



City of Chicago



SO2018-636

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/17/2018
Sponsor(s):	Sawyer (6)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 16-F at 6745-6859 S Normal Ave; 300-458 W 69th St
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

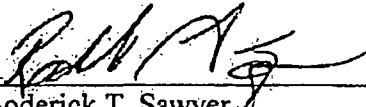
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

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 69th 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement (“Agreement”) by and between the City’s 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 CDOT’s Division of Infrastructure Management:

- Full width of streets

APPLICANT:	Alderman Sawyer on behalf of The Board of Education of the City of Chicago and The Public Building Commission of Chicago
ADDRESS:	6745-6859 South Normal Avenue; 300-458 West 69th Street
FILING DATE:	January 17, 2018
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- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be must be executed prior to any CDOT 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 CDOT 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 CDOT 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 CDOT.

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 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

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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 terms of this Statement 9 shall not apply to Subarea B of the Property as no site or building improvements are contemplated or required in Subarea B as part of this Planned Development. Provided, however, in the event that permits are filed for any site or building improvements in Subarea B by the Applicant, then the terms and provisions of this Statement 9 shall be applicable to such site or building improvements.
- 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.
- 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.

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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. As a public agency, the Applicant is required to achieve the following standards, at a minimum: 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). Furthermore, 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 two points in the city approval process. First, 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) the Applicant's 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) the applicant's M/WBE and city resident participation goals. Second, 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 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.

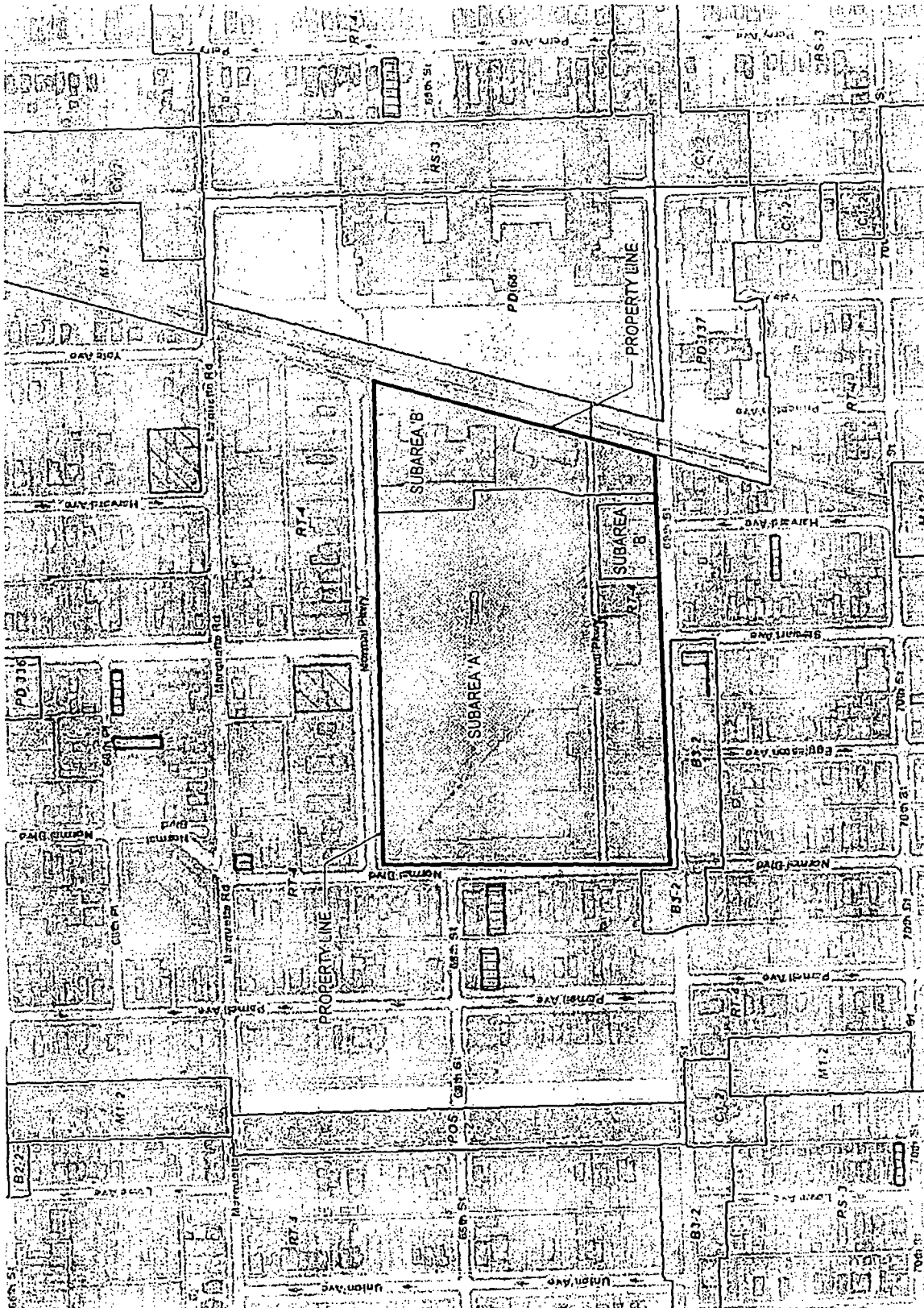
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FINAL FOR PUBLICATION

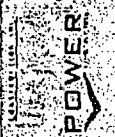
INSTITUTIONAL PLANNED DEVELOPMENT NO. _____, BULK REGULATIONS

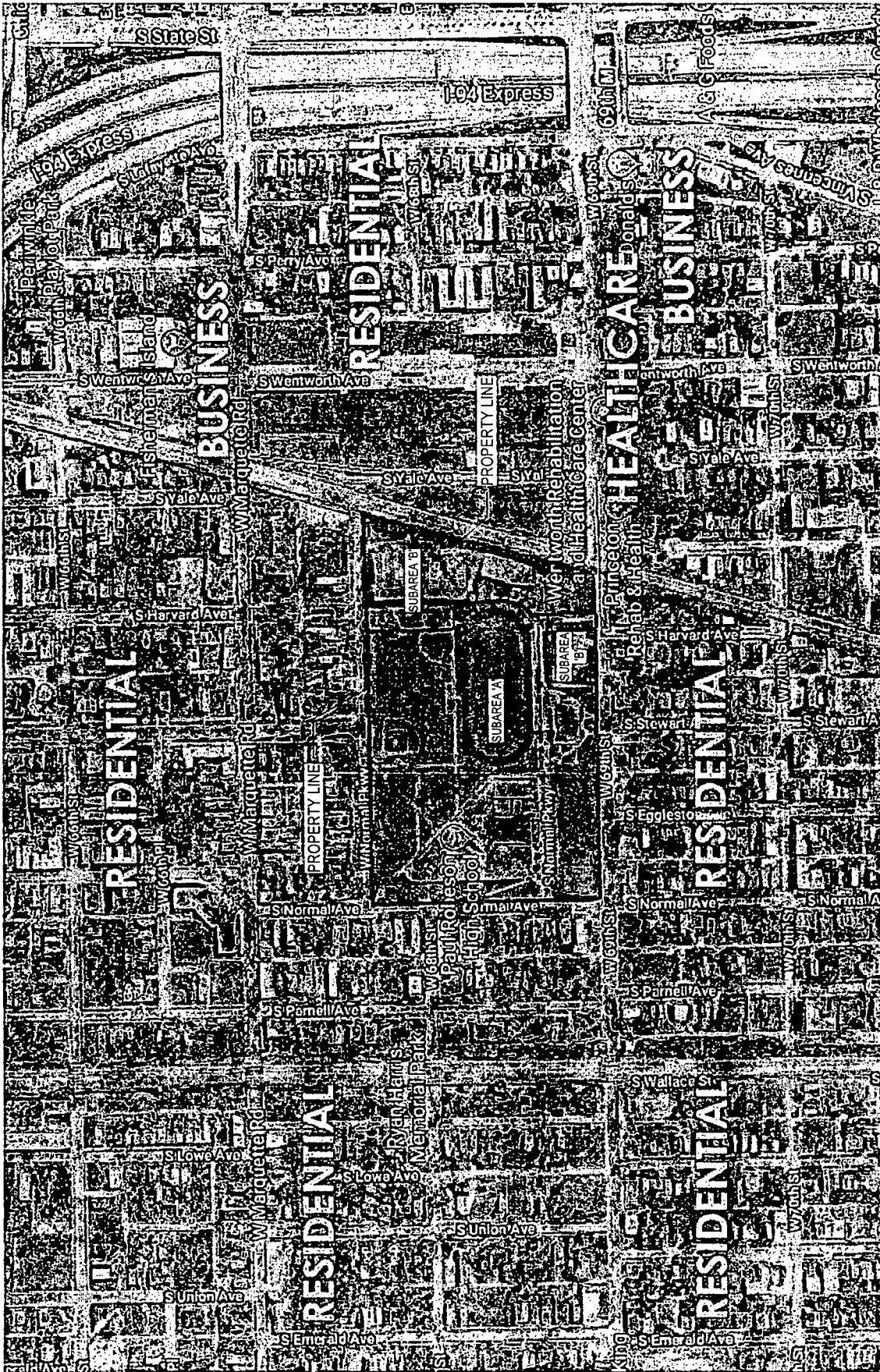
Gross Site Area:	1,207,148 square feet (27.70 acres)
Total Net Site Area:	1,083,250 square feet (24.86 acres)
Net Site Area for Subarea A:	829,115 square feet (19.03 acres)
Net Site Area for Subarea B:	254,135 square feet (5.83 acres)
Public Area Right-of-Way:	123,898 square feet (2.84 acres)
Maximum Floor Area Ratio:	
Subarea A:	0.75
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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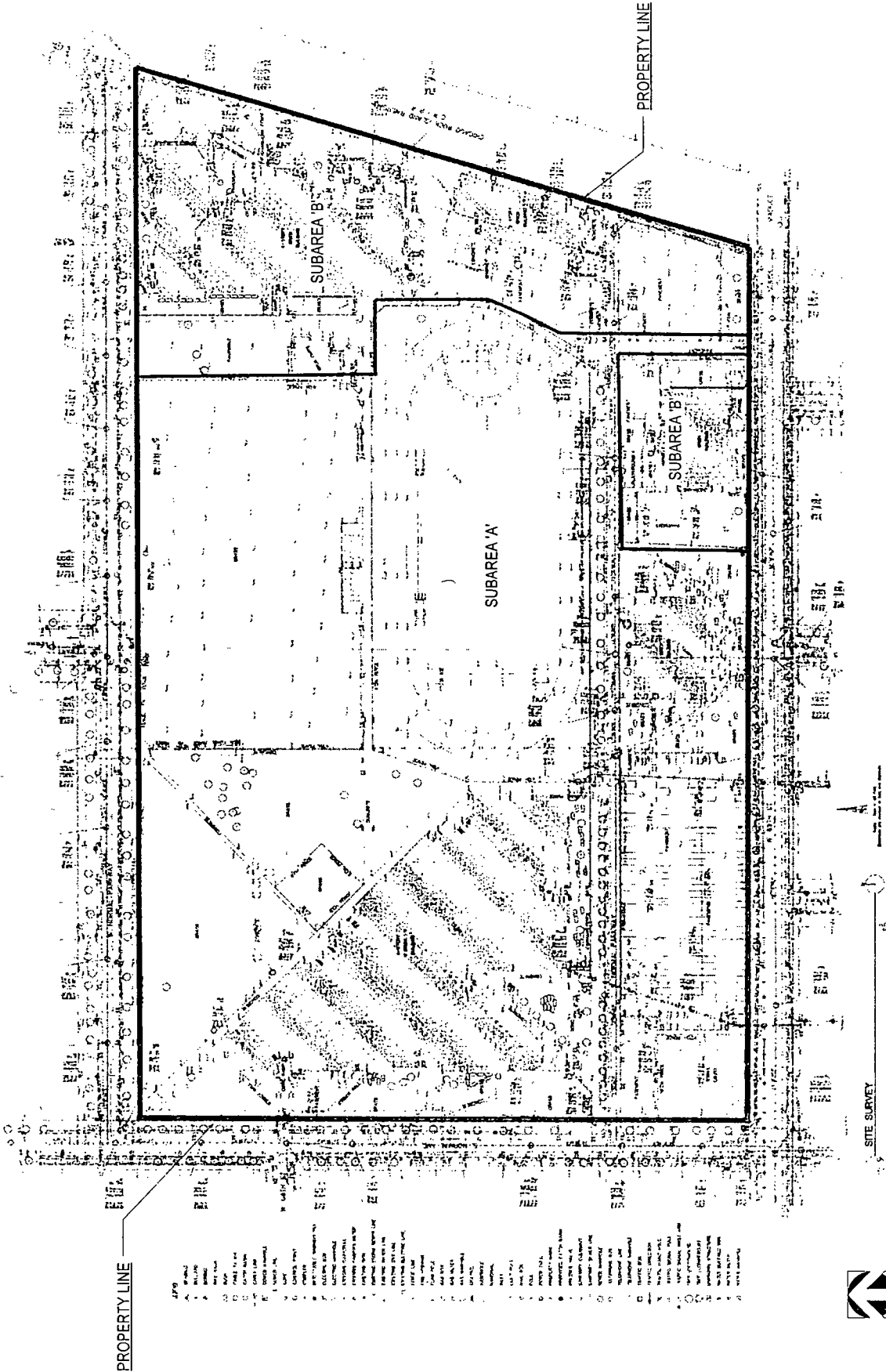


PROPOSED NEW HIGH SCHOOL
EXISTING ZONING MAP





MOODY-NOLAN
 CHICAGO
 POWER
 PROPOSED NEW HIGH SCHOOL
 GENERAL LAND USE MAP
 Chicago Public Schools
 Public Building Commission of Chicago



MOODY-NOLAN
 ARCHITECTS

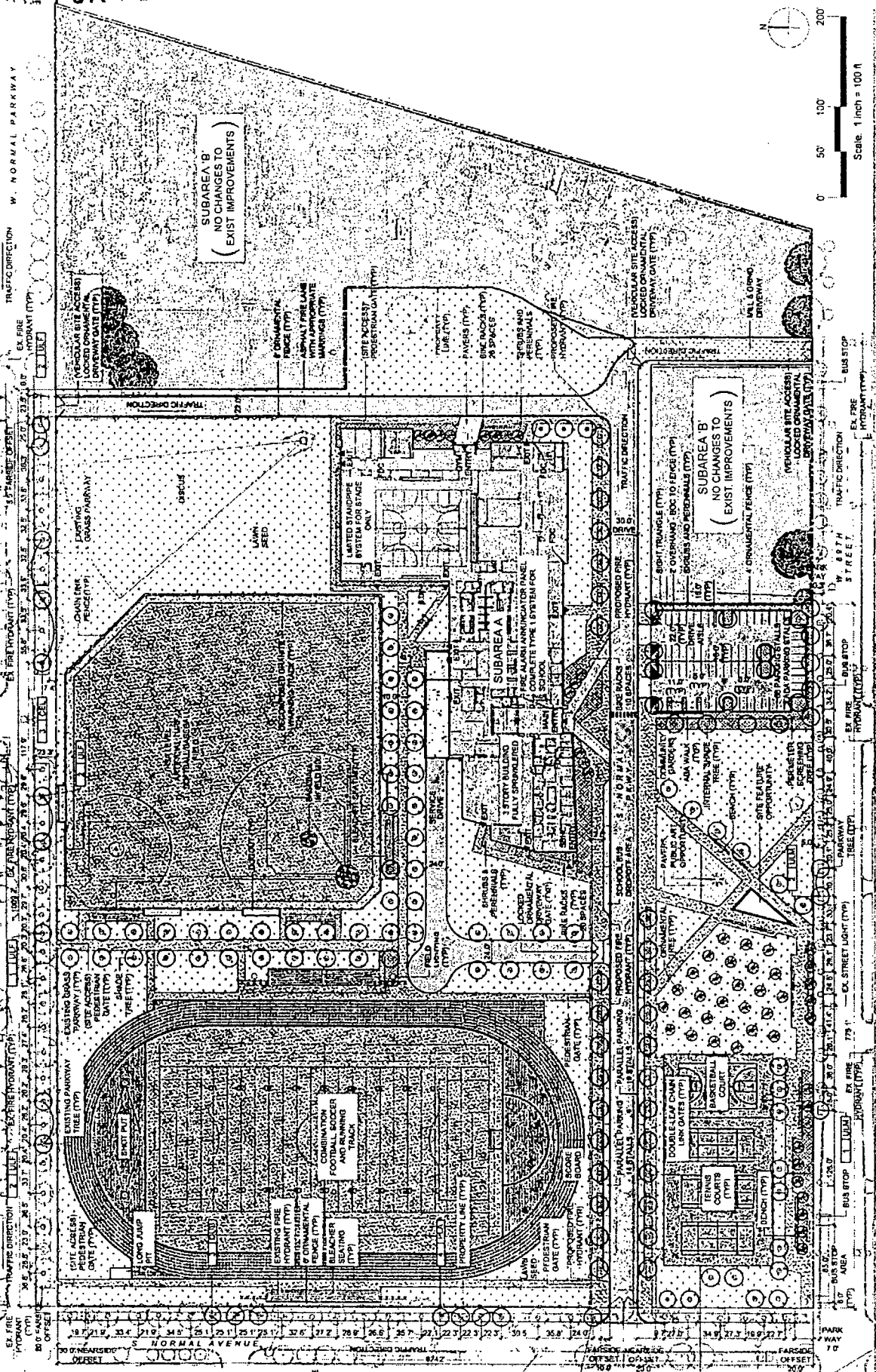
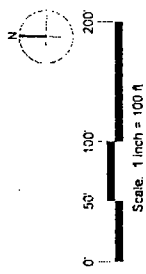
PROPOSED NEW HIGH SCHOOL

POWER

PD BOUNDARY PROPERTY LINE & SUBAREA MAP

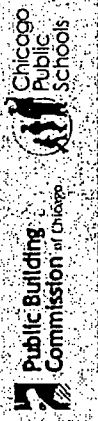
Public Building Commission of Chicago

Chicago Public Schools

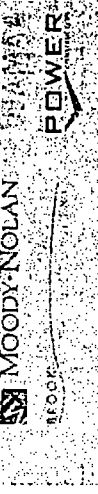


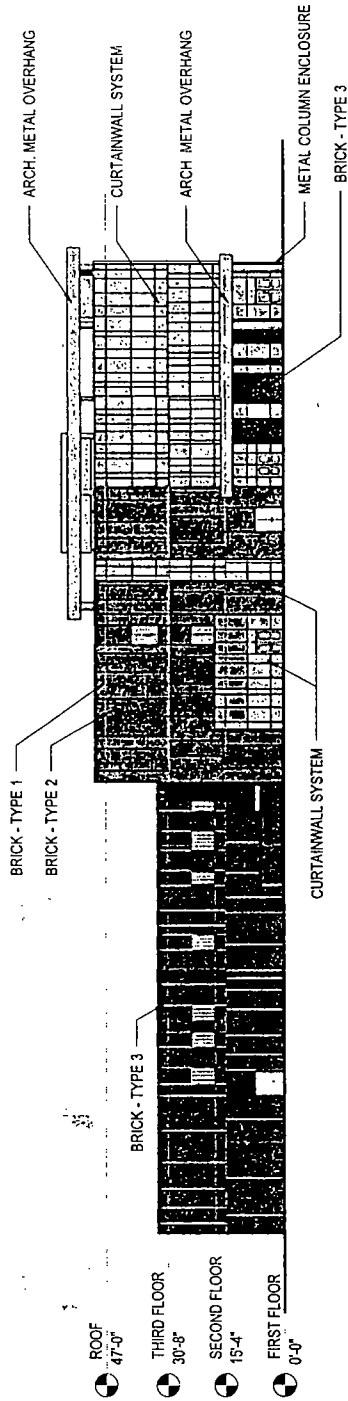
LEGEND:

- PROPERTY LINE
- EXISTING TRAFFIC HYDRANT
- BUILDING
- CONCRETE PAVEMENT
- CONCRETE WALK
- PAVING
- ASPHALT PAVEMENT
- DEPRESSED CURB
- DRIVEWAY
- ARTIFICIAL TURF
- SPORTS COURT SURFACING
- DECOMPOSED GRANITE
- BASEBALL FIELD
- ORNAMENTAL FENCE
- CHAIN LINK FENCE
- BIKE RACKS
- SHADE TREE
- ORNAMENTAL TREE
- LAWN SEED
- BIRDS & BUSHES
- EXISTING FIRE HYDRANT
- REINFORCED ACCESS/LOCKED ORNAMENTAL DRIVEWAY GATE
- CHAIN LINK FENCE
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT

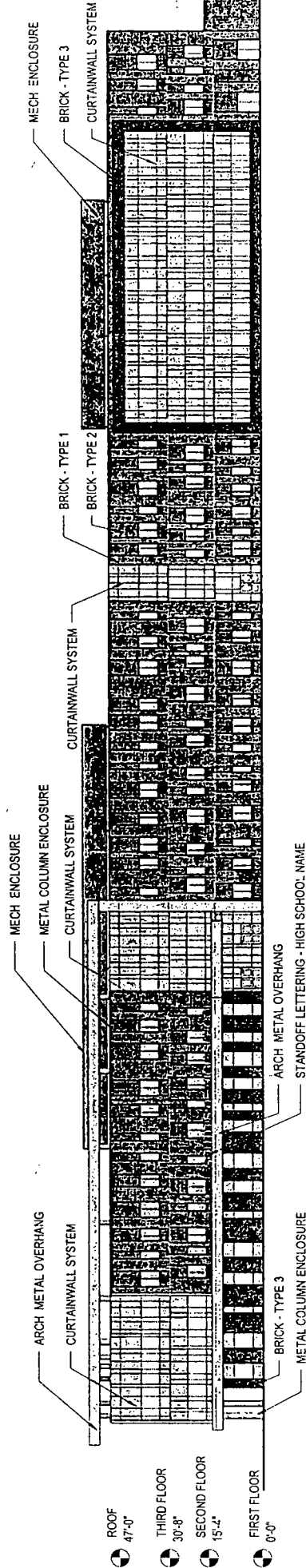


PROPOSED NEW HIGH SCHOOL
SITE & LANDSCAPE PLAN - SUBAREA 'A'





ELEVATION - WEST



ELEVATION - SOUTH

MOODY-NOLAN ARCHITECTS

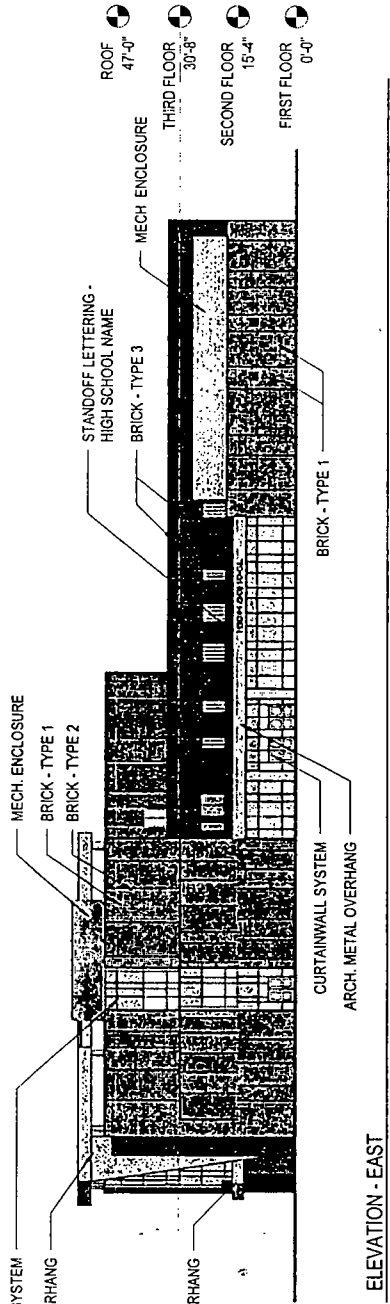
POWER

PROPOSED NEW HIGH SCHOOL

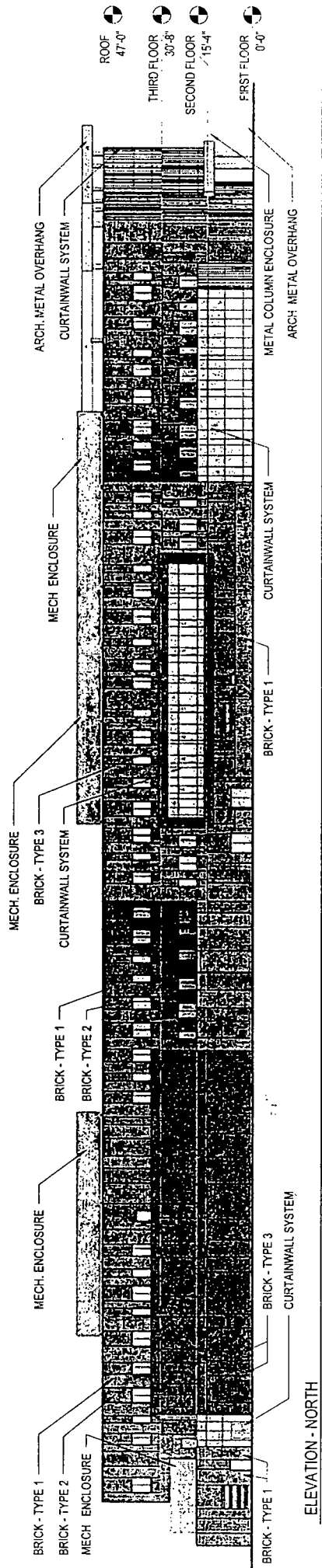
ELEVATIONS

Public Building Commission of Chicago

Chicago Public Schools



ELEVATION - EAST



ELEVATION - NORTH

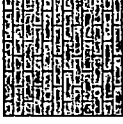
MOODY-NOLAN
ARCHITECTS

PROPOSED NEW HIGH SCHOOL
ELEVATIONS

Chicago
Public
Schools
Commission of Chicago

BRICK TYPES

BR-1
UTILITY BRICK
RUNNING BOND



BR-2
UTILITY BRICK
RUNNING BOND



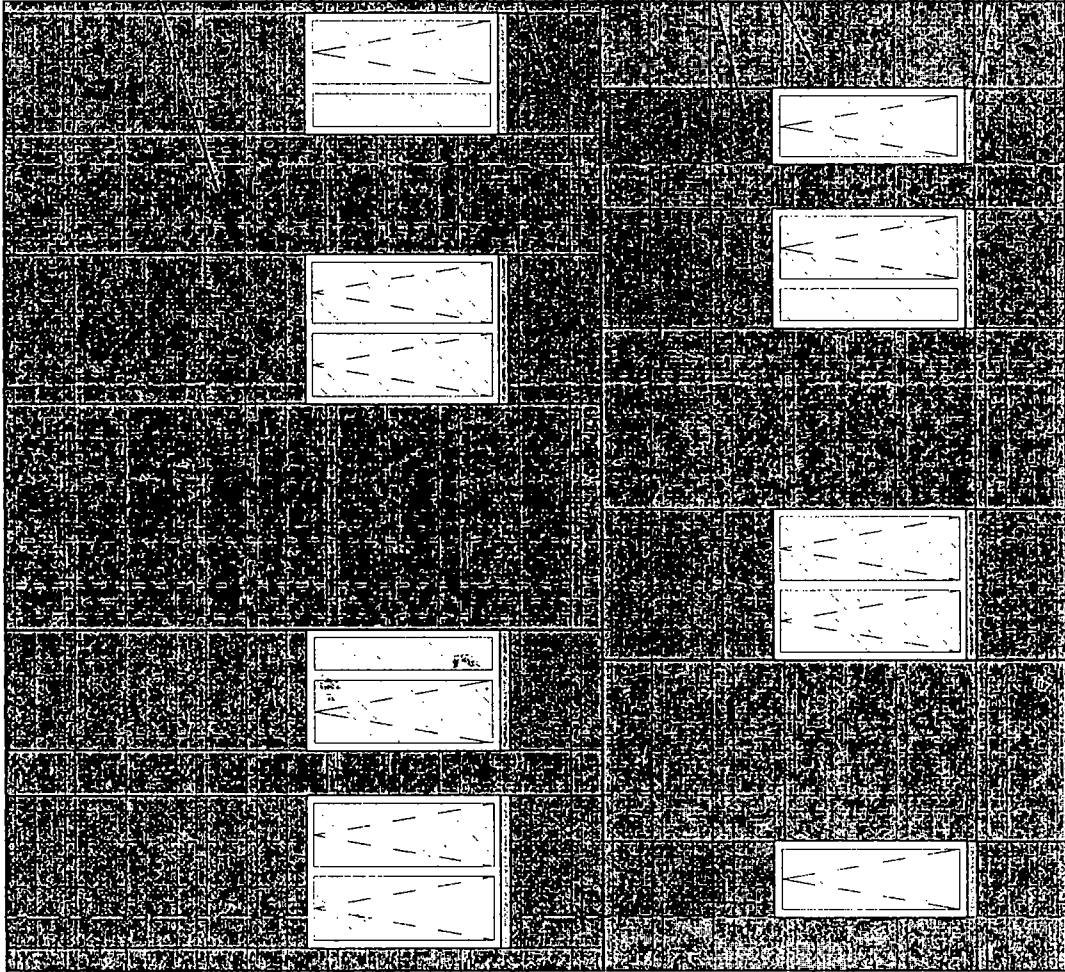
BRICK BR-1

BRICK BR-2, RECESSED 1/4" TYP.

BRICK BR-2, RECESSED 1/4" TYP.

BRICK BR-1

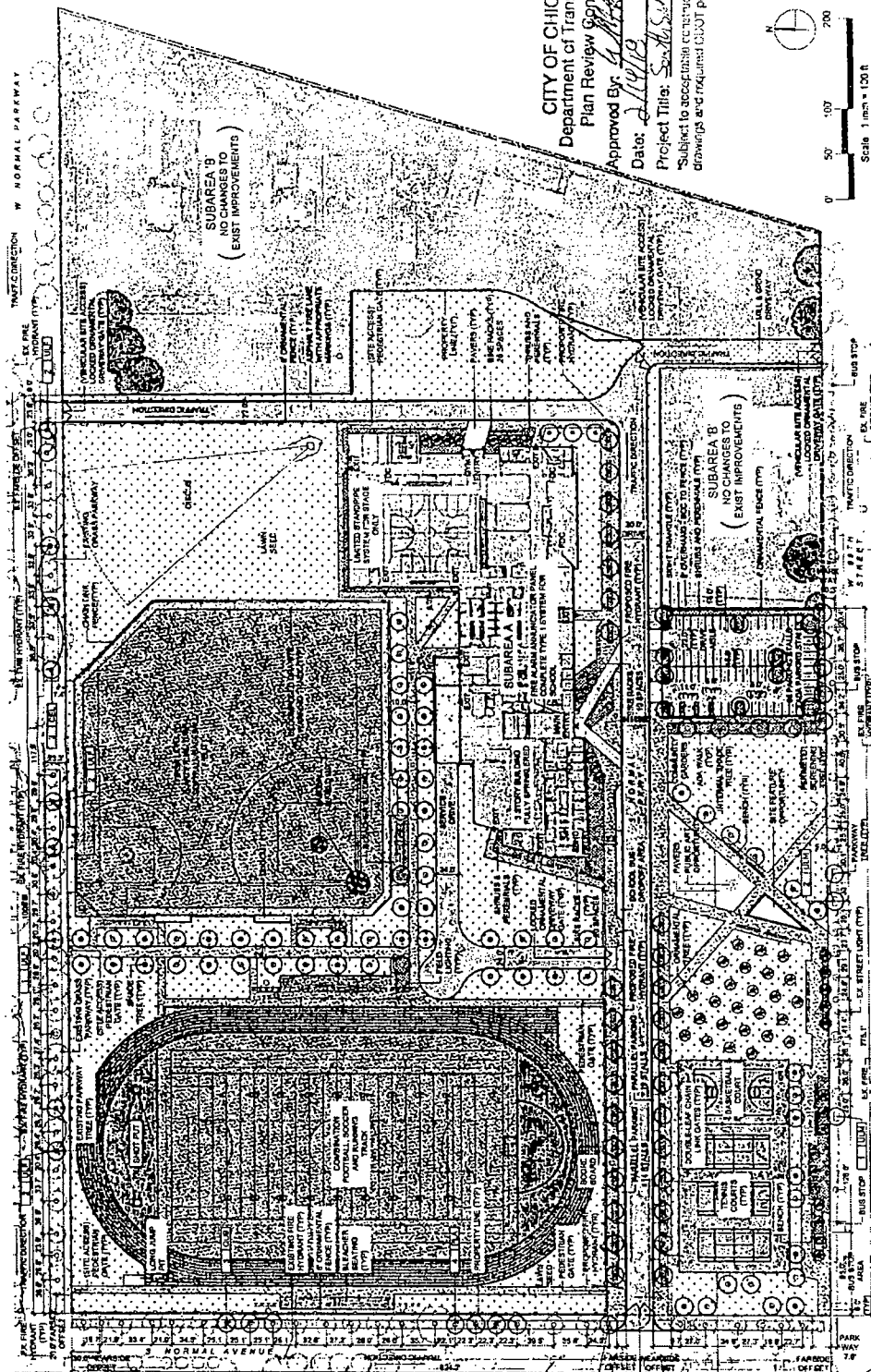
CAST STONE SILL - TYP.



PROPOSED NEW HIGH SCHOOL
ELEVATION DETAIL

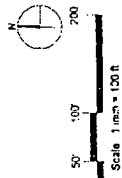


CITY OF CHICAGO
 Department of Transportation
 Plan Review Committee
 Approved By: *[Signature]*
 Date: 1/11/19
 Project Title: *Southern High School*
 Subject to acceptable construction drawings and required CDOT permits.



- LEGEND**
- PROPERTY LINE
 - EXISTING TREES TO REMAIN
 - BALCONY
 - CONCRETE PAVEMENT
 - CONCRETE WALKWAY
 - PAVING
 - ASPHALT
 - DEPRESSED CURB
 - SYNTHETIC PAVING TRUCK
 - ARTIFICIAL TURF
 - SPORTS COURT
 - EMPAVING
 - GRASS
 - GRASS
 - BASEBALL
 - FIELD MARK
 - ORNAMENTAL FENCE
 - CHAIN LINK FENCE
 - BIKE RACKS
 - SHADE TREE
 - ORNAMENTAL TREE
 - LAWN BED
 - SHRUBS
 - PERENNIALS
 - EXISTING FIRE HYDRANT (TYP)
 - POSSIBLE FIRE ACCESS/DRIVEWAY GATE (TYP)
 - CHAIN LINK FENCE (TYP)
 - EXISTING STREET LIGHT
 - EXISTING FIRE HYDRANT (TYP)

MOODY-NOLAN UJAMAA POWER
 CHICAGO PUBLIC SCHOOLS
 Public Building Commission of Chicago
 PROPOSED SOUTHERN HIGH SCHOOL
 SITE & LANDSCAPE PLAN - SUBAREA A

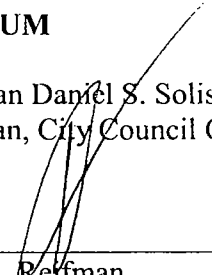




DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

From: 
David L. Reffman
Chicago Plan Commission

Date: February 15, 2018

Re: 6745-6859 South Normal Avenue / 300-458 West 69th Street

On February 15, 2018, the Chicago Plan Commission recommended approval of the proposed planned development submitted by Alderman Roderick T. Sawyer on behalf of the Board of Education of the City of Chicago and the Public Building Commission of Chicago. A copy of the proposed planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano
PD Master File (Original PD, copy of memo)