

# PD 920

**Table of Contents**

**07/21/2004 PD Adoption** ..... **2**  
    Ordinance ..... 2  
    Statements ..... 3  
    Bulk Table ..... 7  
    Exhibits ..... 8

*Reclassification Of Area Shown On Map Number 1.5-G.  
(As Amended)  
(Application Number A-5406)*

*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 15-G in the area bounded by:

the public alley next north of and parallel to West Victoria Street; the public alley next southwest of and parallel to North Ridge Avenue; West Victoria Street; the north/south public alley next west of the intersection of West Victoria Street and North Ridge Avenue; the public alley next southwest of and parallel to North Ridge Avenue; West Edgewater Avenue; North Glenwood Avenue; West Hollywood Avenue; a line 58 feet west of and parallel to North Wayne Avenue; the public alley next south of and parallel to West Hollywood Avenue; the public alley next east of and parallel to North Glenwood Avenue; the public alley next north of and parallel to West Bryn Mawr Avenue; North Glenwood Avenue; West Bryn Mawr Avenue; the public alley next east of and parallel to North Clark Street; West Victoria Street; and a line 2 12 feet east of North Clark Street as measured along the north line of West Victoria Street and perpendicular to West Victoria Street,

to those of an R3 General Residence District.

SECTION 2. This ordinance shall be effective after its passage and publication.

*Reclassification Of Area Shown On Map Number 16-H.  
(As Amended)  
(Application Number A-5532)*

IPD 920

*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 symbols and indications as shown on Map Number 16-H in the area bounded by:

West Marquette Road (West 67<sup>th</sup> Street); South Paulina Street; West 68<sup>th</sup> Street; and South Hermitage Avenue,

to an R2 General Residence District symbols.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R2 General Residence District symbols in the area described in Section 1 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 attached to this ordinance read as follows:

*Institutional Planned Development Number* 920

*Plan of Development Statements.*

1. The area delineated herein as Institutional Planned Development consists of approximately two hundred nineteen thousand seven hundred two (219,702) square feet (five and four-hundredths (5.04) 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 use of the Chicago Board of Education and controlled by the Chicago Board of Education ("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 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 and if different than the Applicant, the legal titleholders 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 titleholder or any ground lessors. Furthermore, pursuant to the requirements of Section 1 1 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; and a Site/Landscape Plan; and Building Elevations prepared by O.W.P. & P. dated March 31, 2004. 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, 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.). The Project will be L.E.E.D. certified including a green roof equivalent to ten percent (10%) of the total square footage of the entire roof in accordance with the City of Chicago "Green Initiatives".

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 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.

[Site/Landscape Plan and Building Elevations referred to  
in these Plan of Development Statements unavailable  
at time of printing.]

[Existing Zoning Map; Existing Land-Use Map; and Institutional Planned  
Development Boundary and Property Line Map referred to in these  
Plan of Development Statements printed on pages 28986  
through 28988 of this Journal.]

7/21/2004

REPORTS OF COMMITTEES

A-5532  
28985

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

*Institutional Planned Development.*

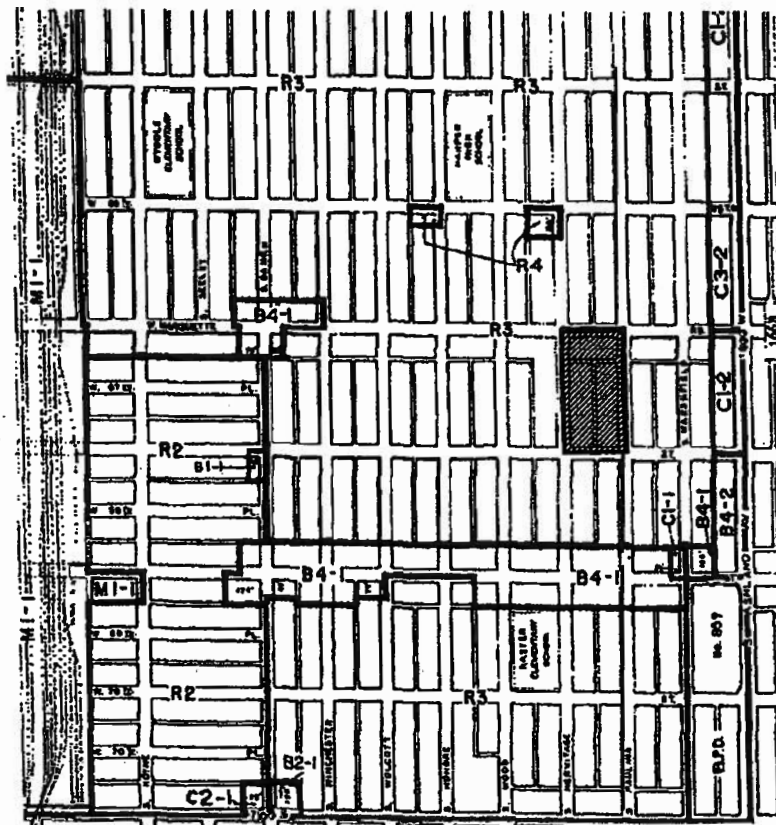
*Miles Davis Elementary School*

*Bulk Regulations And Data Table.*

|   |  |
|---|--|
| Gross Site Area:                                      | 219,702 square feet (5.04 acres)         |
| Public Right-of-Way:                                  | 61,287 square feet (1.41 acres)          |
| Net Site Area:  | 158,415 square feet (3.64 acres)         |
| Maximum Permitted Floor Area Ratio for Net Site Area: | .63                                      |
| Minimum Number of Off-Street Parking Spaces:          | 3 1 (including 2 for handicapped)        |
| Minimum Number of Off-Street Loading Spaces:          | 1  |
| Maximum Building Height:                              | 50 feet, 0 inches (including mechanical) |
| Minimum Setbacks:                                     | Per Site Plan                            |

Existing Zoning Map.

**INSTITUTIONAL PLANNED DEVELOPMENT**  
**MILES DAVIS ELEMENTARY SCHOOL**  
**EXISTING ZONING MAP**



APPLICANT: BOARD OF EDUCATION, CITY OF CHICAGO  
ADDRESS: 67TH STREET AND PAULINA STREET



 PLANNED DEVELOPMENT  
BOUNDARY

DATE: 5/13/04

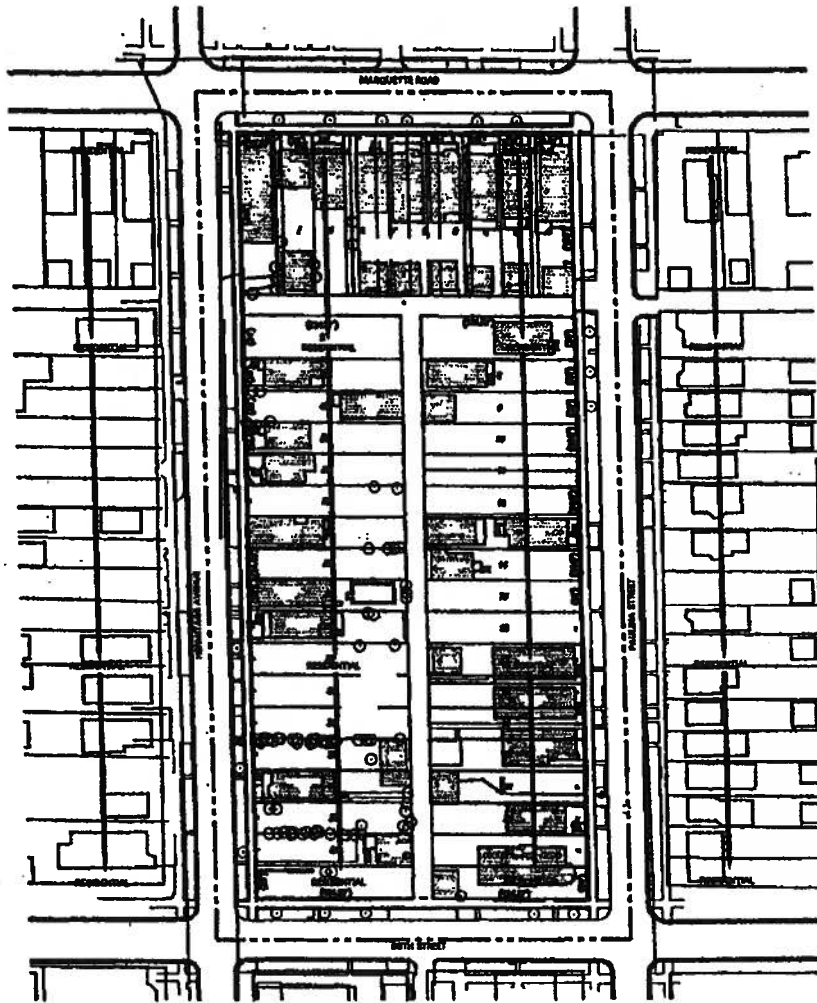
CITY OF CHICAGO  
MAYOR RICHARD M. DALEY

CHICAGO PUBLIC SCHOOLS  
CAPITAL PROGRAM  
NEW CONSTRUCTION

PREPARED BY: OWP/P ARCHITECTS

Existing Land-Use Map.

INSTITUTIONAL PLANNED DEVELOPMENT  
MILES DAVIS ELEMENTARY SCHOOL  
EXISTING LAND USE MAP



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

N  
SCALE: 1" = 100'-0"

APPLICANT: BOARD OF EDUCATION, CITY OF CHICAGO  
ADDRESS: 67TH STREET AND PAULINA STREET

DATE: 5/13/04

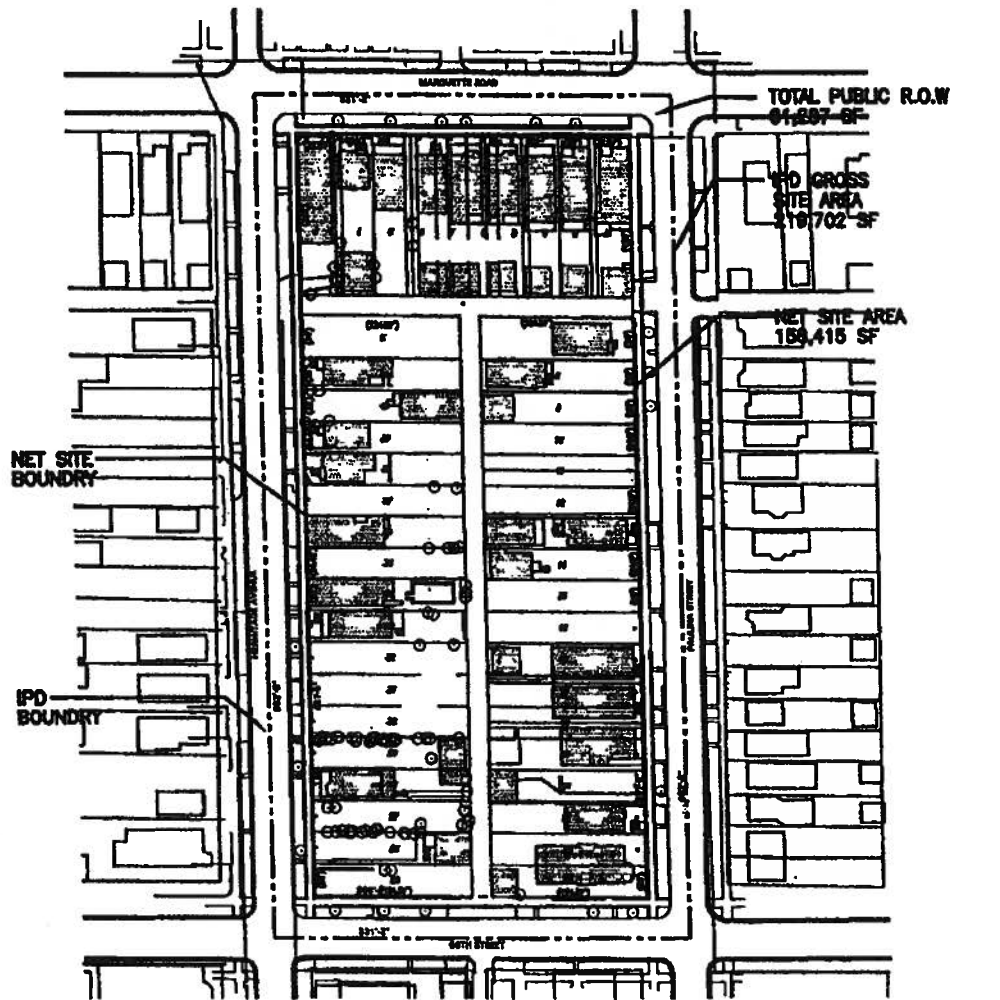
CITY OF CHICAGO  
MAYOR RICHARD M. DALEY

CHICAGO PUBLIC SCHOOLS  
CAPITAL PROGRAM  
NEW CONSTRUCTION

PREPARED BY: OWP/P ARCHITECTS

Institutional Planned Development Boundary  
And Property Line Map.

**INSTITUTIONAL PLANNED DEVELOPMENT**  
**MILES DAVIS ELEMENTARY SCHOOL**  
**INSTITUTIONAL PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE MAP**



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

N  
 SCALE: 1" = 100'-0"

APPLICANT: BOARD OF EDUCATION, CITY OF CHICAGO  
 ADDRESS: 87TH STREET AND PAULINA STREET

DATE: 6/13/04

CITY OF CHICAGO  
 MAYOR RICHARD M. DALEY

CHICAGO PUBLIC SCHOOLS  
 CAPITAL PROGRAM  
 NEW CONSTRUCTION

PREPARED BY: OWPP ARCHITECTS