



# City of Chicago



SO2018-9254

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	12/12/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 28-E at 8601-8609 W Foster Ave and 5062, 5100-5158 N Delphia Ave - App No. 19877
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

## ORDINANCE

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:**

**SECTION 1:** That the Chicago Zoning Ordinance be amended by changing all of the RS-2, Residential Single-Unit (Detached House) District, and RS-3, Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 28-E in the area bounded by:

North Delphia Avenue; West Foster Avenue; a line 240.73 feet west of and parallel to North Delphia Avenue; and a line 620.01 feet south of and parallel to West Foster Avenue

to those of RS-3, Residential Single-Unit (Detached House) District.

**SECTION 2:** That the Chicago Zoning Ordinance be amended by changing all of the RS-3, Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 28-E in the area bounded by:

North Delphia Avenue; West Foster Avenue; a line 240.73 feet west of and parallel to North Delphia Avenue; and a line 620.01 feet south of and parallel to West Foster Avenue

to those of Institutional Planned Development [ ], which is hereby established in the area above described, subject to such use and bulk regulation 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.

ADDRESS: 8601 – 8609 West Foster Avenue and 5062, 5100 – 5158 North Delphia Avenue

## INSTITUTIONAL PLANNED DEVELOPMENT NO. \_\_\_\_\_ PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Institutional Planned Development Number \_\_\_\_\_, (Planned Development) consists of approximately 149,357 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is owned or controlled by the Applicant, Public Building Commission.
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 title holders 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 title holder 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.
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, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the 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 the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings

Applicant: Public Building Commission  
Address: 8601-8609 West Foster Avenue; 5062, 5100-5158 North Delphia Avenue  
Date Introduced: December 12, 2018  
Plan Commission: March 21, 2019

- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's 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 Department of Transportation's 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 the Department of Transportation.

4. This Plan of Development consists of 16 Statements: a Bulk Regulations Table; an Aerial Map; Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; and, Building Elevations (North, South, East and West) prepared by Studio ARQ, LLC dated March 21, 2019. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development: schools, park and recreational uses, accessory and non-accessory parking, and all other related and accessory uses.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 149,357 square feet.

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9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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 title holders and any ground lessors.
13. 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.
14. 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. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. The Public Building Commission of Chicago has acknowledged the City of Chicago's ongoing and evolving initiatives to enhance, support, and encourage the participation of certified Minority and Women's Business Enterprises along with the employment of local city residents. To achieve this goal the PBC will implement their standard MBE/WBE and residency requirements on the construction contract for the job. The PBC has committed to achieve goals of 26% MBE participation, 6% WBE participation, and local hiring of 50%. The applicant has implemented the following strategies to ensure they are able to meet their

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# Final for Publication

goals: information and correspondence announcing the project will be distributed via the PBC's email system which contains nearly 8,000 registered recipients, copies of the solicitation documents will be sent to the eight suggested contractor associations indicated on the city of Chicago website as well as the local alderman's office in order to inform the subcontracting community of the opportunity, lastly the PBC and their selected contractor will work closely with the local Alderman to host community hiring events to encourage community hiring and city residency participation.

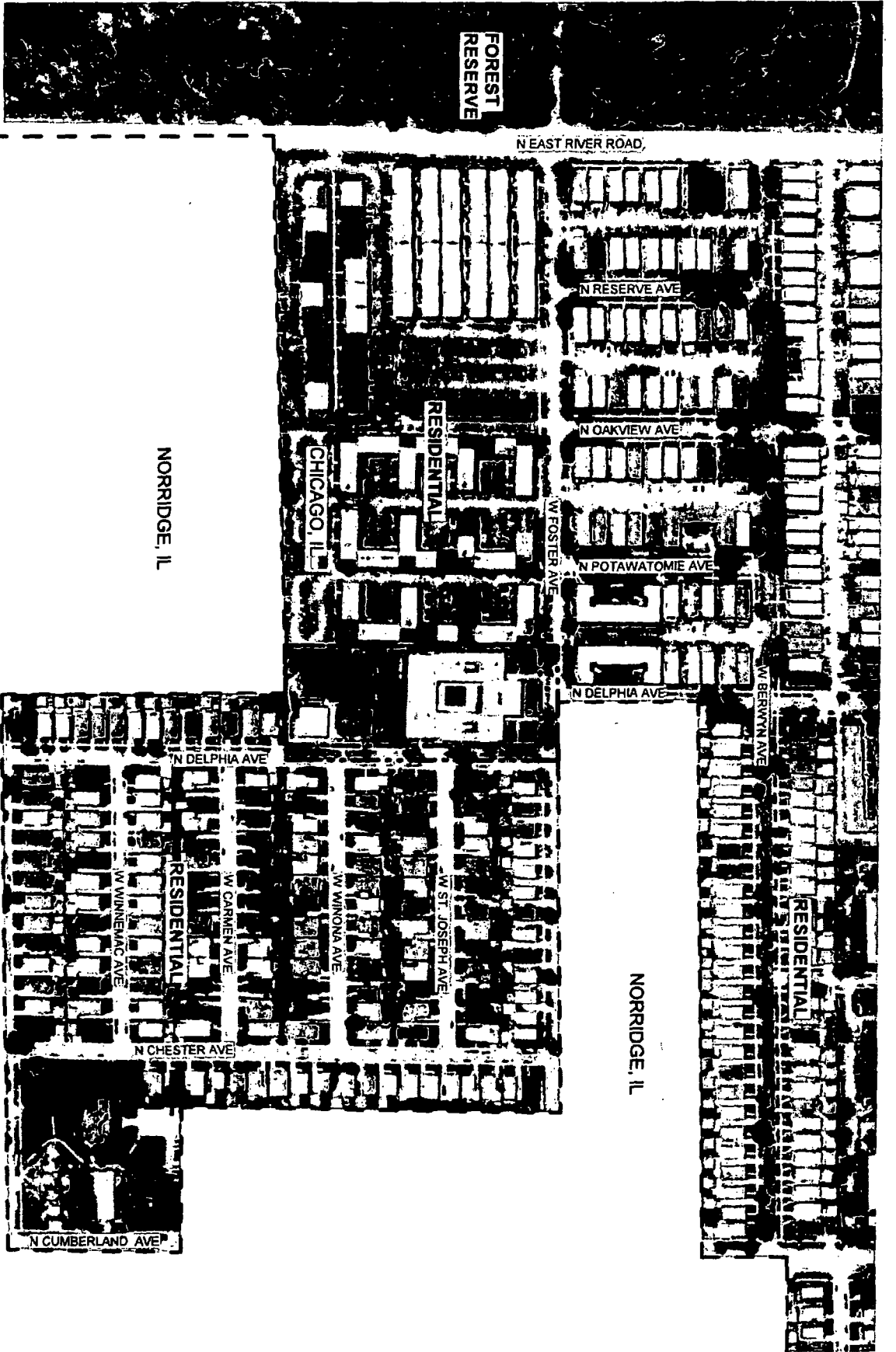
16. Any and all of the Applicant's development rights as contained in this Planned Development shall fully vest, and shall be enforceable upon the Applicant's commencement of any portion of the proposed improvements that are contemplated herein. Should this Planned Development ordinance lapse pursuant to the terms of Section 17-13-0612, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to RS-3, Residential Single-Unit (Detached House) District.



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Address: 8601-8609 West Foster Avenue; 5062, 5100-5158 North Delphia Avenue  
Date Introduced: December 12, 2018  
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INSTITUTIONAL PLANNED DEVELOPMENT NUMBER \_\_\_\_\_  
BULK REGULATION AND DATA TABLE

Gross Site Area:	178,465 square feet
Net Site Area:	149,357 square feet
Public Area Right-of-Way	29,108 square feet
Maximum Floor Area Ratio:	.90
Minimum Number of Off-Street Loading Spaces:	1
Minimum Number of Off-Street Parking Spaces:	31
Minimum Number of Bicycle Parking Spaces:	4
Maximum Building Height	48 feet
Minimum Required Setback	In accordance with the Site Plan

APPLICANT: The Public Building Commission of Chicago  
ADDRESS: 8601 – 8609 West Foster Avenue; 5062, 5100 – 5158 North Delphia Avenue  
DATE: December 12, 2018  
PLAN COMMISSION: March 21, 2019



 PD BOUNDARY  PROJECT SITE

EXISTING LAND USE MAP

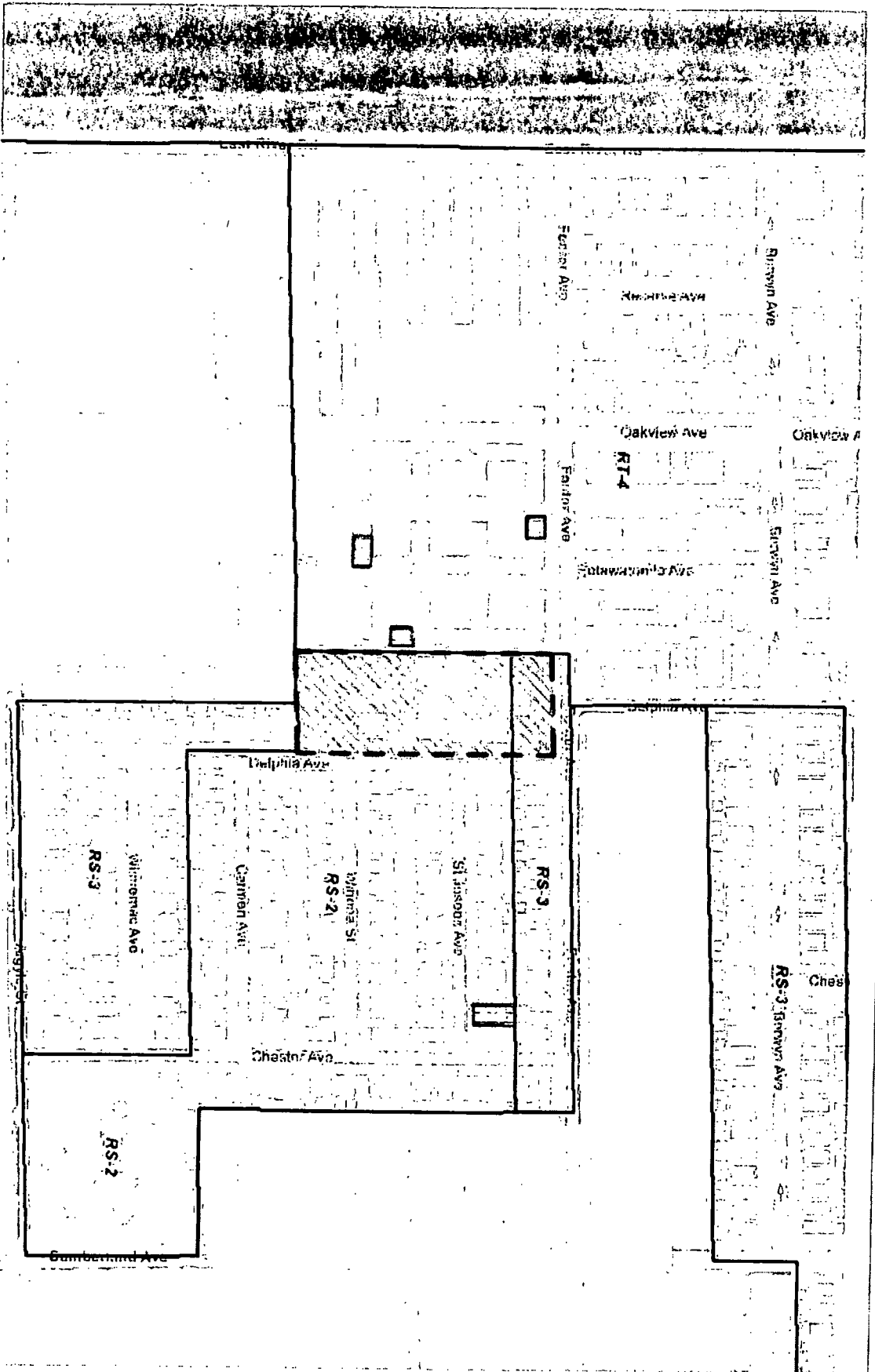
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APPLICANT: THE PUBLIC BUILDING COMMISSION OF CHICAGO  
ADDRESS: 8601 - 8609 W. FOSTER AVENUE;  
5082, 5100, 5168 N. DELPHIA AVENUE  
CHICAGO, IL 60658  
DATE INTRODUCED: DECEMBER 12 2018  
PLANNED COMMISSION DATE: MARCH 21 2019

INSTITUTIONAL PLANNED DEVELOPMENT  
(NEW) DIRKSEN ES ANNEX

STUDIO  
**ARQ**





PROJECT SITE

EXISTING ZONING MAP

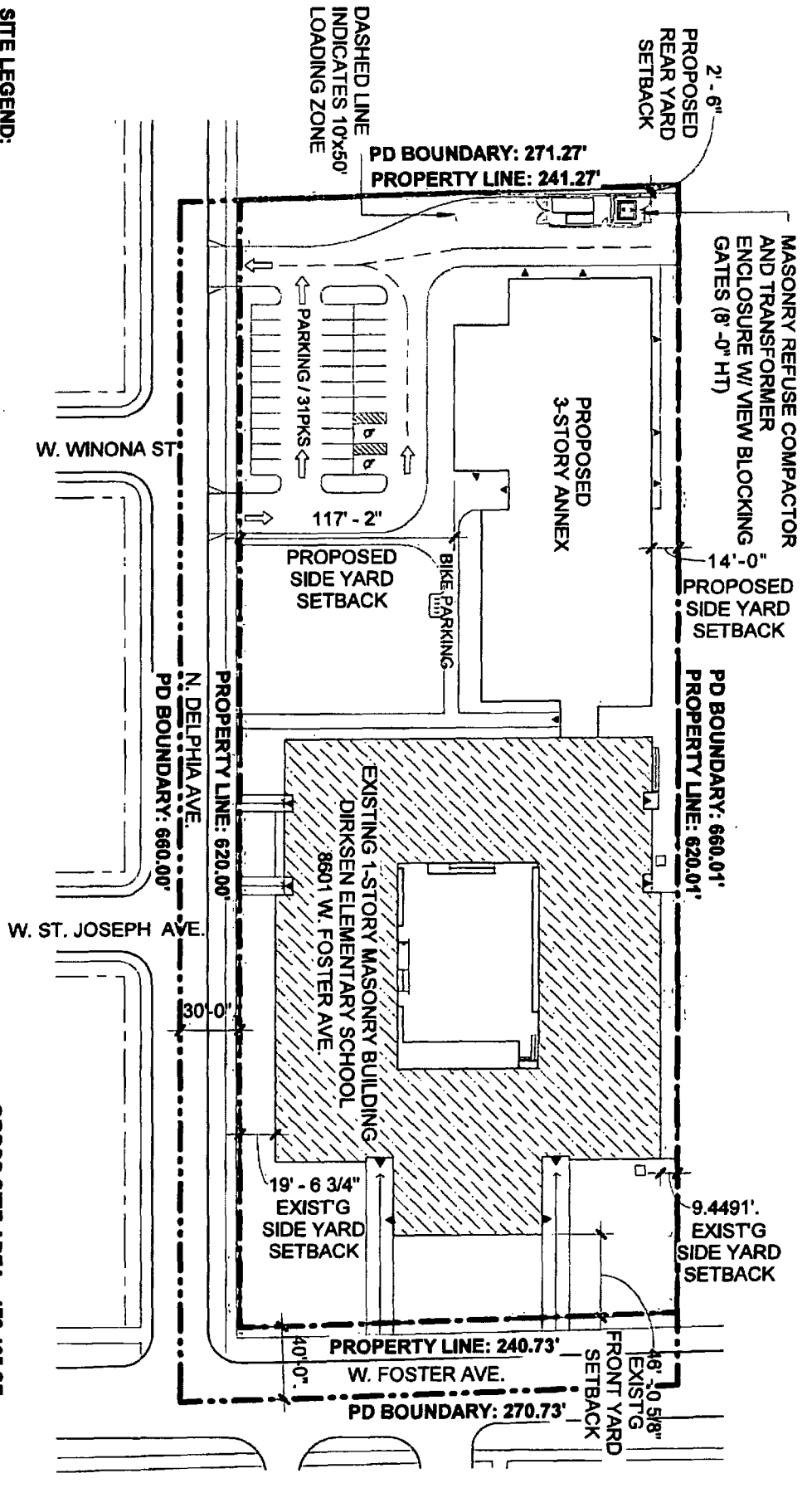
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APPLICANT: THE PUBLIC BUILDING COMMISSION OF CHICAGO  
 ADDRESS: 8901 - 8909 W. FOSTER AVENUE  
 5092, 5100-5158 N. DELPHIA AVENUE  
 CHICAGO, IL 60656  
 DATE INTRODUCED: DECEMBER 12 2018  
 PLANNED COMMISSION DATE: MARCH 21 2019

INSTITUTIONAL PLANNED DEVELOPMENT  
 (NEW) DIRKSEN ES ANNEX

STUDIO  
**ARQ**

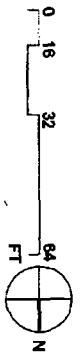


**SITE LEGEND:**

- EXISTING SCHOOL BUILDING
- NEW ANNEX BUILDING
- PROPERTY LINE
- PD BOUNDARY

**PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP**




GROSS SITE AREA : 178,465 SF  
 NET SITE AREA : 149,357 SF  
 PUBLIC RIGHT-OF-WAY AREA : 29,108 SF  
 MAX FLOOR AREA RATIO: 0.90

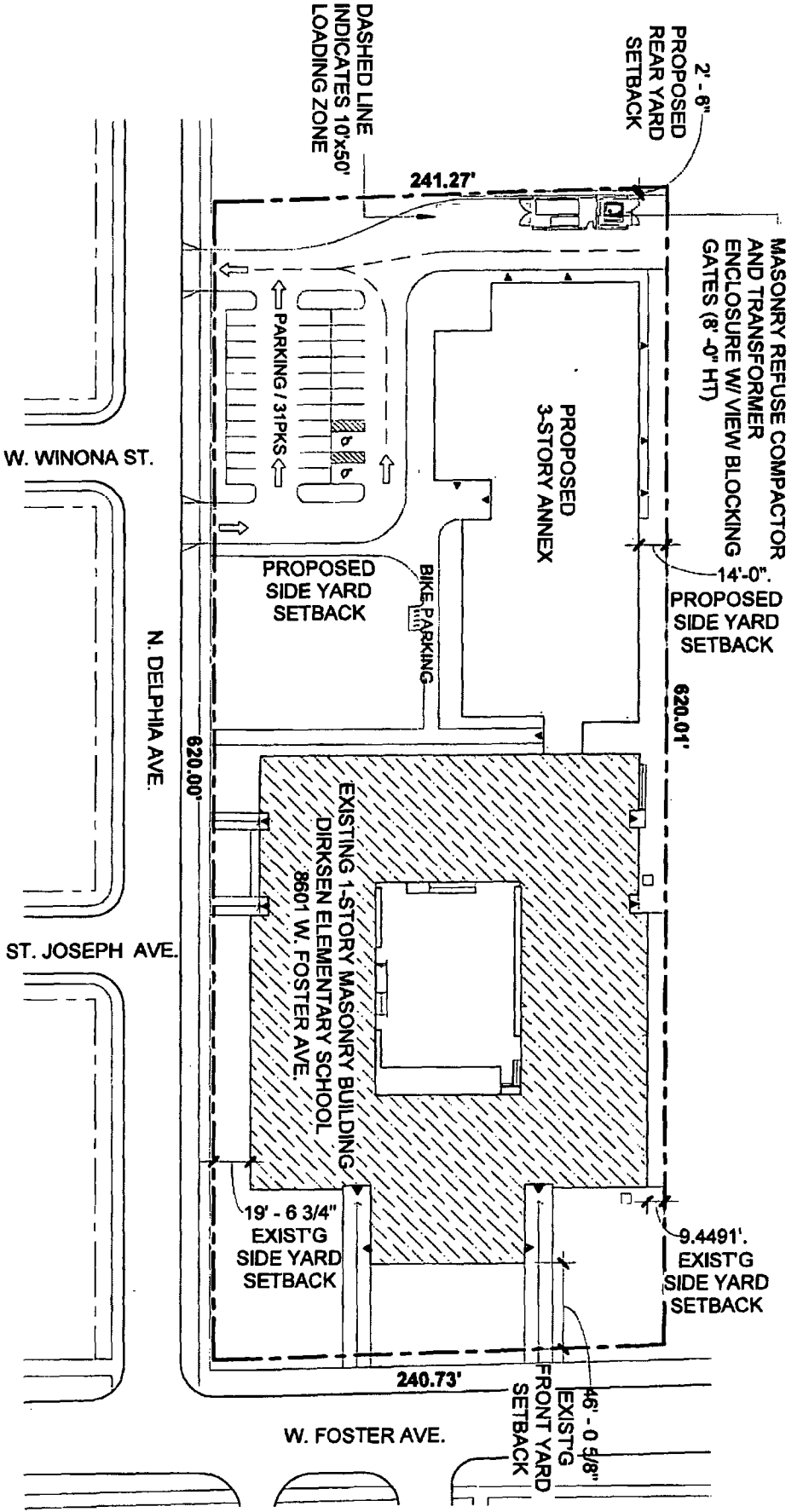


APPLICANT: THE PUBLIC BUILDING COMMISSION OF CHICAGO  
 ADDRESS: 8601 - 8609 W. FOSTER AVENUE  
 CHICAGO, IL 60656  
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**INSTITUTIONAL PLANNED DEVELOPMENT (NEW) DIRKSEN ES ANNEX**



- SITE LEGEND:**
- EXISTING SCHOOL BUILDING 
  - NEW ANNEX BUILDING 
  - PROPERTY LINE 



GROSS SITE AREA : 178,465 SF  
 NET SITE AREA : 149,357 SF  
 PUBLIC RIGHT-OF-WAY AREA : 29,108 SF  
 MAX. FLOOR AREA RATIO: 0.90

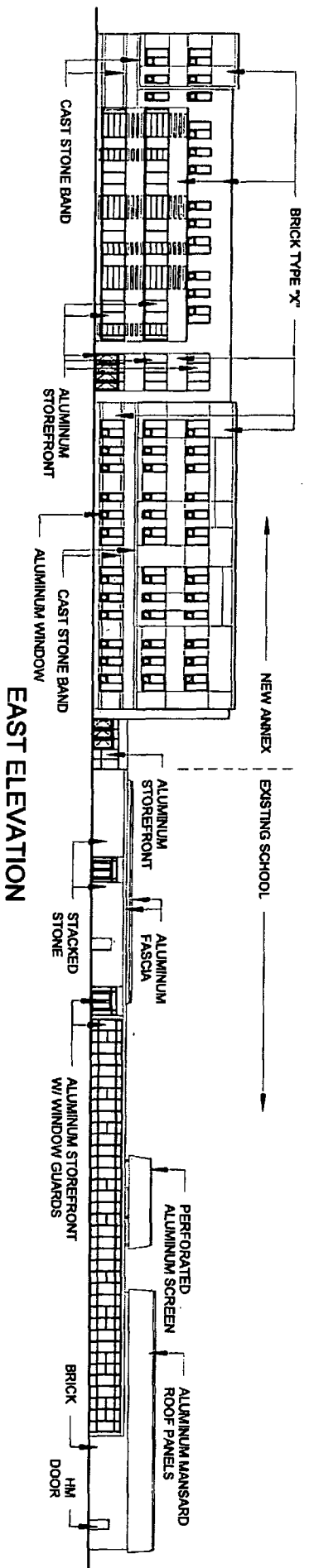
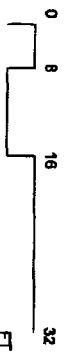
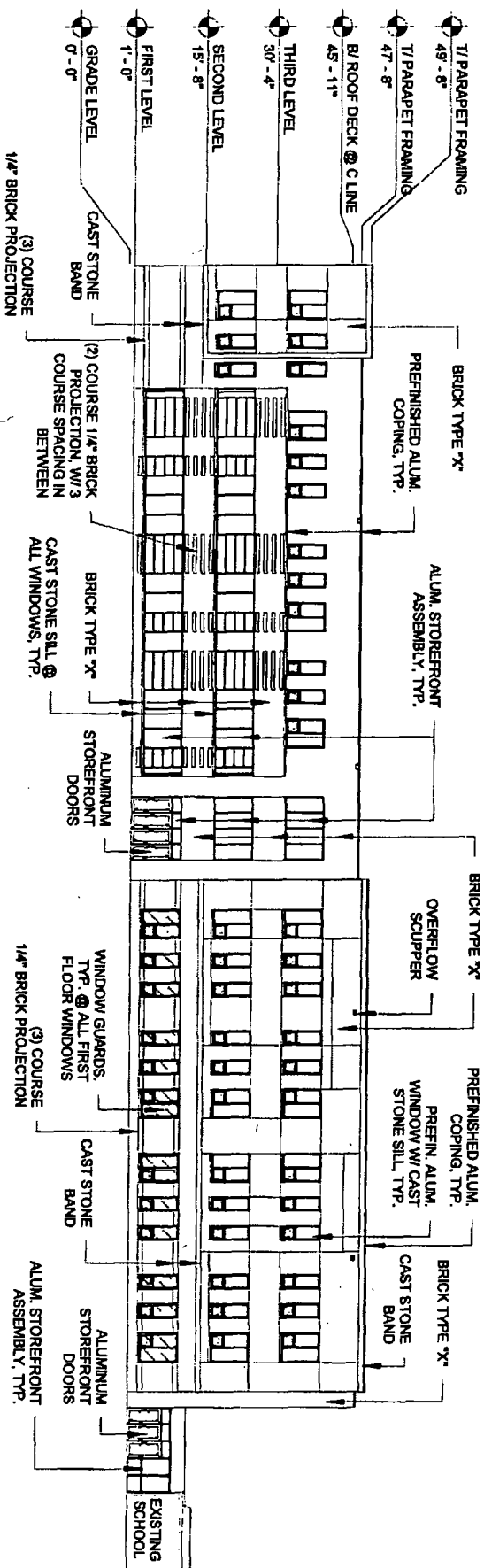
SITE PLAN



APPLICANT: THE PUBLIC BUILDING COMMISSION OF CHICAGO  
 ADDRESS: 8601 - 8609 W. FOSTER AVENUE  
 5082, 5100-5138 N. DELPHIA AVENUE  
 CHICAGO, IL 60658  
 DATE INTRODUCED: DECEMBER 12 2018  
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INSTITUTIONAL PLANNED DEVELOPMENT  
 (NEW) DIRKSEN ES ANNEX



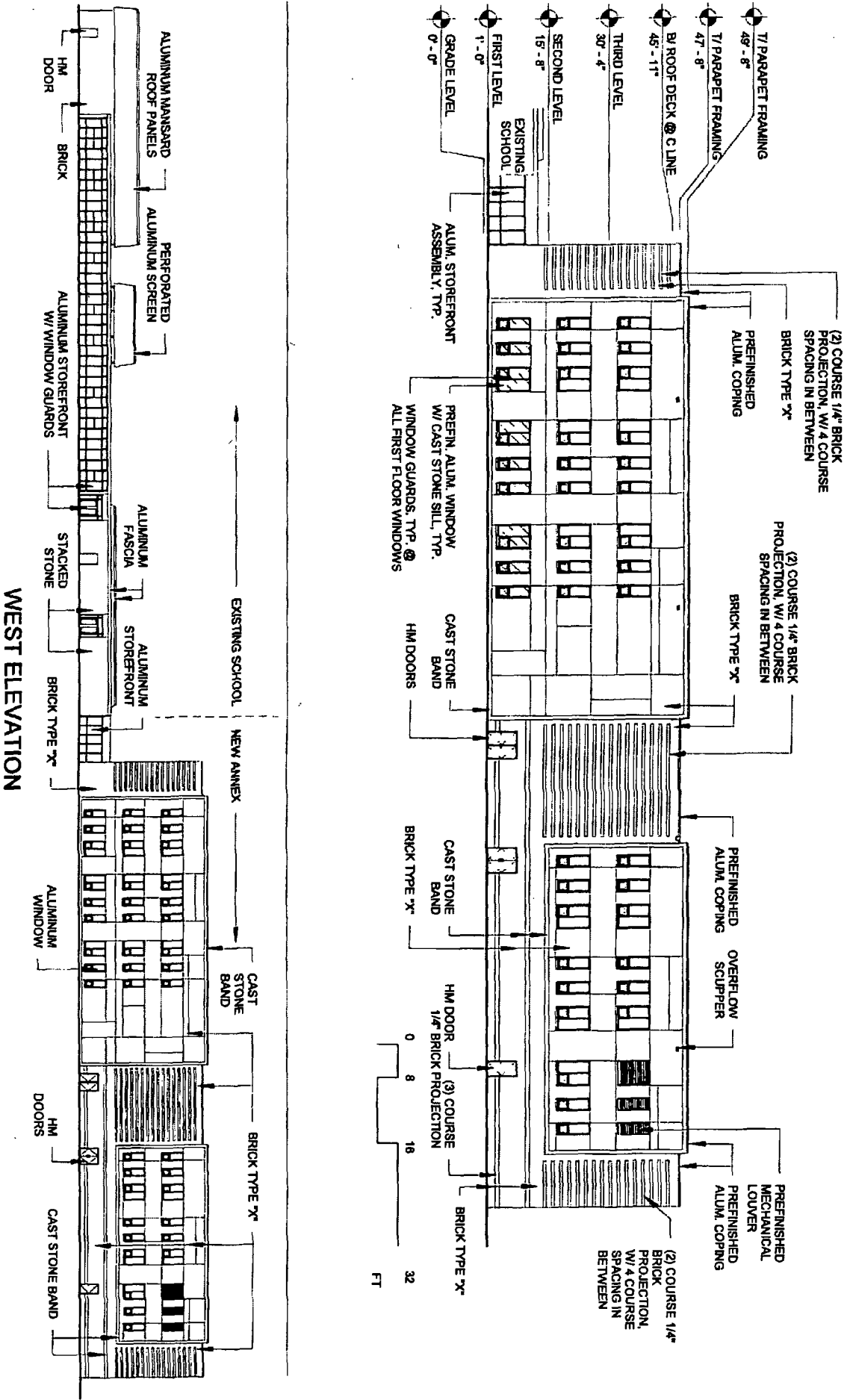


EAST ELEVATION

APPLICANT: THE PUBLIC BUILDING COMMISSION OF CHICAGO  
 ADDRESS: 8601 - 8603 W. FOSTER AVENUE  
 5092, 5100-5158 N. DELPHIA AVENUE  
 CHICAGO, IL 60656  
 DATE INTRODUCED: DECEMBER 12 2018  
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INSTITUTIONAL PLANNED DEVELOPMENT  
 (NEW) DIRKSEN ES ANNEX



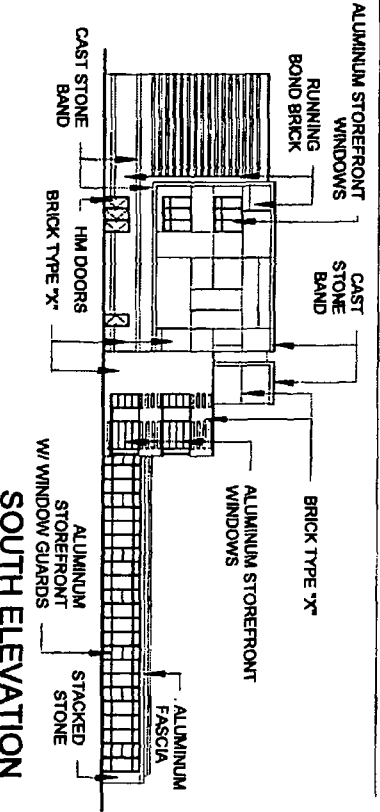
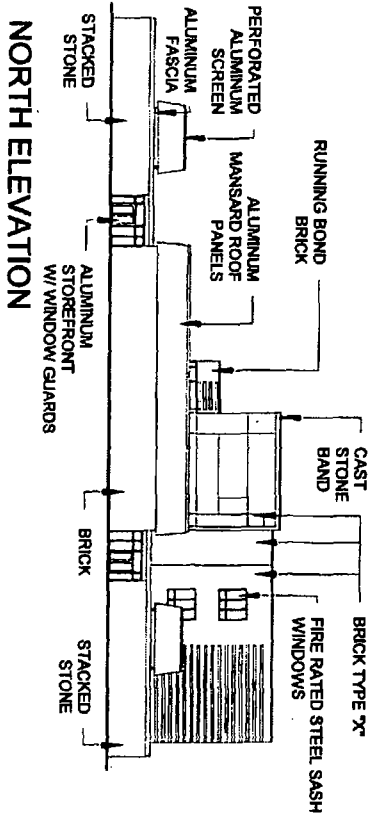
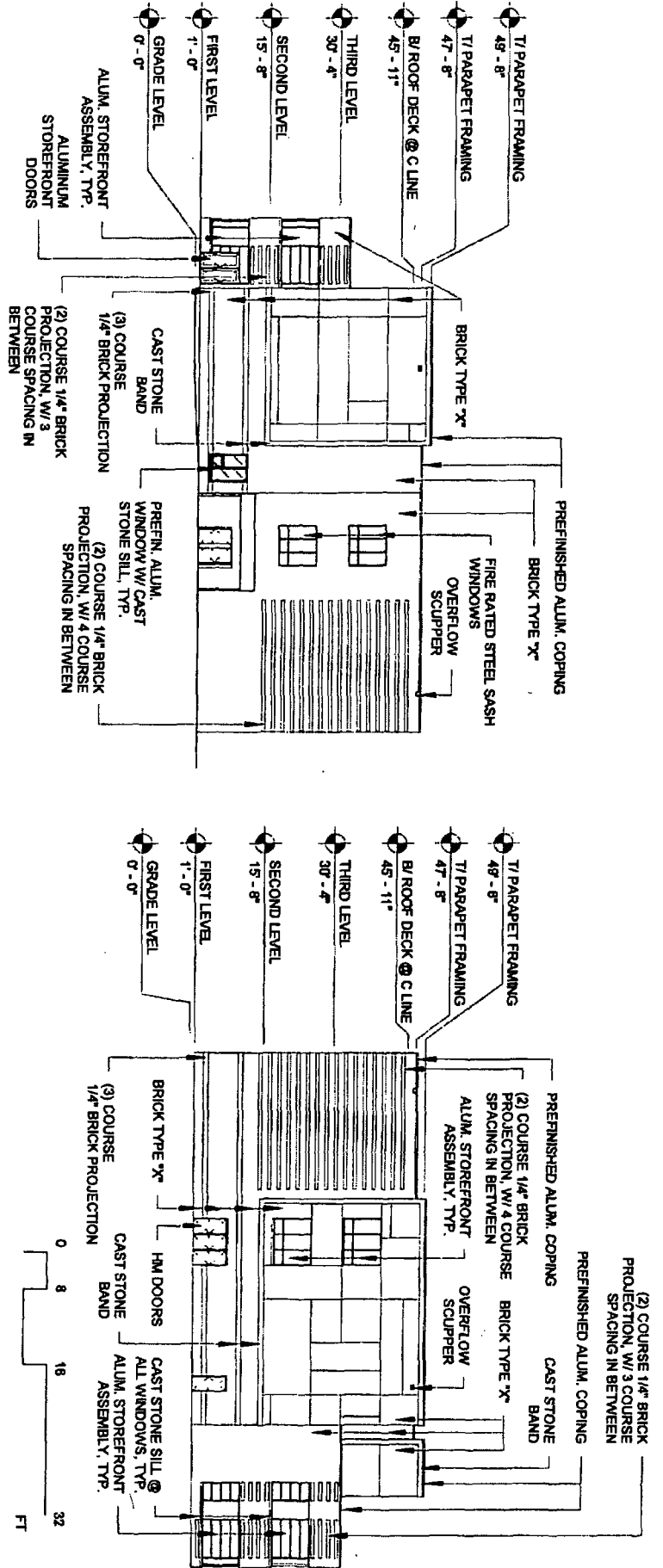


WEST ELEVATION

APPLICANT: THE PUBLIC BUILDING COMMISSION OF CHICAGO  
 ADDRESS: 8601 - 8609 W. FOSTER AVENUE  
 5982, 5100-5158 N. DELPHEA AVENUE  
 CHICAGO, IL 60668  
 DATE INTRODUCED: DECEMBER 12 2018  
 PLANNED COMMISSION DATE: MARCH 21 2019

INSTITUTIONAL PLANNED DEVELOPMENT  
 (NEW) DIRKSEN ES ANNEX





APPLICANT: THE PUBLIC BUILDING COMMISSION OF CHICAGO  
 ADDRESS: 9601 - 9609 N. FOSTER AVENUE  
 5062 S. 1000 S. 158 N. DELPHIA AVENUE  
 CHICAGO, IL 60658  
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INSTITUTIONAL PLANNED DEVELOPMENT  
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STUDIO  
 ARQ