



City of Chicago



SO2015-2682

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/15/2015
Sponsor(s):	O'Shea (19)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 28-J at W 111th St and S Pulaski Rd
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

A8120

FINAL FOR PUBLICATION 8/20

FINAL

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

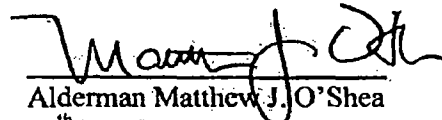
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Institutional Planned Development # 542 symbols and indications as shown on Map Number 28-J in the area bounded by:

South Pulaski Road on the west; South Hamlin Avenue on the East; West 111th Street on the north; and West 115th Street on the south,

to those of Institutional Planned Development #542, as amended, hereby established in the area above described, subject to the terms of the Planned Development of herewith attached and made a part hereof .

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

Common Address for the Property: Chicago School for Agricultural Sciences
West 111th Street and South Pulaski Road


Alderman Matthew J. O'Shea
19th Ward

**INSTITUTIONAL PLANNED DEVELOPMENT NO. 542, AS AMENDED
PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Institutional Planned Development Number 542, As Amended (“Planned Development”) consists of approximately 3,359,333 net square feet of property (77.12 acres) which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”). Alderman Matthew O’Shea is the Applicant (the “Applicant”) and the Chicago Board of Education controls the Property.
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 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 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.

4. This Plan of Development consists of 14 Statements: a Bulk Regulations Table; an Existing Zoning Map; a General Land-Use Map; a Planned Development Boundary, Subarea and Property Line Map; Site/Landscape Plan; Horse Riding Arena Floor Plan;

APPLICANT: Alderman Matthew O’Shea on behalf of Chicago Board of Education
ADDRESS: 3857 West 111th Street
FILING DATE: April 15, 2015
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and Horse Riding Arena Building Elevations (East, West, North and South) all dated February 16, 2017, submitted herein. In addition, the exhibits found at pages 45667-45669 of the City Council Journal of Proceedings (2/9/1994) are also incorporated by reference. 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 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 following uses shall be permitted within the Subareas identified in this Planned Development as follows:

Subarea A: Schools including farming and farm stands for seasonal sales of produce, educational, training, therapeutic and assembly uses, public transit, parking and other related uses permitted in the RS-1 Residential Single-Unit (Detached House) District. The Applicant shall make available to the community residents recreational, assembly, meeting and some educational areas within the expanded Chicago High School for Agricultural Sciences at times that do not conflict with regular school programming.

Subarea B: Agricultural, educational and related uses. Because the original purpose in the formation of the Chicago High School for Agricultural Sciences was to preserve the last operating farm within the corporate limits of the City of Chicago, and because of the mandatory provisions contained herein, no permanent structures may be constructed on Subarea B.

Subarea C: Tree nurseries, greenhouses, arboretum, educational horticultural programs, park and recreational facilities (including active ball fields) and related uses.

Subarea D: Landscaping, in accordance with the Landscape Plan attached hereto. No permanent structures shall be constructed.

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 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

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identified in the Bulk Regulations Table has been determined using a Net Site Area of 3,359,333 square feet.

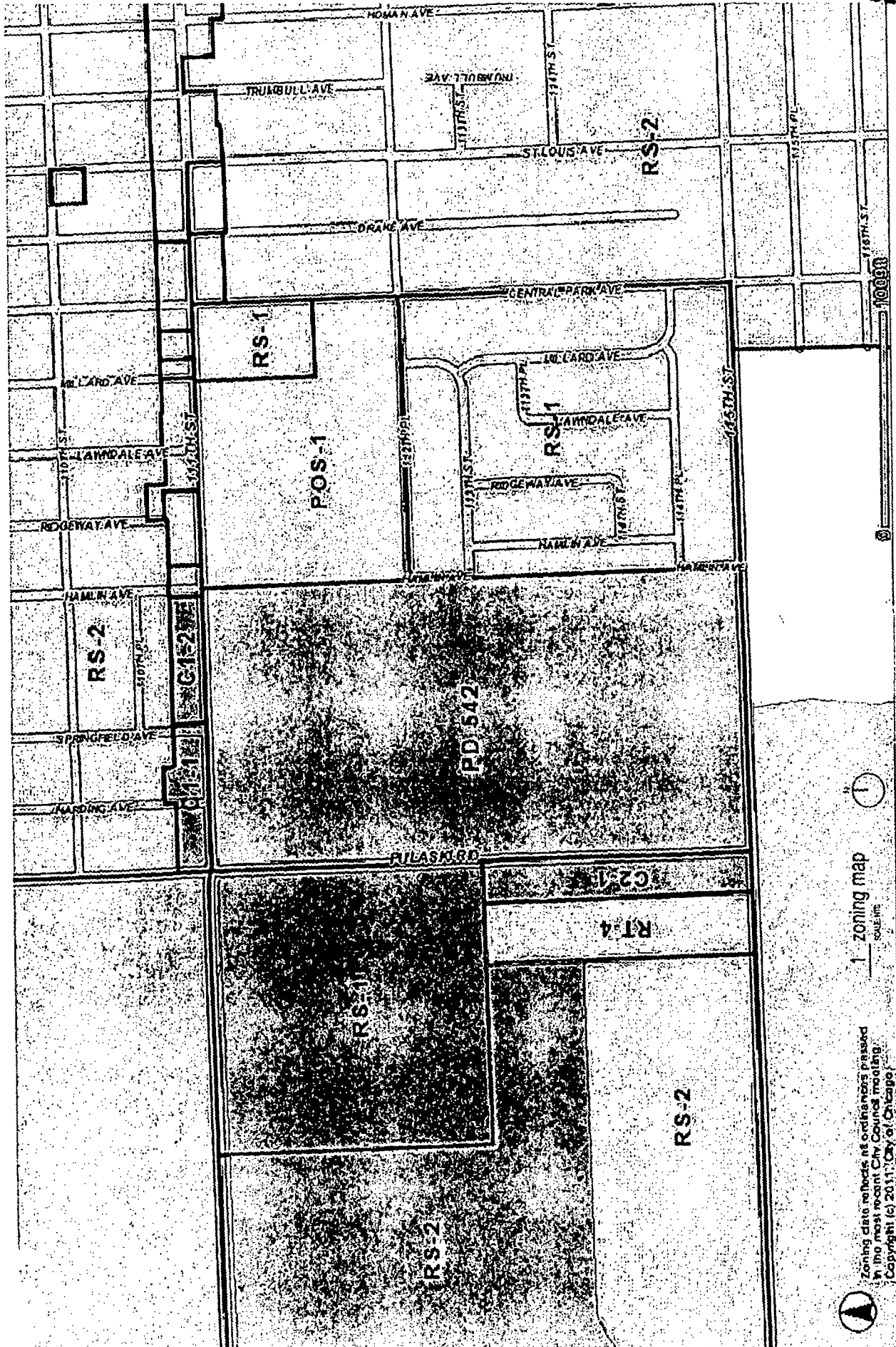
9. The Site and Landscape Plan shall be in substantial conformance with the Landscape Ordinance, except as provided herein, and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval. The landscaping of the parkway and parking areas fronting along West 111th Street shall be installed in general conformance with the landscaping provisions of the Chicago Zoning Ordinance and associated guidelines and regulations. However, landscaping of the balance of the street frontages which relate to the farm and nursery shall adhere to the non-urban requirements of a working farm.
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 title holders 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 new 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. For the purposes associated with the development of the proposed Horse Riding Arena, which is the subject of this 2017 Amendment to PD 542, the Applicant shall install LED lighting within the Horse Riding Arena and shall install a stormwater infiltration trench on the west side of the proposed facility.
14. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to Institutional Planned Development Number 542.

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**INSTITUTIONAL PLANNED DEVELOPMENT NO. 542, AS AMENDED
CHICAGO HIGH SCHOOL FOR AGRICULTURAL SCIENCES SCHOOL
BULK REGULATION AND DATA TABLE**

Net Site Area:	Maximum Floor Area Ratio - (F.A.R.)
3,359,333.3 square feet (77.12 acres)	0.062
Subarea "A"	0.31
670,981 square feet (15.4036 acres)	
Subarea "B"	0
1,670,525.4 square feet (38.3499 acres)	
Subarea "C"	0.01
1,012,378 square feet (23.241 acres)	
Subarea "D"	0
54,752.8 square feet (1.2569 acres)	
Net Area:	
3,359,333.3 square feet (77.1197 acres)	
+	
Rights-of way:	
222,067 square feet <u>(5.0979 acres)</u>	
= Gross Site Area: 3,581,400.3 (82.21 acres)	
Minimum Number of Off-Street Loading Spaces:	In Accordance with the Site Plan
Minimum Number of Off-Street Parking Spaces:	225
Minimum Number of Bicycle Parking Spaces:	23
Minimum Building Height:	In accordance with Building Elevations
Minimum Required Setbacks:	In substantial conformance with the Site Plan

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FEBRUARY 16, 2017

ZONING MAP

NTS

Scale

Project: High School for Agriculture Sciences
Chicago Public Schools

Date

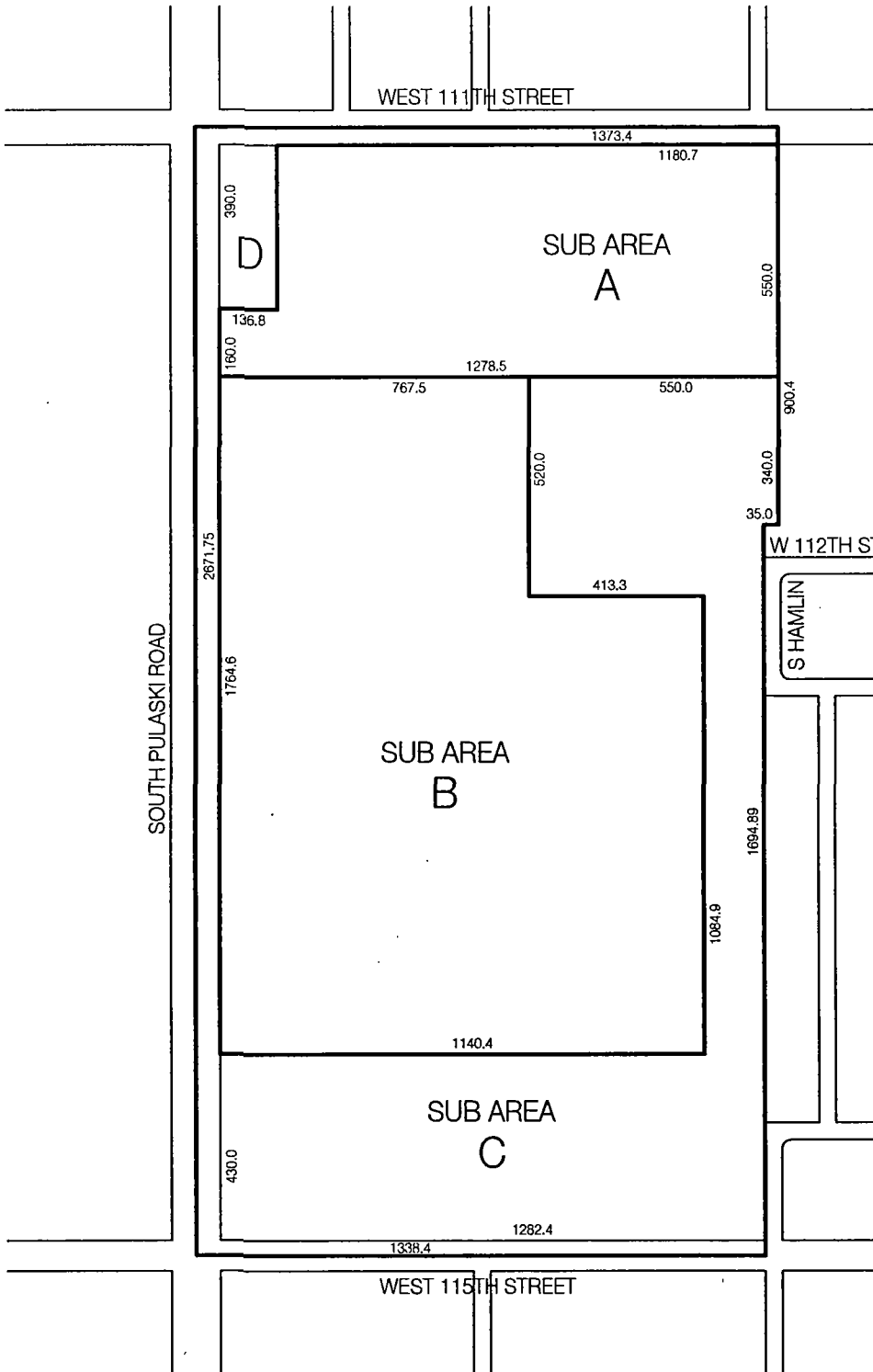
Drawing



zoning map
SCALE

Zoning data reflects all ordinances passed in the most recent City Council meeting.
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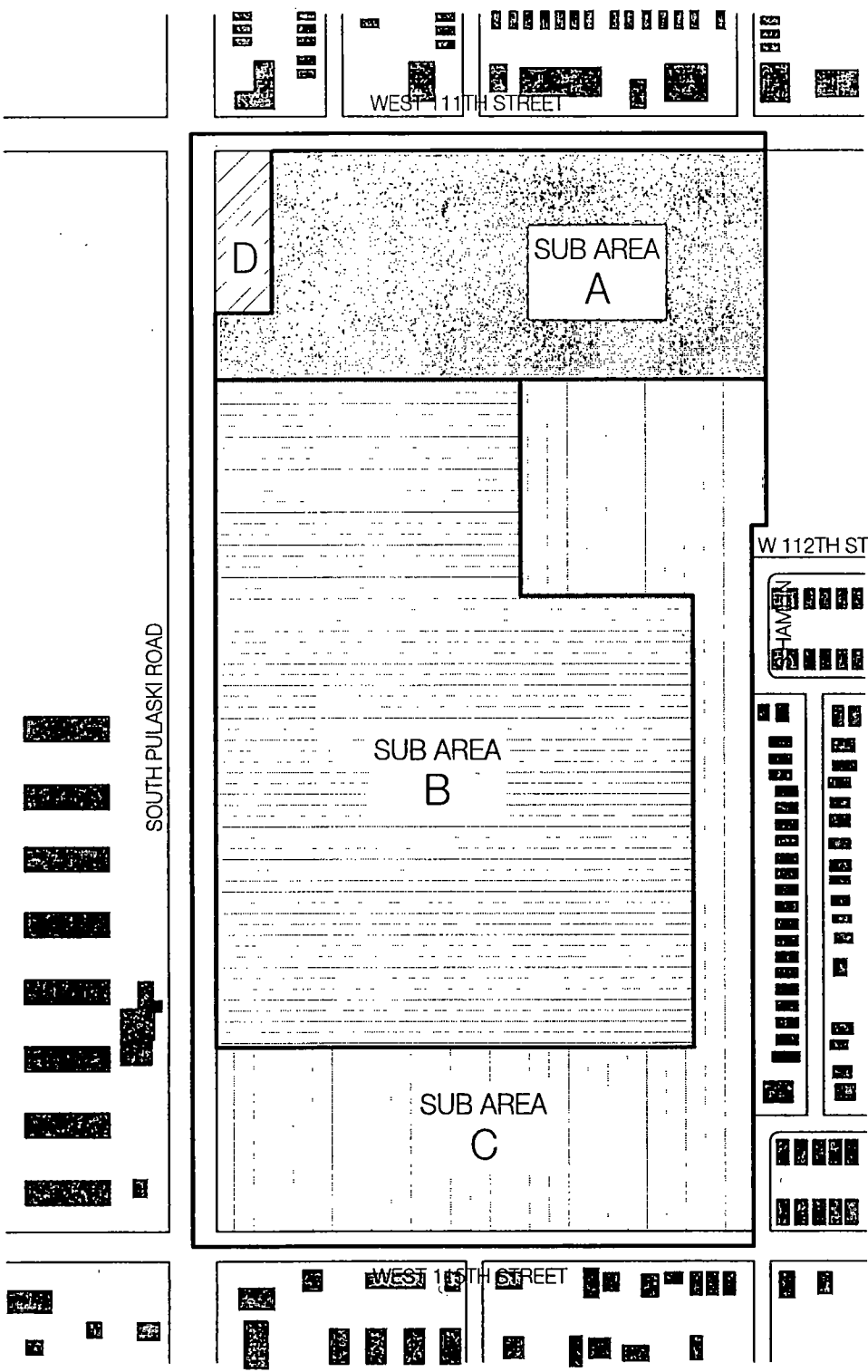
Woodhouse Tinucci Architects
230 W Superior 6th Flr Chicago IL 60654
Tel 312 943 3120 www.woodtinucci.com


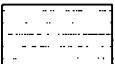
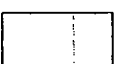



1 planned development
boundary, sub area and
property line map

SCALE: 1"=400'-0"

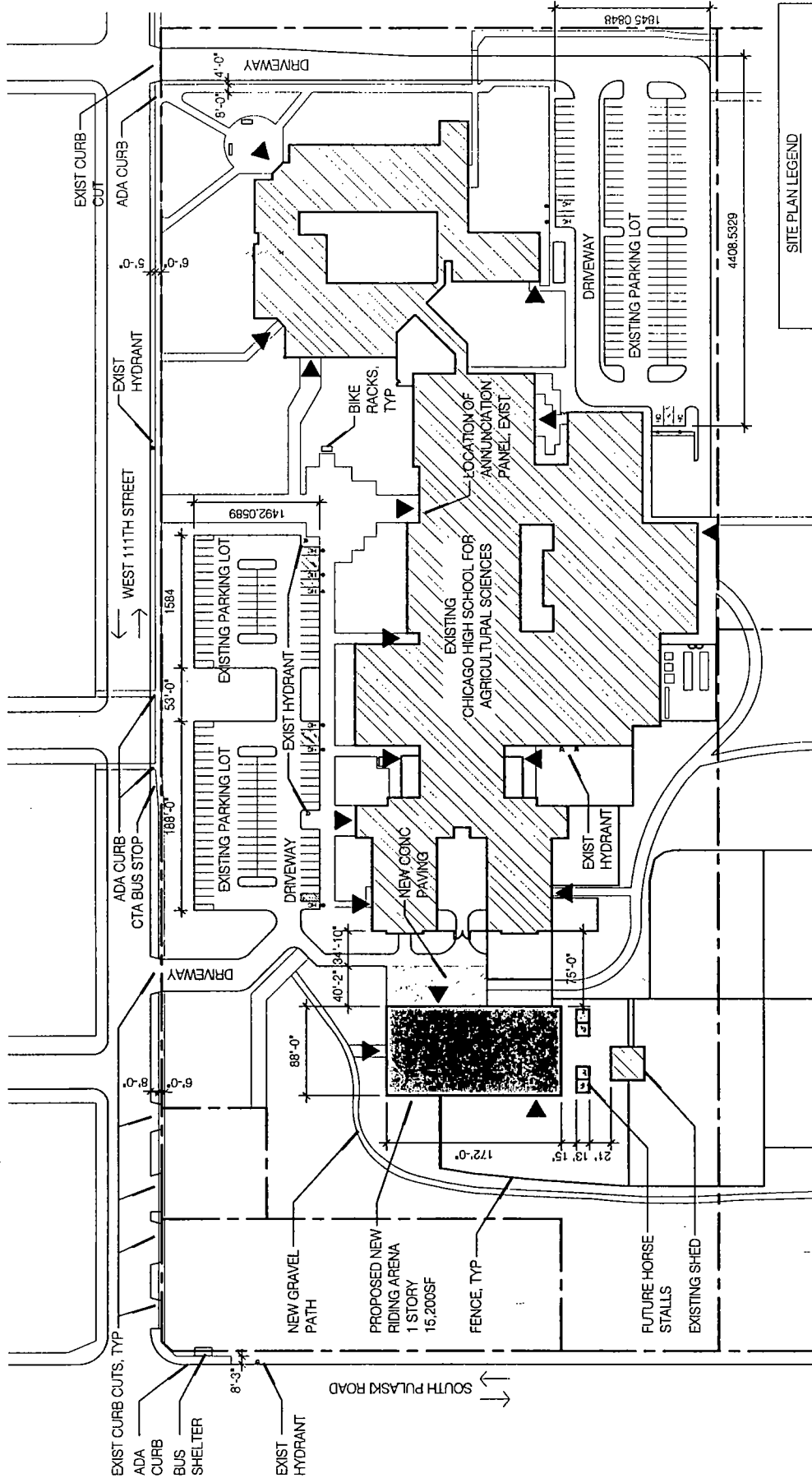




-  EDUCATIONAL USES
-  AGRICULTURAL USES
-  PARK USES
-  LANDSCAPED OPEN SPACE

1 land use map
SCALE: 1"=400'-0"





SITE PLAN LEGEND

▲	MAIN ENTRY
▨	EXIST BLDG USE: C3 - SCHOOL CONST TYPE: I-B OCCUPANCY: 971 SPRINKLERED
□	NEW BLDG USE: J - MISCELLANEOUS CONST TYPE: II OCCUPANCY: 53 NOT SPRINKLERED

PARKING DATA

TOTAL PARKING:	225
ACCESSIBLE PARKING:	10



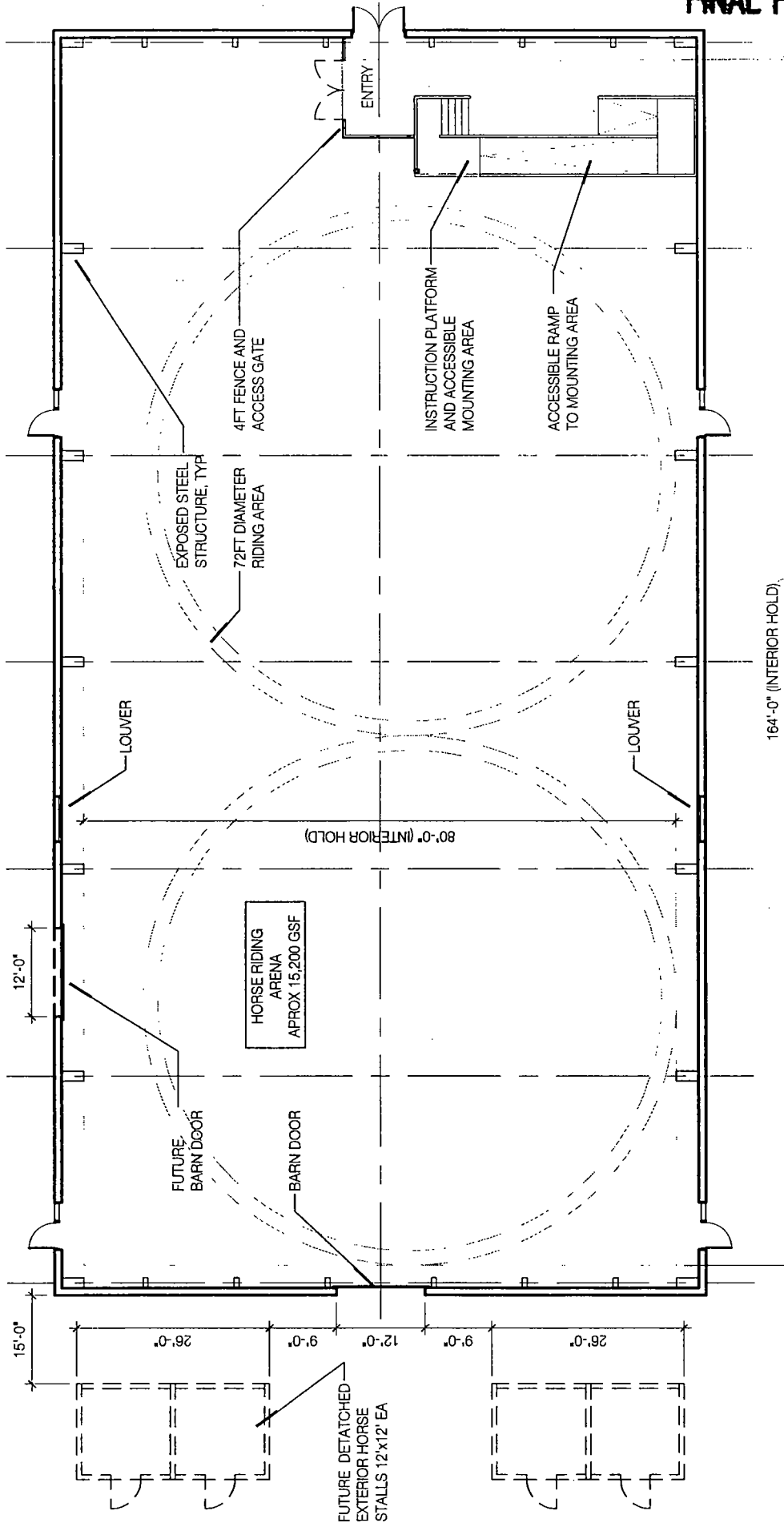
1 site plan/landscaping
SCALE: 1" = 150'-0"

SITE PLAN
LANDSCAPING
FEBRUARY 16, 2017
Date

1" = 150'-0"
Drawing:

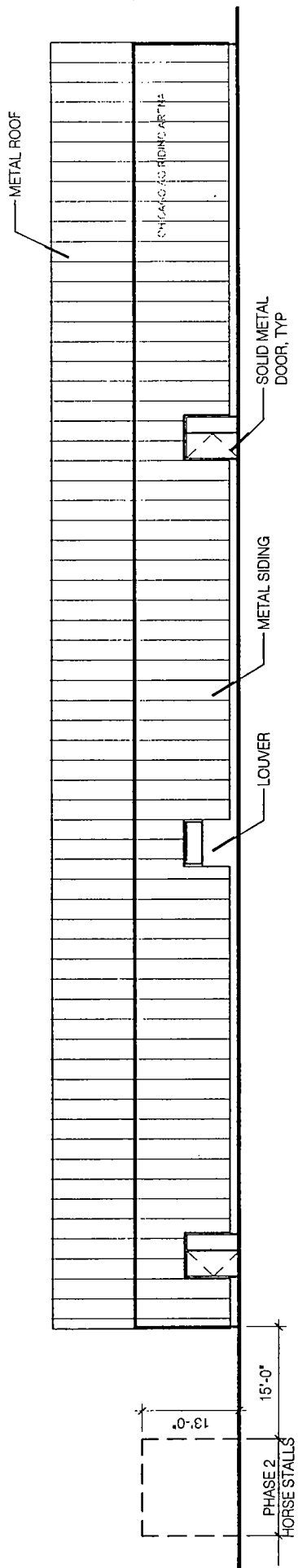
High School for Agriculture Sciences
Chicago Public Schools
Project:

Woodhouse Tinucci Architects
230 W Superior 6th Fl Chicago IL 60654
Tel 312 943 3120 www.woodtharch.com



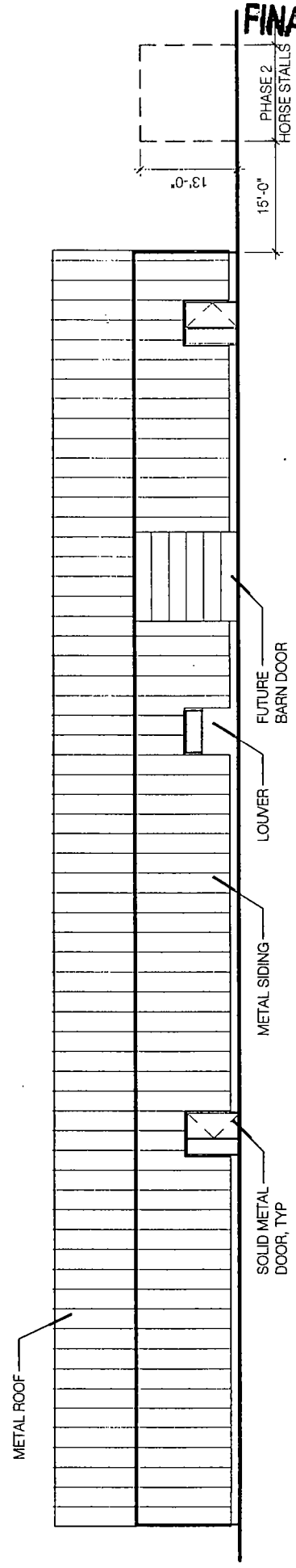
1 floor plan
SCALE: 1" = 20'-0"



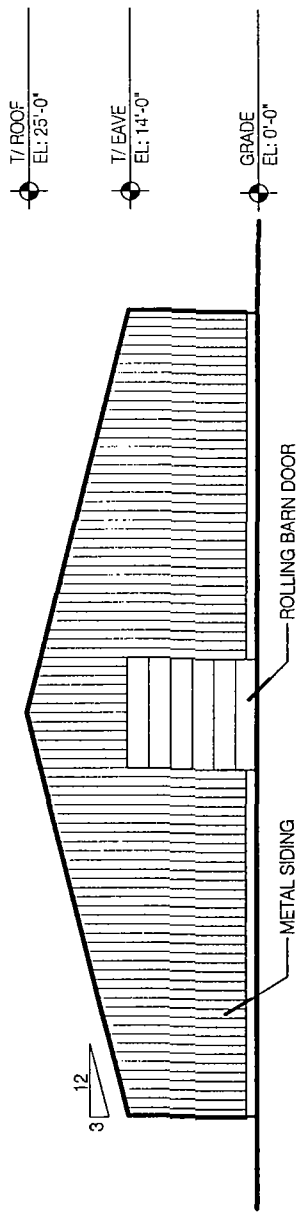


1 east elevation
SCALE 1" = 20'-0"

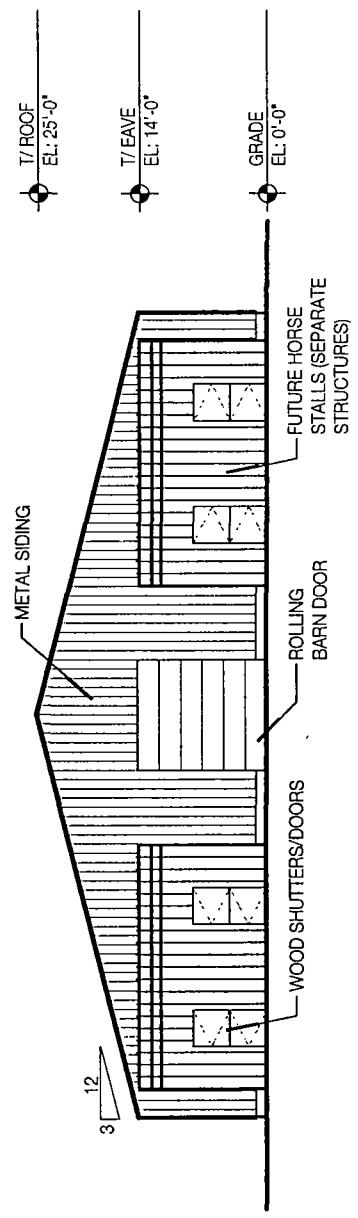
METAL ROOF



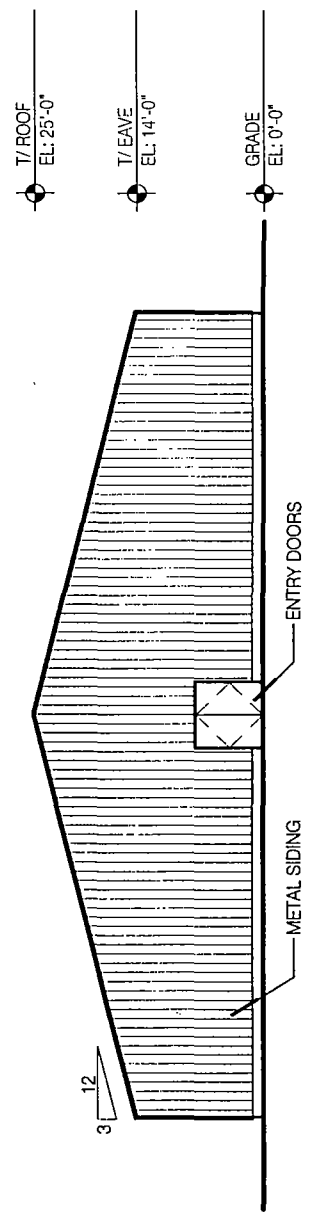
2 west elevation
SCALE 1" = 20'-0"



1 south elevation - phase 1
SCALE: 1" = 20'-0"



2 south elevation - phase 2
SCALE: 1" = 20'-0"



3 north elevation
SCALE: 1" = 20'-0"