

PD 887

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11/19/2003

REPORTS OF COMMITTEES

A5312
14741

~~feet southwest of East 83rd Street and perpendicular to the Illinois Central Railroad right-of-way; a line 128.5 feet southeast of the easterly right-of-way line of the Illinois Central Railroad; a line 1,435.26 feet southwest of East 83rd Street and perpendicular to the Illinois Central Railroad; and a line 48.5 feet southeast of the easterly right-of-way line of the Illinois Central Railroad,~~

~~to those of a B1-2 Local Retail District and a corresponding use district is hereby established in the area above described.~~

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

Reclassification Of Area Shown On Map Number 24-B.

(As Amended)

(Application Number A-53 12) *IPD 887*

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 R2 General Residence District symbols and indications as shown on Map Number 24-B in the area bounded by:

East 98th Street; South Exchange Avenue; East 99th Street; and South Escanaba Avenue,

to those of an R3 General Residence District symbols and indications in the area described 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 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 887.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development consists of approximately one hundred seventy-five thousand nine hundred eighty-six (175,986) square feet (four and four hundredths (4.04) acres) net site area which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). Although the Board of Education of the City of Chicago (the "Applicant") operates and controls the school building and grounds, legal title to the Property is held by the Public Building Commission (9810 South Exchange Avenue) and the City of Chicago in Trust for the Use of Schools (remaining property in the planned development).
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, 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 I-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; and a Site/Landscape Plan and Building Elevations prepared by Wallin/Gomez Architects dated October 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, administrative/office, accessory parking, and recreational 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. 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 in 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 System ("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, an approximate twenty-seven thousand three hundred forty-one (27,341) 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 11.1 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 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 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 R2 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; Existing Land-Use Map; Planned Development Boundary and 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 14747 through 14751 of this Journal.]

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

Institutional Planned Development.

Marsh Elementary School.

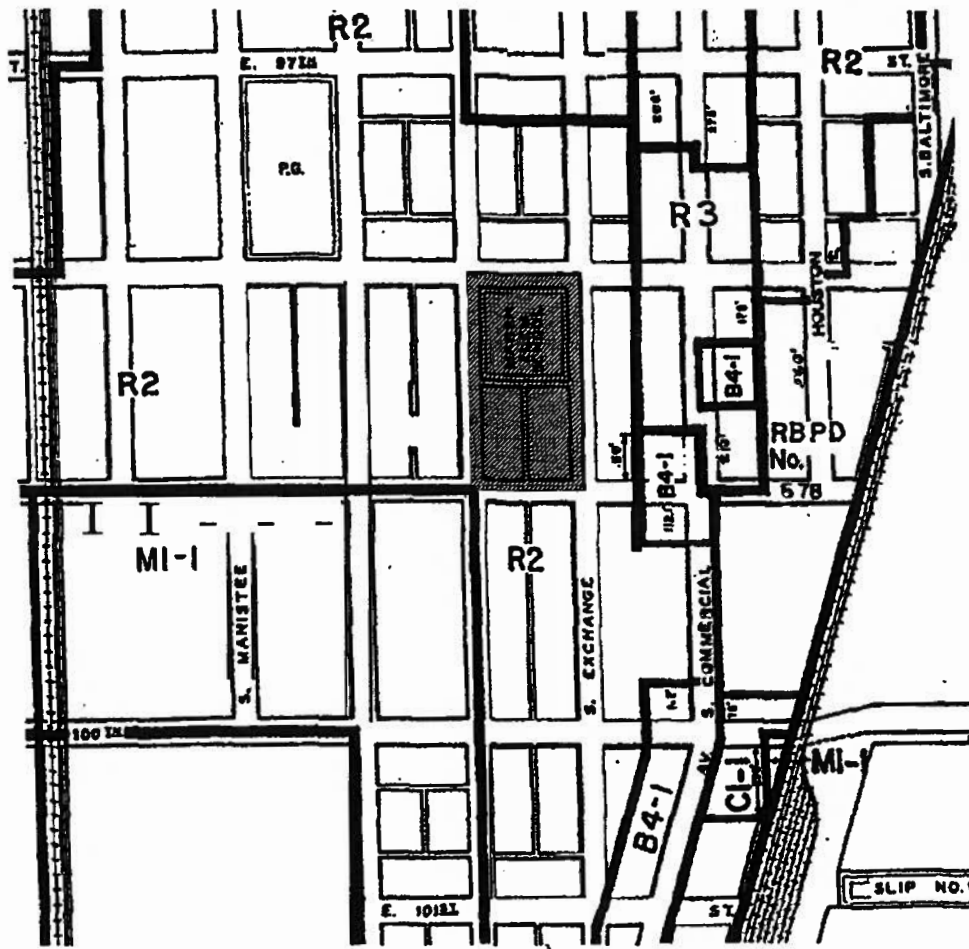
Bulk Regulations And Data Table.

Gross Site Area	Public Right-Of-Way	Net Site Area
252,189 square feet (5.79 acres)	76,203 square feet (1.75 acres)	175,986 square feet (4.04 acres)
Maximum Permitted Floor Area Ratio for Net Site Area:	0.90	
Minimum Number of Off- Street Parking Spaces:	6 1 (including 3 handicapped)	
Minimum Number of Off- Street Loading Spaces:	1	
Maximum Building Height:	68 feet (including mechanical)	
Minimum Setbacks:	Per Site Plan	

Existing Zoning Map.

INSTITUTIONAL PLANNED DEVELOPMENT.
MARSH ELEMENTARY SCHOOL
EXISTING ZONING MAP

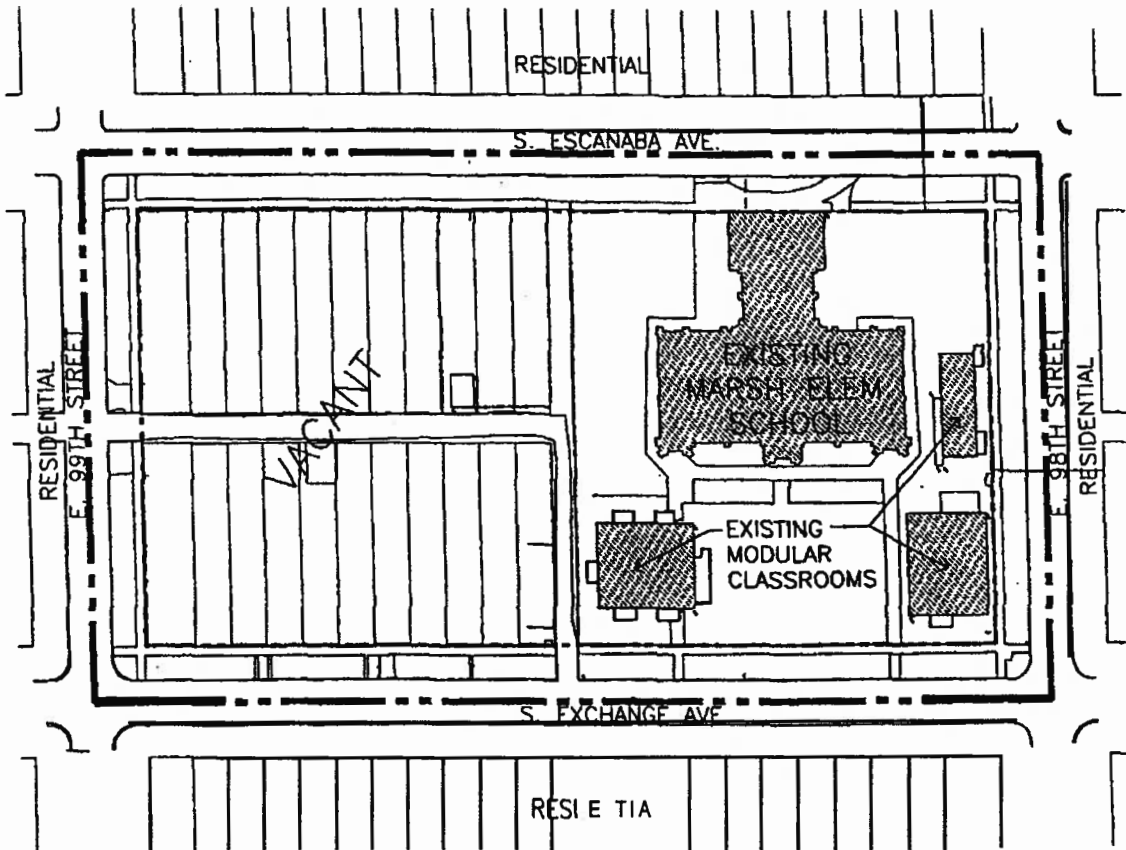
MAP 24-B


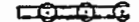


PLANNED DEVELOPMENT
BOUNDARY


Existing Land-Use Map For Area
Surrounding The Site.

INSTITUTIONAL PLANNED DEVELOPMENT
MARSH ELEMENTARY SCHOOL
EXISTING LAND USE MAP FOR AREA SURROUNDING THE SITE



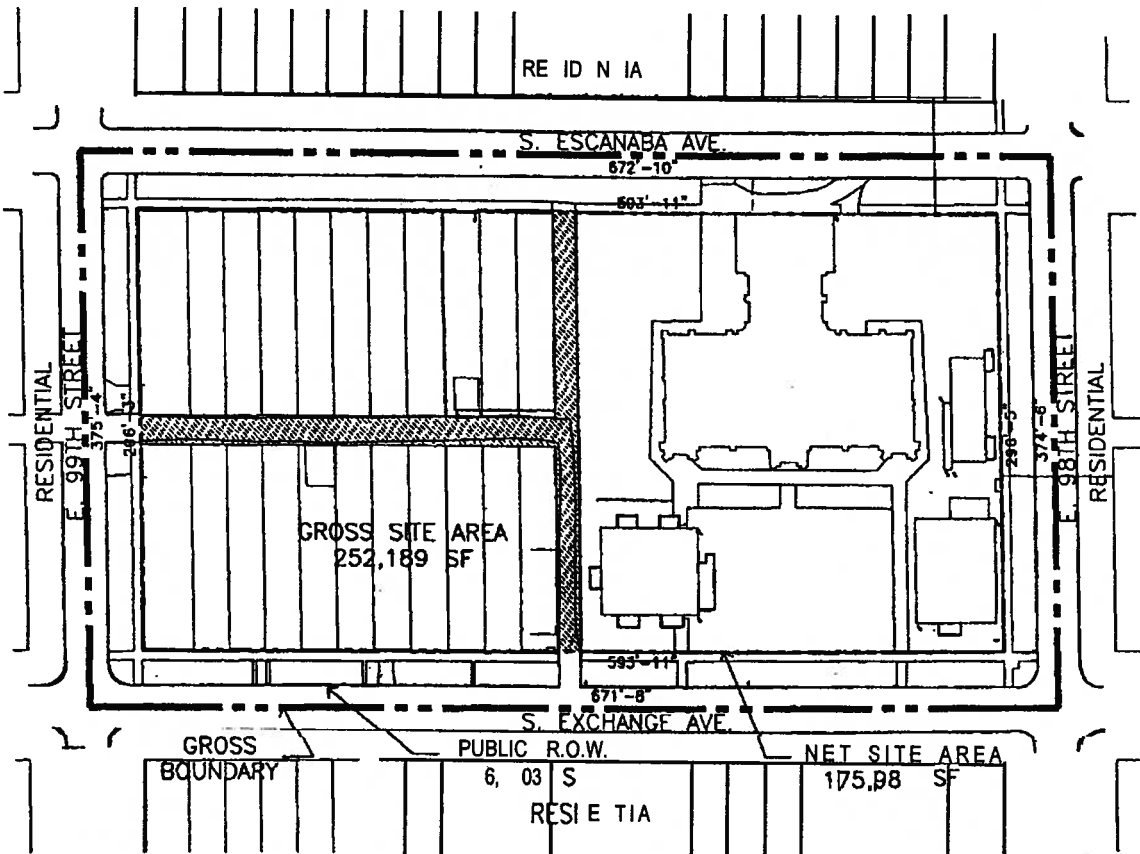
 PLANNED DEVELOPMENT BOUNDARY
 NET SITE AREA

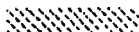


APPLICANT: BOARD OF EDUCATION, CITY OF CHICAGO
 ADDRESS: 9822 S. EXCHANGE AVENUE

 N SCALE: 1" = 100'-0"

DATE REVISED: OCTOBER 16, 2003
 DATE: SEPTEMBER 4, 2003

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



-  ALLEY TO BE VACATED
-  PLANNED DEVELOPMENT BOUNDARY
-  NET SITE AREA

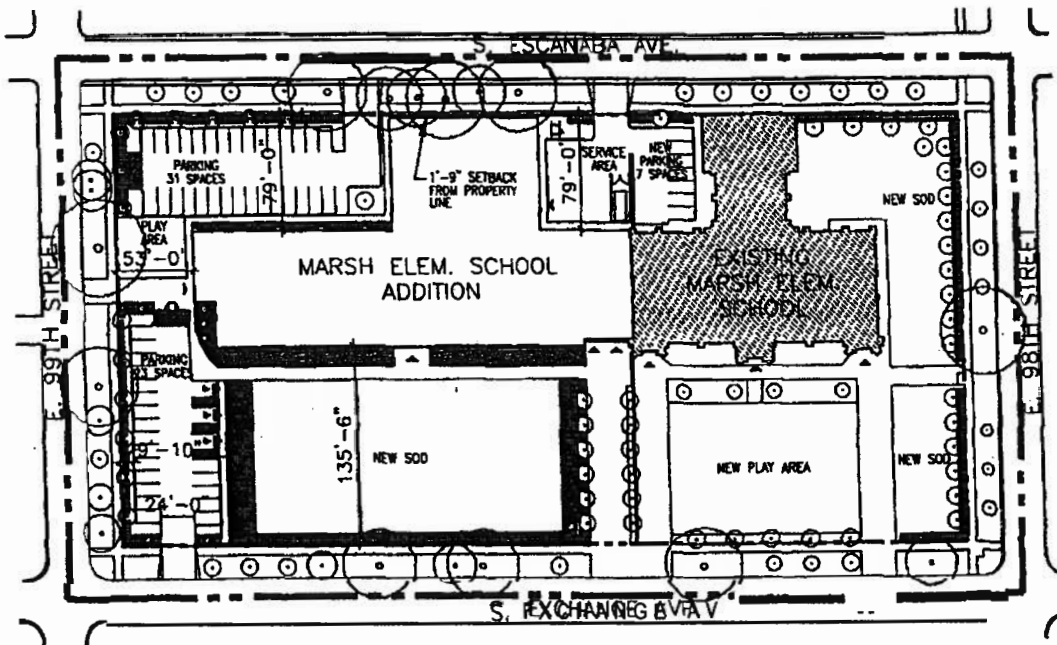
APPLICANT: BOARD OF EDUCATION, CITY OF CHICAGO
 ADDRESS: 9822 S. EXCHANGE AVENUE

 N SCALE: 1" = 100'-(

DATE REVISED: OCTOBER 16, 2003
 DATE: SEPTEMBER 4, 2003

Site And Landscape Plan.

INSTITUTIONAL PLANNED DEVELOPMENT
MARSH ELEMENTARY SCHOOL
SITE AND LANDSCAPE PLAN



PLANNED DEVELOPMENT BOUNDARY
 NET SITE AREA

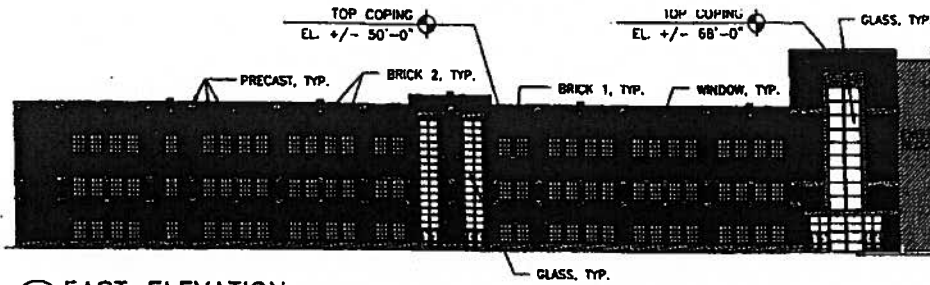
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 SCALE: 1" = 100

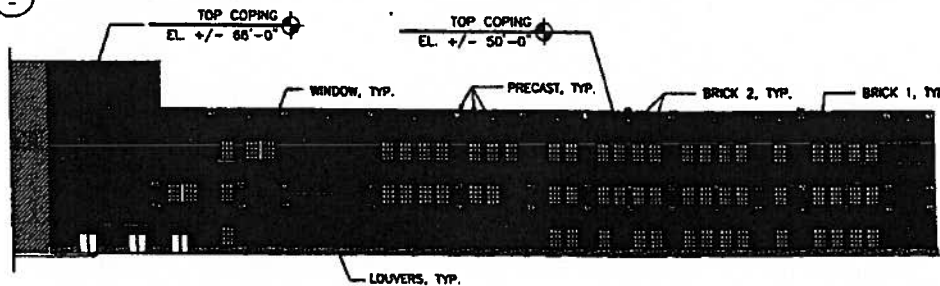
DATE REVISED: OCTOBER 16, 2003
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Building Elevations.

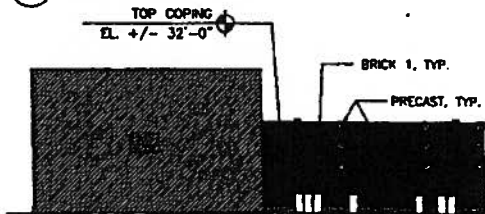
**INSTITUTIONAL PLANNED DEVELOPMENT
MARSH ELEMENTARY SCHOOL
BUILDING ELEVATIONS**



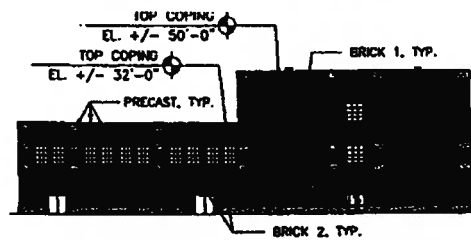
1 EAST ELEVATION



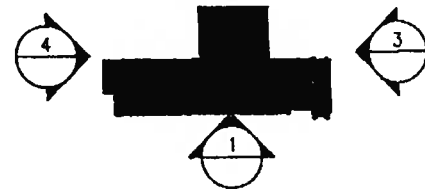
2 WEST ELEVATION



3 NORTH ELEVATION



4 SOUTH ELEVATION



APPLICANT: BOARD OF EDUCATION, CITY OF CHICAGO
ADDRESS: 9822 S. EXCHANGE AVENUE

SCALE: 1" = 50'-0"
DATE REVISED: OCTOBER 16, 2003
DATE: SEPTEMBER 4, 2003