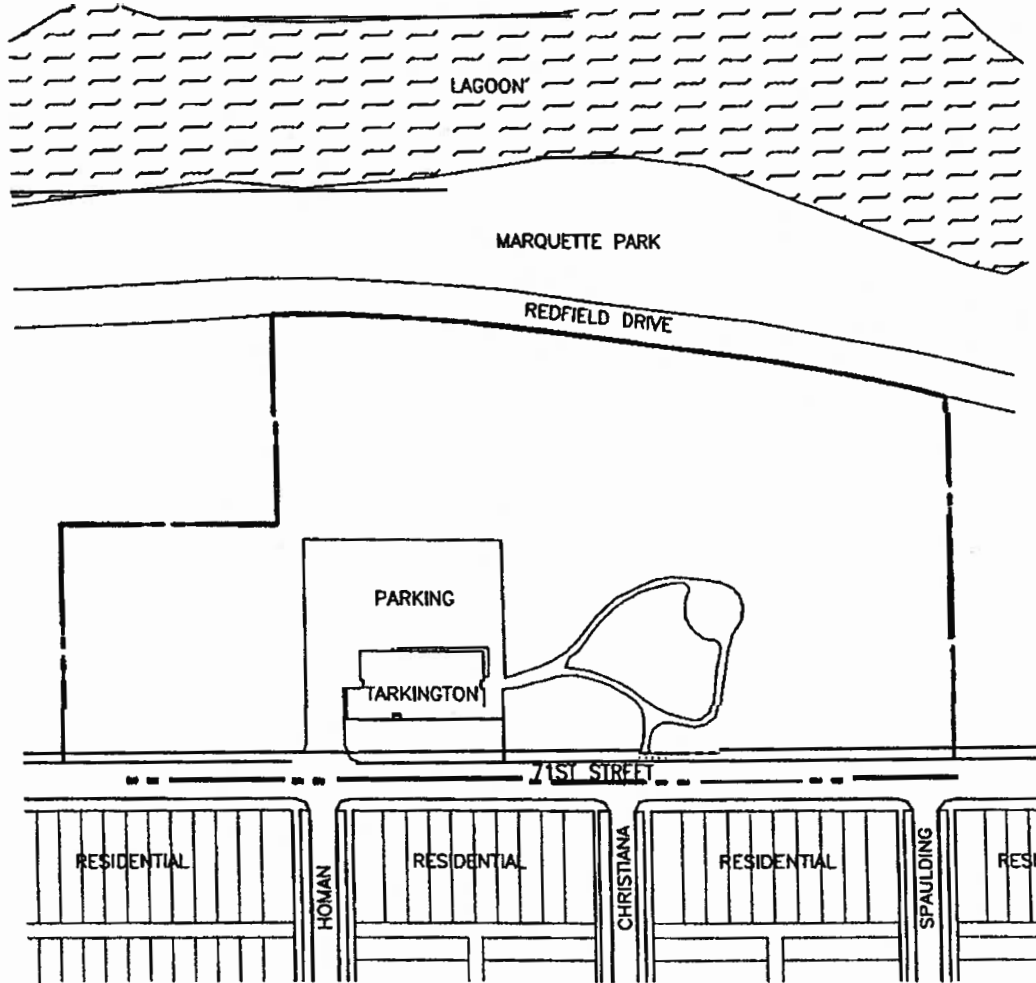
SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the R4 General Residence District symbols and indications as shown on Map Number 17-G in the area bounded by:

(Continued on page 7432)

Existing Zoning Map.



Existing Land-Use Map.



- - - - - PLANNED DEVELOPMENT BOUNDARY
 - - - - - NET SITE AREA

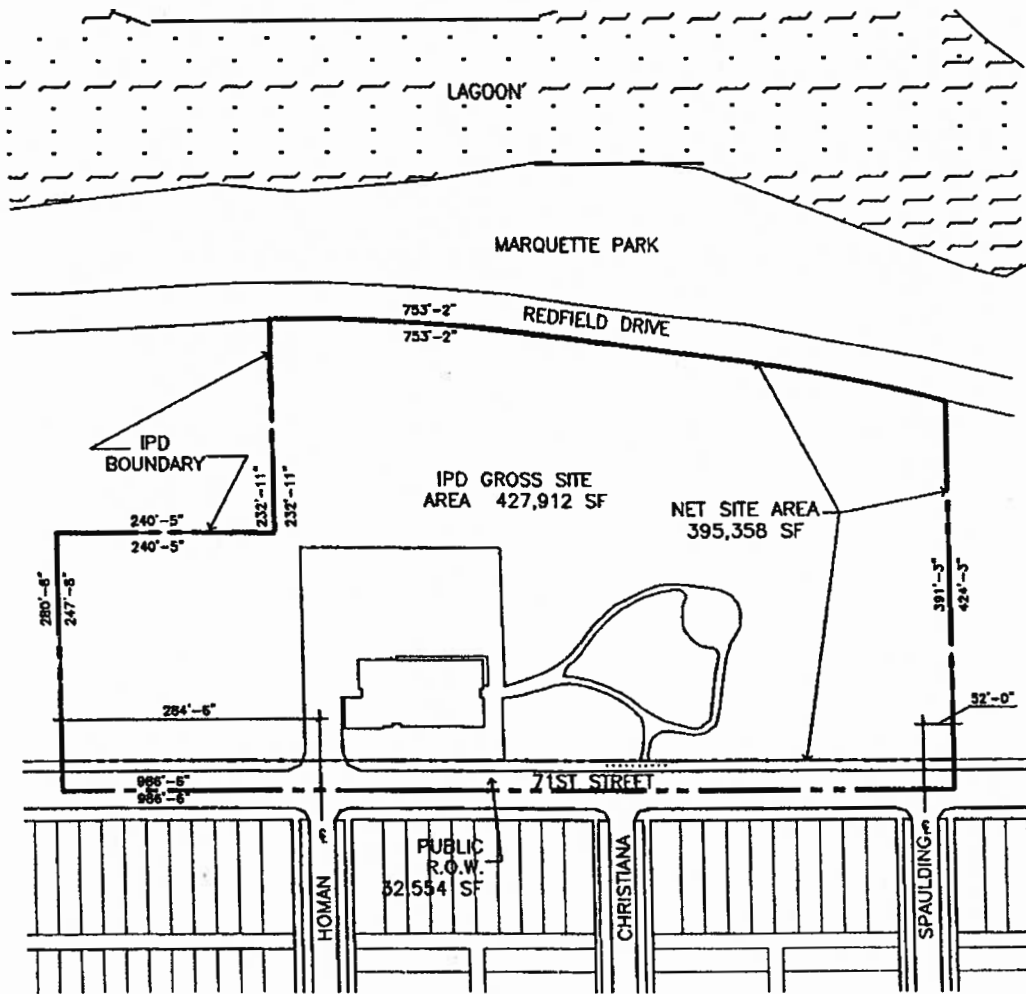
APPLICANT: BOARD OF EDUCATION, CITY OF CHICAGO
 ADDRESS: 71ST STREET AT CHRISTIANA



SCALE: 1" = 150'-0"

REVISED: AUGUST 14, 2003
 DATE: JUNE 4, 2003

Boundary And Property Line Map.



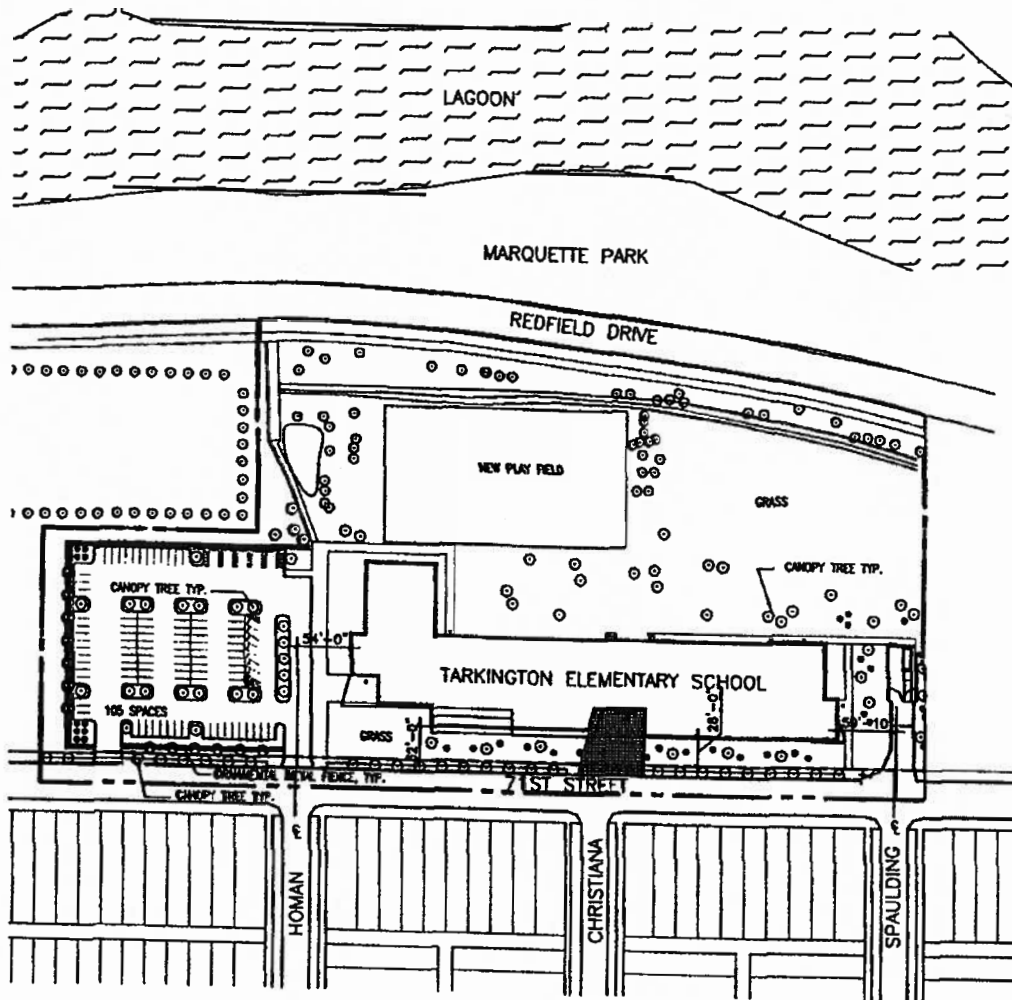
 PLANNED DEVELOPMENT BOUNDARY
 NET SITE AREA

APPLICANT: BOARD OF EDUCATION, CITY OF CHICAGO
 ADDRESS: 71ST STREET AT CHRISTIANA

 N
 SCALE: 1" = 150'-0"

REVISED: AUGUST 14, 2003
 DATE: JUNE 4, 2003

Site And Landscape Plan.



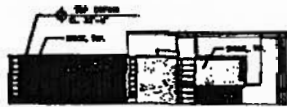
- - - - - PLANNED DEVELOPMENT BOUNDARY
 - - - - - NET SITE AREA

APPLICANT: BOARD OF EDUCATION, CITY OF CHICAGO
 ADDRESS: 7107 STREET AT CHICAGO

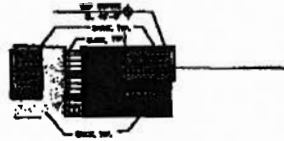
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 SCALE: 1" = 150'-0"

REVISED: AUGUST 14, 2003

Building Elevations.



WEST ELEVATION



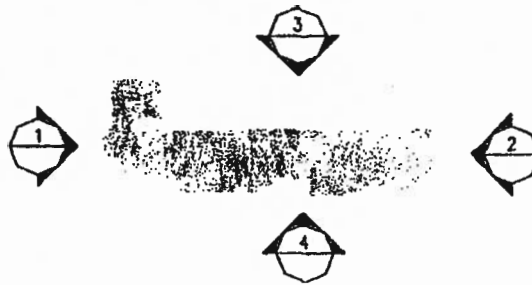
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



SCALE: 1" = 90'-0

APPLICANT: BOARD OF EDUCATION, CITY OF CHICAGO
ADDRESS: 71ST STREET AT CHRISTIANA

REVISED: AUGUST 14, 200
DATE: MINE 4 200