



Office of Chicago City Clerk



SO2011-616

Office of the City Clerk

Tracking Sheet

Meeting Date:	1/13/2011
Sponsor(s):	Clerk Del Valle
Type:	Ordinance
Title:	Zoning Reclassification Application No. 17189
Committee(s) Assignment:	Committee on Zoning

ORDINANCE

FINAL FOR PUBLICATION

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

SECTION 1. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the POS-1 Regional or Community Park District symbols and indications as shown on Map No. 17-L in the area bounded by:

beginning from a line 436.75 feet north of and parallel to West Hiawatha Avenue; North Minnehaha Avenue; West Hiawatha Avenue; North Central Avenue; a line 178.67 feet north of and parallel to West Hiawatha Avenue; a line from a point 178.67 feet north of West Hiawatha Avenue and 361.11 feet west of North Minnehaha Avenue; to a point, 225.86 feet north of West Hiawatha Avenue and 300 feet west of North Minnehaha Avenue; a line 300 feet west of and parallel to North Minnehaha Avenue; a line from a point 300 feet west of North Minnehaha Avenue and 280.34 feet north of West Hiawatha Avenue; to a point, 330 feet north of West Hiawatha Avenue and 253.70 feet west of North Minnehaha Avenue; a line 330 feet north of and parallel to West Hiawatha Avenue; and a line 143.67 feet west of and parallel to North Minnehaha Avenue (TOB),

to those of a RS-1, Residential Single-Unit (Detached House) District.

SECTION 2. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the RS-1, Residential Single-Unit (**D**etached House) District symbols and indications as shown on Map No. 17-L in the area bounded by:

beginning from a line 436.75 feet north of and parallel to West Hiawatha Avenue; North Minnehaha Avenue; West Hiawatha Avenue; North Central Avenue; a line 178.67 feet north of and parallel to West Hiawatha Avenue; a line from a point 178.67 feet north of West Hiawatha Avenue and 361.11 feet west of North Minnehaha Avenue; to a point, 225.86 feet north of West Hiawatha Avenue and 300 feet west of North Minnehaha Avenue; a line 300 feet west of and parallel to North Minnehaha Avenue; a line from a point 300 feet west of North Minnehaha Avenue and 280.34 feet north of West Hiawatha Avenue; to a point, 330 feet north of West Hiawatha Avenue and 253.70 feet west of North Minnehaha Avenue; a line 330 feet north of and parallel to West Hiawatha Avenue; and a line 143.67 feet west of and parallel to North Minnehaha Avenue (TOB),

to those of an Institutional Planned Development No. _____, 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 i n force and effect from and after its passage and due publication.

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INSTITUTIONAL PLANNED DEVELOPMENT NUMBER _____
EDGEBROOK ELEMENARY SCHOOL
BULK REGULATION AND DATA TABLE

Gross Site Area:	219,948 square feet (5.05 acres)
Net Site Area:	171,866 square feet (3.95 acres)
Public Area Right-of-Way	48,082 square feet (1.10 acres)
Maximum Floor Area Ratio:	.50
Existing Building Square Footage:	26,800 square feet
Proposed Addition:	35,494 square feet
Minimum Number of Off-Street Loading Spaces:	1
Minimum Number of Off-Street Parking Spaces:	30 (which includes 2 accessible spaces)
Minimum Number of Bicycle Parking Spaces:	10
Maximum Building Height	44 feet (As measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback	In accordance with the Site Plan

APPLICANT: The Public Building Commission of Chicago
ADDRESS: 6537-6557 N. Central Ave; 6501-6547 N. Hiawatha Ave; and 6500-6542 N. Minnehaha Ave., Chicago, Illinois
DATE: January 13, 2011
REVISED DATE: March 17, 2011

**INSTITUTIONAL PLANNED DEVELOPMENT NO. _____
PLAN OF DEVELOPMENT STATEMENTS**

~~FINAL FOR PUBLICATION~~

1. The area delineated herein as an Institutional Planned Development No. _____ ("Planned Development") consists of approximately 171,866 square feet (3.95 acres) of net site area which is depicted on the attached Planned Development Boundary, Property Line and Right of Way Adjustment Map. The property is owned by the Public Building Commission of Chicago (the "Applicant") and the Chicago Park District.
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or re-subdivision of parcels, shall require a separate submittal on behalf of the Applicant or their successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns, grantees and Lessees, if different than the Applicant, the legal title holders or 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 or any ground lessors. Furthermore, pursuant to the requirements of Article 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control as defined in Section 17-8-0400 of the Chicago Zoning Ordinance.
4. This Plan of Development consists of the following seventeen (17) Statements and the following exhibits: a Bulk Regulations and Data Table; Existing Land Use Map; Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Right of Way Adjustment Map; Site and Landscape Plan; a Green Roof Plan; a Student Drop-Off and Pick-Up Plan and Building Elevations prepared by Altus Works, Inc. dated November 17, 2010. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The uses permitted within the area delineated herein as an Institutional Planned Development shall include, schools, park and recreational uses, parking and modular units.
6. On-premises business identification signs and temporary construction signs shall be permitted within the area delineated herein as an "Institutional Planned Development," subject to the review and approval of the Department of Housing and Economic Development. No off-premise signs shall be permitted in the Planned Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this

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Planned Development, subject to review and approval of the Department of Transportation and Department of Housing and Economic Development.

8. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the Public Way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio (F.A.R.) shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. The City of Chicago established a Part II Review Fee in the amount \$0.25 per square feet for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by DHED during the actual Part II Review. The fee as determined by DHED staff at that time is final and binding on the Applicant and must be paid to the Department of Housing and Economic Development prior to the issuance of any Part II Approval.
12. The Applicant shall obtain the applicable official reviews, approvals and permits from the various City Departments and or Committees regarding the use of the public way for any encroachments of public way space including encroachments on, over or under the street, sidewalk, parkway or alley. Such approval and permits shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes that conservation of natural resources. The Applicant shall design, construct and maintain all buildings located within the subject property in a manner generally consistent with the Leadership in Energy and Environmental Design (LEED) Green Building Rating System. Copies of these standards may be obtained from the Department of Housing and Economic Development. The Applicant will provide a 25% green roof (approximately 8,195 square feet).
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the building and all other improvements in a manner that promotes, enables and maximizes universal access throughout the subject property. Plans for all buildings and improvements on subject property shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote a high standard of accessibility. No building permit shall be issued by the Department of Construction and Permits until the Director of MOPD has approved detailed construction drawings for the building or improvement proposed.

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15. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.
16. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of Streets and Sanitation, the Commissioner of Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
17. Unless substantial new construction on the Property has commenced within 6 years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert back to RS-1 Residential Single-Unit (Detached House) District.

APPLICANT: Public Building Commission of Chicago
ADDRESS: 6537-6557 N. Central Avenue; 6501-6547 N. Hiawatha Avenue; and 6500-6542 N.
Minnehaha Avenue, Chicago, Illinois
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Edgebrook School - 6525 N. Hiawatha



- Proposed Site 
- Target TIF Area 
- Ward Boundary 



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Aerial Map

Edgebrook Elementary School Addition

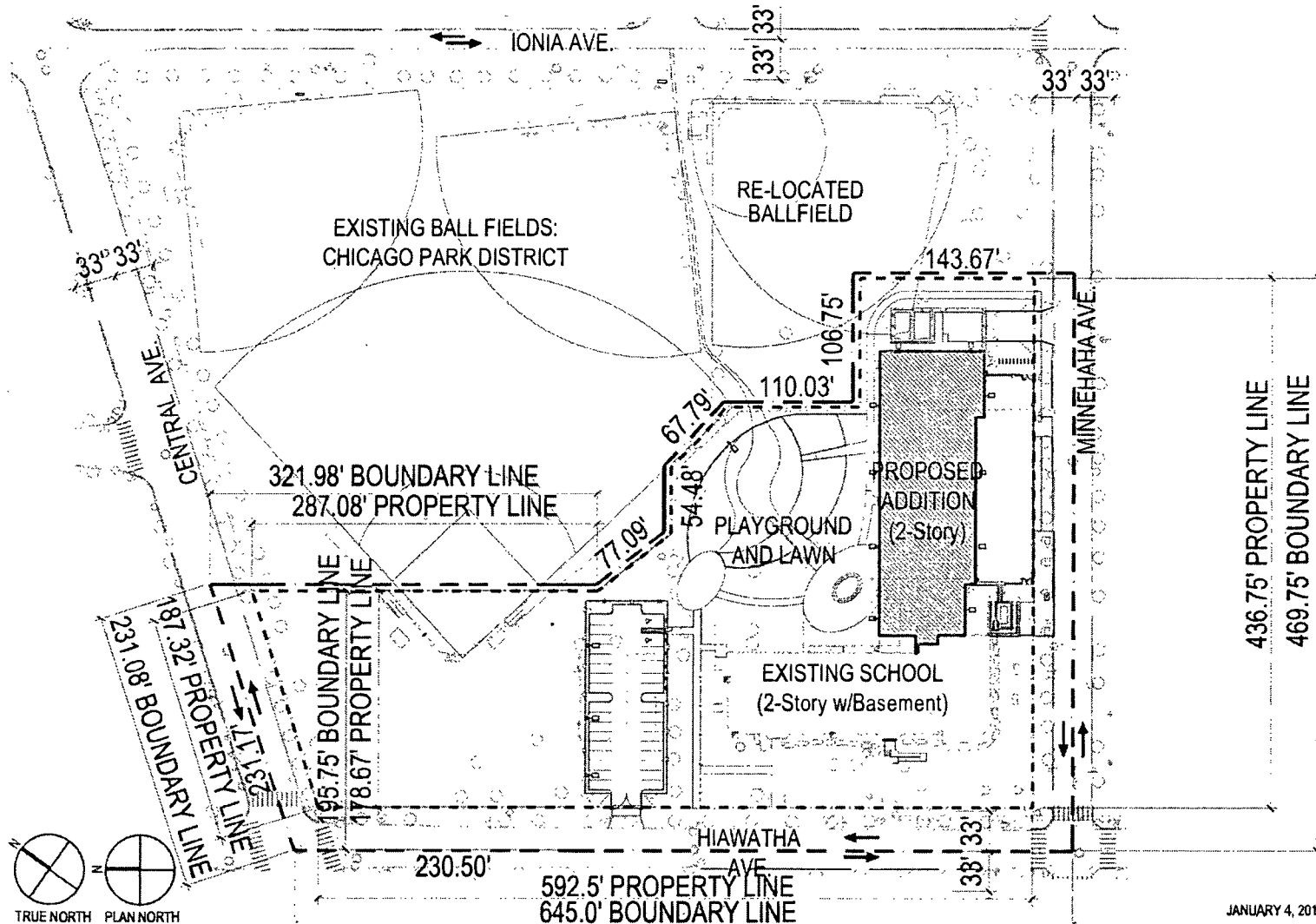
6537-6557 N. Central Ave.
6501-6547 N. Hiawatha Ave.
6500-6542 N. Minnehaha Ave.

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Public Building Commission of Chicago,

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Planned Development Boundary Map and Property Line Map

Edgebrook Elementary School Addition

6537-6557 N. Central Ave.
6501-6547 N. Hiawatha Ave.
6500-6542 N. Minnehaha Ave.

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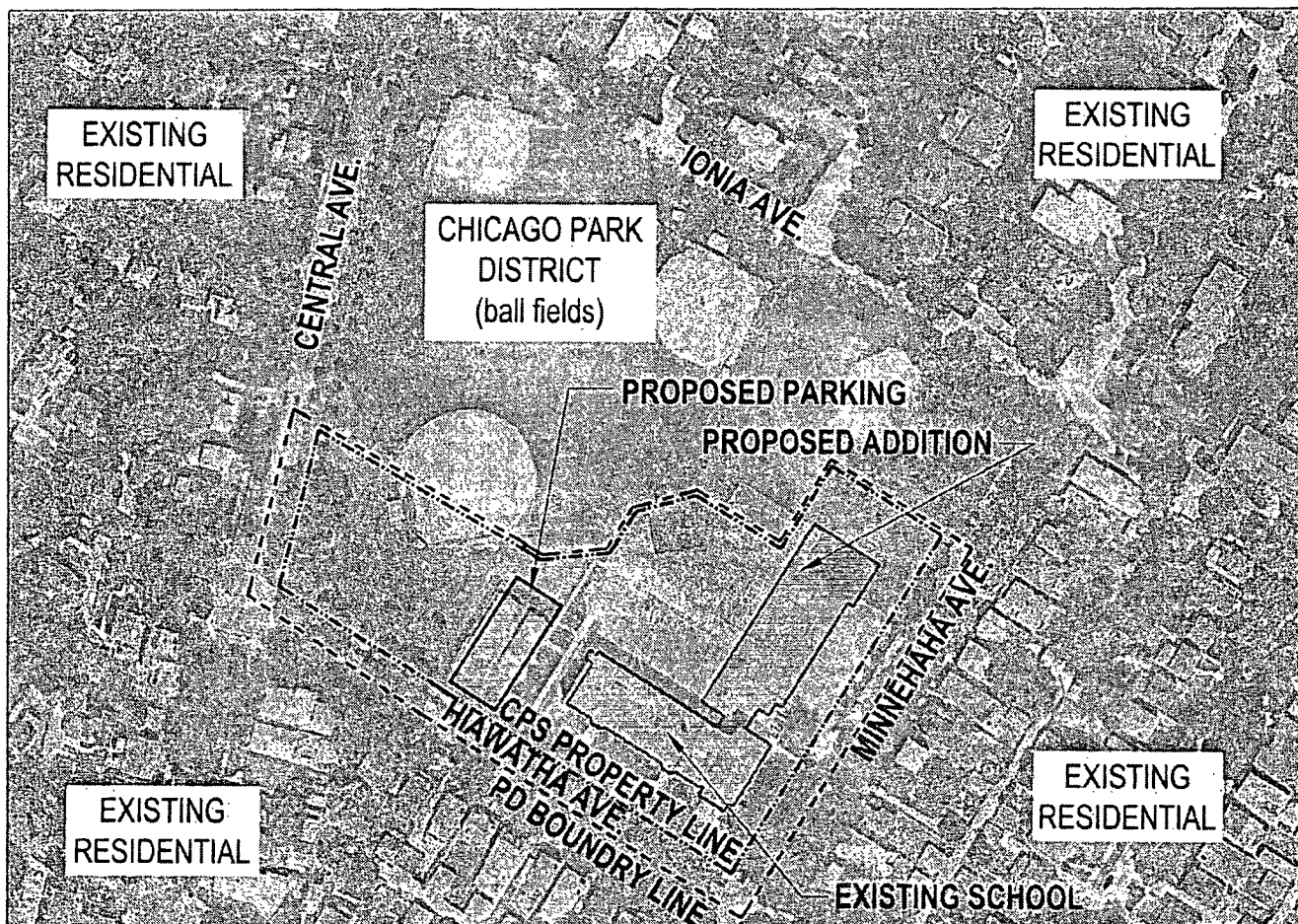
Zoning Map

Edgebrook Elementary School Addition

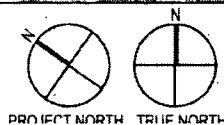
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6501-6547 N. Hiawatha Ave.
6500-6542 N. Minnehaha Ave.

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SURROUNDING LAND USE MAP
NOT TO SCALE



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Surrounding Land Use Map

Edgebrook Elementary School Addition

6537-6557 N. Central Ave.
6501-6547 N. Hiawatha Ave.
6500-6542 N. Minnehaha Ave.

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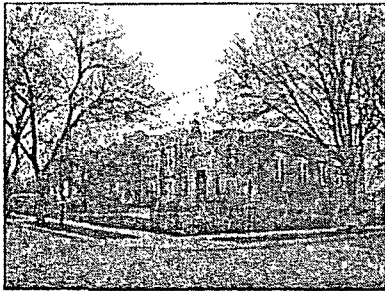


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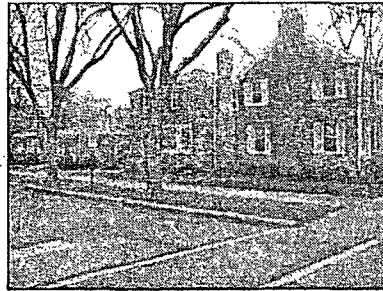


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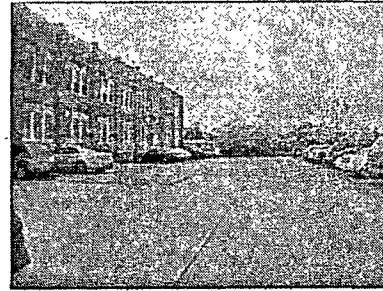


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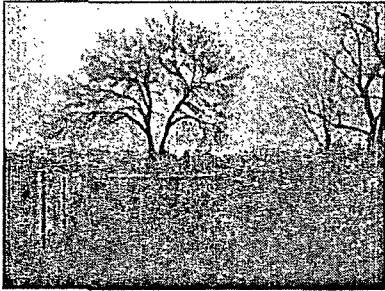


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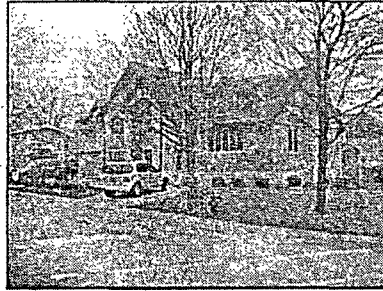


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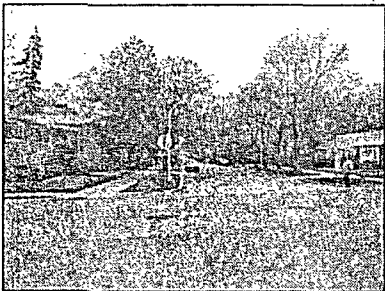


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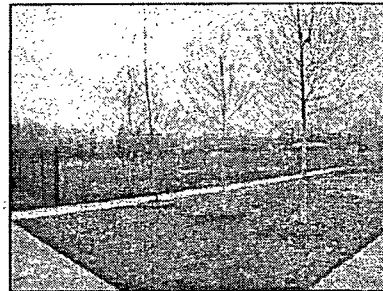
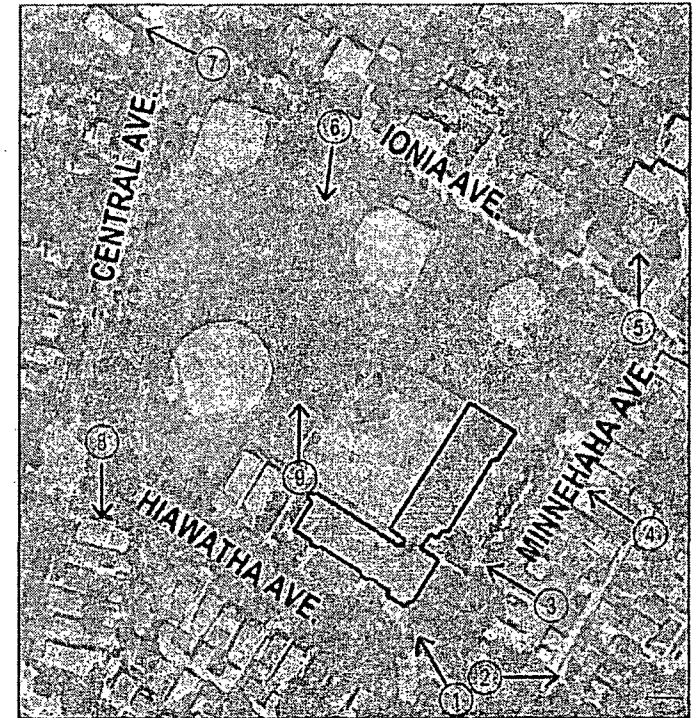


PHOTO #9



AREA PHOTOS - KEY PLAN

NOT TO SCALE



Plan Commission
March 17, 2011



Site Photos

Edgebrook Elementary School Addition

6537-6557 N. Central Ave.

6501-6547 N. Hiawatha Ave.

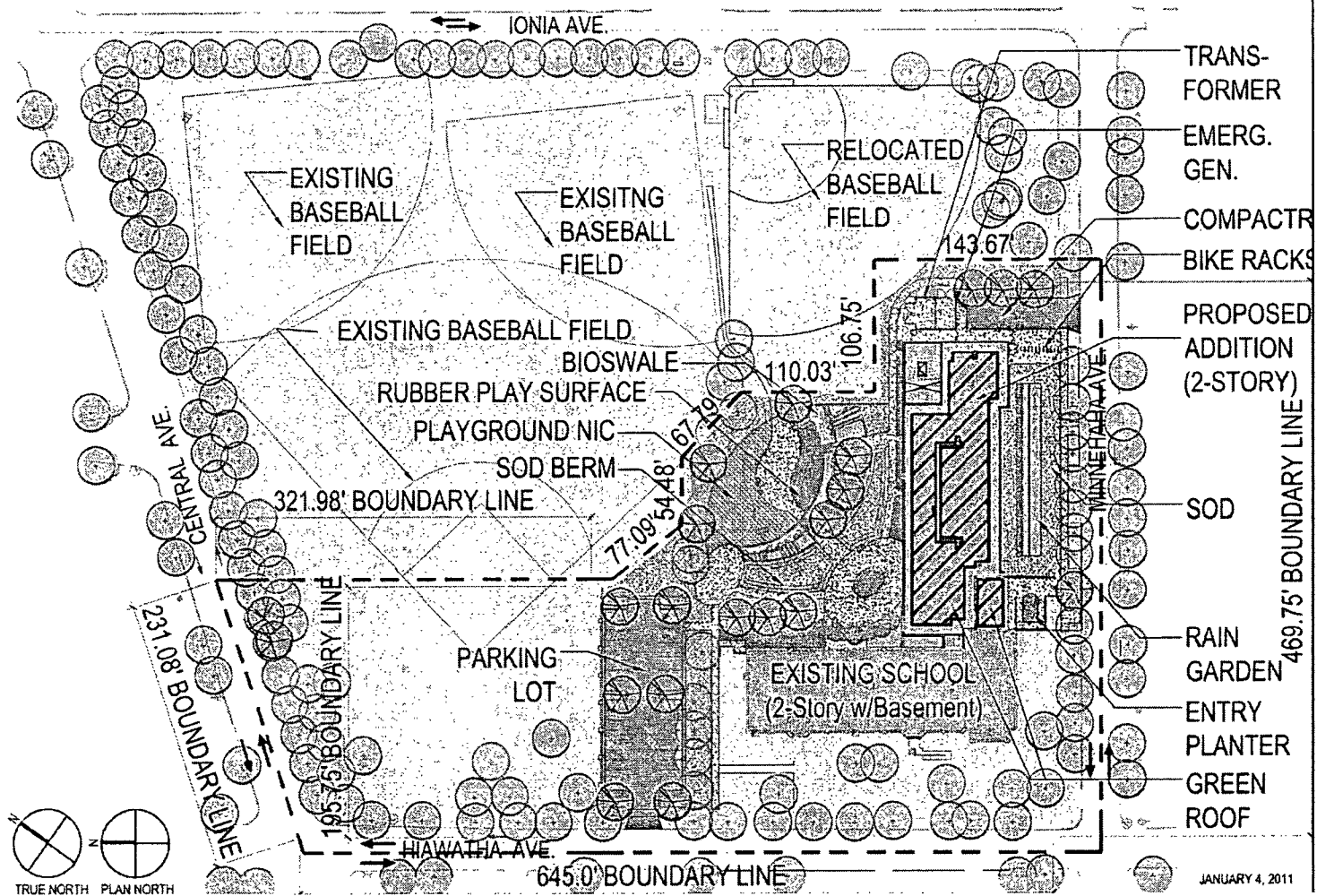
6500-6542 N. Minnehaba Ave.

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Landscape Plan

Edgebrook Elementary School Addition

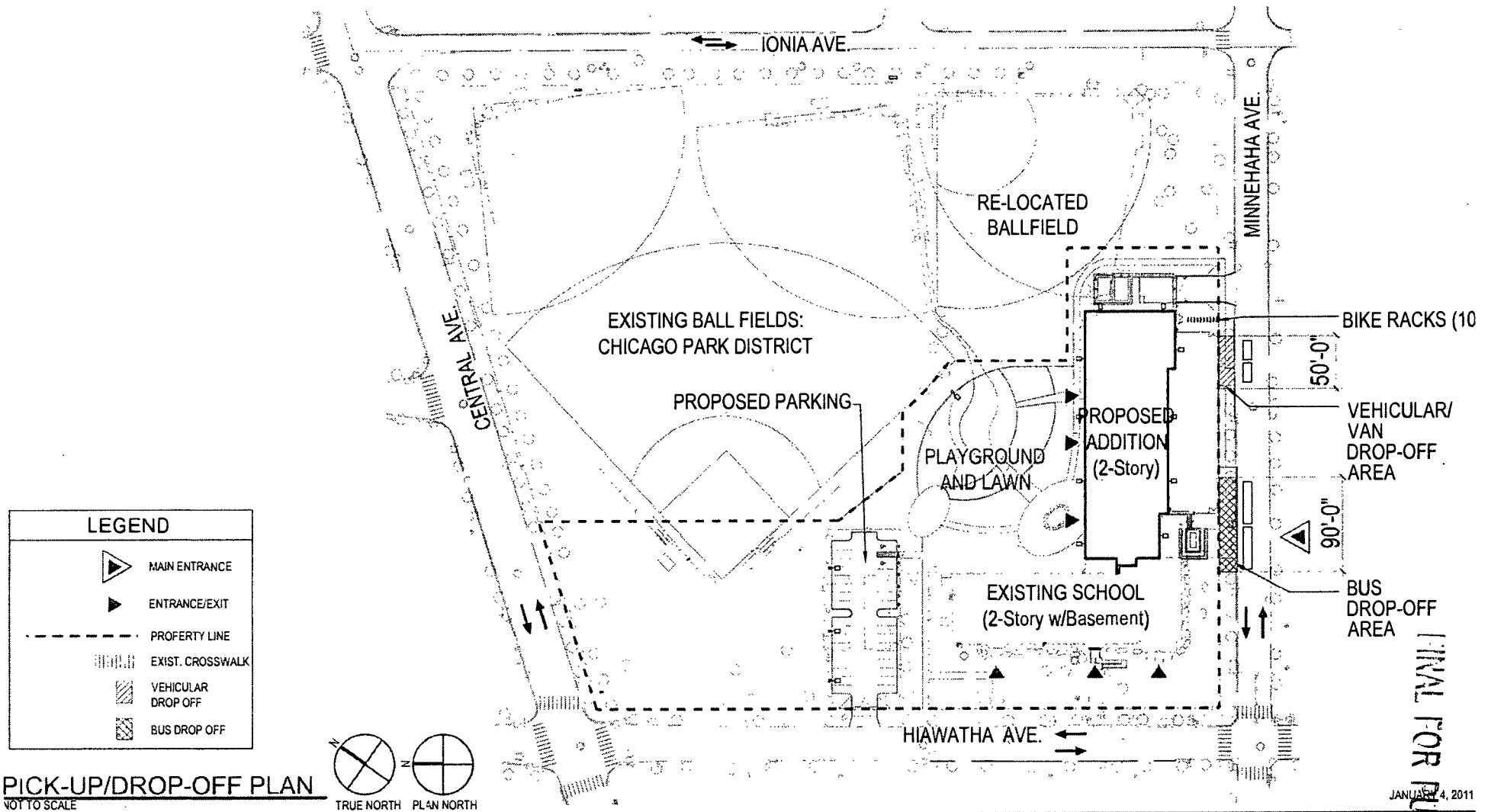
6537-6557 N. Central Ave.
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March 17, 2011





Student Drop Off Plan

Edgebrook Elementary School Addition

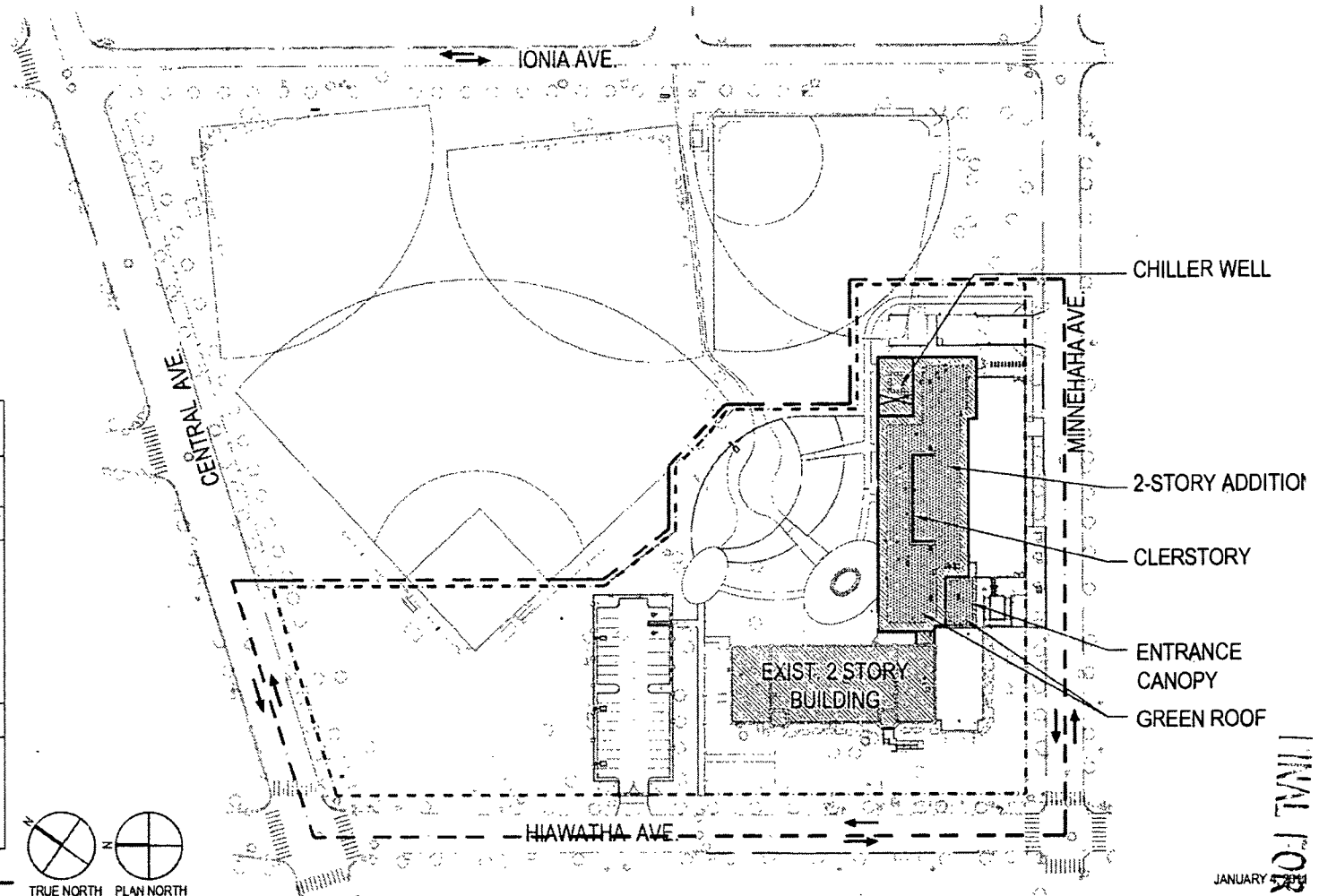
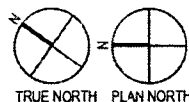
6537-6557 N. Central Ave.
6501-6547 N. Hiawatha Ave.
6500-6542 N. Minnehaha Ave.

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GREEN ROOF REQ.
MINIMUM GREEN ROOF AREA= 25% OF TOTAL BUILDING ROOF AREA
GREEN ROOF SUMMARY
TOTAL BUILDING ROOF AREA=32,779 SF
MINIMUM GREEN ROOF AREA 32,779 SF x 25%=8,195 SF
GREEN ROOF AREA SHOWN=8,195 SF (MIN.)
LEGEND
 GREEN ROOF AREA
 MEMBRANE ROOF AREA

ROOF PLAN
NOT TO SCALE



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Green Roof Plan

Edgebrook Elementary School Addition

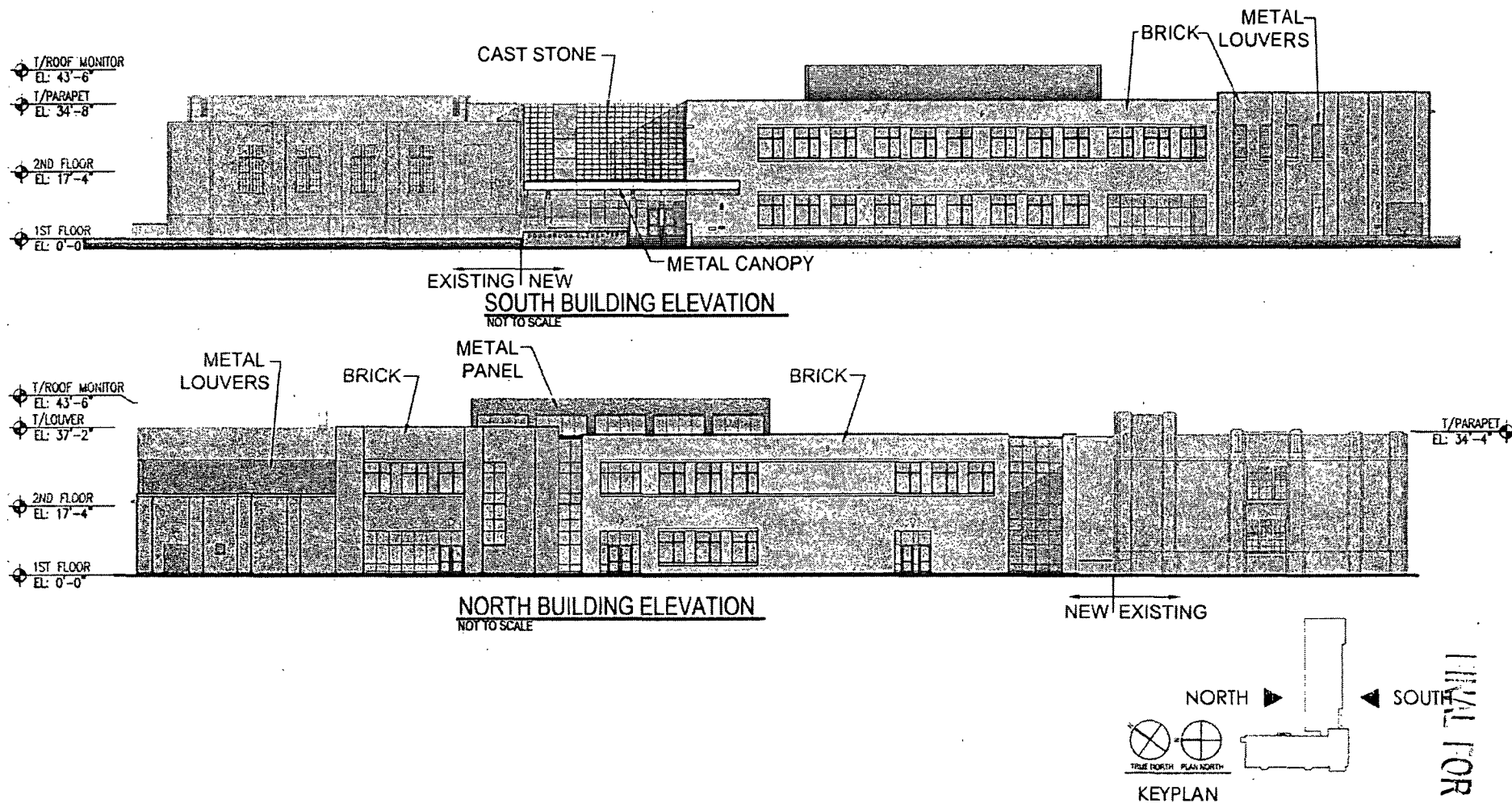
6537-6557 N. Central Ave.
6501-6547 N. Hiawatha Ave.
6500-6542 N. Minnehaha Ave.

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Plan Commission
March 17, 2011



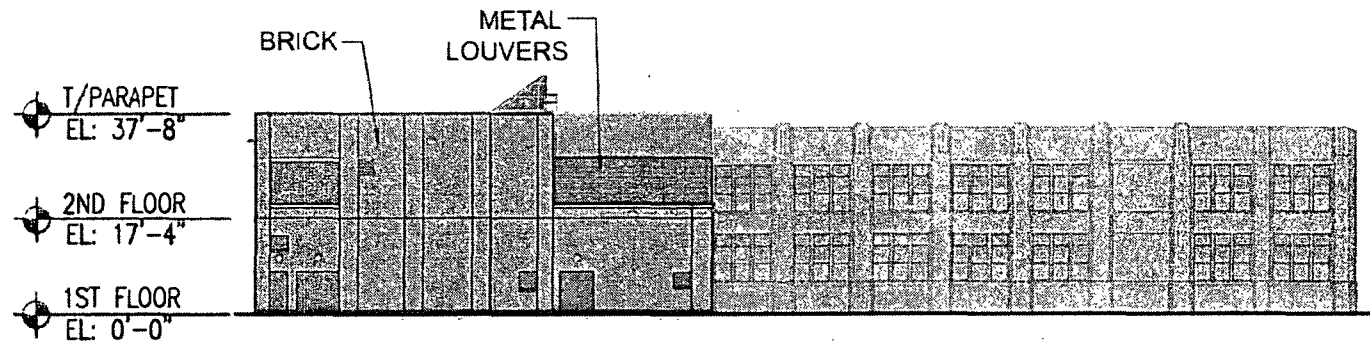
South & North Elevations

Edgebrook Elementary School Addition

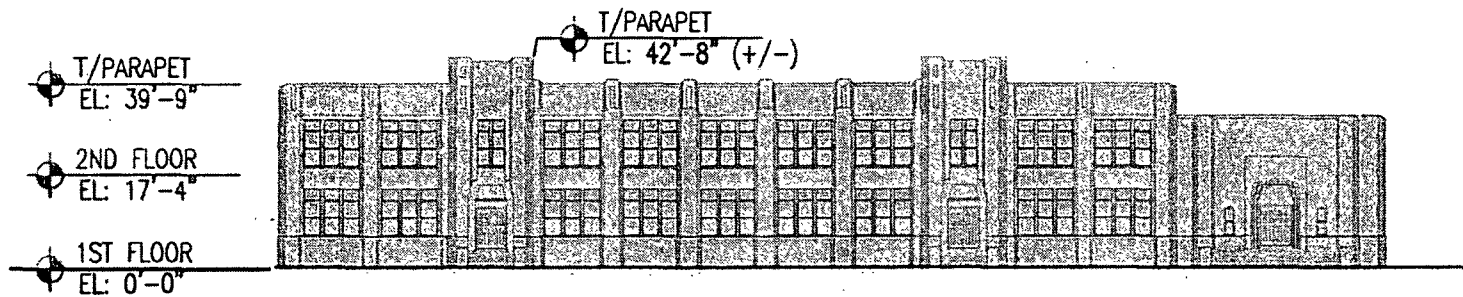
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6500-6542 N. Minnehaha Ave.

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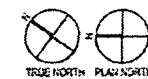
Public Building Commission of Chicago,
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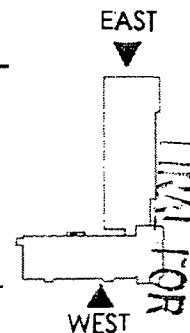
EAST BUILDING ELEVATION
NOT TO SCALE



WEST BUILDING ELEVATION (EXISTING)
NOT TO SCALE



KEYPLAN



Plan Commission
March 17, 2011



East & West Elevations

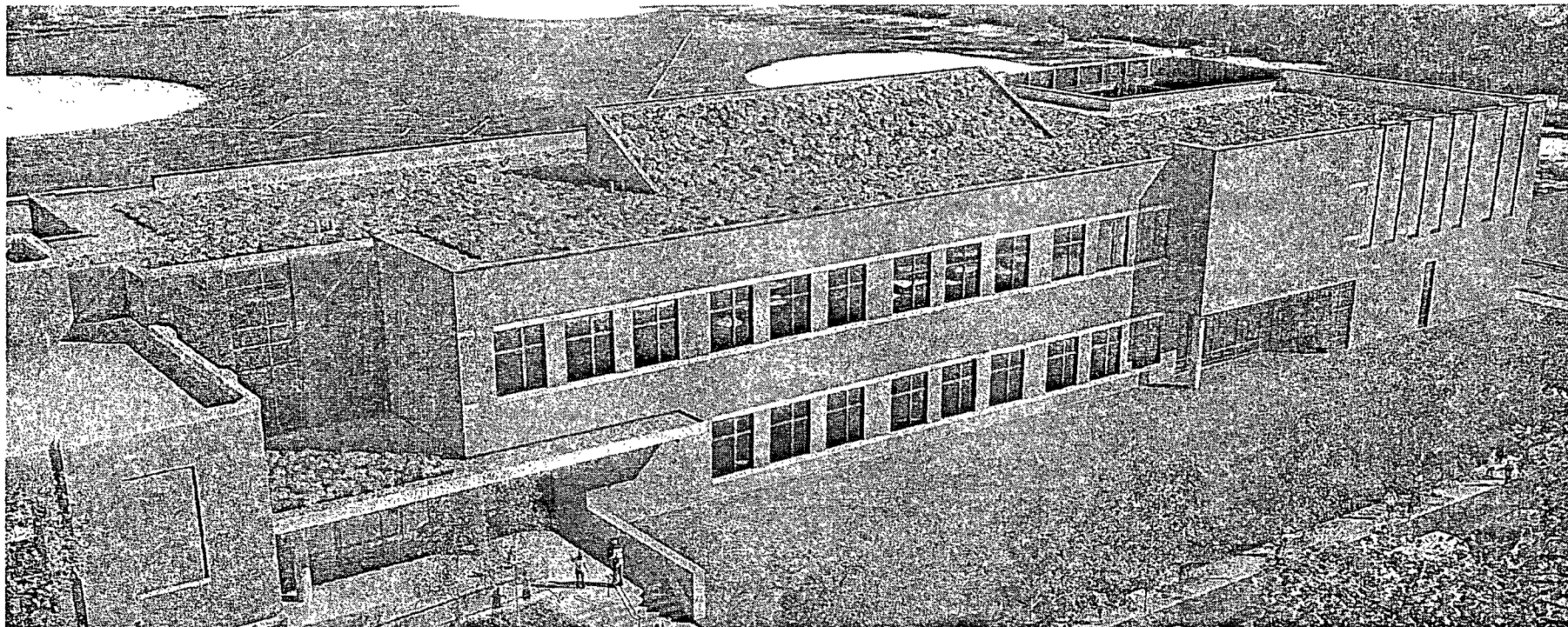
Edgebrook Elementary School Addition

6537-6557 N. Central Ave.
6501-6542 N. Hiawatha Ave.
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Rendering

Edgebrook Elementary School Addition




6537-6557 N. Central Ave.
6501-6547 N. Hiawatha Ave.
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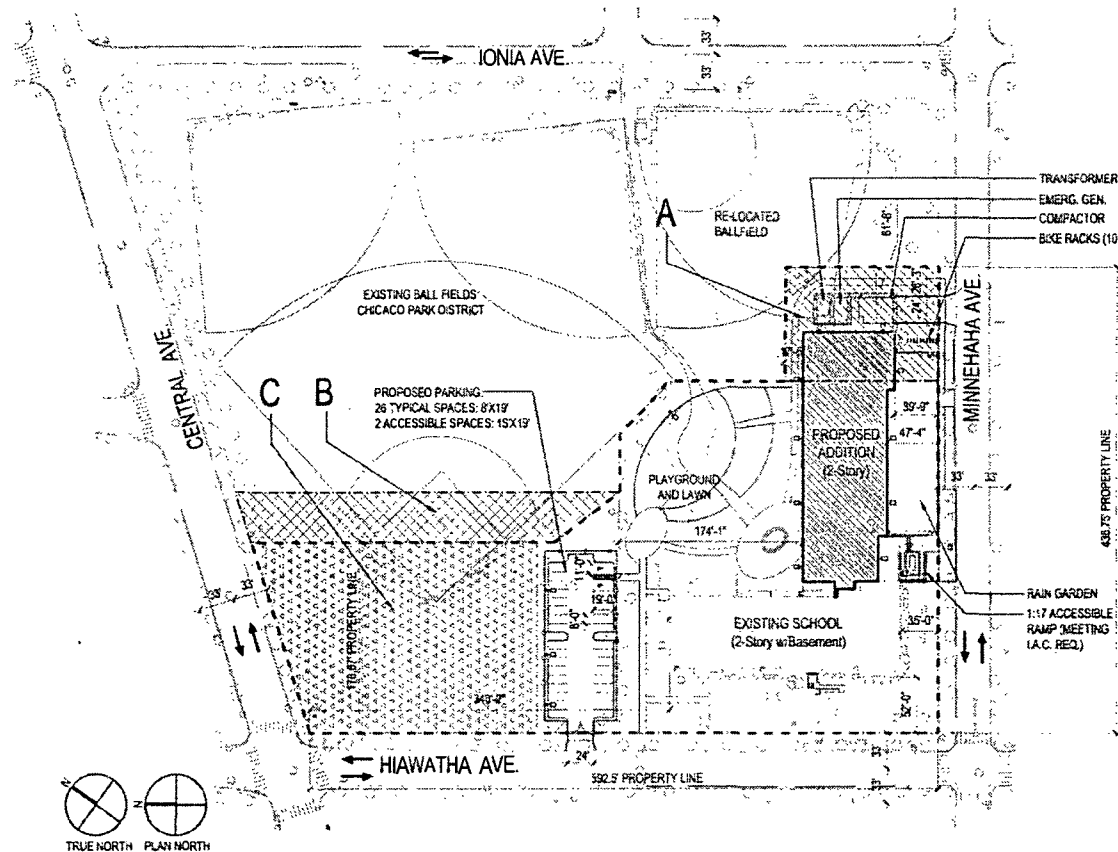
City of Chicago, MAYOR RICHARD M. DALEY, CHAIRMAN

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LEGEND					
	PARCEL A: CPD PROPERTY TO BE CONVEYED TO BOE. 15,137 SF		PARCEL B: BOE PROPERTY TO BE CONVEYED TO CPD; 15,337 SF CPD TO LICENSE SACK TO BOE FOR COOPERATIVE USE		PARCEL C: BOE TO LICENSE TO CPD FOR COOPERATIVE USE. 43,567 SF



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Landswap/Shared Use Map

Edgebrook Elementary School Addition

6537-6547 N. Central Ave.
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6500-6542 N. Minnehaha Ave.

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CHICAGO BUILDS GREEN

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Project Name:

Edgebrook Elementary School Addition

Project Location:

* Street Number (if the address only includes one street number, please fill only the cell "From"):

From*	To*	Direction:	Street Name:	Select Street Type:
6525		N	Hiawatha	Ave

Ward No: Community Area No:

41	12
----	----

Project Type:

Check applicable:

☒ Planned Development ☐ Redevelopment Agreement ☐ Zoning Change

↳ PD No: ↳ RDA No: ↳ From: To:

☒ Public project ☐ Landmark

Total land area in sq.ft.:

Total building(s) footprint in sq.ft.:

Total vehicular use area in sq.ft.:

Project Size:

171,866	18,750 SF (Addition) 15,700 SF (Existing)	11,360
---------	--	--------

DPD Project Manager:

Enter First Name Last Name

Sarah Sheehan

BG/GR Matrix:

Select project category:

Inst. School, Com. Center

Financial Incentives:

Check applicable:

<input type="checkbox"/> TIF	<input type="checkbox"/> Empowerment Zone Grant	<input type="checkbox"/> Class L
<input type="checkbox"/> GRIF	<input type="checkbox"/> Ind. Dev. Revenue Bonds	<input type="checkbox"/> Class 6b
<input type="checkbox"/> SBIF	<input type="checkbox"/> Bank Participation Loan	<input type="checkbox"/> DOH
<input type="checkbox"/> Land Sale Write Down		

Density Bonus:

Check applicable:

<input type="checkbox"/> Public plaza & pocket park	<input type="checkbox"/> Water features in a plaza or pocket park
<input type="checkbox"/> Chicago Rivenwalk improvements	<input type="checkbox"/> Setbacks above the ground floor
<input type="checkbox"/> Winter gardens	<input type="checkbox"/> Lower level planting terrace
<input type="checkbox"/> Indoor through-block connection	<input type="checkbox"/> Green roof
<input type="checkbox"/> Sidewalk widening	<input type="checkbox"/> Underground parking and loading
<input type="checkbox"/> Arcades	<input type="checkbox"/> Concealed above-ground parking

Please fill, if applicable

Landscaping:

7' Landscape Setback
Interior Landscape Area
No. of Interior Trees
No. of Parkway Trees

Square footage:	290	508
Square footage:	758	949
	6	9
	37	37

Open Space:

River Setback
Private Open Space
Privately developed Public Open Space

Square footage:	0	0
Square footage:	0	0
Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving
Raingarden
Filter strip
Bioswale
Detention pond
Native landscaping
Rain-water collection cistern/barrel
Total impervious area reduction

Square footage:	0
Check applicable:	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
Square footage:	23,844
Gallons:	0
Square footage:	27,826

Other sustainable surface treatments:

Green roof
Energy Star roof
High-albedo pavement

Square footage:	9,221	17,808
Square footage:	1,175	1,569
Square footage:		27,701

Transportation:

No. of accessory parking spaces
Total no. of parking spaces (Accessory + Non-Acc.)
No. of parking spaces dedicated to car sharing
services (E.g.: I-Go, Zip-Car)
No. of bicycle parking
Within 600 ft of CTA or Metra station entrance

	17	30
		30
	0	0
	4	10
Check if applicable:	<input type="checkbox"/>	<input type="checkbox"/>

Building Certification:

Energy Star building
 LEED certification
 LEED Certified
 LEED Silver
 LEED Gold
 LEED Platinum
 Chicago Green Homes
 Chicago Green Homes [one-star]
 Chicago Green Homes [two-star]
 Chicago Green Homes [three-star]

<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>
	<input type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>

Energy efficiency strategies not captured above:

-IE: Other than Energy Star Roof – or Energy Star Building Certification-

We anticipate being eligible for the following menu items available under DOB's Green Building Permit Requirements

- Earn a minimum of 4 points under EAc1, Optimize Energy Performance. We are currently earning 7 points under EAc1, Optimize Energy Performance.
- A partial green roof will be provided in accordance with the standards for the planned development.
- This school is within walking distance of a transit-oriented development with a vibrant shopping district at Devon, Caldwell, and Central. It includes one METRA stop, 2 PACE bus lines and 2 CTA bus lines. The METRA stop is less than 1/2 mile from the school.

Other sustainable strategies and/or Project Notes:

In addition, the school will likely to qualify for these menu items also:

- If the school receives a grant, a pv array may provide 1% of the total annual energy use from on-site renewables
- Meet LEED requirements for water efficiency and exceed requirements of the Chicago Stormwater Ordinance
- Exceed LEED requirements for bicycle parking