

## FINAL FOR PUBLICATION

*Institutional Planned Development Number 878, As  
Amended.  
Plan Of Development Statements*

1. The area delineated herein as an Institutional Planned Development # 878, As Amended, consists of approximately 192,249 square feet (4.41 acres) net site area which is depicted on the attached Planned Development Boundary and Property Line Map, and is owned by the City of Chicago In Trust for the Use of the Schools and the Chicago Park District. The land owned by the City of Chicago in trust for the use of the schools is controlled by the Chicago Board of Education ("Applicant"). The land owned and controlled by the Chicago Park District (Jensen Park) is included in the planned development boundary because the school building that was constructed includes a field house component for use by the Chicago Park District in relation to the adjacent Jensen Park.

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 (DPD) 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. 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

Applicant:	The Chicago Board of Education for the City of Chicago ("BOE")
Address:	3701-3759 W. Leland; 4647-4659 N. Hamlin Avenue; 4600-4658 N. Lawndale Avenue; 4601-11 N. Lawndale Avenue; 3700-3718 W. Wilson Avenue; 3646-56 W. Wilson Avenue
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include, but not be limited to, the following as shall be reviewed and determined by CDOT's Division of Infrastructure Management:

Full width of street

Full width of alleys

Curb and gutter

Pavement markings

Sidewalks

ADA crosswalk ramps

Parkway & landscaping

The Perimeter Restoration Agreement was executed prior to any CDOT and Planned Development Part II review permitting. The Agreement reflects 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 planned development consists of fifteen (15) statements; a Bulk Regulations and Data Table; and an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; an Overall Site/Landscape Plan; a Marquee Sign and Landscape Plan; and Existing Building Elevations prepared by Brook Architecture, dated April 19, 2023. Full-size sets of the Overall Site/Landscape Plan and Existing Building Elevations are on file with the DPD. In any instance where a provision of the 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 uses permitted within the area delineated herein as "Institutional Planned

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Development # 878, As Amended," shall be public park, educational and recreational facilities, offices, accessory and non-accessory parking, and related uses incidental thereto.

6. On-Premise signs, including dynamic image displays, and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the DPD. 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 Net Site Area of 192,249 square feet.

9. The Site and Landscape Plans 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 DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

10. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

11. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders, and any ground lessors.

12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all 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. Any new construction must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the DPD.

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 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. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and automatically revert back to Institutional Planned Development # 878.

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**Institutional Planned Development Number 878, As  
Amended  
Bulk Regulations And Data Table**

**Gross Site Area (258,471 square feet/5.93 acres) = Net Site Area (192,249 square feet/4.41 acres) + Area Remaining in Public Right-of-Way (66,222 square feet/1.52 acres)**

<b>Net Site Area:</b>	<b>192,249 sq ft. (4.41)</b>
<b>acres Maximum Permitted F.A.R. for Net Site Area:</b>	<b>0.75</b>
<b>Minimum Number of Off-Street Parking Spaces:</b>	<b>36</b>
<b>Minimum Number of Off-Street Loading Spaces:</b>	<b>1</b>
<b>Maximum Building Height:</b>	<b>52 feet, 0 inches</b>
<b>Minimum Setbacks:</b>	<b>As per the Site/Landscape Plan</b>

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LEGEND

- Architecture



DEPARTMENT OF FACILITIES  
CAPITAL IMPROVEMENT PROGRAM

BROOK ARCHITECTURE  
ARCHITECTS OF RECORD  
414 N. LAUREL ST., SUITE 300  
CHICAGO, IL 60610  
P: 312.527.3300

BAILEY EDWARD  
MEPPY DESIGN  
1301 N. LAUREL ST., SUITE 200  
CHICAGO, IL 60610  
P: 312.527.3300

KONCREST  
CONSTRUCTION  
1301 N. LAUREL ST., SUITE 200  
CHICAGO, IL 60610  
P: 312.527.3300

PROFESSIONAL OF RECORD: STRUCTURAL  
NORTH RIVER ES/ASPIRA  
HAUGENES  
278 N. LAUREL AVE  
CHICAGO, IL 60610  
PROJECT NO. 2023-0104-10

NO.	DATE	DESCRIPTION



SCALE: 1" = 40' 0"

BHEET TITLE: EXISTING ZONING

**P2.0**  
DRAWING NO.



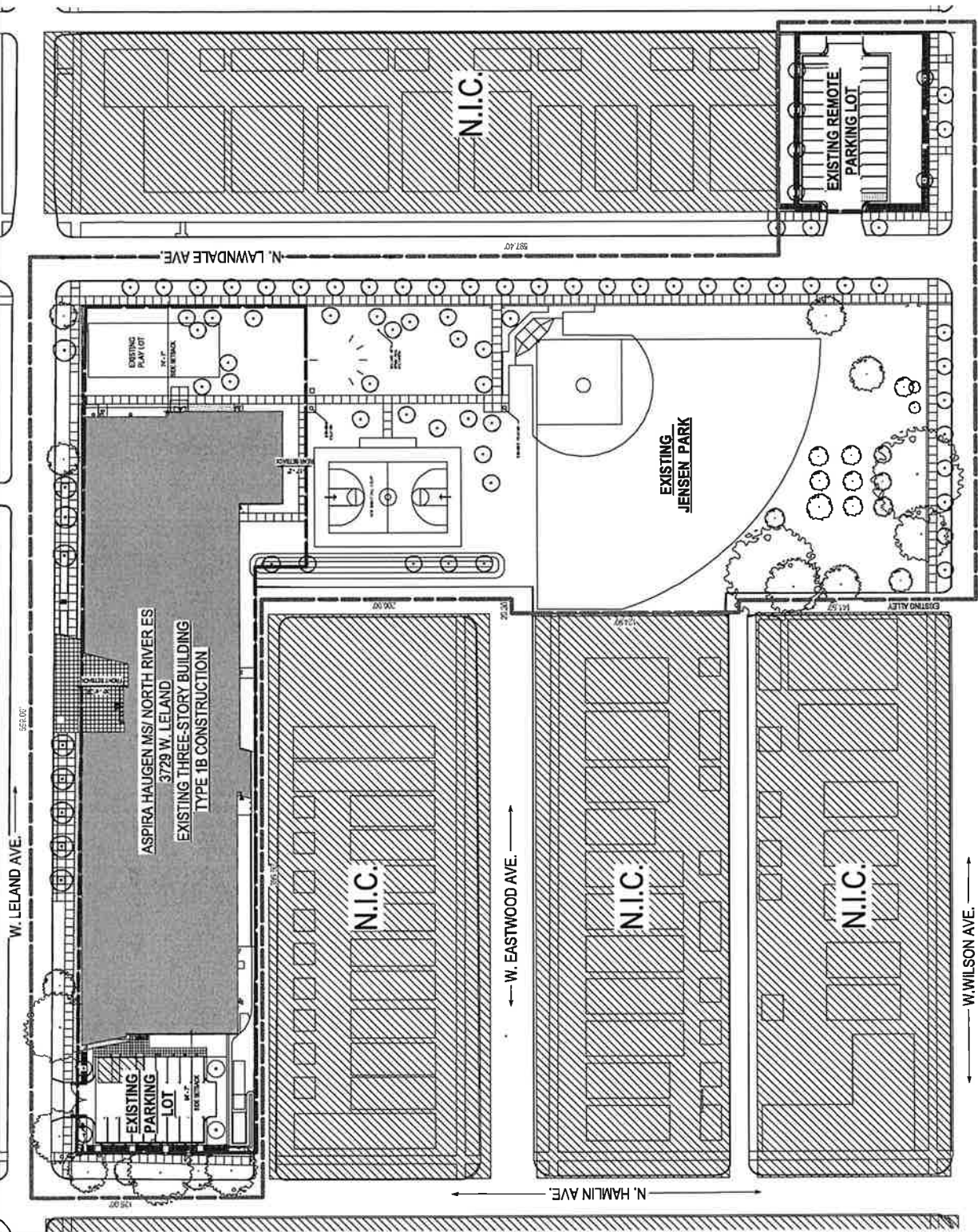
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1. PD-EXISTING ZONING  
12-15-23

LEGEND

—— PROPERTY

—— PROPERTY LINE



**Chicago Public Schools**  
DEPARTMENT OF FACILITIES  
CAPITAL IMPROVEMENT PROGRAM

**BROOK ARCHITECTURE**  
ARCHITECTS OF RECORD  
300 N. LAWNDALE AVE.  
CHICAGO, IL 60610  
P: 773.630.8100

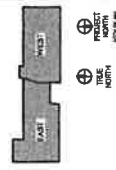
**BAILEY EDWARDS**  
ARCHITECTS  
315 WEST WASHINGTON ST.  
CHICAGO, IL 60604  
P: 847.941.6488

**K2NCREST**  
CONCRETE CONTRACTORS  
2119 CENTRAL EXP. NORTH RD  
DURAND, IL 60522  
P: 773.489.9100

PROFESSIONAL OF RECORD STAMP

**NORTH RIVER/ES/ASPIRA HAUGEN ES**  
3729 W. LELAND AVE.  
CHICAGO, IL 60610  
PROJECT NO. 2020-001-000

DATE: 01/13/2025  
DESIGNER: [Redacted]  
DRAWN BY: [Redacted]  
SCALE: [Redacted]  
TITLE: [Redacted]



SHEET TITLE  
PD BOUNDARY AND PROPERTY LINE MAP

DWG. NO. 2020-001-000-01

# P3.0

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1 SITE PLAN, PD  
100'-x-100'





DEPARTMENT OF PLANNING  
CAPITAL IMPROVEMENT PROGRAM

BROOK ARCHITECTURE  
ARCHITECTS OF RECORD  
1100 N. LAKE SHORE DR.  
CHICAGO, IL 60611  
P: 312.942.1000

SAULY EDWARDS  
LANDSCAPE ARCHITECT  
300 N. LAKE SHORE DR., SUITE 1100  
CHICAGO, IL 60611  
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KZINCREST  
LANDSCAPE ARCHITECTS  
250 N. LAKE SHORE DR., SUITE 1100  
CHICAGO, IL 60611  
P: 312.942.1000

PROFESSIONAL OF RECORD STAMP

NORTH RIVER ES / ASPIRA  
HAUGEN ES  
3729 W. LELAND AVE  
CHICAGO, IL 60642  
PROJECT NO. 2024-0434

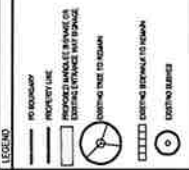
NO.	DATE	REVISION	DESCRIPTION

DRAWN BY:  
SCALE:  
DATE:  
FILE:

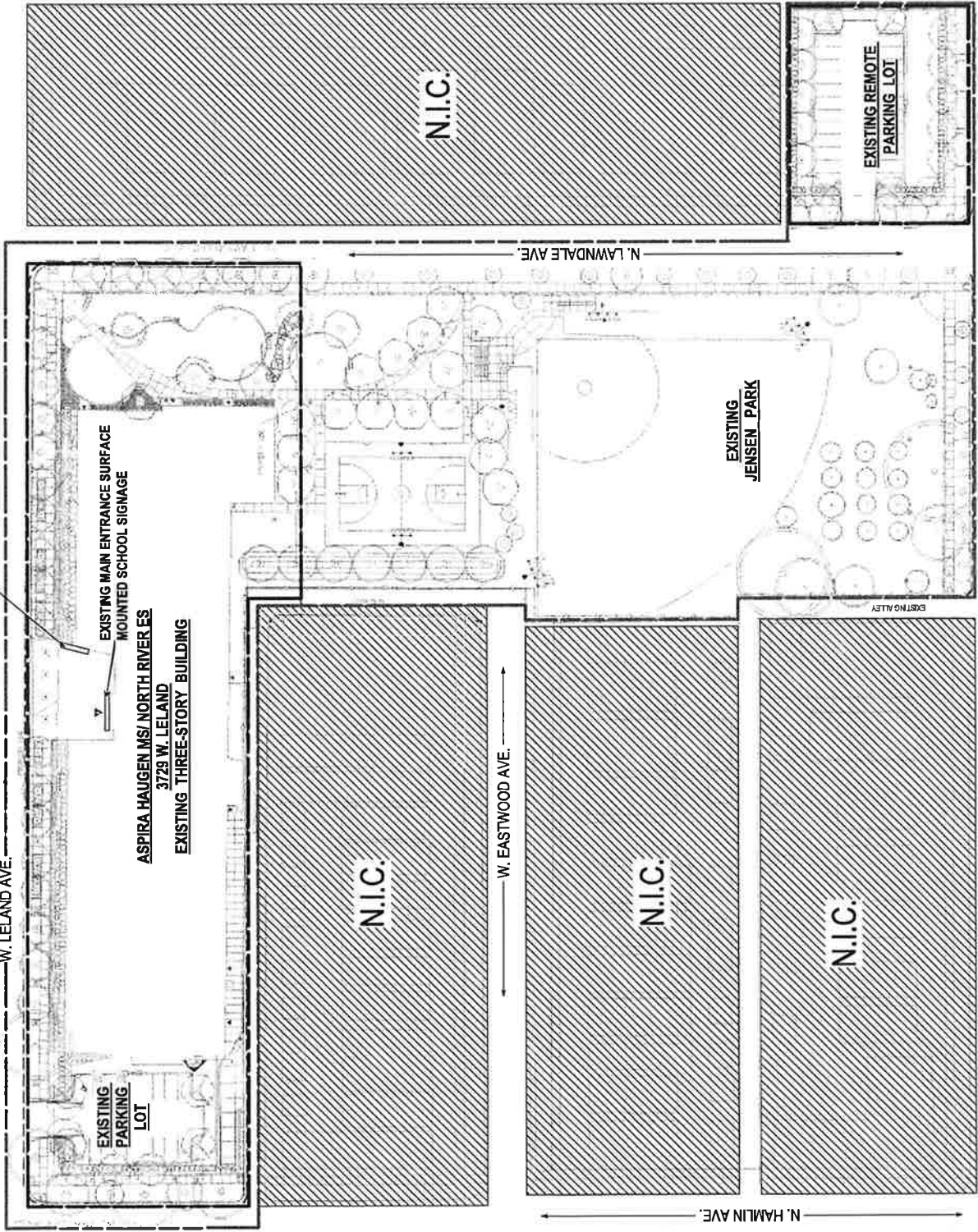


OVERALL SITE LANDSCAPE  
DIVISION NO. 612

P4.0



LOCATION OF PROPOSED MARQUEE SIGNAGE  
SEE SHEET P4.1 FOR MORE INFORMATION



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**App. No. 22203**

DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

To: Alderman Carlos Ramirez-Rosa  
Chairman, City Council Committee on Zoning

From:   
Maurice D. Cox  
Chicago Plan Commission

Date: August 17, 2023

Re: Proposed Institutional Planned Development No. 878, as amended – 3729 W. Leland Ave.

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On August 17, 2023, the Chicago Plan Commission recommended approval of the proposed Institutional Planned Development No. 878, as amended, submitted by the Chicago Board of Education for the City of Chicago. The applicant proposes to rezone all of Institutional Planned Development No. 878 to B1-3 (Neighborhood Shopping District) and then to Institutional Planned Development No. 878, as amended. The applicant proposes a new wall-mounted dynamic image display sign facing West Leland Avenue for the co-located ASPIRA Haugan Middle School and North River Elementary School. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are 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 recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Louis Clayton at 312-744-6740.

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