INSTITUTIONAL PLANNED DEVELOPMENT NO. 542, AS AMENDED
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Institutional Planned Development (the "Planned Development" or "PD"), consists of approximately 3,359,333 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). The Chicago Board of Education is the "Applicant" for this Planned Development and controls the Property.

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 CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago.

   If Applicant's work contemplated under this Planned Development impacts any public way adjacent to the Property, then, pursuant to a negotiated and executed Perimeter Restoration Agreement ("Restoration Agreement") by and between the 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 the Department of Transportation's Division of Infrastructure Management:

   - Full width of streets
   - Full width of alleys
   - Curb and gutter
   - Pavement markings
   - Sidewalks
   - ADA crosswalk ramps
   - Parkway & landscaping

The Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Restoration Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's 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 Department of Transportation's 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 the Department of Transportation.

4. This Plan of Development consists of 16 Statements, a Bulk Regulations and Data Table, and the following exhibits attached hereto, prepared by the Applicant and 548 Energy and dated July 10, 2026 and October , 2026 (collectively, the "Exhibits"): Existing Land Use Map; PD Boundary, Subarea and Property Line Map; Existing Zoning Map; Site Plan; Racking Detail Sheet; Civil Site Layout Plan and a Civil Site Details I Plan. 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 Planned Development 542, as amended:

   Subarea A
   Schools including farming and farm stands for seasonal sales of produce, educational, training, therapeutic and assembly uses, public transit, parking and other related uses permitted in the RS 1 Residential Single-Unit (Detached House) District The Applicant shall make available to the community residents recreational, assembly, meeting and some educational areas within the expanded Chicago High School for Agricultural Sciences at times that do not conflict with regular school programming.

   Subarea B
   Agricultural, educational, Utilities and Services, Minor, and related uses. Because the original purpose in the formation of the Chicago High School for Agricultural Sciences was to preserve the last operating farm within the corporate limits of the City of Chicago, and because of the mandatory provisions contained herein, other than as provided herein, no permanent structures may be constructed on Subarea B.

   Subarea C
   Tree nurseries, greenhouses, arboretums, educational horticultural programs, park and recreational facilities (including active ball fields) and related uses.

   Subarea D
   Landscaping, in accordance with the Landscape Plan attached hereto. No permanent structures shall be constructed.

Notwithstanding the provisions of this Planned Development, the following uses established as principal uses shall be subject to the standards and requirements of Section 17-9-0117-G: waste-related uses; recycling facilities; intensive manufacturing/industrial; warehousing, wholesaling, and freight

movement; container storage; freight terminal; outdoor storage of raw materials as a principal use; coke and coal bulk material uses; window composting and manganese-bearing material operations.

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 ("DPD").

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 3,359,333 square feet.

9. Unless waived by City ordinance, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development and paid by the Applicant as follows: The review fee is $0.50 per square foot of buildable floor area. One-half of the review fee is due at the time of Plan Commission review, and one-half of the review fee is due at the time of permit review. The Plan Commission review fee for future phases or Subareas is due when the relevant phase or Subarea submission is made, pursuant to Section 17-13-0800. If the buildable floor area square footage changes between Plan Commission review and permit review, the total review fee will be prorated, accordingly, at the time of permit review.

10. The Site and any 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 DPD. 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 13-32-085, 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 and subject to Statement 2 above, 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. Modifications to the boundaries of Subareas designated under this PD and the reallocation of development rights among Subareas may be approved as a minor change pursuant to Section 17-13-0611-A, provided the minor change criteria set forth in Section 17-13-0611-A are not exceeded on an aggregate basis over all subareas.

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 (i) 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 foregoing, 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.

16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to Planned Development 542, as amended.

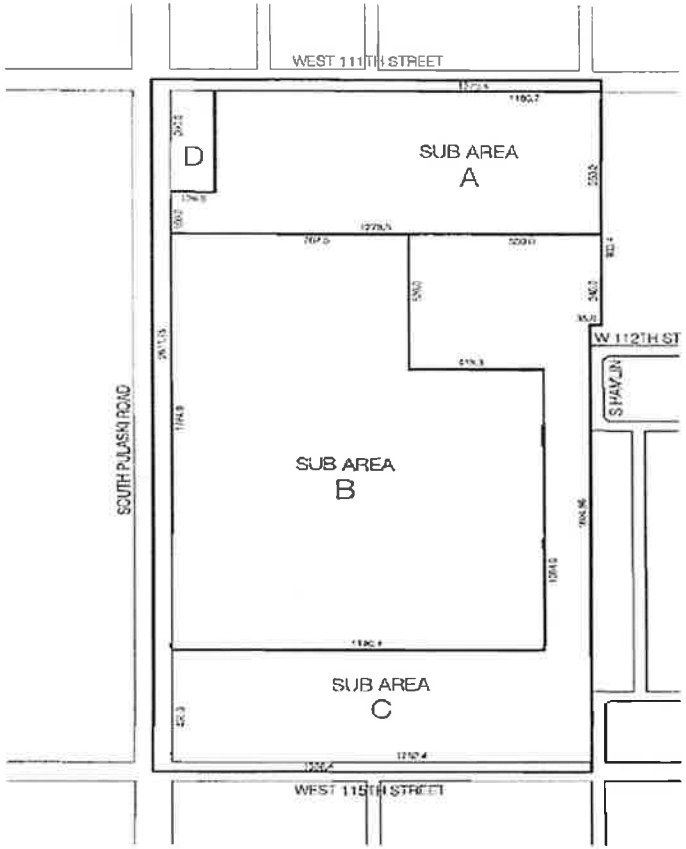
INSTITUTIONAL PLANNED DEVELOPMENT NO. 542, as amended
BULK REGULATIONS AND DATA TABLE

Net Site Area Total	3,359,333.3 square feet (SF)
Area of Existing Right-of-Way Total	222,067 SF
Gross Site Area Total	3,581,400 SF
Subarea A	670,981 SF
Subarea B	1,670,525.4 SF
Subarea C	1,012,378 SF
Subarea D	54,752.8 SF
Minimum Number of Accessory Off Street Parking Spaces:	In accordance with the Site Plan.
Minimum Number of Off Street Loading Docks:	Loading to be provided in substantial conformance with the requirements set forth in Section 17-10-1100 of the CZO.
Minimum Number of Bike Parking Spaces	23
Minimum Building Setbacks:	In substantial conformance with the approved Site Plan.
Maximum Building Height:	In accordance with building elevations

Applicant: The Chicago Board of Education
Address: 3857 W 1111th Street
Introduced: October 14, 2026
Plan Commission:

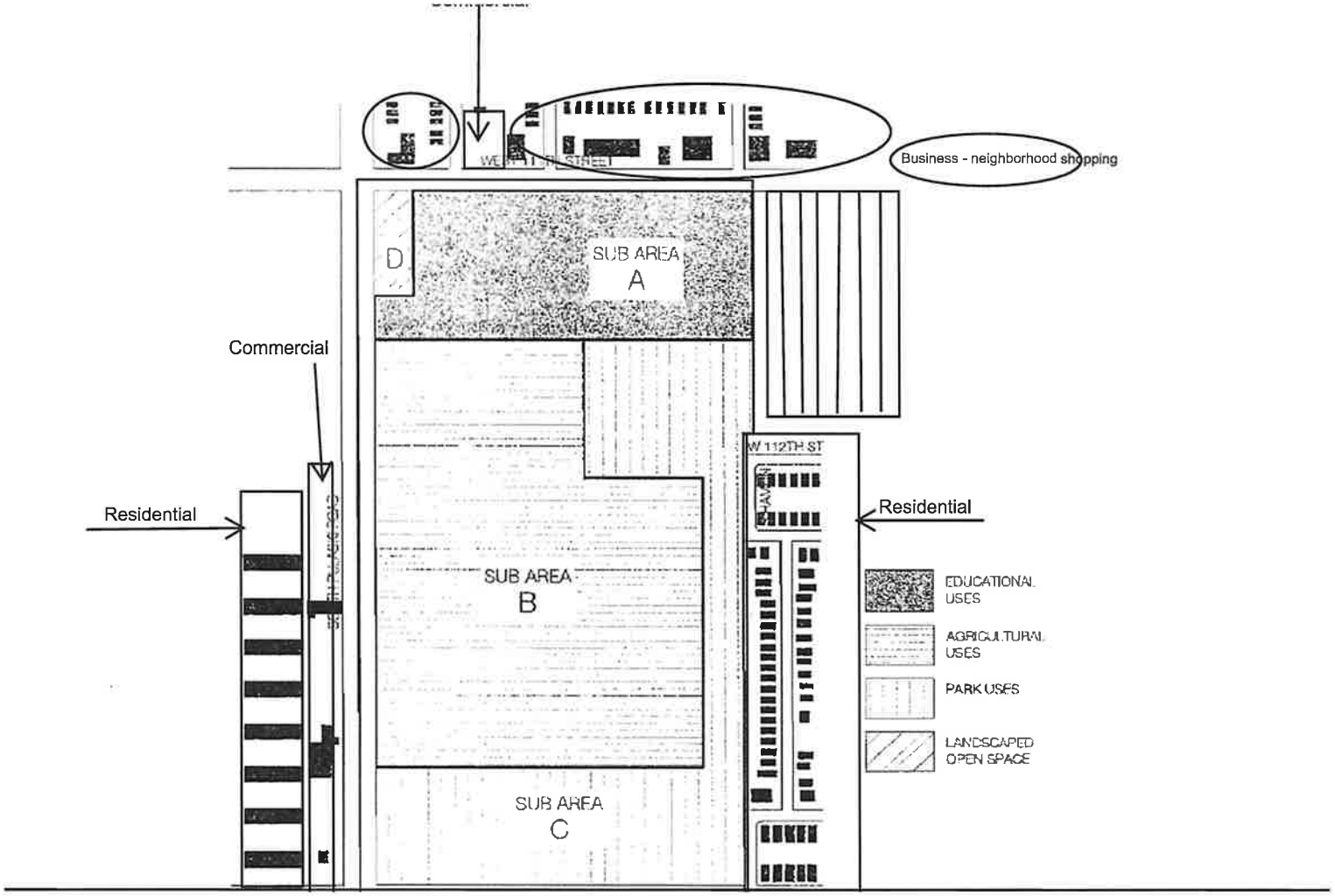


ZONING MAP
CHICAGO HIGH SCHOOL FOR AGRICULTURE SCIENCES
PROPERTY ADDRESS: 3857 W 111TH CHICAGO ILLINOIS 60655
APPLICANT: CHICAGO PUBLIC SCHOOLS 42 W MADISON STREET CHICAGO ILLINOIS



1 planned development boundary, sub area and property line map

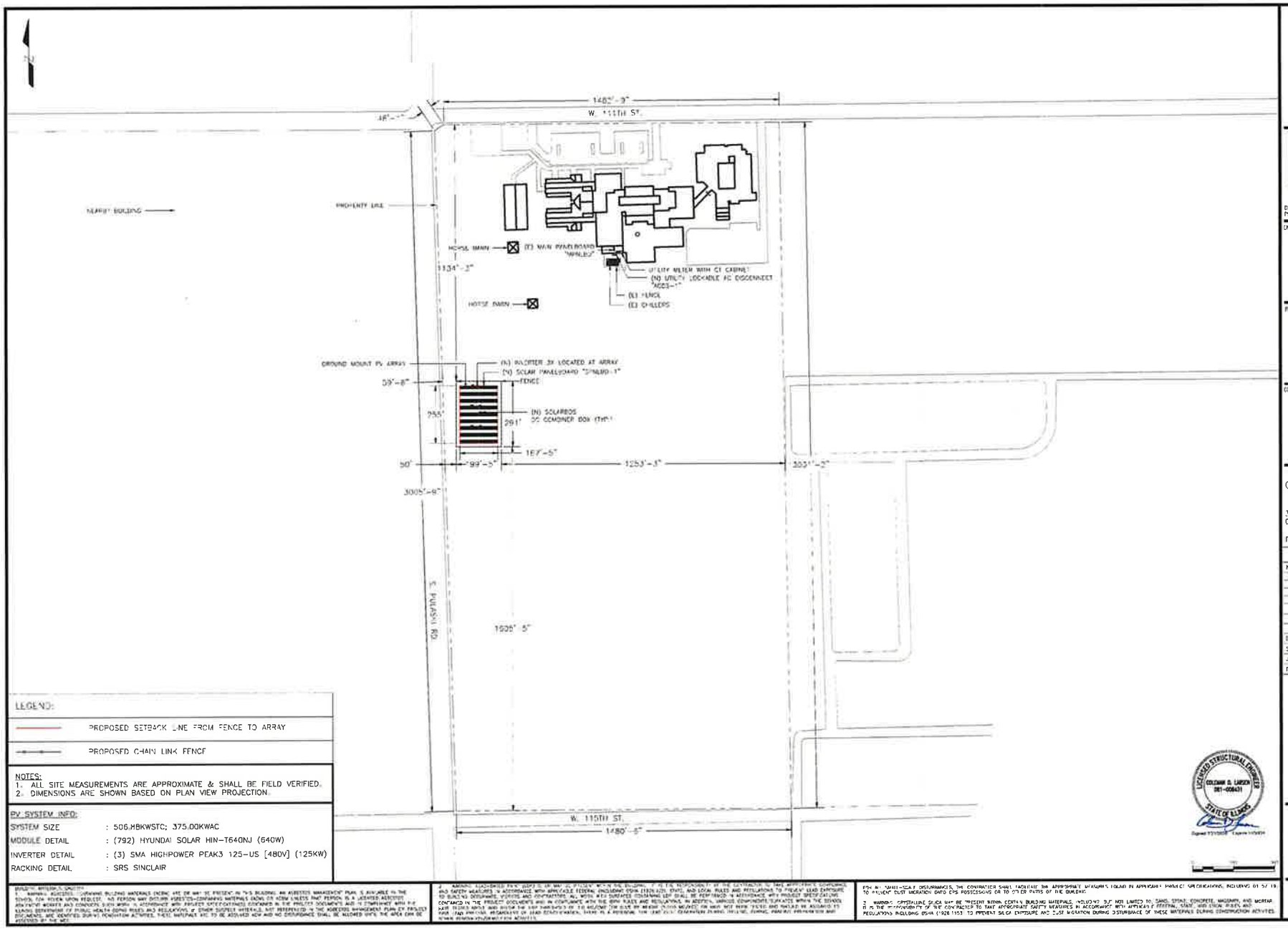
CHICAGO HIGH SCHOOL FOR AGRICULTURE SCIENCES
PROPERTY ADDRESS: 3857 W 111TH CHICAGO ILLINOIS 60655
APPLICANT: CHICAGO PUBLIC SCHOOLS 42 W MADISON STREET CHICAGO ILLINOIS



Outside City of Chicago limits

1 land use map

CHICAGO HIGH SCHOOL FOR AGRICULTURE SCIENCES
PROPERTY ADDRESS: 3857 W 111TH CHICAGO ILLINOIS 60655
APPLICANT: CHICAGO PUBLIC SCHOOLS 42 W MADISON STREET CHICAGO ILLINOIS



LEGEND:

PROPOSED SETBACK LINE FROM FENCE TO ARRAY

PROPOSED CHAIN LINK FENCE

NOTES:
1. ALL SITE MEASUREMENTS ARE APPROXIMATE & SHALL BE FIELD VERIFIED.
2. DIMENSIONS ARE SHOWN BASED ON PLAN VIEW PROJECTION.

PV SYSTEM INFO:

SYSTEM SIZE	: 506.88KWSTC; 375.00KWAC
MODULE DETAIL	: (792) HYUNDAI SOLAR HIN-T640NJ (640W)
INVERTER DETAIL	: (3) SMA HIGHPOWER PEAK3 125-US [480V] (125KW)
RACKING DETAIL	: SRS SINCLAIR

LICENSED STRUCTURAL ENGINEER
COLEMAN S. LARSEN
001-020431
STATE OF ILLINOIS

Chicago Public Schools

DEPARTMENT OF CAPITAL PLANNING AND CONSTRUCTION

ENGINEER OF RECORD INFORMATION

PROFESSIONAL OF RECORD STAMP

CONTRACTOR DETAILS

548 energy

PROJECT TITLE
CHICAGO PUBLIC SCHOOL

3857 W. 111TH ST.
CHICAGO, ILLINOIS 60655

PROJECT NO: 2026-47C01-CUR

REVISIONS

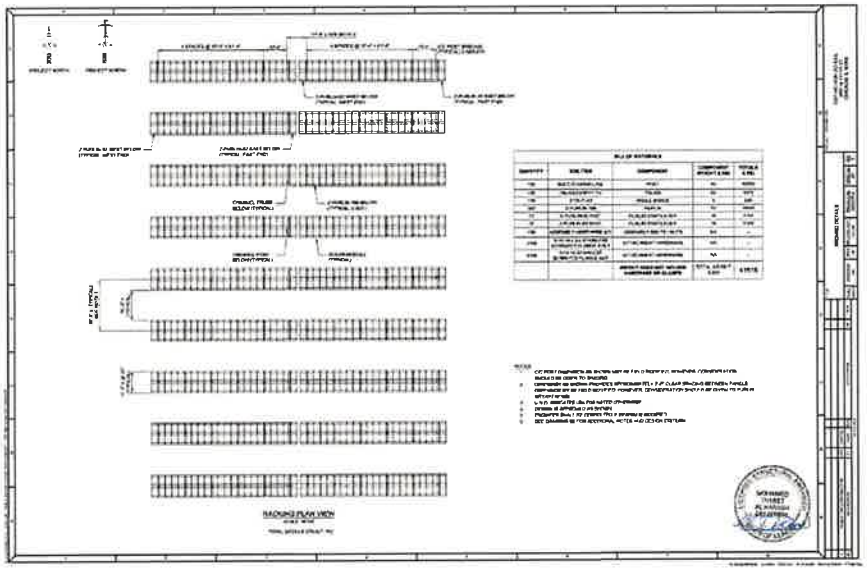
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FILE:

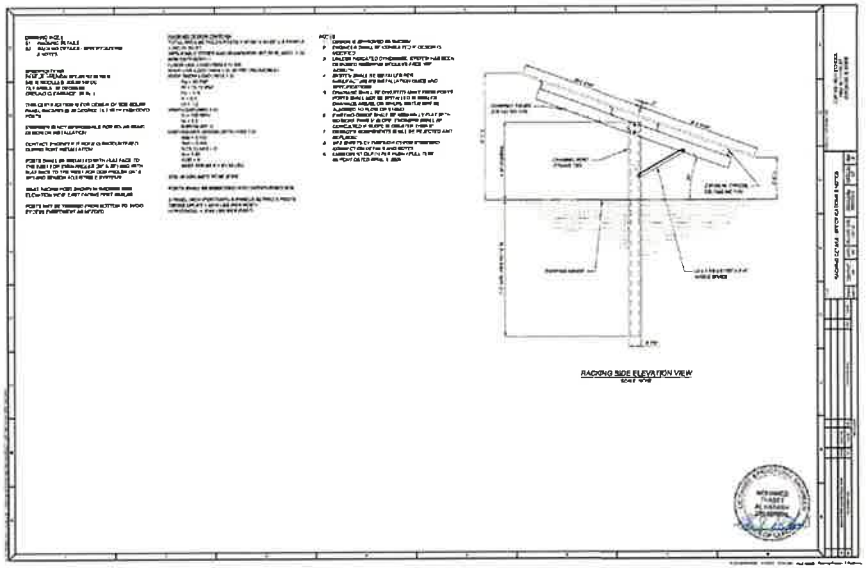
SCALE
1"=180'-0"

SHEET TITLE
SITE PLAN

SHEET #
PV-2.0



RACKING PLAN VIEW



RACKING SIDE ELEVATION VIEW

Chicago Public Schools

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ENGINEER OF RECORD INFORMATION

PROFESSIONAL OF RECORD STAMP

CONTRACTOR DETAILS

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PROJECT TITLE

CHICAGO PUBLIC SCHOOL

3857 W. 111TH ST.
CHICAGO, ILLINOIS 60655

PROJECT NO. 2026-47091-SLR

REVISIONS

NO.	DATE	DESCRIPTION
A	5/14/26	FOR PERMITS

DRAWN BY: XCB

SCALE

JCB

FILE

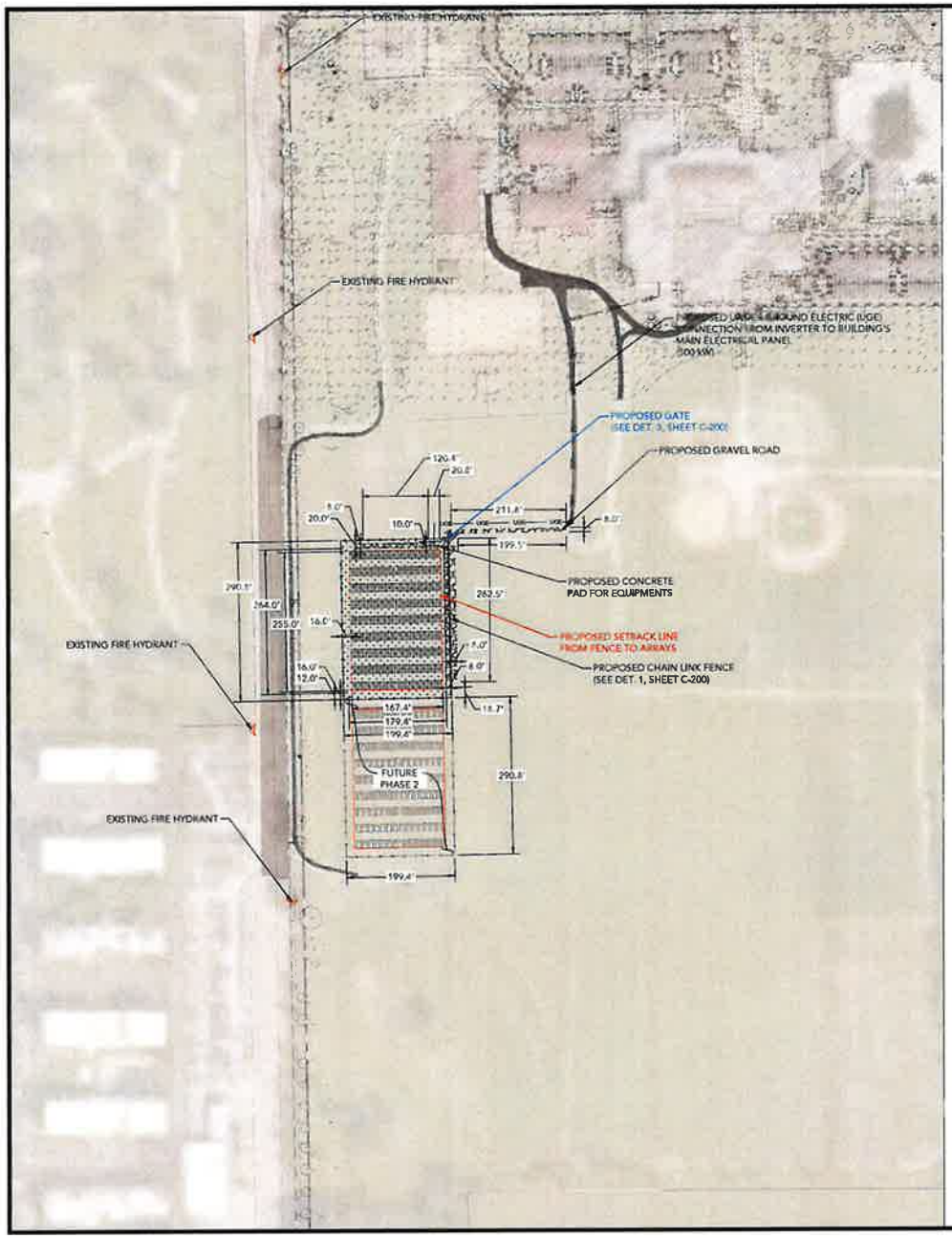
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NTS

SHEET TITLE

RACKING DETAIL SHEET-1

SHEET #

S-105



PROPOSED SITE LAYOUT LEGEND

- CONCRETE
- GRAVEL
- SANDY LOAM PLANTED WITH LOW-LYING NATIVE GRASSES
- PROPOSED CHAIN LINK FENCE (SEE DET. 1, SHEET C-200)
- PROPOSED GATE (SEE DET. 3, SHEET C-200)
- PROPOSED ARRAY SETBACK LINE

STORM WATER SUMMARY:

THE INTENTION IS FOR THIS SOLAR ARRAY PROJECT TO BE BENEATH THE THRESHOLDS OF A STORMWATER REGULATED DEVELOPMENT.

TOTAL IMPERVIOUS AREA = 7,497 SQ.FT.

NOTE:

LANDSCAPE PLANTING UNDER ARRAYS NOT CONSIDERED *SITE DISTURBANCE

1 / C-103 CIVIL SITE LAYOUT PLAN
SCALE 1" 50'

0' 50' 100'
Scale 1" 50'

N

Chicago Public Schools
DEPARTMENT OF CAPITAL PLANNING AND CONSTRUCTION

ENGINEER(S) OF RECORD INFORMATION:
ENGAGECIVIL INCORPORATED
231 S. LaSalle Street Suite 2100
Chicago, IL 60604
872.216.9019
www.engagecivil.com

PROFESSIONAL RECORD STAMP:

CONTRACTOR DETAILS:
548 energy

CHICAGO AGRICULTURAL HIGH SCHOOL

3857 W 11TH ST
CHICAGO, ILLINOIS 60655

PROJECT NO. 2026-#####-XXX

REVISIONS

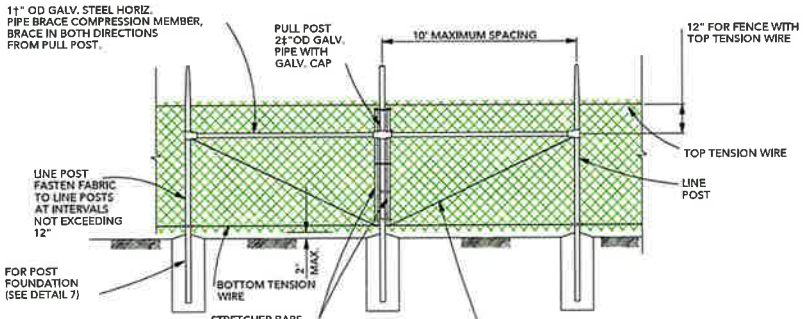
NO.	DATE	DESCRIPTION
1	7/7/2025	ISSUE FOR PERMIT

DRAWN BY: TMD
SCALE:
JOB:
FILE:

KEY PLAN

SHEET TITLE:
CIVIL SITE LAYOUT PLAN

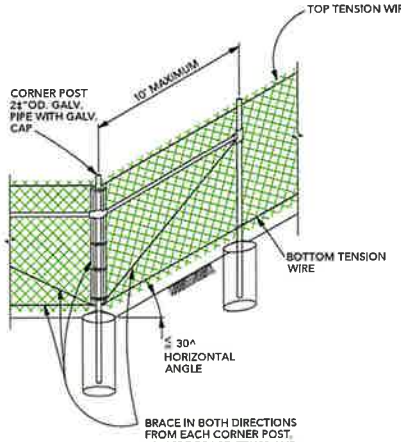
DRAWING NO:
C-103



NOTES:

1. PROVIDE PULL POST AT MAXIMUM 500' SPACING ALONG STRAIGHT LINE FENCING.

1 / C-200 CHAIN LINK FENCE TYPICAL PULL POST



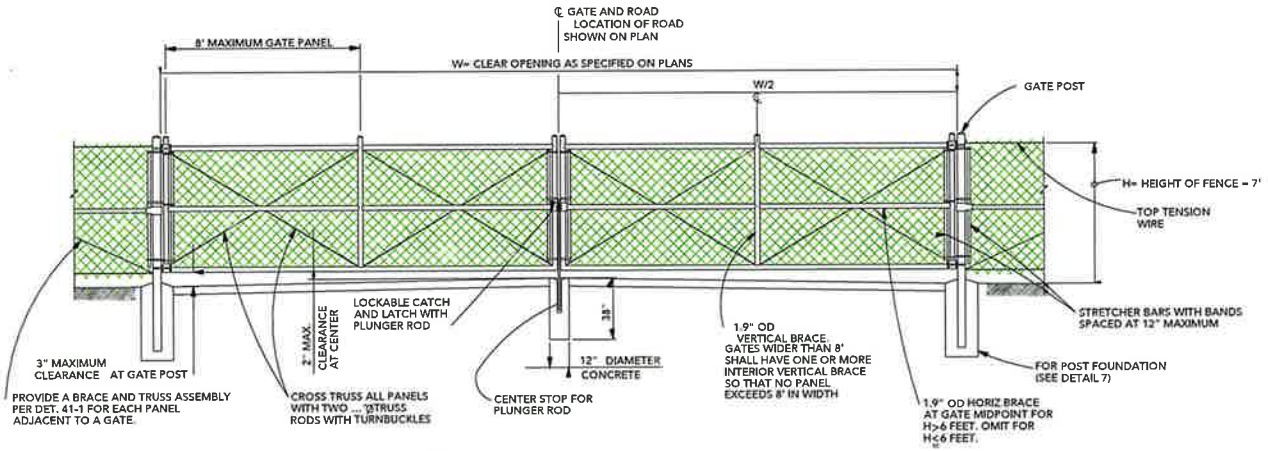
NOTES:

1. PROVIDE A CORNER POST WHEN THE CHANGE IN HORIZONTAL ANGLE EQUALS OR EXCEEDS 30^ AND WHERE SPECIFIED ON PLAN.

2 / C-200 CHAIN LINK FENCE TYPICAL CORNER POST

FENCE DETAIL NOTES

1. NO LESS THAN 2 SETS OF TAMPER RESISTANT HARDWARE WILL BE USED TO AFFIX EACH FENCE PANEL TO EACH POST FOR THE 3 RAILS ON EACH PANEL.
2. DETAIL 2 SHOWS ONE CONNECTION FOR A RAIL TO A FENCE POST.
3. THERE IS A LAYER OF BANK SAND REQUIRED AT THE BOTTOM OF EACH FENCE POST HOLE TO PROVIDE A PLACE FOR ANY CONDENSATE THAT DEVELOPS INSIDE OF EACH POST TO DRAIN OFF INTO THE GROUND. THIS LAYER OF SAND IS ESSENTIAL TO PROTECT THE INTEGRITY OF THE POST IN WINTER.
4. THE CONCRETE WILL BE FINISHED ABOVE GRADE FOR EACH POST AND THE CONCRETE CROWNED TO PREVENT WATER FROM PONDING AROUND THE BASE OF THE POST. NEITHER EARTH NOR RUBBER MULCH IS TO BE ALLOWED TO ENCROACH INTO THE AREA BY THE INTERFACE BETWEEN THE IRON POST AND THE CONCRETE WASH. THE WASH DIMENSION SHOWN IS A MINIMUM.
5. THE ENTIRE FENCE WILL BE COATED GREEN AND THE HARDWARE USED WILL BE IN THE SAME GALVANIC FAMILY TO PREVENT CORROSION.
6. THE ANGLES WILL BE WELDED TO THE POSTS PRIOR TO THE APPLICATION OF THE BLACK COATING.



3 / C-200 CHAIN LINK FENCE TYPICAL DOUBLE SWING GATE

Chicago Public Schools

DEPARTMENT OF CAPITAL PLANNING AND CONSTRUCTION

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PROFESSIONAL RECORD STAMP:

CONTRACTOR DETAILS:

548 energy

CHICAGO AGRICULTURAL HIGH SCHOOL

3857 W 111TH ST
CHICAGO, ILLINOIS 60655

PROJECT NO. 2026-1111-XXX

REVISIONS

NO.	DATE	DESCRIPTION
1	7/7/2026	ISSUE FOR PERMIT

DRAWN BY: YMD
SCALE:
JOB:
FILE:

KEY PLAN

SHEET TITLE

CIVIL SITE DETAILS I

DRAWING NO

C-200