



City of Chicago



O2019-6844

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/18/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 16-L at 5401-5459 W 64th Pl, 6435-6459 S Linder Ave, 5400-5458 W 65th St and 6435-6458 S Long Ave - App No. 20197
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#20197
INTRO DATE
SEPT 18, 2019

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

West 64th Place; South Linder Avenue; West 65th Street; and South Long Avenue

to those of RT4, Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2: That the Chicago Zoning Ordinance be amended by changing all of the RT4, Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 16-L in the area bounded by:

West 64th Place; South Linder Avenue; West 65th Street; and South Long 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: 5401-5459 West 64th Place; 6435-6459 South Linder Avenue; 5400-5458 West 65th Street; and 6434-6458 South Long Avenue

INSTITUTIONAL PLANNED DEVELOPMENT NO. _____
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Institutional Planned Development Number _____, (Planned Development) consists of approximately 159,066 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property). The Property is owned by the City of Chicago in Trust for Use of Schools on behalf of the Board of Education of the City of Chicago and the Applicant is the Public Building Commission of Chicago.
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.

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 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 16 Statements: a Bulk Regulations Table; an Aerial Map; Existing Zoning Map/Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Floor Plans; and, Building Elevations (North, South, East and West) prepared by the Architect of Record (AOR); Legat Architects Inc., along with

Applicant: Public Building Commission of Chicago

Address: 5401-5459 West 64th Place; 6435-6459 South Linder Avenue; 5400-5458 West 65th Street; and 6434-6458 South Long Avenue

Date Introduced: September 18, 2019

the Design Lead Architect of UrbanWorks Ltd. submitted herein. 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: school, 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 159,066 square feet.
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

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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 Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful

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in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

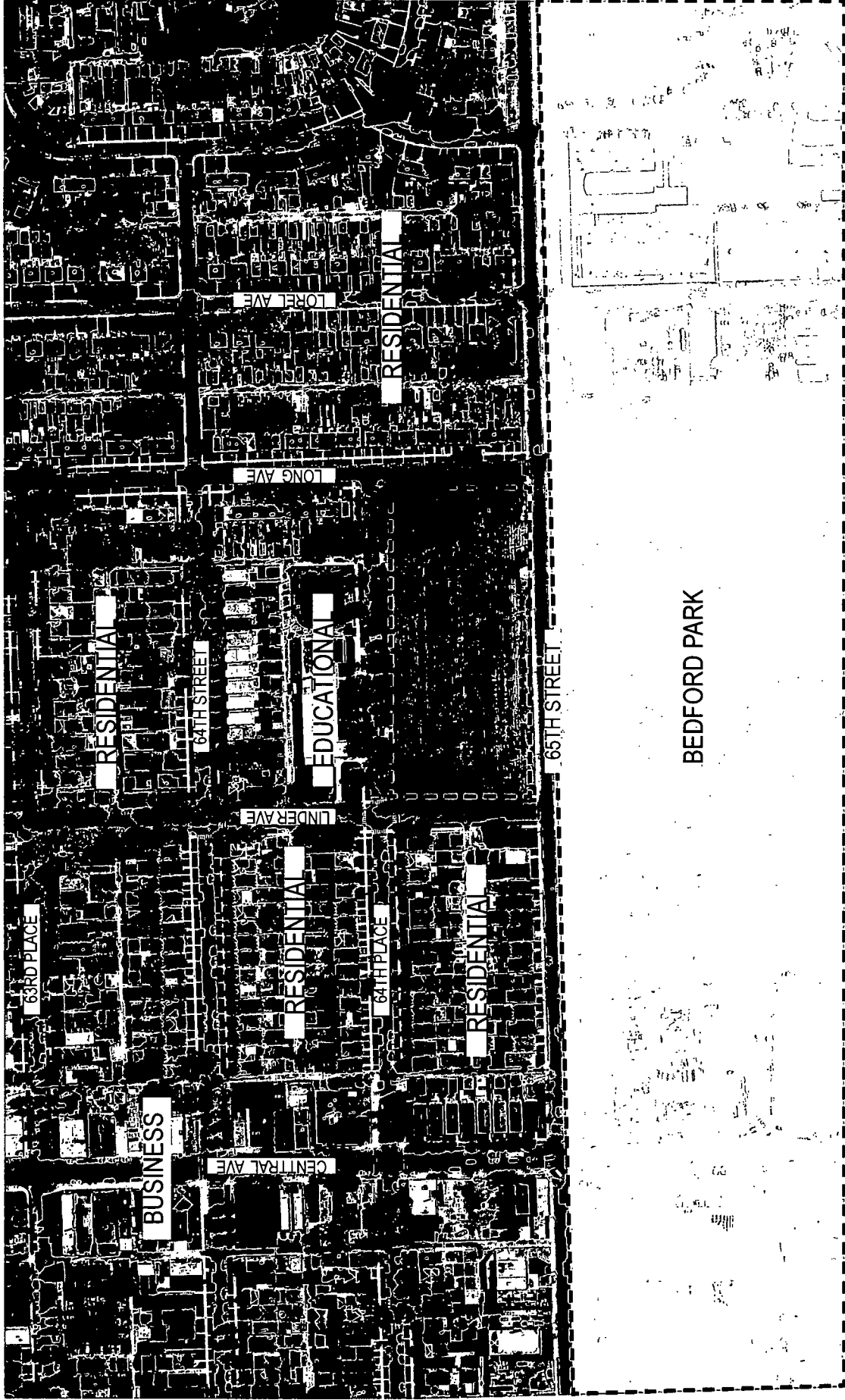
16. Any and all of the Applicant's development rights as contained in this Planned Development shall fully vest, and shall be enforceable upon the Applicant's commencement of any portion of the proposed improvements that are contemplated herein. Should this Planned Development ordinance lapse pursuant to the terms of Section 17-13-0612, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to RT4, Residential Two-Flat, Townhouse and Multi-Unit District.

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INSTITUTIONAL PLANNED DEVELOPMENT NUMBER _____
BULK REGULATION AND DATA TABLE

Gross Site Area:	205,650 square feet
Net Site Area:	159,066 square feet
Public Area Right-of-Way	46,584 square feet
Maximum Floor Area Ratio:	1.20
Minimum Number of Off-Street Loading Spaces:	In accordance with the Site Plan
Minimum Number of Off-Street Parking Spaces:	In accordance with the Site Plan
Minimum Number of Bicycle Parking Spaces:	In accordance with the Site Plan
Maximum Building Height	In accordance with the Elevations
Minimum Required Setback	In accordance with the Site Plan

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DATE: September 18, 2019



NOT TO SCALE

PROJECT SITE

INSTITUTIONAL PLANNED DEVELOPMENT

DATE INTRODUCED: SEPTEMBER 18, 2019

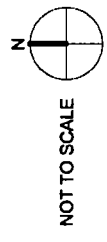
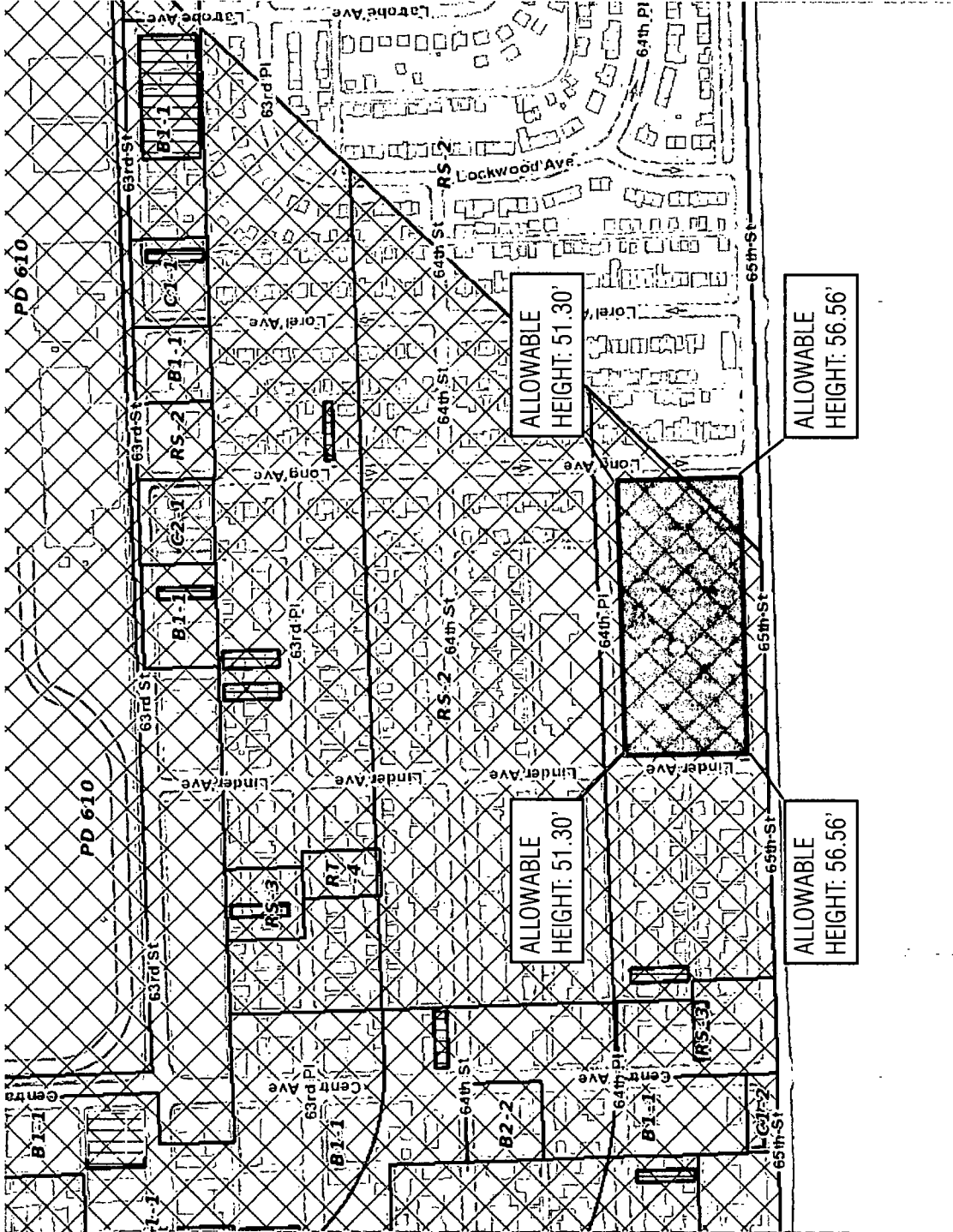
EXISTING LAND USE MAP
 HANCOCK REPLACEMENT HIGH SCHOOL

5401-5459 West 64th Place; 6435-6459 South Linder Avenue; 5400-5458
 West 65th Street; and 6434-6458 South Long Avenue



UrbanWorks LEGATARCHITECTS

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO



Map Layers

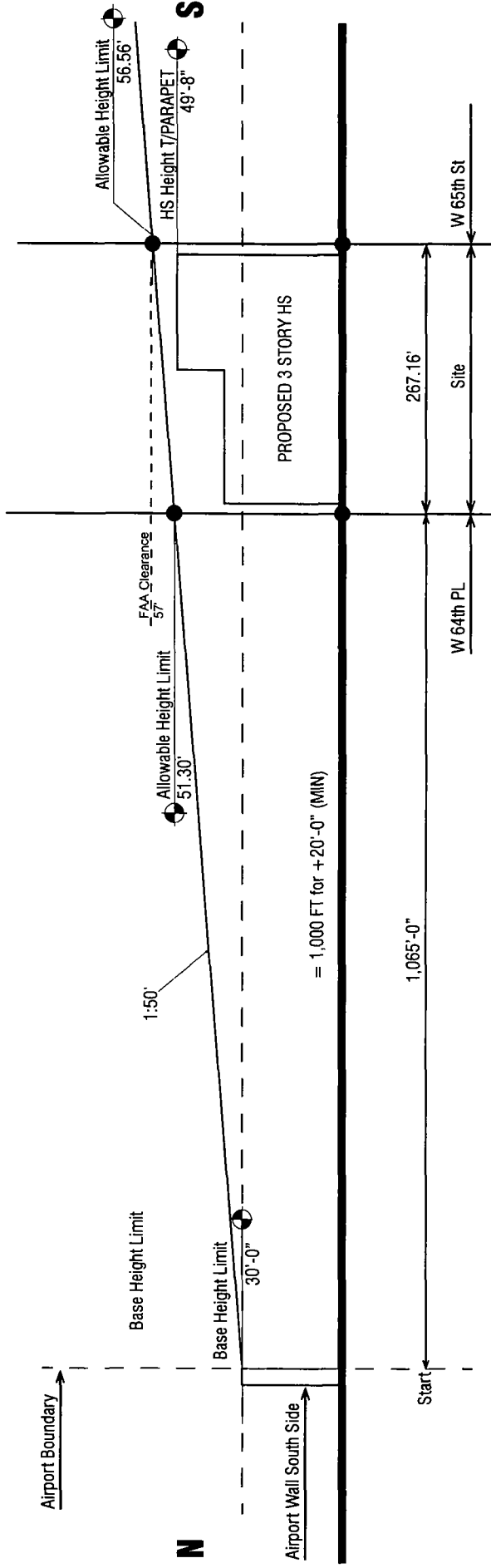
- Map Layers
- Measure
- Saved Locations

PROJECT SITE

Identify Results

- Zoning Districts**
RS-2
- Special District**
- Midway Height Restrictions
- Zoning Map Index**
Grid Index: 16-L
Zoning Map Page Number : 161B
- Parcels**
PIN #: 192112040
Parcel Address : 5423-5423 W 64TH PL
PIN #: 192112040
Parcel Address : 5423-5423 W 64TH PL
PIN #: 192112040
Parcel Address : 5423-5423 W 64TH PL
- 80 Acre Page**
Open 80 Acre Page ([wnw213813r](#))
Open 80 Acre Page ([wnw213813r](#))
Open 80 Acre Page ([wnw213813r](#))
- Ward**
13
- Community Area**
CLEARING

17-7-1200 Midway Overlay District



Height Limits Diagram (17-7-1203)

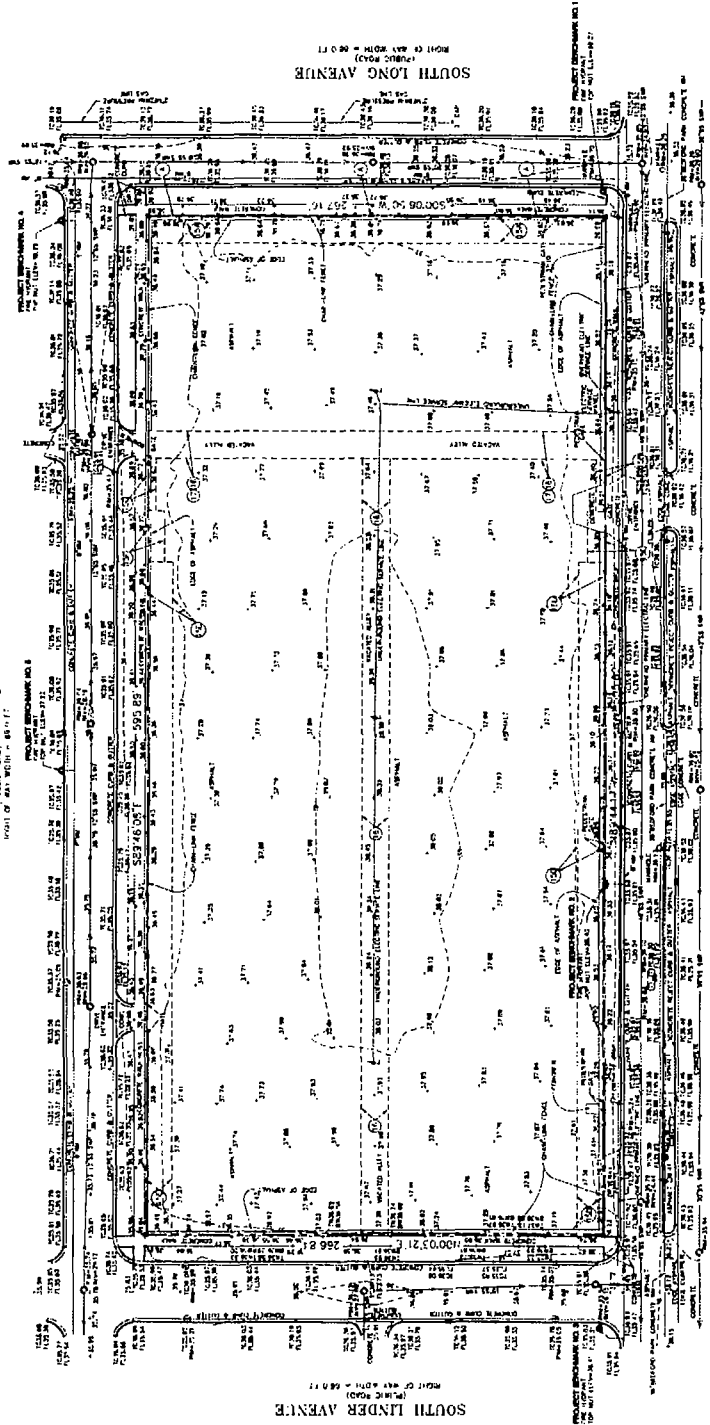


NTS

ALTA/NSPS LAND TITLE SURVEY

Sarko Engineering Inc.
 29 SOUTH CLARK STREET, SUITE 2050
 CHICAGO, IL 60603
 TEL: (773) 462-2050
 FAX: (773) 462-2051
 WWW: SARKOENGINEERING.COM

WEST 64TH PLACE
 (PUBLIC ROAD)
 PART OF MAP WITH - 88-117



SOUTH LINDER AVENUE
 PART OF MAP WITH - 88-117

SOUTH LONG AVENUE
 PART OF MAP WITH - 88-117

WEST 65TH STREET
 PART OF MAP WITH - 88-117

SCALE - 1" = 30'

SHEET 2 OF 3

HEAL & LEROY, LLC
 29 SOUTH CLARK ST., SUITE 2050
 CHICAGO, IL 60603
Sarko Engineering Inc.
 29 SOUTH CLARK STREET, SUITE 2050
 CHICAGO, IL 60603

DATE	10/18/2019
PROJECT	HANCOCK REPLACEMENT HIGH SCHOOL
CLIENT	COMMISSION OF CHICAGO
PROJECT NO.	19-000321
DRAWN BY	...
CHECKED BY	...
DATE	10/18/2019



NOT TO SCALE

UrbanWorks LEGATARCHITECTS

PLAT OF SURVEY
HANCOCK REPLACEMENT HIGH SCHOOL

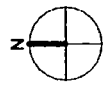
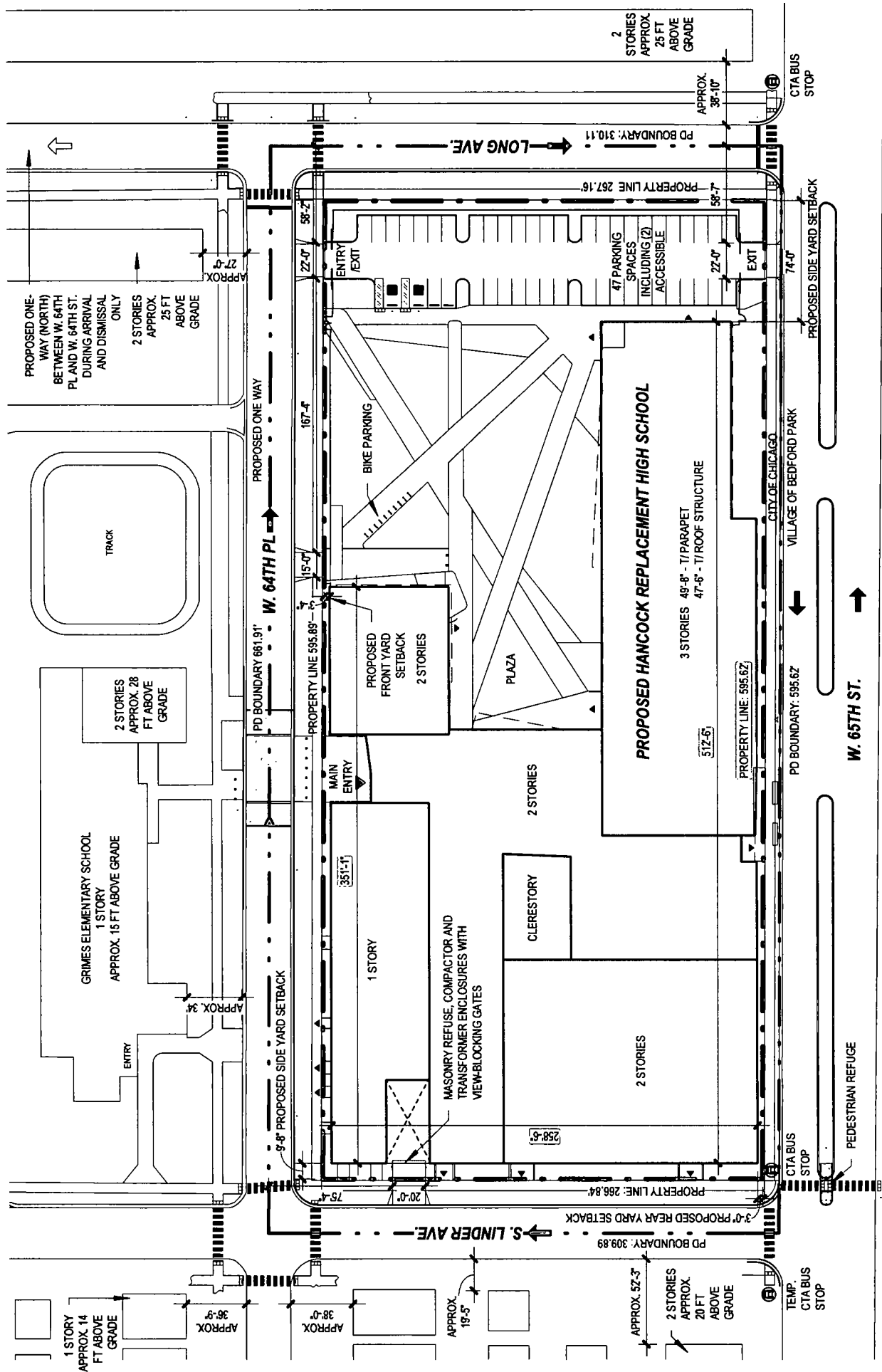
APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO

5401-5459 West 64th Place; 6435-6459 South Linder Avenue; 5400-5458
 West 65th Street; and 6434-6458 South Long Avenue

INSTITUTIONAL PLANNED DEVELOPMENT

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If created with pdf24.com PDF CONVERTER



1" = 80'-0"

GROSS SITE AREA 205,650 SF
 NET SITE AREA 159,066 SF
 PUBLIC RIGHT-OF-WAY AREA 46,584 SF
 PROPOSED FLOOR AREA RATIO 1.2

BEDFORD PARK / SITE OF FUTURE ENTERTAINMENT VENUE



INSTITUTIONAL PLANNED DEVELOPMENT

SITE PLAN
 HANCOCK REPLACEMENT HIGH SCHOOL



UrbanWorks LEGAT ARCHITECTS

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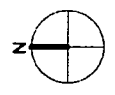
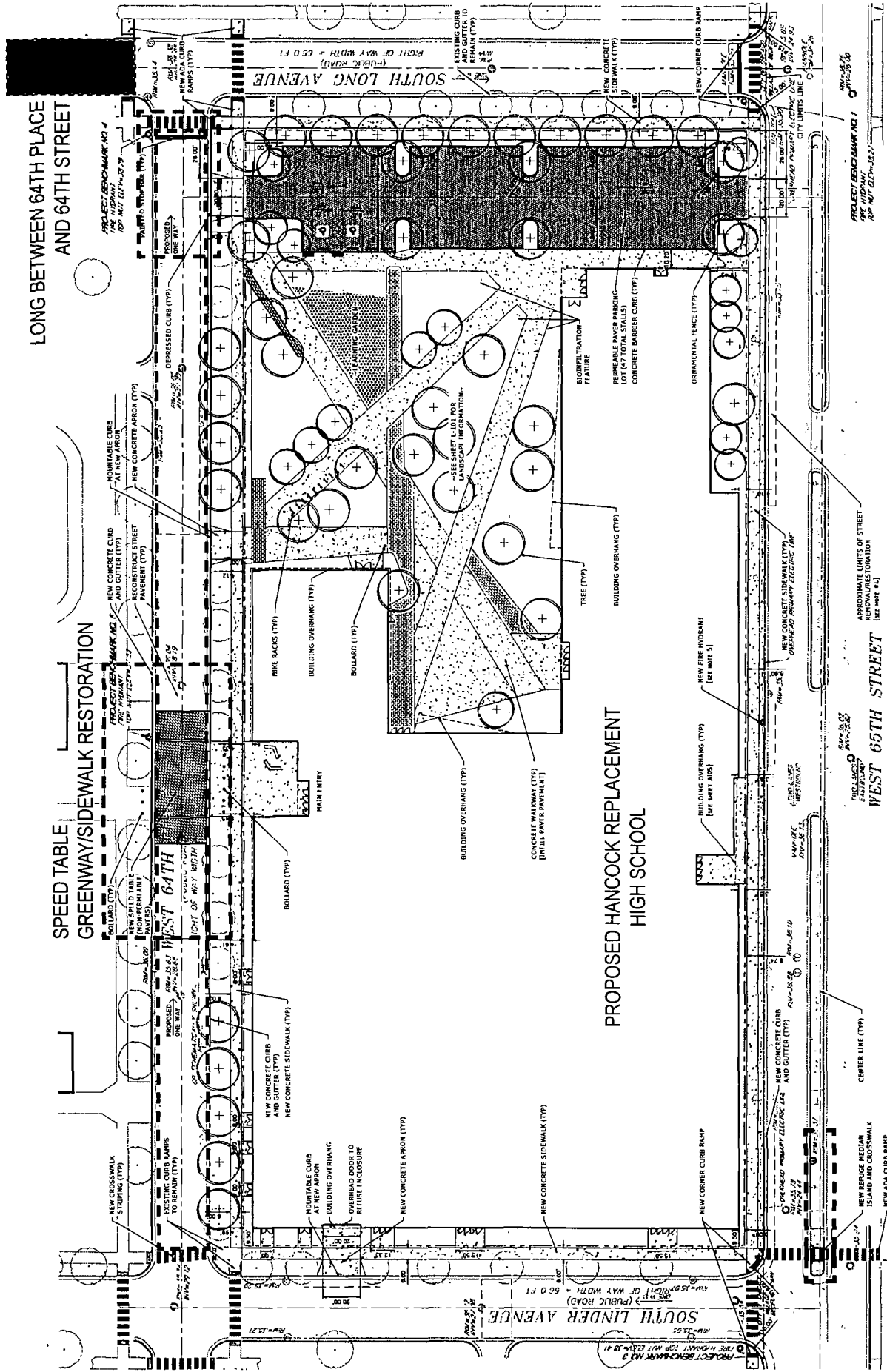
LONG BETWEEN 64TH PLACE
AND 64TH STREET

SPEED TABLE
GREENWAYSIDWALK RESTORATION

WEST 64TH

PROPOSED HANCOCK REPLACEMENT
HIGH SCHOOL

WEST 65TH STREET
(PUBLIC ROAD)
RIGHT OF WAY WIDTH = 80.0 FT



REVISION OF STREET FROM
TWO-WAY TO ONE WAY

TEMPORARY REVERSAL OF EXISTING
ONE-WAY STREET DURING SCHOOL HRS



RIGHT OF WAY ALTERATIONS
HANCOCK REPLACEMENT HIGH SCHOOL

5401-5459 West 64th Place; 6435-6459 South Linder Avenue; 5400-5458
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INSTITUTIONAL PLANNED DEVELOPMENT











UrbanWorks LEGAT ARCHITECTS

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO

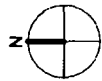
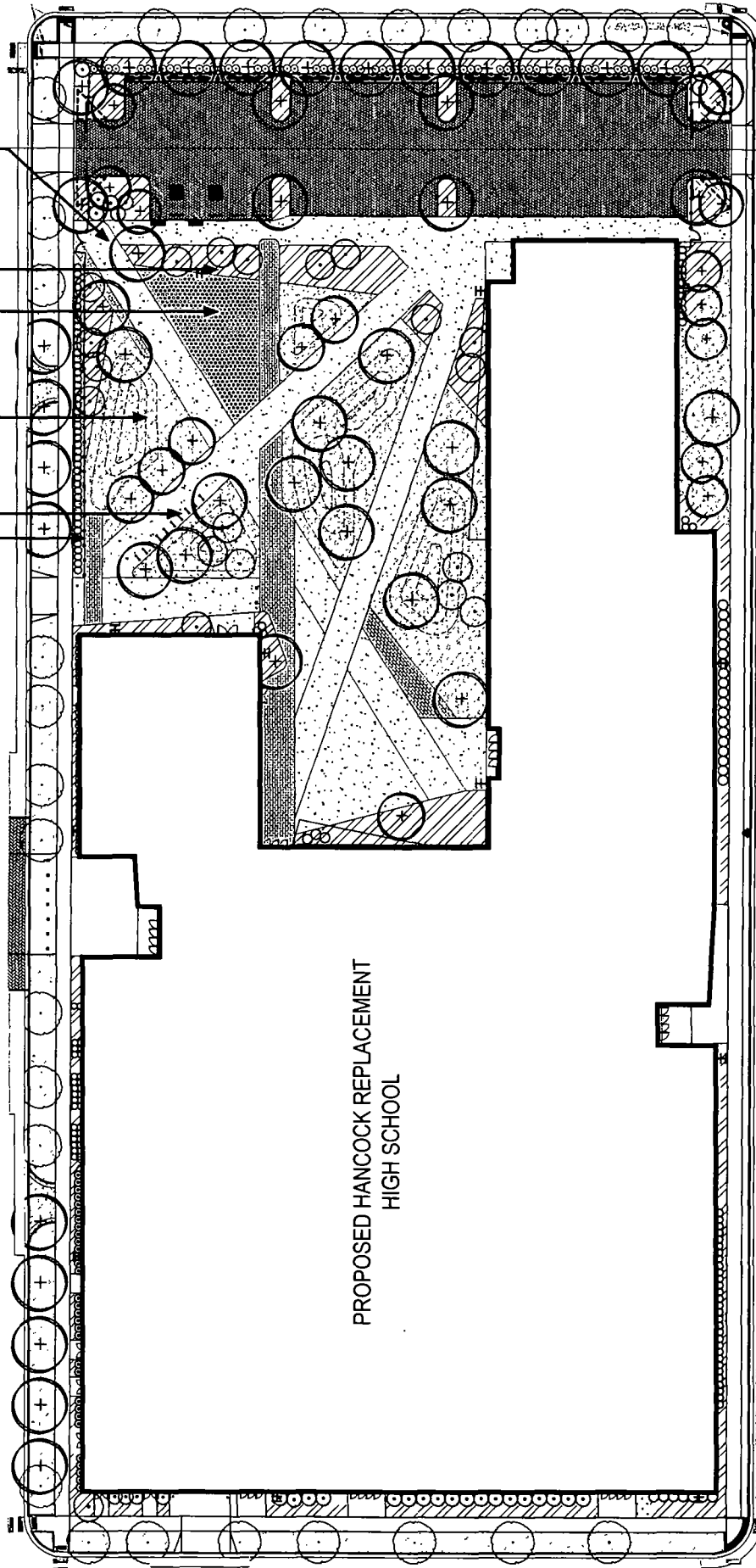
SCALE: 1" = 20'

NOT TO SCALE

LEGEND

-  EXISTING TREE TO REMAIN
-  PROPOSED SHADE TREE
-  LAWN
-  SHRUB, PERENNIAL AND GROUND COVER PLANTING BED
-  COURTYARD ACCENT PAVING 1
-  COURTYARD ACCENT PAVING 2
-  GRANULAR GARDEN PAVING
-  FROST PROOF HOSE BIBB

- ORNAMENTAL FENCE
- BIKE RACKS
- MOUNDED LAWN, TYP.
- LEARNING GARDEN
- PLANTING BED, TYP.
- PAVED WALKWAY, TYP.



1/64" = 1'-0"

HANCOCK HIGH SCHOOL PLANT SCHEDULE

Code	Size	Botanical Name	Common Name
Trees - Shade			
CEO	3"	<i>Cela occidentalis</i>	Common Hackberry
GB	3"	<i>Griseobabba</i>	Crango
OLB	3"	<i>Quercus bicolor</i>	Swamp White Oak
TAD	2"	<i>Taxodium distichum</i> var. <i>distichum</i>	Common Baldcypress
TA	3"	<i>Thuja americana</i>	American Linden
ULF	3"	<i>Ulmus s. Frontier</i>	Frontier Elm
Trees - Ornamental			
BEP	-	<i>Betula populifolia</i> 'Whitespire'	Whitespire Birch
GER	-	<i>Cercis canadensis</i>	Redbud
AES	-	<i>Crataegus viridis</i>	Green Hawthorn
Shrubs			
GOR	-	<i>Cornus alba</i>	Latanan Dogwood
IE	-	<i>Forsythia ovata</i>	Early Forsythia
IE	-	<i>Ilex virginica</i>	Shrubspire
HYD	-	<i>Penstemon 'Gro-Low'</i>	Gro-Low Sumac
STR	-	<i>Syringa pubescens subsp. patula</i> 'Miss Kim'	Miss Kim Lilac
Perennials, Grasses and Groundcover			
AST	-	<i>Asclepias tuberosa</i>	Butterfly Weed
ASJ	-	<i>Asiatic japonica</i>	Asitibe
BAA	-	<i>Baptisia australis</i>	Purple Smoke Falls Indigo
BOC	-	<i>Bouteloua curtipendula</i>	Side Oats Gramma
CAP	-	<i>Carex pensylvanica</i>	Pennsylvania Sedge
EGP	-	<i>Echinacea purpurea</i>	Purple Coneflower
LEA	-	<i>Heuchera americana</i>	Coral bells
HTS	-	<i>Hydrangea speciosa</i> 'Heartsfrucht'	Azumini Joy Seabum
NER	-	<i>Nepeta racemosa</i>	Catmint
SCS	-	<i>Scirpus americanus</i> 'The Blues'	The Blues Little Bluestem
SON	-	<i>Sorghastrum nutans</i>	Indian Grass
SPH	-	<i>Sporobolus heterolepis</i>	Prairie Dropseed

PARKWAY TREE CALCULATIONS

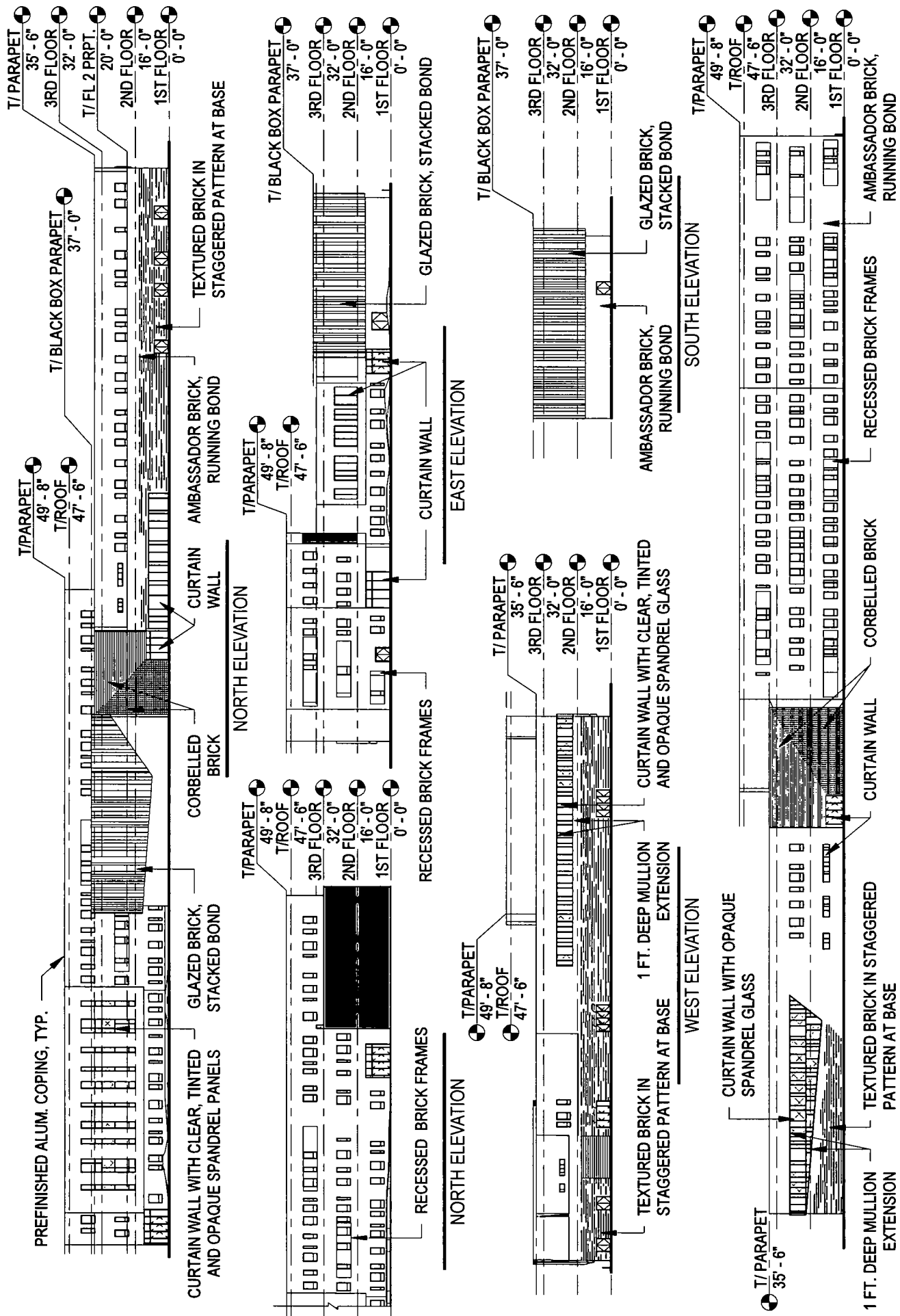
S Linder Avenue	
Total Frontage:	268 Linear Feet
Parway Trees Required (1/25 LF):	10
Existing Trees:	7
Proposed Trees:	0
Total Number of Trees:	7
Notes: Required offsets from existing trees met.	
W 64th Street	
Total Frontage:	596 Linear Feet
Parway Trees Required (1/25 LF):	23
Existing Trees:	11
Proposed Trees:	8
Total Number of Trees:	19
Notes: Required offsets from existing trees and overways met.	

VEHICULAR USE AREA PLANTING CALCULATIONS

S Long Avenue	
Total Frontage:	268 Linear Feet
Parway Trees Required (1/25 LF):	10
Existing Trees:	9
Proposed Trees:	0
Total Number of Trees:	9
Notes: Required offsets from existing trees met.	
W 65th Street	
Total Frontage:	597 Linear Feet
Parway Trees Required (1/25 LF):	23
Existing Trees:	0
Proposed Trees:	0
Total Number of Trees:	0
Notes: Subgrade utilities beneath parway	

PROJECT TOTAL	
Total Frontage:	1,729 Linear Feet
Parway Trees Required (1/25 LF):	69
Existing Trees:	27
Proposed Trees:	9
Total Number of Trees:	38



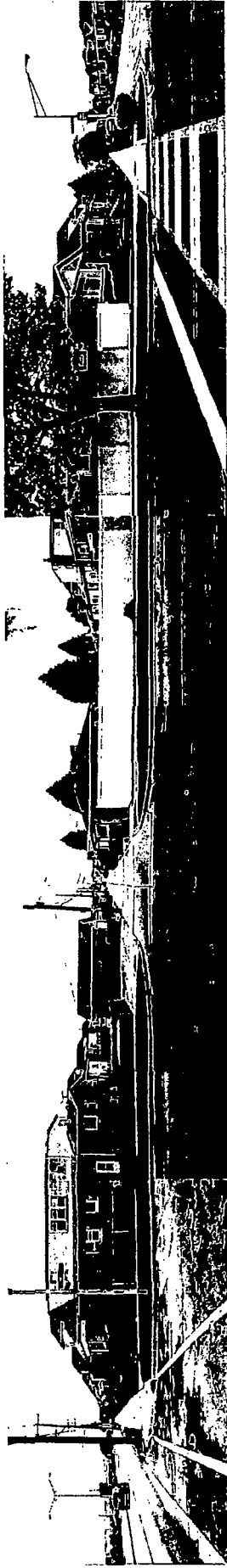


1" = 60'-0"

UrbanWorks LEGAT ARCHITECTS  **EXTERIOR ELEVATIONS**
 HANCOCK REPLACEMENT HIGH SCHOOL
 INSTITUTIONAL PLANNED DEVELOPMENT

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO
 5401-5459 West 64th Place; 6435-6459 South Linder Avenue; 5400-5458 West 65th Street; and 6434-6458 South Long Avenue

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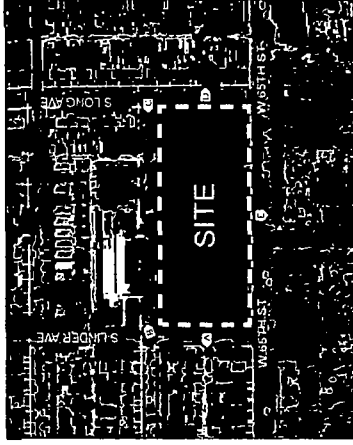
A. WEST SITE CONDITION



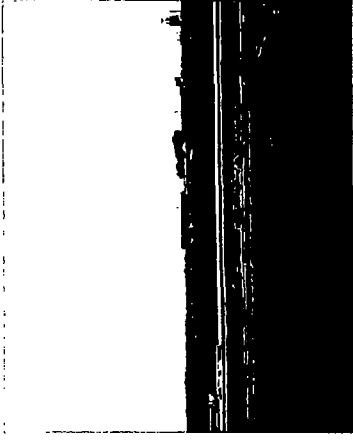
B. NORTH SITE CONDITION



C. NORTH SITE CONDITION



KEY PLAN



E. SOUTH SITE CONDITION



D. EAST SITE CONDITION

UrbanWorks **LEGAT** ARCHITECTS 

SITE CONTEXT PHOTOS

HANCOCK REPLACEMENT HIGH SCHOOL

5401-5459 West 64th Place; 6435-6459 South Linder Avenue; 5400-5458

West 65th Street; and 6434-6458 South Long Avenue

INSTITUTIONAL PLANNED DEVELOPMENT

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UrbanWorks **LEGAT** ARCHITECTS 

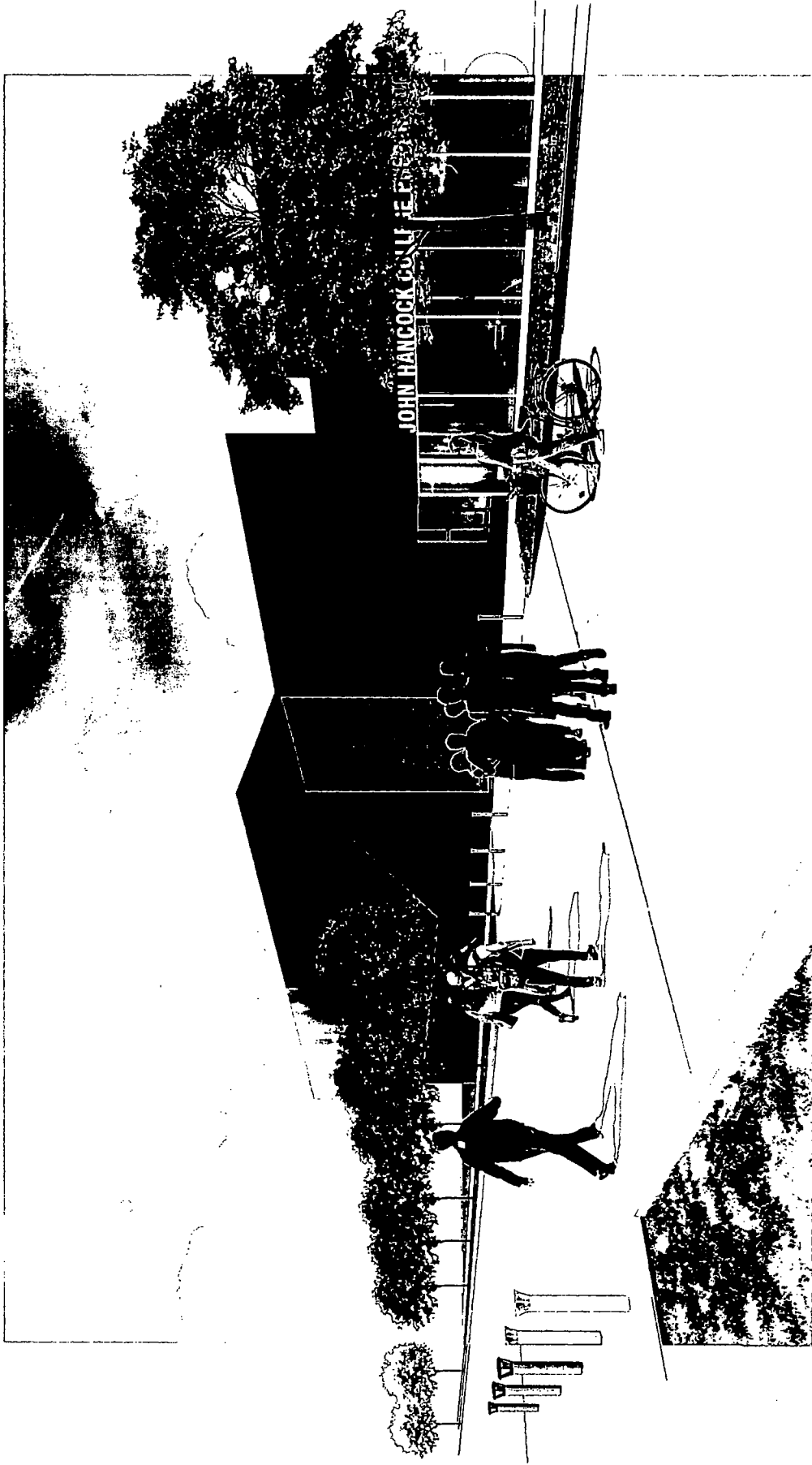
APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO

NORTH ENTRY RENDERING
HANCOCK REPLACEMENT HIGH SCHOOL

5401-5459 West 64th Place; 6435-6459 South Linder Avenue; 5400-5458
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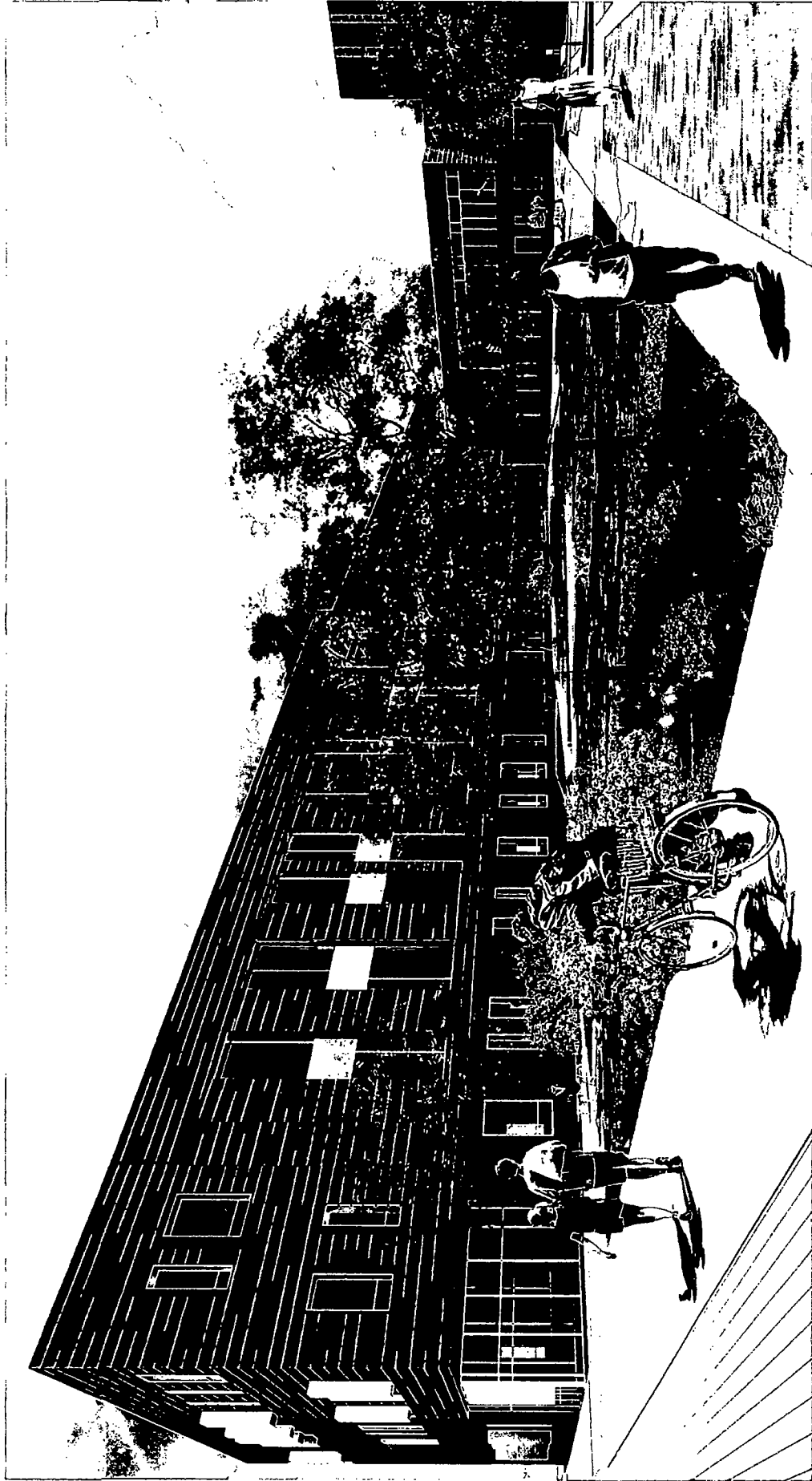
SOUTH WEST CORNER RENDERING
HANCOCK REPLACEMENT HIGH SCHOOL

5401-5459 West 64th Place; 6435-6459 South Linder Avenue; 5400-5458
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UrbanWorks **LEGAT** ARCHITECTS

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO



UrbanWorks **LEGAT** ARCHITECTS 

PLAZA RENDERING
HANCOCK REPLACEMENT HIGH SCHOOL

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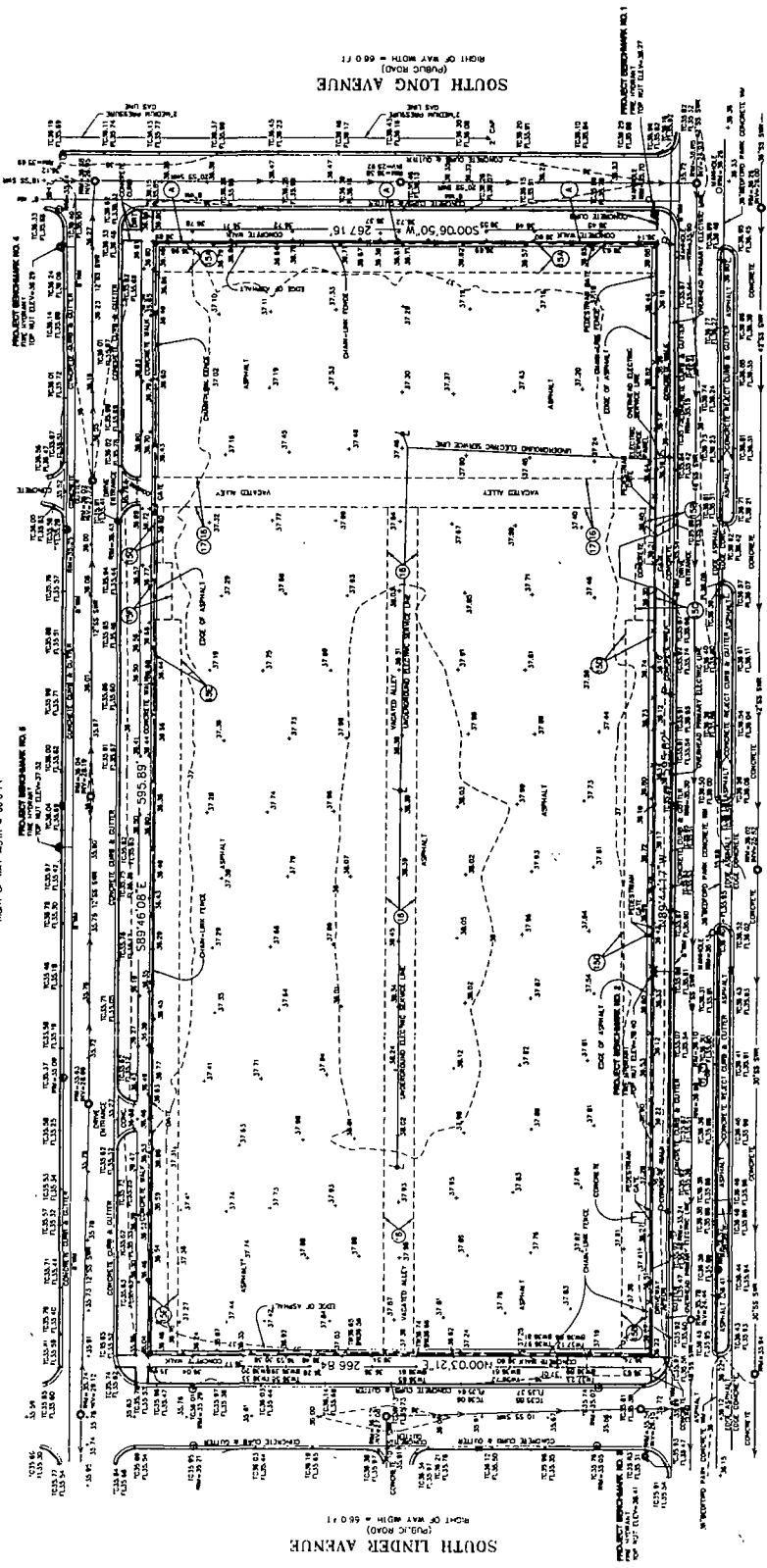
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ALTA/NSPS LAND TITLE SURVEY

SARCO ENGINEERING, INC.
 20 SOUTH CLARK STREET, SUITE 2050
 CHICAGO, ILLINOIS 60603
 TEL: (773) 344-2050
 FAX: (773) 344-2051
 WWW.SARCOENGINEERING.COM



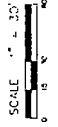
WEST 64TH PLACE
 (PUBLIC ROAD)
 RIGHT OF WAY WIDTH = 66.0 FT



SOUTH LINDER AVENUE
 (PUBLIC ROAD)
 RIGHT OF WAY WIDTH = 66.0 FT

SOUTH LONG AVENUE
 (PUBLIC ROAD)
 RIGHT OF WAY WIDTH = 66.0 FT

WEST 65TH STREET
 (PUBLIC ROAD)
 RIGHT OF WAY WIDTH = 66.0 FT



SHEET 2 OF 3

NEAL & LEROY, LLC
 20 SOUTH CLARK ST, SUITE 2050
 CHICAGO, IL 60603

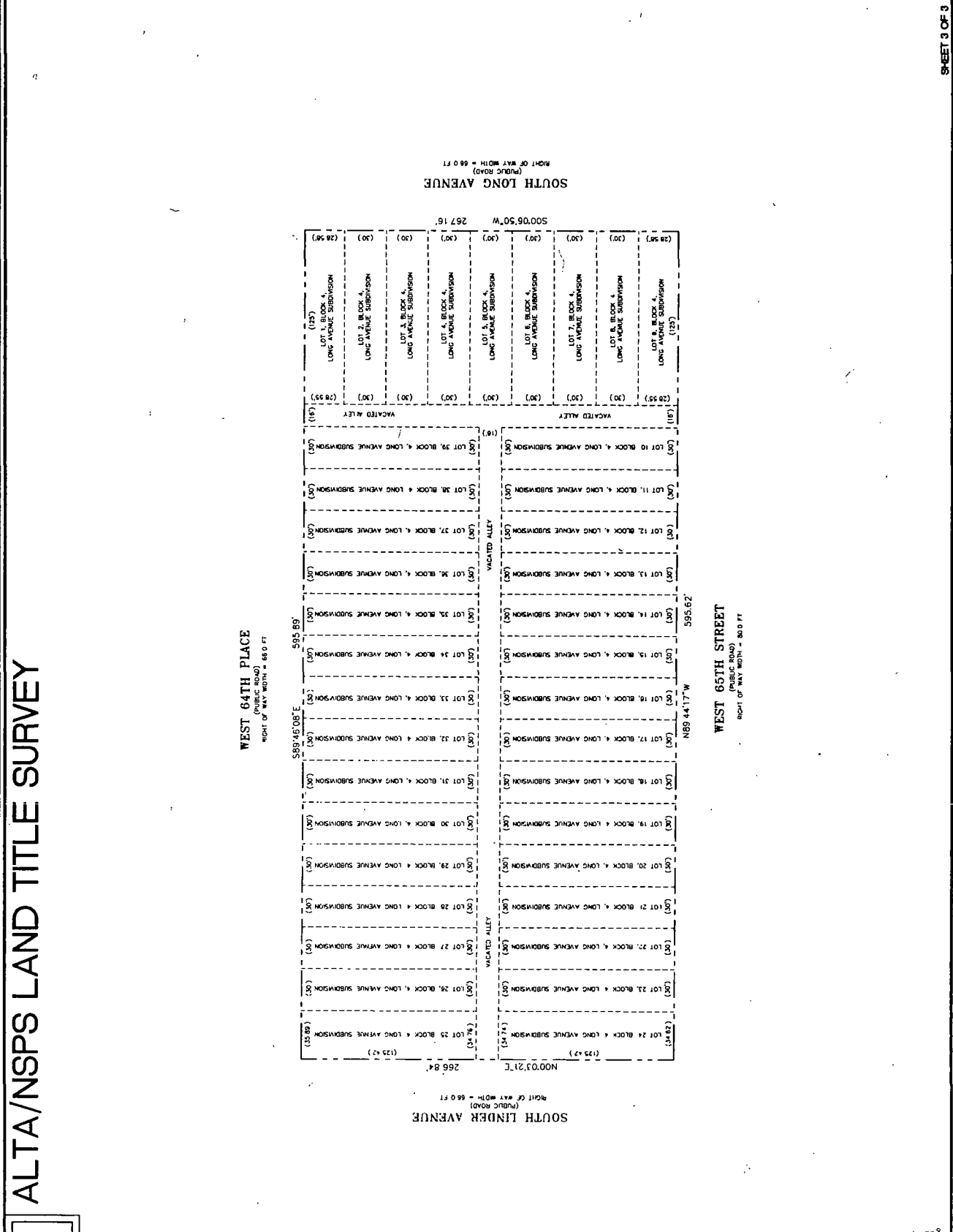
Sarco Engineering Inc.
 PROJECT NO. 15-0001
 DATE: 11-11-15
 SCALE: 1"=20'
 PROJECT LOCATION: Chicago, IL
 PROJECT NAME: Street/Highway Project
 JOB NUMBER: 15001

ALTA/NSPS LAND TITLE SURVEY

Sarko Engineering Inc.
 20 South Clark Street, Suite 2050
 Chicago, IL 60603
 Tel: (312) 246-2050
 Fax: (312) 246-2051
 License: 00000000000000000000

Sarko Engineering Inc.
 20 SOUTH CLARK ST., SUITE 2050
 CHICAGO, IL 60603
 PROJECT: NEAL & LEROY, LLC
 PROJECT ADDRESS: 2673 S. 81ST. PLACE
 PROJECT LOCATION: CHICAGO, IL
 PROJECT NUMBER: 01533

DATE: 11/11/19	REVISION 1
DATE: 11/11/19	REVISION 2
SCALE: 1"=30'	



SOUTH LINDER AVENUE
 (PUBLIC ROAD)
 RIGHT OF WAY WIDTH = 66.0 FT

SOUTH LONG AVENUE
 (PUBLIC ROAD)
 RIGHT OF WAY WIDTH = 66.0 FT

WEST 64TH PLACE
 (PUBLIC ROAD)
 RIGHT OF WAY WIDTH = 66.0 FT

WEST 65TH STREET
 (PUBLIC ROAD)
 RIGHT OF WAY WIDTH = 66.0 FT



SCALE 1" = 30'

September 10, 2019

Thomas Tunney, Chairman
Committee on Zoning
Room 304, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

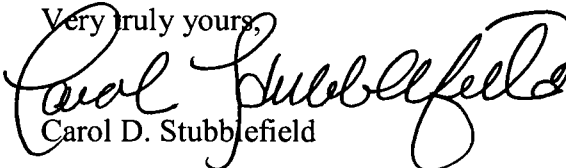
**Re: Application for Rezoning to Planned Development
Hancock Replacement High School**

Dear Chairman Tunney:


The undersigned, Carol D. Stubblefield, an attorney with the law firm of Neal & Leroy, LLC, which firm represents the Public Building Commission of Chicago, the applicant for an amendment to the Chicago Zoning Ordinance with respect to property commonly known as 5401-5459 West 64th Place; 6435-6459 South Linder Avenue; 5400-5458 West 65th Street; and 6434-6458 South Long Avenue certifies that she has complied with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago by sending the attached letter by United States Postal Service First Class Mail to the owners of all property within 250 feet in each direction of the subject property, as determined by the most recent Cook County tax records of Cook County, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet.

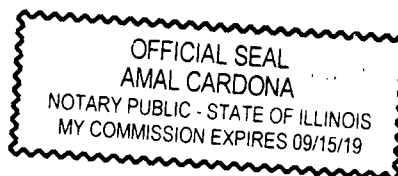
The undersigned certifies that the notice contains the common street address of the subject property, a description of the nature, scope and purpose of the applications; the name and address of the Applicant; the name and address of the owner; the date the Applicant intends to file the applications on or about September 18, 2019.

The undersigned certifies that she has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Municipal Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding properties located within 250 feet of the subject property, is a complete list containing the names and last known addresses of the owners of the property required to be served.

Very truly yours,

Carol D. Stubblefield

Subscribed and sworn to before me
this 10th day of September, 2019


Notary Public



NOTICE OF FILING OF APPLICATION FOR REZONING

September 10, 2019

First Class Mail

Dear Sir or Madam:

In accordance with the requirements of Section 17-13-0107 Municipal Code of the City of Chicago, please be informed that on or about September 18, 2019, the undersigned, on behalf of the Applicant identified below, intends to file an application to amend the Chicago Zoning Ordinance (the "Application"). The Application relates to the construction of a new Hancock Replacement High School ("the Project") on property commonly known as 5401-5459 West 64th Place; 6435-6459 South Linder Avenue; 5400-5458 West 65th Street; and 6434-6458 South Long Avenue (the "Property").

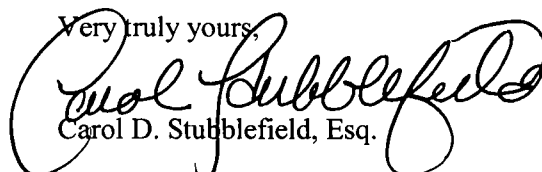
The Project will consist of an approximately 179,600 square foot high school building with a 1,080 (ideal) student capacity to accommodate (27) standard classrooms; (2) LRE-3 diverse learning classrooms with (2) pullout spaces; (1) computer classroom; (7) science classroom suite [including (2) Chemistry, (2) Biology, and (3) Physics]; (3) music classroom suite [including (1) instrumental, (1) choral, and (1) music theory]; (2) 2D/3D art classrooms with kiln and storage; (1) health classroom; (4) multi-purpose rooms that, when partitioned, will double as (8) CTE/STE(A)M classrooms; (1) dance room; (1) fitness/weight room, (1) two-position gymnasium with stage (with combination sports bleachers [+/- 696 seats], telescoping auditorium theatre seats that, when combined with folding chairs [+/- 668 seats], will all seat above the Ideal Capacity of the student population at 1,368); supporting athletic general & team lockers, showers and toilets for boys/girls; (2) gym offices; (1) administrative center including a business office; (1) nurse & student services suite; (1) library/multi-media center; (1) blackbox theatre (with a seating capacity of 265 occupants), (1) business office; student dining/multi-purpose facility with table storage, servery (w/three (3) serving lines) and hybrid kitchen; building storage, toilets, utility rooms, an elevator for accessibility; and building systems and support spaces. The Maximum building height is anticipated at approximately 50'-0" and the site to accommodate a total of 47 parking spaces, including 2 ADA for a school FTE of 103 faculty and staff personnel after completion. The Project anticipates achieving a minimum of LEED v4 Silver rating for Schools.

The Property is currently zoned RS-2, Residential Single-Unit (Detached House) District. The Applicant will request City of Chicago approval to rezone the Property from RS-2 to RT4, Residential Two-Flat, Townhouse and Multi-Unit District and then to an Institutional Planned Development, for the construction of the Project.

The Property is owned by the City of Chicago in Trust for use of Schools on behalf of the Board of Education of the City of Chicago, 42 W. Madison Street, Chicago, IL 60602. The Applicant is the Public Building Commission of Chicago located at 50 West Washington Street, Room 200, Chicago, Illinois 60602.

I am an authorized representative of the Applicant. Questions regarding the proposed project or the Application may be addressed to Carol D. Stubblefield, Esq. at Neal & Leroy, LLC, phone: 312-641-7144; 20 South Clark Street, Suite 2050, Chicago, Illinois 60603.

PLEASE NOTE: THE APPLICANT IS NOT SEEKING TO REZONE OR PURCHASE YOUR PROPERTY. YOU ARE RECEIVING THIS NOTICE AS REQUIRED BY THE CHICAGO MUNICIPAL CODE BECAUSE COOK COUNTY TAX RECORDS INDICATE YOU OWN PROPERTY WITHIN 250 FEET OF THE BOUNDARIES OF THE SUBJECT PROPERTY.

Very truly yours,

Carol D. Stubblefield, Esq.



LOOP OFFICE

42 W Madison Ave, 2nd Floor · Chicago, Illinois 60602
Telephone: 773/553-2900 · Fax: 773/553-2951

Mr. Patrick Murphey
Zoning Administrator
Bureau of Zoning
Department of Planning and Development
121 N. LaSalle Street, Room 905
Chicago, Illinois 60602

Honorable Thomas Tunney
Chairman
Zoning Committee
City of Chicago
121 N. LaSalle Street, Room 304
Chicago, Illinois 60602

Re: *Consent to File Application for Planned Development*

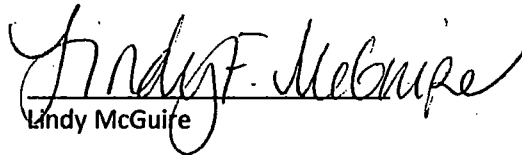
Dear Mr. Murphey and Chairman Tunney:

The Public Building Commission ("PBC") is constructing the new Hancock Selective Enrollment Replacement High School located at 5423 W. 64th Place, on behalf of the Chicago Board of Education ("BOE"). This property was acquired by the BOE on February 22, 2019.

The PBC desires to file an application for Planned Development approval to allow for the construction of the new High School. I hereby authorize the PBC to file this Application.

Thank you for your consideration of this matter.

Very truly yours,


Lindy McGuife

#20197
INTRO DATE
SEPT 18, 2019

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
5401-5459 West 64th Place; 6435-6459 South Linder Avenue; 5400-5458 West 65th Street; and
6434-6458 South Long Avenue

2. Ward Number that property is located in: 13

3. APPLICANT The Public Building Commission of Chicago

ADDRESS 50 W. Washington CITY Chicago

STATE IL ZIP CODE 60602 PHONE 312-641-7144

EMAIL cstubblefield@nealandleroy.com CONTACT PERSON Carol D. Stubblefield

4. Is the applicant the owner of the property? YES NO No
If the applicant is not the owner of the property, please provide the following information
regarding the owner and attach written authorization from the owner allowing the application to
proceed.

OWNER City of Chicago in Trust for Schools on behalf of the Board of Education, City of Chicago

ADDRESS 42 West Madison Street, 9th Floor CITY Chicago

STATE IL ZIP CODE 60602 PHONE 312-641-7144

EMAIL cstubblefield@nealandleroy.com CONTACT PERSON Carol D. Stubblefield

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the
rezoning, please provide the following information:

ATTORNEY Carol D. Stubblefield, Neal & Leroy, LLC

ADDRESS 20 S. Clark Street, Suite 2050

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312-641-7144 FAX 312-641-5137 EMAIL cstubblefield@nealandleroy.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

N/A

7. On what date did the owner acquire legal title to the subject property? Feb. 22, 2019

8. Has the present owner previously rezoned this property? If yes, when?
No

9. Present Zoning District RS-2 Proposed Zoning District RT4 and then to IPD

10. Lot size in square feet (or dimensions) 159,066 SF

11. Current Use of the property Vacant

12. Reason for rezoning the property Mandatory Planned Development for development of land to be used for schools on sites with a net site area of 2 acres or more Chicago Zoning Ordinance Section 17-8-0506


13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)
Applicant proposed to construct a new high school, approximately 178,500 gross square feet for a 1,080 student capacity which will include 27 classrooms, various specialty classrooms for diverse learning, chemistry, biology, physics, music, art, health, CTE/STEAM, dance and fitness. A new blackbox theatre seating 265 occupants, and a two-position gymnasium with stage to support both sports and theatre bleachers, along with supporting athletic lockers/showers. A new student dining/ multi-purpose facility with hybrid kitchen and servery. The site will accommodate 47 parking spaces including 2 ADA for an FTE of 86 faculty and staff personnel after completion. The maximum building height is anticipated to be 50'-0".

14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?

YES _____ NO X


COUNTY OF COOK
STATE OF ILLINOIS

RAY GIDEROF, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.



Signature of Applicant

Subscribed and Sworn to before me this 9th day of September, 2019.


Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____