

PD 1087

Table of Contents

05/30/2017 Minor Change	2
Exhibits	3
11/14/2016 Minor Change	6
Exhibits	7
09/27/2007 PD Adoption	10
Ordinance	10
Statements	11
Bulk Table	15
Exhibits	16



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 30, 2017

Scott R. Bornstein
Neal & Leroy, LLC
120 N. LaSalle St., Suite 2600
Chicago, IL 60602

**Re: Administrative Relief request for Planned Development No. 1087
Proposed Skinner West Elementary School Addition at 1260 W. Adams St.**

Dear Mr. Bornstein:


Please be advised that your request for a minor change to Institutional Planned Development No. 1087 ("PD 1087") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1087.

On November 14, 2016, administrative relief was granted for a proposed three-story addition to the existing Mark T. Skinner West Elementary School at 1260 W. Adams St. You are now seeking on behalf of the property owners of PD 1087, the Public Building Commission and the Board of Education of the City of Chicago, administrative relief for a proposed four-story addition. The previously approved three-story addition was to provide 12 regular classrooms while the four-story addition will provide 19 regular classrooms and additional space for expected future student growth. Six new parking spaces will still be added to the parking area for a total of 34 parking spaces. The attached, revised, Site Plan, East, West, North, and South Building Elevations, and East Partial, North Partial, Partial West and South Enlarged Building Elevations, shall be inserted in the main file.

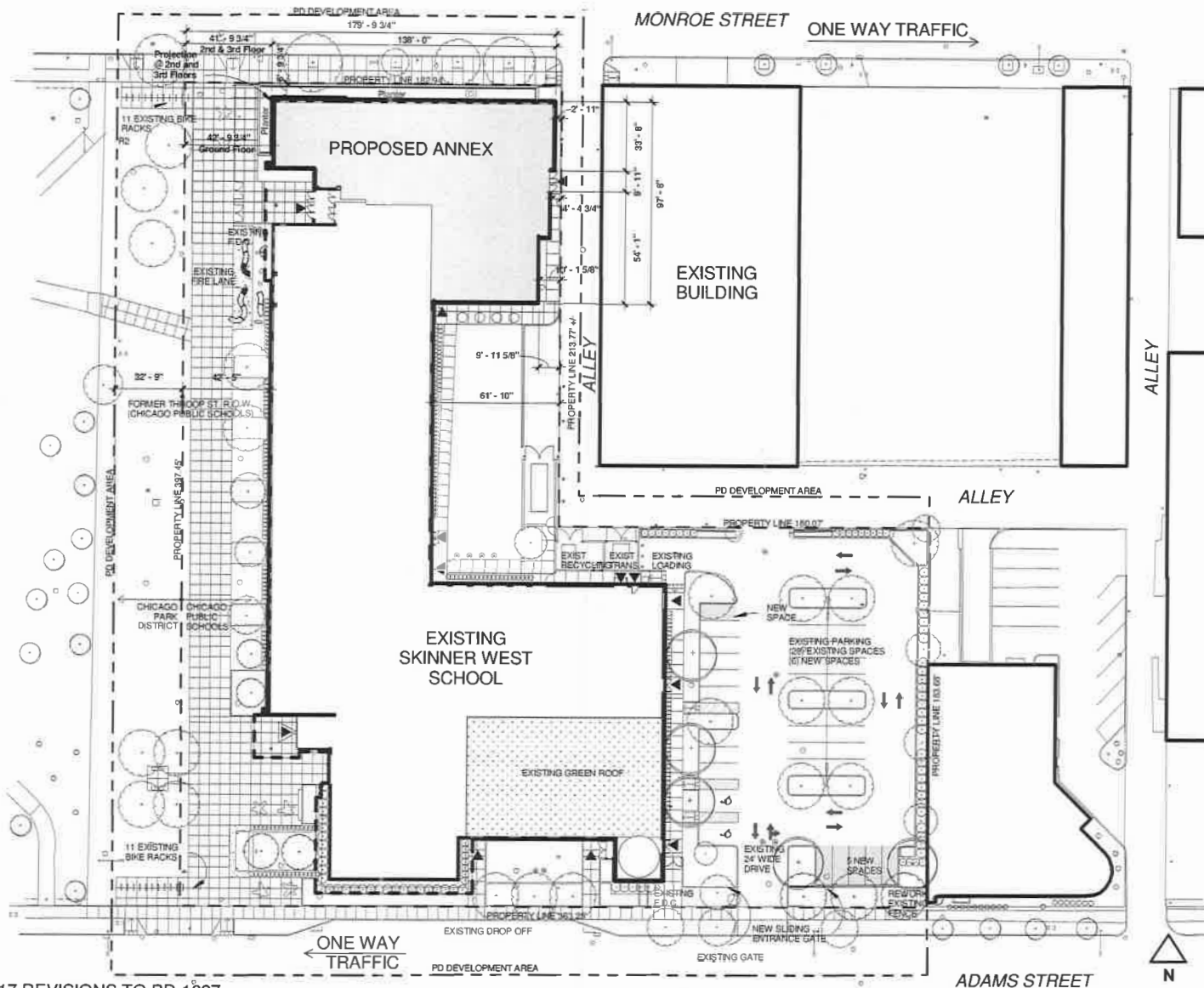
With regard to your request, the Department of Planning and Development has determined that allowing the proposed addition will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 1087, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

C: Mike Marmo. Erik Glass. Dan Klaiher. Main file

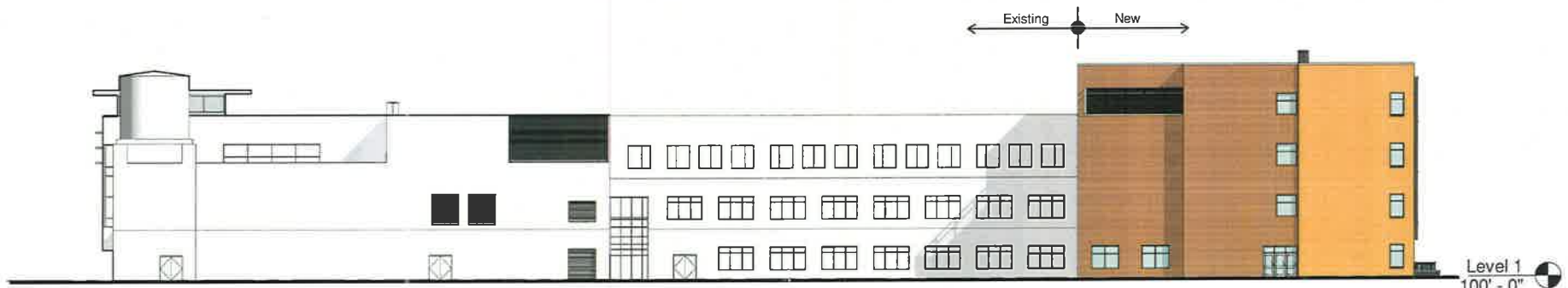


SITE INFO:	
Total Net Site Area	141,208 sf.
Total Net Site Area (w/in PUD Boundary)	144,150 sf.
Existing Building Area:	100,017 sf.
Annex Building Area:	35,973 sf.
Total Building Floor Area	135,990 sf.
Existing Building Footprint:	39,060 sf
Annex Footprint:	9,144 sf.
Total Building Footprint	48,204 sf.
Total # of Parking Spaces (including ADA)	34
Total # of Bike Racks	22
Max. Building Height = (To underside of structure)	60'

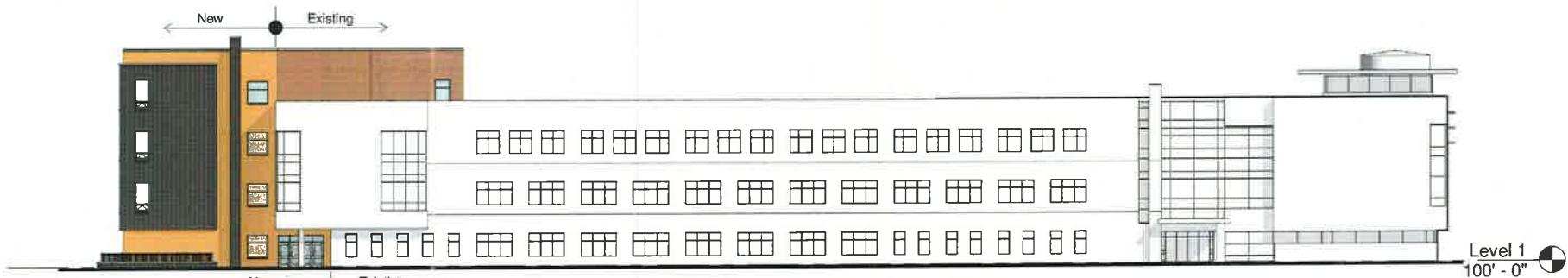
4/25/2017 REVISIONS TO PD-1087
 Chicago Public Schools
 SWWB Ltd. Architects

Skinner West Elementary School Annex
 1216 W. Adams Street Chicago, IL 60607

SITE PLAN



1. East Building Elevation
Scale: 1" = 30' - 0"

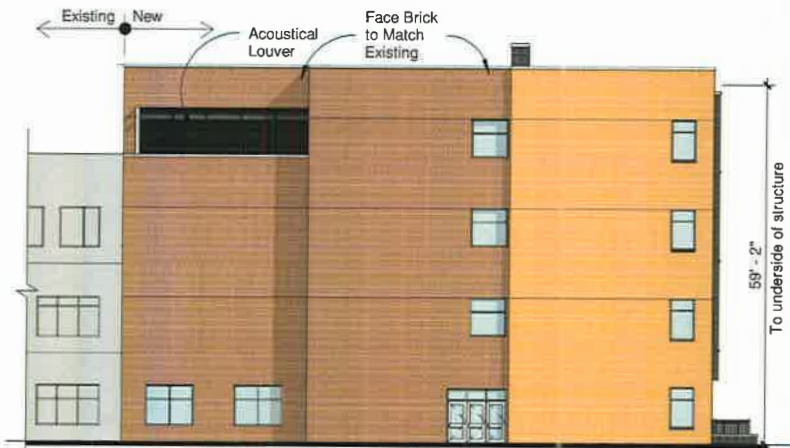


2. West Building Elevation
Scale: 1" = 30' - 0"

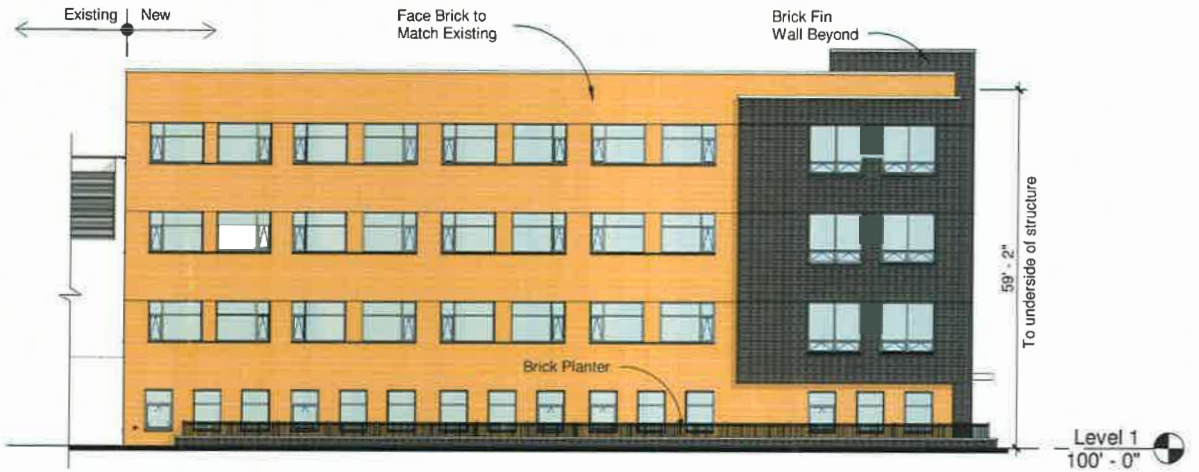


3. North Building Elevation
Scale: 1" = 30' - 0"

4. South Building Elevation
Scale: 1" = 30' - 0"



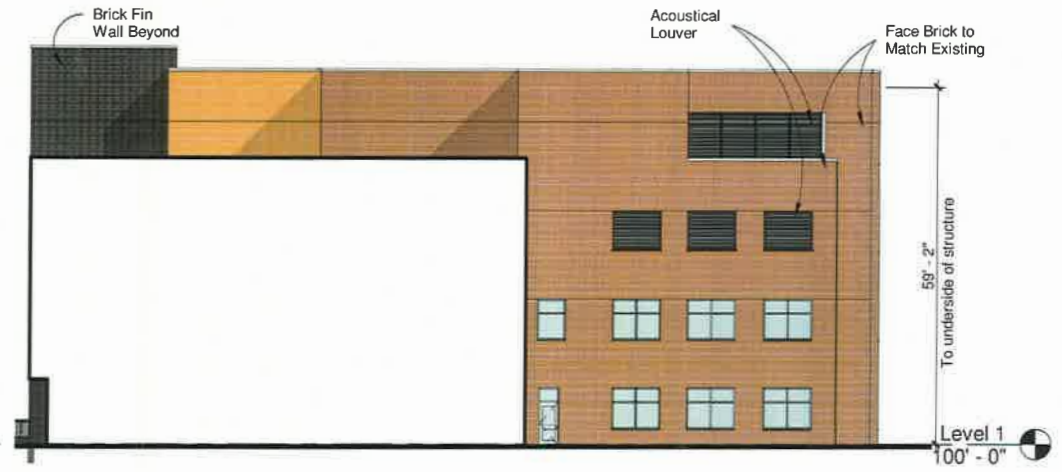
1. East Partial Building Elevation
Scale: 1" = 20' - 0"



2. North Partial Building Elevation
Scale: 1" = 20' - 0"



3. Partial West Building Elevation
Scale: 1" = 20' - 0"



4. South Enlarged Building Elevation
Scale: 1" = 20' - 0"



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 14, 2016

Scott R. Bornstein
Neal & Leroy, LLC
120 N. LaSalle St., Suite 2600
Chicago, IL 60602

**Re: Administrative Relief request for Planned Development No. 1087
Proposed Skinner West Elementary School Addition at 1260 W. Adams St.**

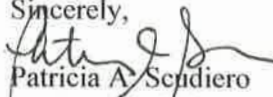
Dear Mr. Bornstein:

Please be advised that your request for a minor change to Institutional Planned Development No. 1087 ("PD 1087") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1087.

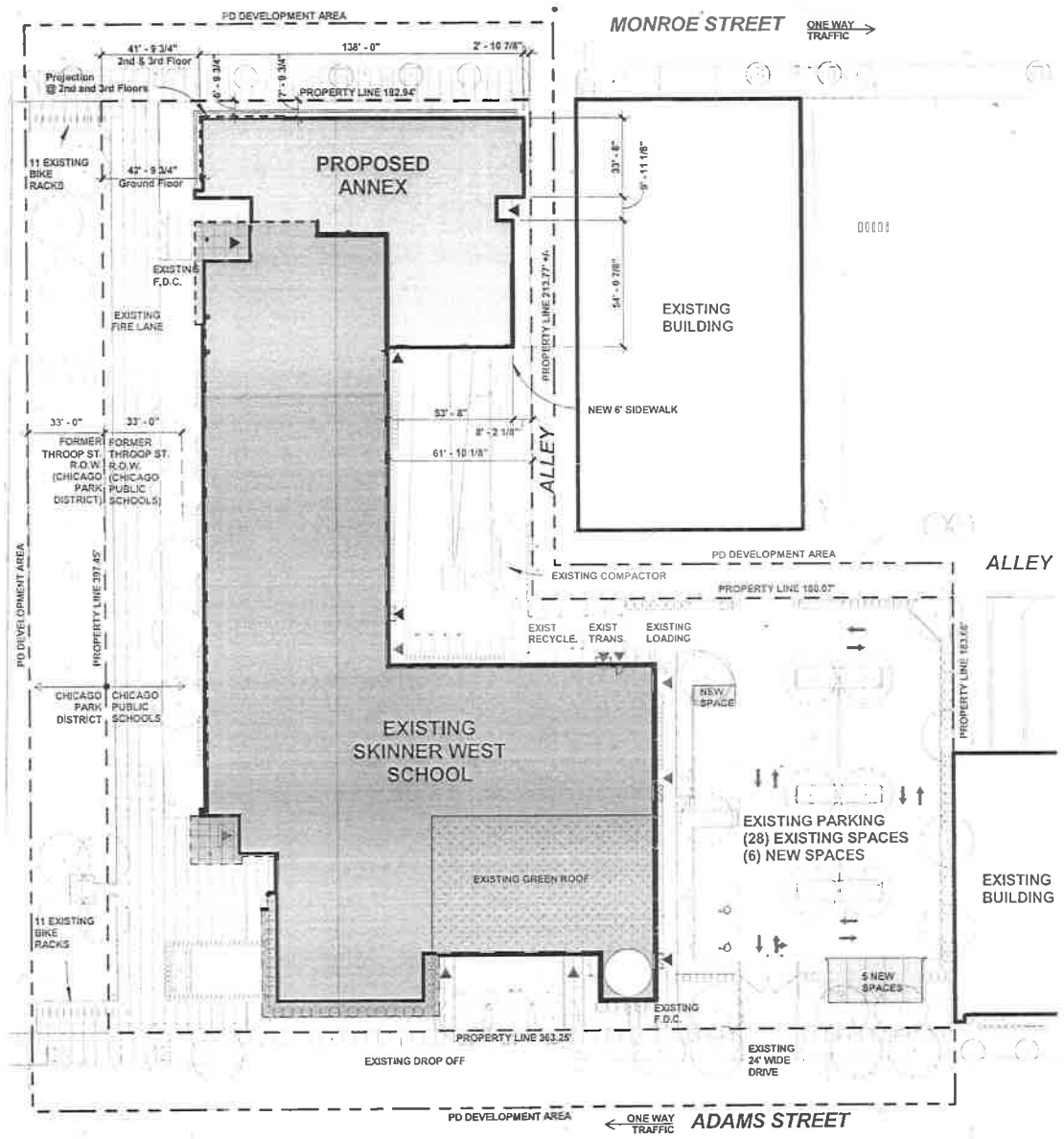
On behalf of the property owners of PD 1087, the Public Building Commission and the Board of Education of the City of Chicago, you are seeking administrative relief for a proposed three-story addition to the existing Mark T. Skinner West Elementary School at 1260 W. Adams St. The proposed addition will contain 12 regular classrooms, a computer lab, an art room, a science room, a multi-purpose room and storage areas. It is designed to provide space for approximately 300 additional students, most of who are already enrolled at the school. Additionally, six new parking spaces will be added to the parking area for a total of 34 parking spaces. The attached, revised, Site and Landscape Plan, East, West, North, and South Building Elevations, and East Partial, North Partial, Partial West and South Enlarged Building Elevations, shall be inserted in the main file.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed addition will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 1087, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

C: Mike Marmo, Erik Glass, Dan Klaiber, Main file



SITE INFO:	
Total Net Site Area	141,208 sf.
Total Net Site Area (w/in PUD Boundary)	144,150 sf.
Existing Building Area:	100,017 sf.
Annex Building Area:	25,000 sf.
Total Building Floor Area	125,017 sf.
Existing Building Footprint:	38,385 sf.
Annex Footprint:	9,200 sf.
Total Building Footprint	47,585 sf.
Total # of Parking Spaces (including ADA)	34
Total # of Bike Racks	22
Max. Building Height =	60'



REVISIONS TO PD-1087
Chicago Public Schools
Swwb Ltd. Architects

Skinner West Elementary School Annex
1216 W. Adams Street Chicago, IL 60607

SITE AND LANDSCAPE PLAN

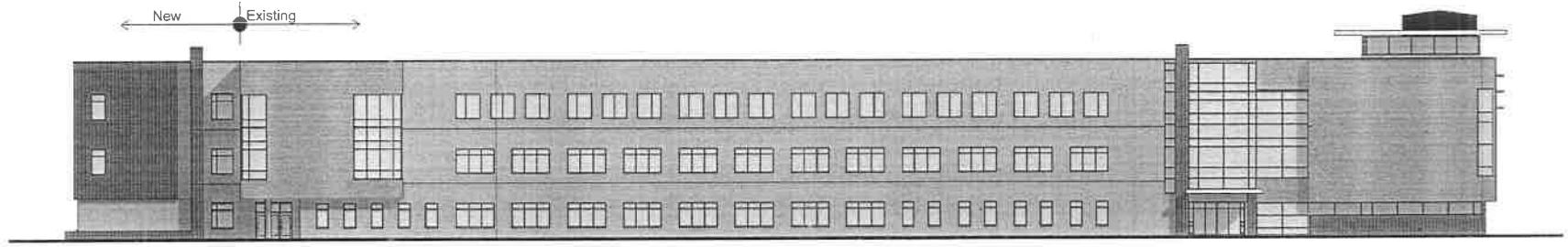
Existing New



1. East Building Elevation
Scale: 1" = 30' - 0"

Existing New

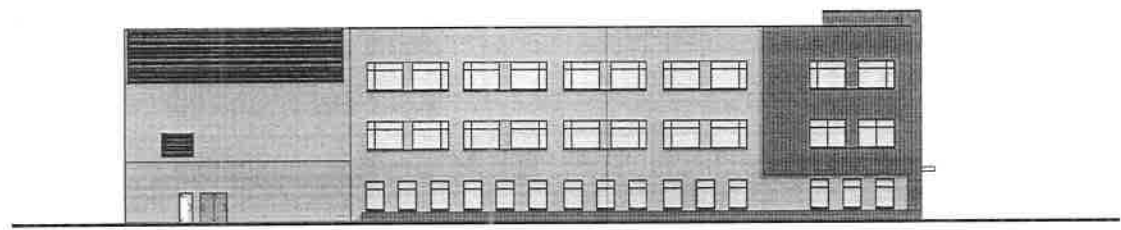
New Existing



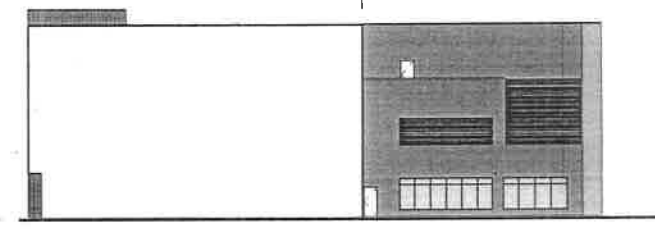
2. West Building Elevation
Scale: 1" = 30' - 0"

New Existing

Existing New



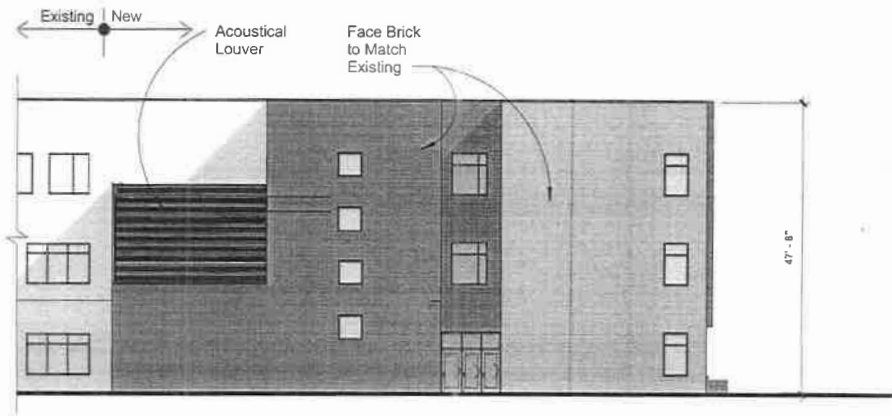
3. North Building Elevation
Scale: 1" = 30' - 0"



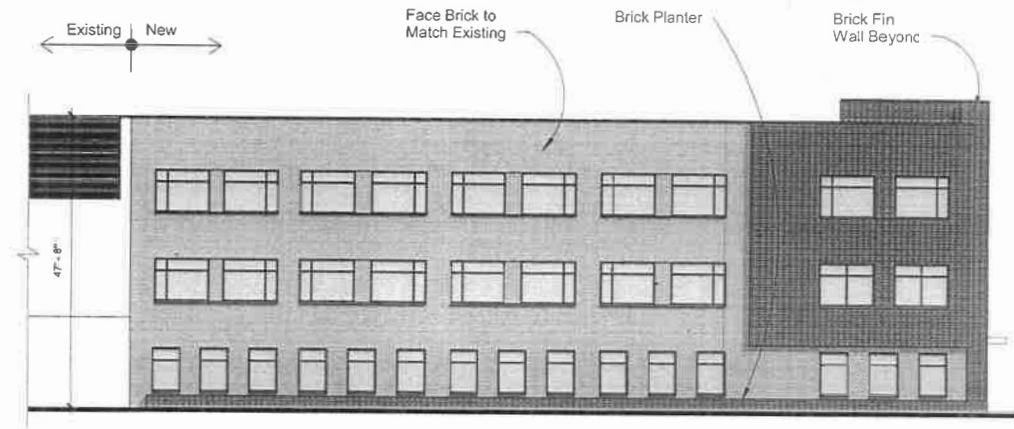
4. South Building Elevation
Scale: 1" = 30' - 0"

REVISIONS TO PD-1087
Chicago Public Schools
SWWB Ltd. Architects

Skinner West Elementary School Annex
1216 W. Adams Street Chicago, IL 60607



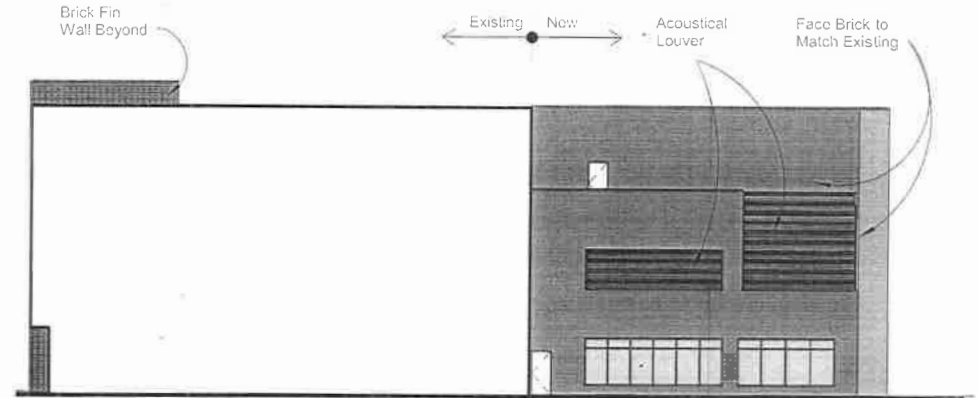
1. East Partial Building Elevation
Scale: 1" = 20' - 0"



2. North Partial Building Elevation
Scale: 1" = 20' - 0"



3. Partial West Building Elevation
Scale: 1" = 20' - 0"



4. South Enlarged Building Elevation
Scale: 1" = 20' - 0"

REVISIONS TO PD-1087
Chicago Public Schools
Swwb Ltd. Architects

Skinner West Elementary School Annex
1216 W. Adams Street Chicago, IL 60607

9/27/2007

REPORTS OF COMMITTEES

A-7215
10405

*Reclassification Of Area Shown On Map Number 2-G.
(Application Number 16316)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the DX-5 Downtown Mixed-Use District and DS3 Downtown Service District symbols and indications as shown on Map Number 2-G in the area bounded by:

West Monroe Street; South Sangamon Street; a line 126.10 feet south of and parallel to West Monroe Street; and the alley next west of and parallel to South Sangamon Street,

to those of a DX-3 Downtown Mixed-Use District and a corresponding uses district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 2-G.
(As Amended)*

(Application Number A-7215)

IPD 1087

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-3 Limited Manufacturing-Business Park District, RM5 Multi-Unit Residential District and POS-1 symbols and indications as shown on Map Number 2-G in the area bounded by:

West Monroe Street; the north/south 20 foot alley next east of and parallel to vacated South Throop Street; the 30 foot wide east/west alley next south of and parallel to West Monroe Street; a line 396 feet east of and parallel to the west

right-of-way line of vacated South Throop Street; West Adams Street; and the west right-of-way line of vacated South Throop Street, to those of an RM5 Multi-Unit Residential District which is hereby established in the area above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the RM5 Multi-Unit Residential District symbols and indications as described in Section 1 above to an Institutional Planned Development 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 3. This ordinance shall be in full force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Institutional Planned Development Number 1087.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development consists of approximately one hundred eighteen thousand nine hundred thirty (118,930) square feet (two and seventy-three hundredths (2.73) acres) net site area which is depicted on the attached Planned Development Boundary, Property Line and right-of-way Adjustment Map (the "Property") which is owned or controlled by the Public Building Commission of Chicago ("Applicant"), the City of Chicago in Trust for Use of Schools 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 resubdivision 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 the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder or any ground lessors. Furthermore, pursuant to the requirements of Section 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. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) may be made by any party who is authorized by the Applicant, its successors and assigns to seek approval of any amendment, change or modification to this planned development.

4. This planned development consists of sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan and Landscape Plan, and Building Elevations prepared by SMNG-A, Architects, Ltd. dated September 20, 2007. Full size sets of the Site and Landscape Plans and Building Elevations are on file with the Department of Planning and 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, the requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The uses permitted within the area delineated herein as "Institutional Planned Development" shall be educational and recreational facilities, offices, accessory parking, non-accessory parking and related uses incidental thereto.
6. Identification and other necessary signs, including temporary construction signs, may be permitted within the area delineated herein as "Institutional Planned Development", subject to the review and approval by the Department of Planning and Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this planned development, subject to review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all parking spaces shall be designated for accessible parking.

8. Service drives or other means of ingress or egress, including for emergency vehicles shall be adequately designed and paved in accordance with the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas or fire lanes. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
9. In addition to the maximum height of any building or any appurtenance thereto, the height of any improvement shall also be subject to height limitations 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. Improvements of the Property, including landscaping, all entrances and exits to the parking area, shall be designed and installed in substantial conformance with the Site and Landscape Plans, Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof.
12. Notwithstanding any statement to the contrary, this planned development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of this planned development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this planned development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall design, construct and maintain the building located within this planned development consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The Applicant will incorporate a partial green roof covering ten percent (10%) of the net roof area or four thousand one hundred eighty (4,180) square feet and will reuse recycled materials with the goal of obtaining L.E.E.D. Silver level certification. The Applicant proposes to include the reuse and

preservation of a relocated historic rooftop water tank as part of the project. Following completion of the project, the water tank will be retained and preserved.

14. 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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, appropriate, and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
16. Unless substantial new construction on the Property 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 the zoning of the Property shall automatically revert to its prior M1-3 Limited Manufacturing-Business Park District and RM5 Residential Multi-Unit District and POS-1 Zoning Classifications.

[Existing Zoning Map; Existing Land-Use Map; Property Line and Right-of-Way Adjustment Map; Site and Landscape Plan; and Building Elevations referred in these Plan of Development Statements printed on pages 10411 through 10415 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

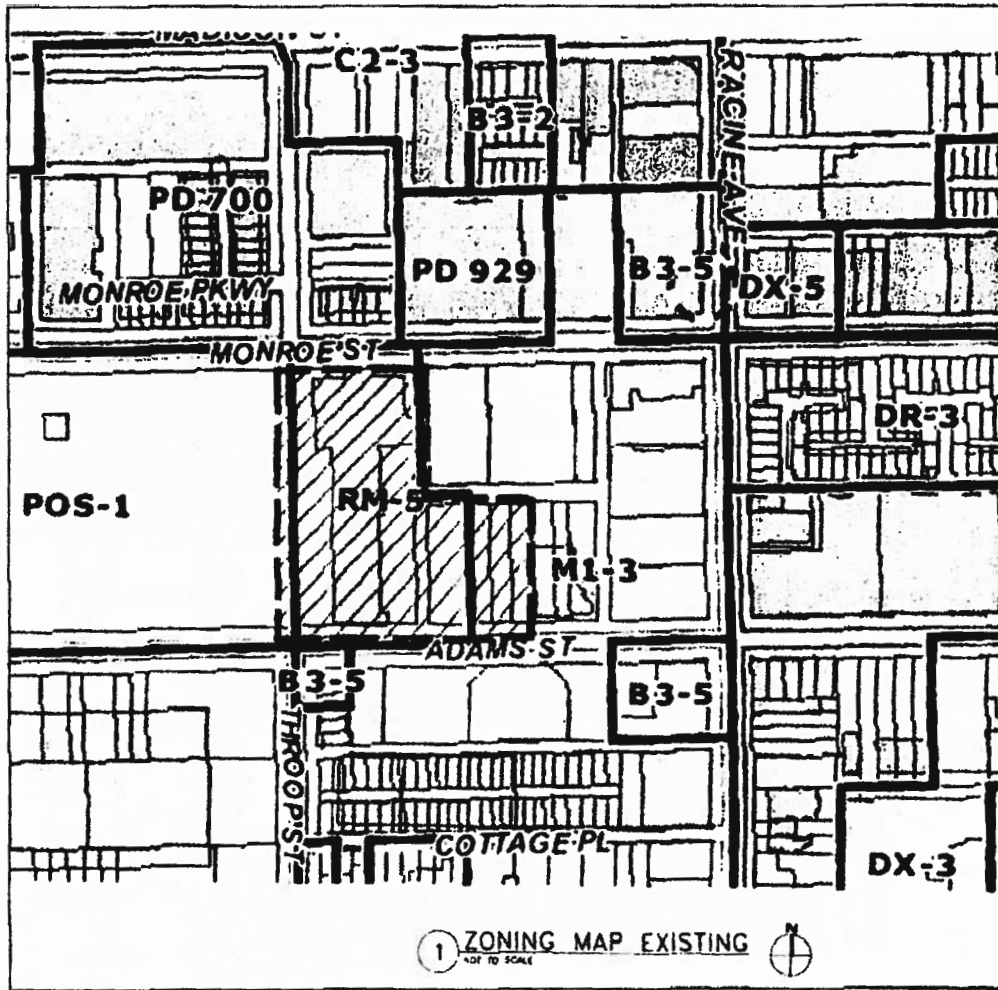
Institutional Planned Development Number 1087

Mark T. Skinner Elementary School

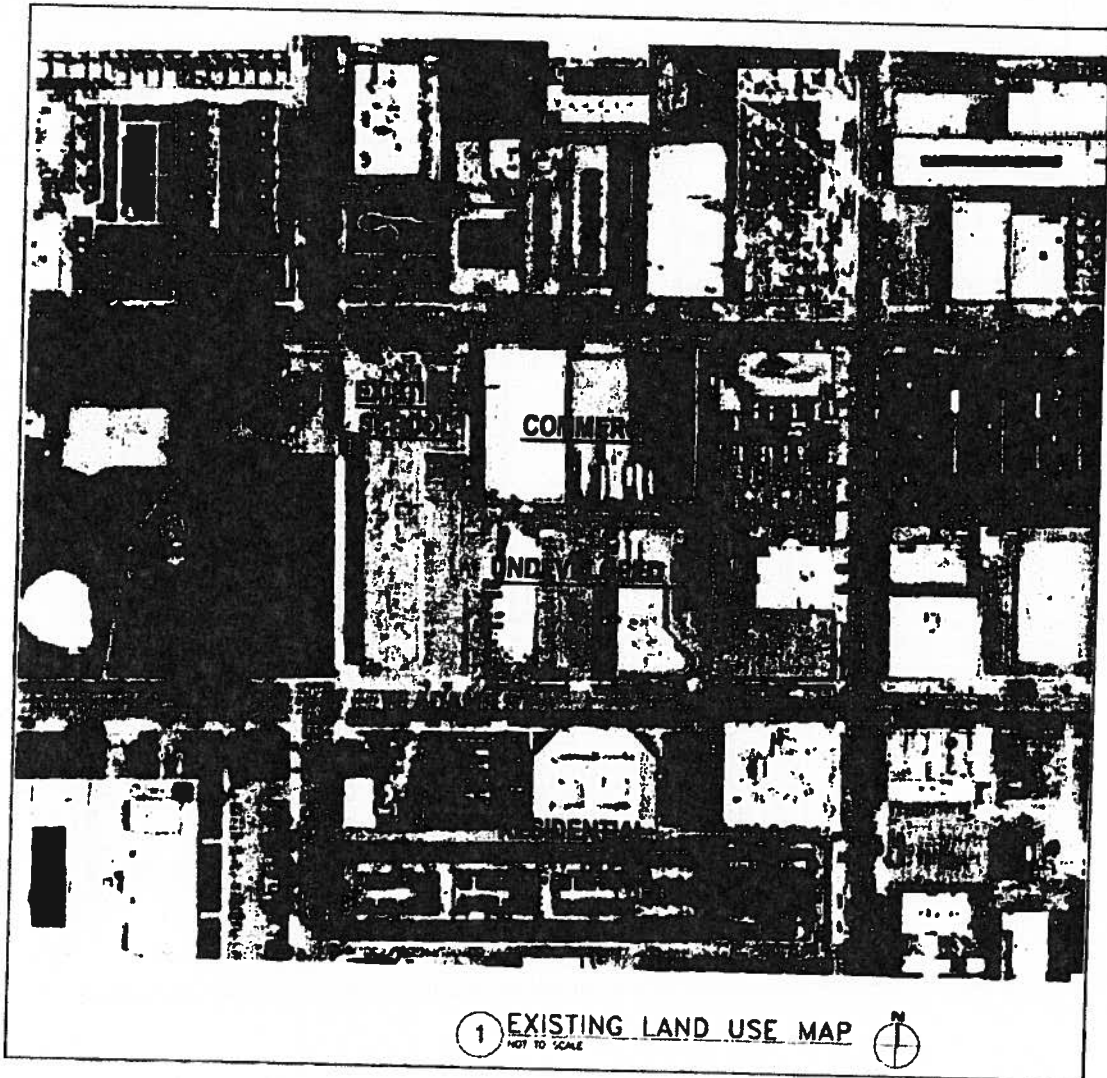
Bulk Regulations And Data Table.

Gross Site Area:	144,150 square feet (3.31 acres)
Net Site Area:	118,930 square feet (2.73 acres) after alley vacation completed. Includes west half of Throop Street (owned by Chicago Park District).
Public Area Right-of-Way:	25,223 square feet (.58 acres) after alley vacation completed
Maximum Floor Area Ratio:	2.0
Minimum Number of Off-Street Loading Spaces:	0
Minimum Number of Off-Street Parking Spaces:	28 (including 2 accessible spaces)
Minimum Number of Bicycle Parking Spaces:	4
Maximum Building Height:	60 feet for the building; 70 feet for Historic water tank
Minimum Required Setback:	In accordance with the Site Plan
Maximum Percent of Site Coverage:	In accordance with the Site Plan

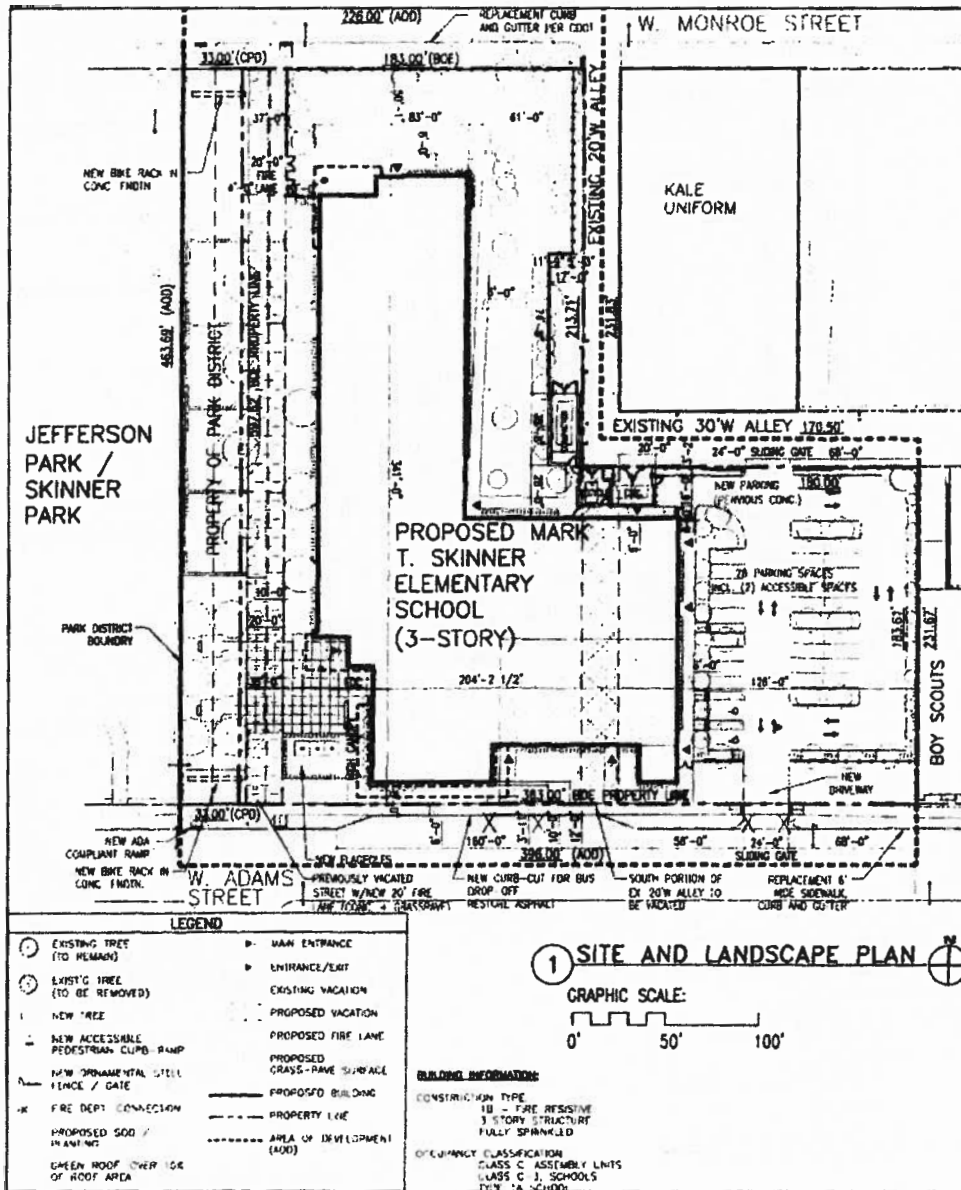
Existing Zoning Map.



Existing Land-Use Map.



Site And Landscape Plan.



Building Elevations.

