



# City of Chicago



O2018-636

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	1/17/2018
<b>Sponsor(s):</b>	Sawyer (6)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 16-F at 6745-6859 S Normal Ave; 300-458 W 69th St
<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 RT-4 Residential Two Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map 16-F in the area bounded by:

South Normal Avenue; West Normal Parkway; the western right-of-way line of the Chicago Rock Island and Pacific Railroad; and West 69<sup>th</sup> Street.

to those of an Institutional Planned Development No. \_\_\_\_\_, which is hereby established in the area above described, subject to such Use and Bulk Regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

**SECTION 2:** This Ordinance shall be in full force and effect from and after its passage.



Roderick T. Sawyer  
Alderman, 6th Ward

**INSTITUTIONAL PLANNED DEVELOPMENT NO. \_\_\_\_**

**PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Institutional Planned Development Number \_\_\_\_, (“Planned Development”) consists of approximately 1,083,250 net square feet of property (24.86 acres) which is depicted on the attached Planned Development Boundary, Property Line and Subarea Map (“Property”) and is controlled by the Board of Education of the City of Chicago (the “Applicant”).
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 15 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Subarea Map; Site and Landscape Plan; and Building Elevations dated January 17, 2018, submitted herein. In any instance where a provision of this Planned

**APPLICANT:** Alderman Sawyer on behalf of The Board of Education of the City of Chicago  
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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 are allowed in the area delineated herein: Subarea A-school, athletic facilities, accessory parking and related accessory uses; Subarea B-school, daycare, power plant, accessory parking and related 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 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 identified in the Bulk Regulations Table has been determined using a total Net Site Area of 1,083,250 square feet, a Net Site Area for Subarea A of 829,115 square feet and a Net Site Area for Subarea B of 254,135 square feet.
9. The Site and Landscape Plan shall be in substantial conformance with the Landscape Ordinance 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 Department of Planning and Development acknowledges and agrees that no site or building improvements are contemplated nor required in Subarea B as part of this Planned Development.
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, Fleet and Facility Management and Buildings, under Section 13-32-085 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.

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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 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. 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.
14. 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 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

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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.

15. 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 the RT-4 Residential Two Flat, Townhouse and Multi-Unit District.

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INSTITUTIONAL PLANNED DEVELOPMENT NO. \_\_\_\_\_,  
BULK REGULATIONS

Gross Site Area:	1,207,148 square feet (27.70 acres)
Total Net Site Area:	1,083,250 square feet (24.86 acres)
Net Site Area for Subarea A:	829,115 square feet (19.03 acres)
Net Site Area for Subarea B:	254,135 square feet (5.83 acres)
Public Area Right-of-Way:	123,898 square feet (2.84 acres)
Maximum Floor Area Ratio:	
Subarea A:	1.2
Subarea B:	1.2
Minimum Number of Off-Street Loading Spaces:	
Subarea A:	1 (10x50)
Subarea B:	0
Minimum Number of Off-Street Parking and Bike Spaces:	
Subarea A:	
Parking Spaces:	105
Bike Spaces:	65
Subarea B:	
Parking Spaces:	117
Bike Spaces:	12
Maximum Building Height:	55 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback:	In accordance with the Site Plan

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**MOODY-NOLAN**  
ARCHITECTURE INC.

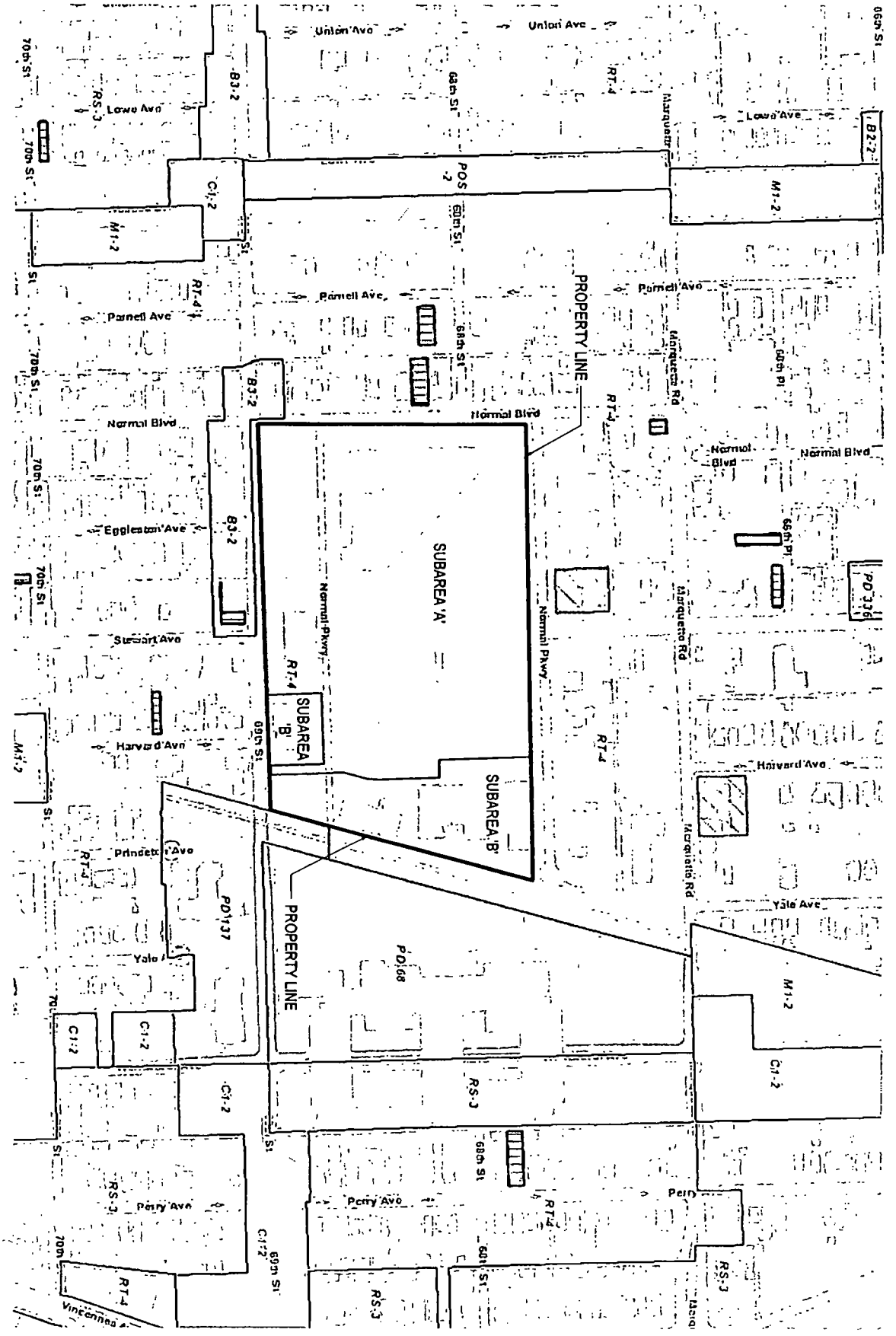
**UJAMAA**  
CONSTRUCTION, LLC  
**POWER**  
CONTRACTORS

PROPOSED NEW HIGH SCHOOL  
**EXISTING ZONING MAP**

**Public Building**  
Commission of Chicago



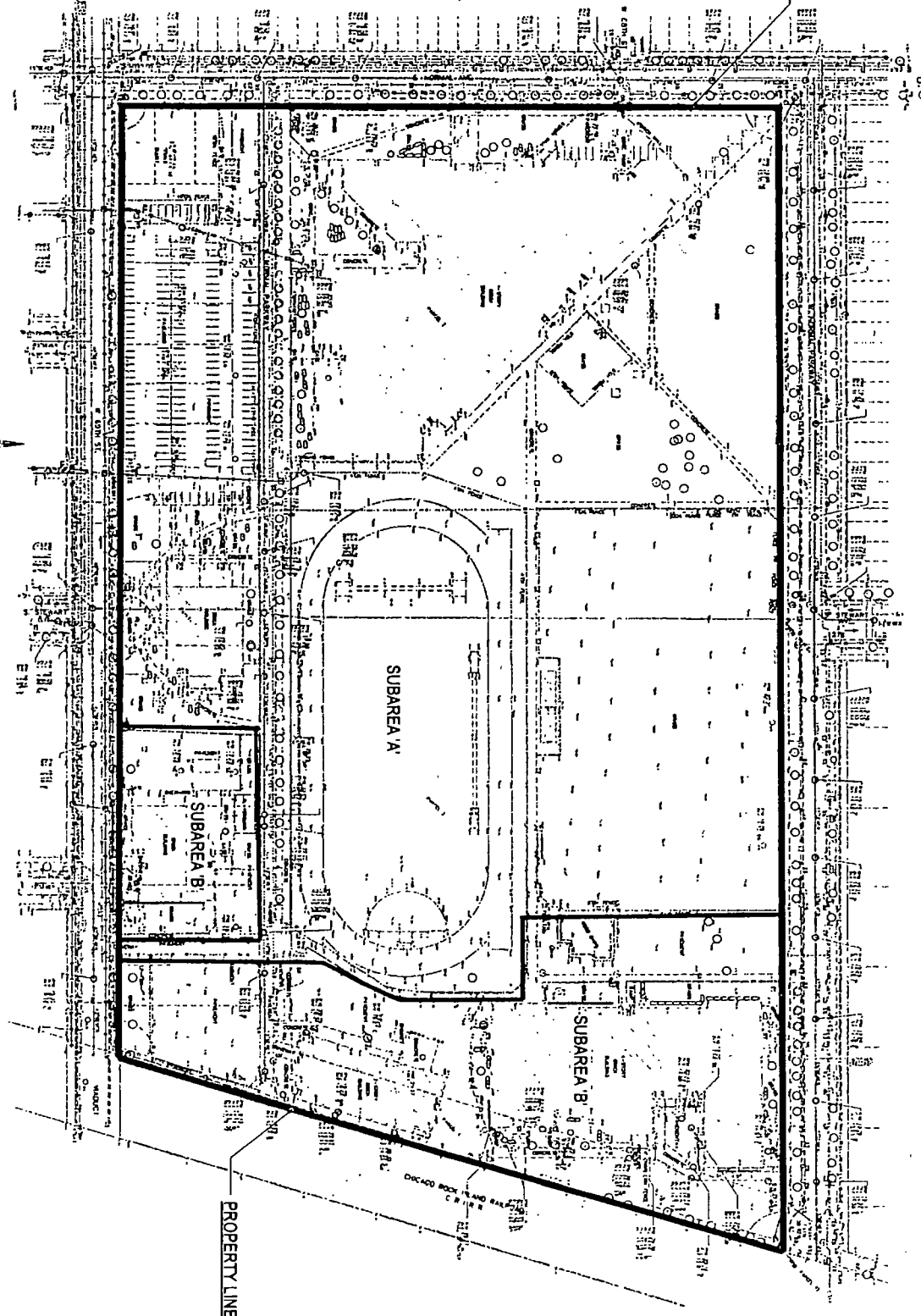
01/7/2018







- 1. PROPOSED
- 2. EXISTING
- 3. ADJACENT
- 4. SURVEY
- 5. PROPERTY
- 6. SUBAREA
- 7. CHURCH
- 8. PARK
- 9. HIGHWAY
- 10. RAILROAD
- 11. WATER
- 12. UTILITY
- 13. ELEVATION
- 14. DISTANCE
- 15. BEARING
- 16. AREA
- 17. PERIMETER
- 18. VOLUME
- 19. WEIGHT
- 20. LENGTH
- 21. WIDTH
- 22. HEIGHT
- 23. DEPTH
- 24. TEMPERATURE
- 25. PRESSURE
- 26. VELOCITY
- 27. ACCELERATION
- 28. ROTATION
- 29. TRANSLATION
- 30. ANGULAR
- 31. LINEAR
- 32. CURVATURE
- 33. TORSION
- 34. STRESS
- 35. STRAIN
- 36. MODULUS
- 37. COEFFICIENT
- 38. CONSTANT
- 39. VARIABLE
- 40. PARAMETER
- 41. FUNCTION
- 42. EQUATION
- 43. INEQUALITY
- 44. IDENTITY
- 45. DEFINITION
- 46. ASSUMPTION
- 47. CONSTRAINT
- 48. OBJECTIVE
- 49. VARIABLE
- 50. CONSTRAINT



**MOODY•NOLAN**  
 BROOK ARCHITECTURE INC.

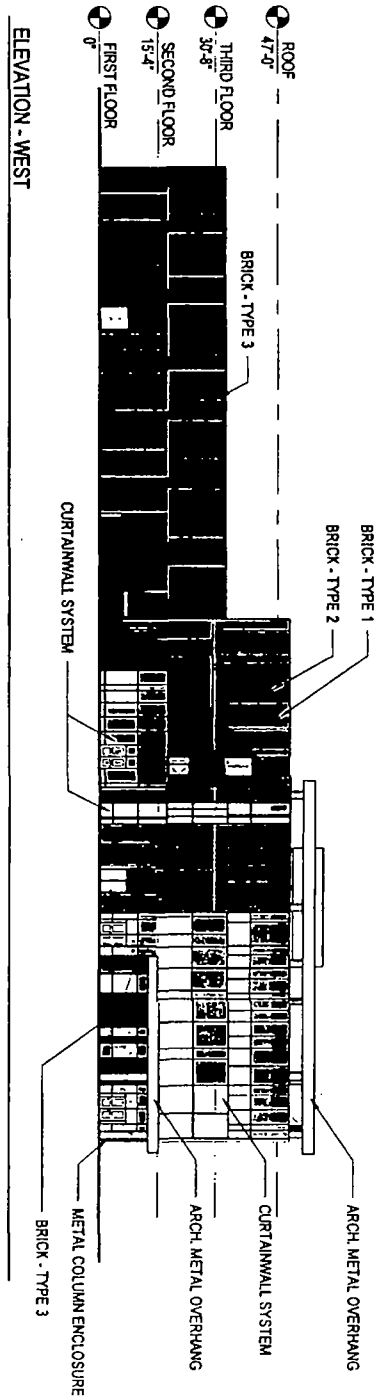
**USAMAA**  
 CONSULTING INC.  
**POWER**

**PROPOSED NEW HIGH SCHOOL  
 PD BOUNDARY, PROPERTY LINE, & SUBAREA MAP**

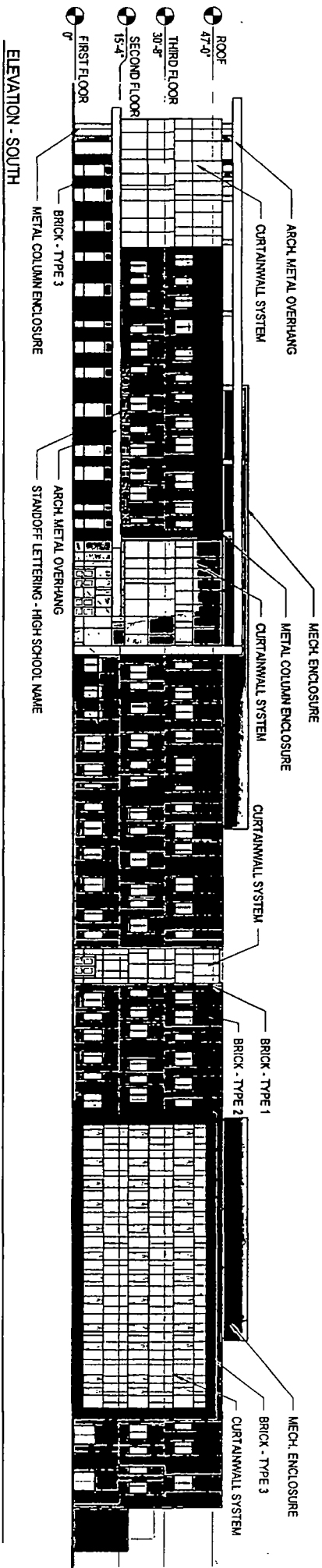
**Public Building  
 Commission of Chicago**

**Chicago  
 Public  
 Schools**





ELEVATION - WEST



ELEVATION - SOUTH

**MOODY•NOLAN**  
ARCHITECTS  
BROOK MECHANICAL INC.

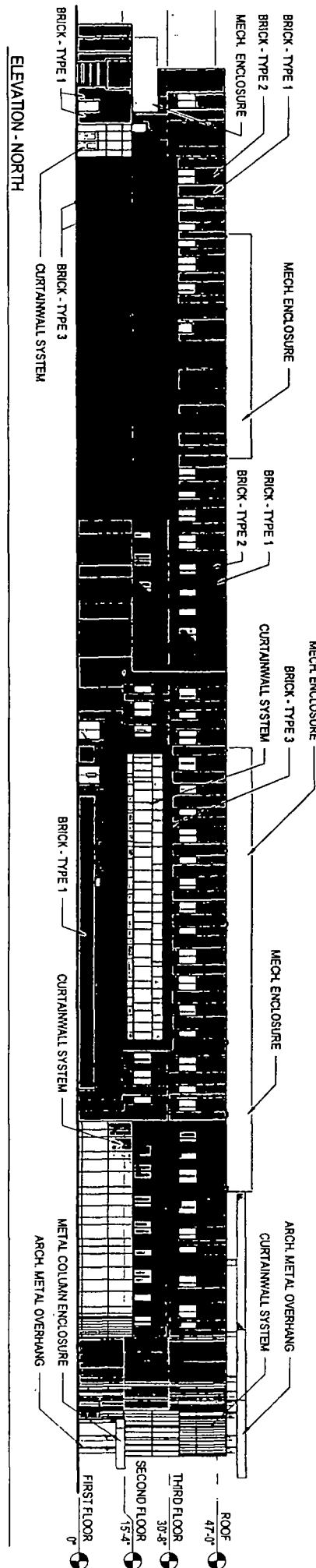
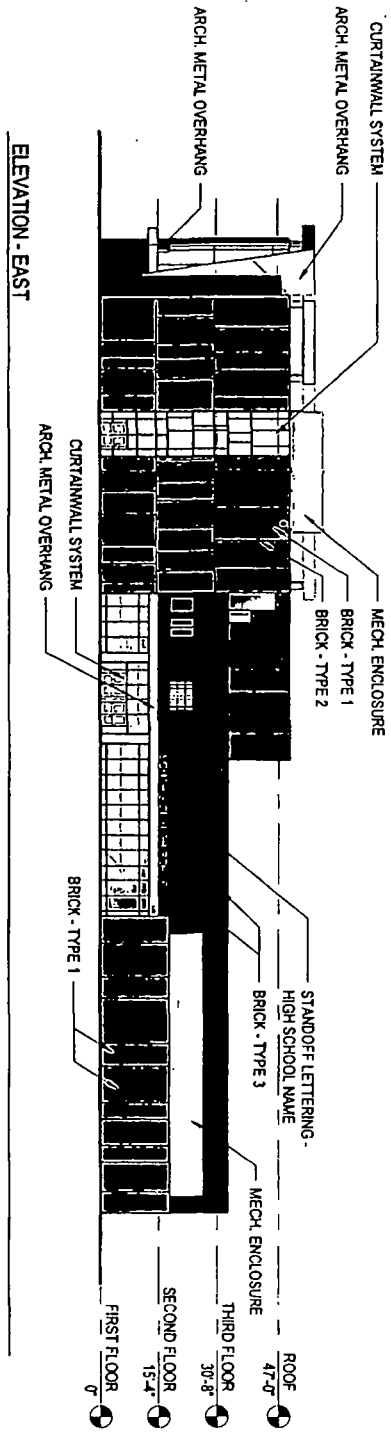
**UJAMAA**  
POWER  
CONSULTANTS, LLC

PROPOSED NEW HIGH SCHOOL

**ELEVATIONS**

**Public Building**  
Commission of Chicago

**Chicago**  
Public  
Schools



**MOODY-NOLAN**  
ARCHITECTS

**UJAMAA**  
POWER  
CONSTRUCTION

PROPOSED NEW HIGH SCHOOL  
**ELEVATIONS**

**Public Building**  
Commission of Chicago

**Chicago**  
Public  
Schools

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:  
6745-6859 South Normal Avenue; 300-458 West 69th Street
  
2. Ward Number that property is located in: 6th
  
3. APPLICANT Alderman Roderick T. Sawyer on behalf of the Board of Education of the City of Chicago and the Public Building Commission of Chicago  
ADDRESS 8001 S. Martin Luther King Drive CITY Chicago  
STATE Illinois ZIP CODE 60619 PHONE c/o 312/641-7144  
EMAIL sborstein@nealandleroy.com CONTACT PERSON c/o Scott R. Borstein
  
4. Is the applicant the owner of the property? YES \_\_\_\_\_ NO X  
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 Public Building Commission of Chicago  
ADDRESS 50 W. Washington CITY Chicago  
STATE Illinois ZIP CODE 60602 PHONE 312/641-7144  
EMAIL \_\_\_\_\_ CONTACT PERSON \_\_\_\_\_
  
5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:  
ATTORNEY Scott R. Borstein, Neal & Leroy, LLC  
ADDRESS 120 N. LaSalle Street, Suite 2600  
CITY Chicago STATE IL ZIP CODE 60602  
PHONE 312/641-7144 FAX 312/641-5137 EMAIL sborstein@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? 1989

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

\_\_\_\_\_

\_\_\_\_\_

9. Present Zoning District RT-4 Proposed Zoning District IPD

10. Lot size in square feet (or dimensions) \_\_\_\_\_

11. Current Use of the property School and Daycare

12. Reason for rezoning the property Mandatory planned development required for school uses on sites over 2 acres.

\_\_\_\_\_

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)

A new 3 story high school with a capacity for approximately 1,400 students and 105 parking spaces and athletic facilities. Maintain existing 3-story elementary school and 1-story daycare facilities with 117 parking spaces.

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](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?

YES \_\_\_\_\_ NO X

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COUNTY OF COOK  
STATE OF ILLINOIS

\_\_\_\_\_, 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.

See Ordinance \_\_\_\_\_  
Signature of Applicant

Subscribed and Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

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**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_