

# PD 1166

## Table of Contents

<b>08/19/2013 Minor Change</b> .....	<b>2</b>
Exhibits .....	3
<b>06/30/2010 PD Adoption</b> .....	<b>6</b>
Ordinance .....	6
Statements .....	7
Bulk Table .....	10
Exhibits .....	11



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

August 19, 2013

Grace Rappe  
Chicago Public Schools  
Department of Facilities  
125 S. Clark St., 17<sup>th</sup> Floor  
Chicago, IL 60603

**Re: Administrative Relief request for Institutional Planned Development No. 1166  
Temporary modular structure at Peck Elementary School, 3826 W. 58<sup>th</sup> Street**

Dear Ms. Rappe:

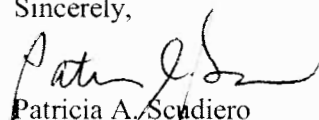
Please be advised that your request for a minor change to Institutional Planned Development No. 1166 ("PD 1166") has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 15 of PD 1166.

You are requesting on behalf of the property owner, the Public Building Commission of Chicago, to allow a temporary modular structure to be located at Peck Elementary School ("School") at 3826 W. 58<sup>th</sup> Street. The modular will be used for four years while a more permanent solution is planned. A revised Site Plan, Exterior Elevations and Roof Plan, dated July 18, 2013, shall be inserted into the main file.

With regard to your request, the Department of Housing and Economic Development has determined that allowing a temporary modular structure at the School 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. 1166, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for 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 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.

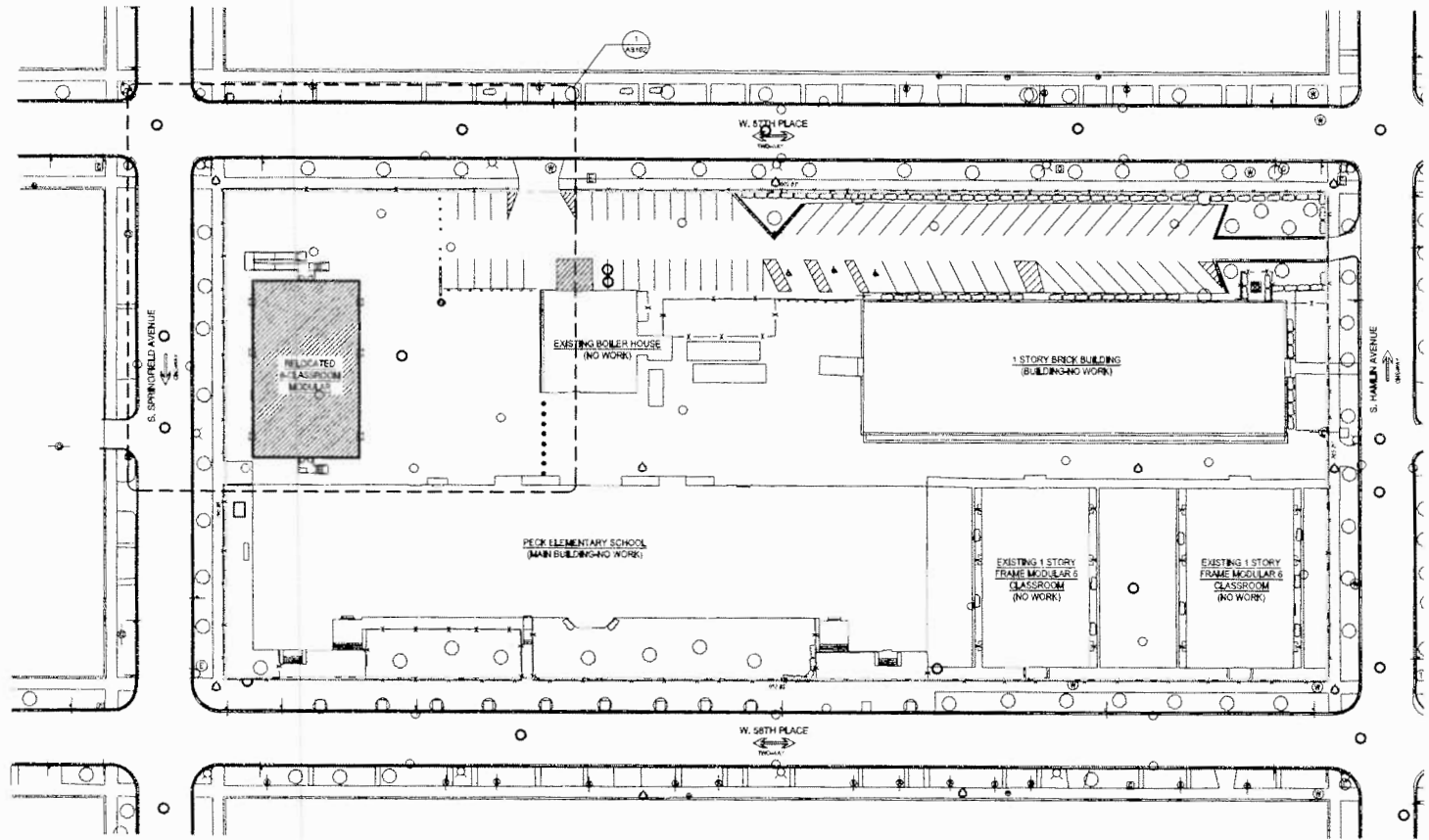
Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

C: Mike Marmo, Erik Glass, Main file

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT BUREAU OF PLANNING & ZONING  
**APPROVED**  
**PART II**  
 PD 1168 - 06-01-13  
 By M. H.

NOTE: ALL EXISTING SITE UTILITIES SHALL BE PROTECTED DURING CONSTRUCTION UNLESS NOTED OTHERWISE.



**1 SITE PLAN**  
 SCALE: 1/8" = 1'-0"

WARNING: ASBESTOS-CONTAINING BUILDING MATERIALS ARE OR MAY BE PRESENT IN THIS BUILDING. AN ASBESTOS MANAGEMENT PLAN IS AVAILABLE IN THE SCHOOL FOR REVIEW UPON REQUEST. NO PERSON MAY DISTURB ASBESTOS-CONTAINING MATERIALS UNLESS THAT PERSON IS A LICENSED ASBESTOS WORKER OR CONDUCTS SUCH WORK IN ACCORDANCE WITH SPECIFICATIONS(S) CONTAINED IN THE PROJECT DOCUMENTS AND IN COMPLIANCE WITH ILLINOIS DEPARTMENT OF HEALTH RULES AND REGULATIONS.

DEPARTMENT OF BUILDING  
 STANDARD PLAN REVIEW

**APPROVED**  
 Construction subject to full compliance with the Chicago Building Code as amended by Ordinance No. 120-00-0000  
 Approved By: [Signature]



STATE OF ILLINOIS  
 ARCHITECT  
 AGUSTIN GOMEZ-LEAL  
 LICENSE NO. 1445



DEPARTMENT OF PLANNING  
 CAPITAL IMPROVEMENT PROGRAM

**Wallin • Gomez**  
 ARCHITECTS LTD  
 711 South Dearborn Street, Suite 606  
 Chicago, Illinois 60605-1827  
 P: 312.467.4700 F: 312.467.4611



**PECK ELEMENTARY SCHOOL**  
 300 W. 58th St.  
 CHICAGO, ILLINOIS 60609  
 PROJECT NO. 13019

REVISIONS		
NO.	DATE	DESCRIPTION
1	5/20/13	ISS SUBMITTAL
2	7/11/13	ISS SUBMITTAL
3	7/18/13	ISS SUBMITTAL
4	7/18/13	ISS SUBMITTAL

DRAWN BY: LAB  
 CHECKED BY: LAB  
 SCALE: AS SHOWN  
 DATE: 2013-2487-147US  
 TITLE:

SHEET TITLE:  
**SITE PLAN**

DRAWING NO.  
**AS101**

**APPROVED**

Consistent with the City of Chicago Comprehensive Zoning Ordinance, this project is approved for the following use:



THIS PROJECT IS APPROVED FOR THE FOLLOWING USES AND CONDITIONS:

1. THE PROJECT SHALL BE CONFORMANT WITH THE CITY OF CHICAGO COMPREHENSIVE ZONING ORDINANCE AND ALL APPLICABLE ORDINANCES.

2. THE PROJECT SHALL BE CONFORMANT WITH THE CITY OF CHICAGO DEPARTMENT OF BUILDINGS STANDARD PLAN REVIEW REQUIREMENTS.

3. THE PROJECT SHALL BE CONFORMANT WITH THE CITY OF CHICAGO DEPARTMENT OF BUILDINGS EXPIRATION LIST.



DEPARTMENT OF FACILITIES  
CAPITAL IMPROVEMENT PROGRAM

**Wallin • Gomez**  
ARCHITECTS LTD  
711 South Dearborn Street, Suite 606  
Chicago, Illinois 60605-1827  
P: 312-467-4700 F: 312-467-6614



**MELVIN COHEN**  
AND ASSOCIATES  
ARCHITECTS

**PECK ELEMENTARY SCHOOL**

1001 W. 95th St.  
CHICAGO, ILLINOIS  
PROJECT NO. 13219

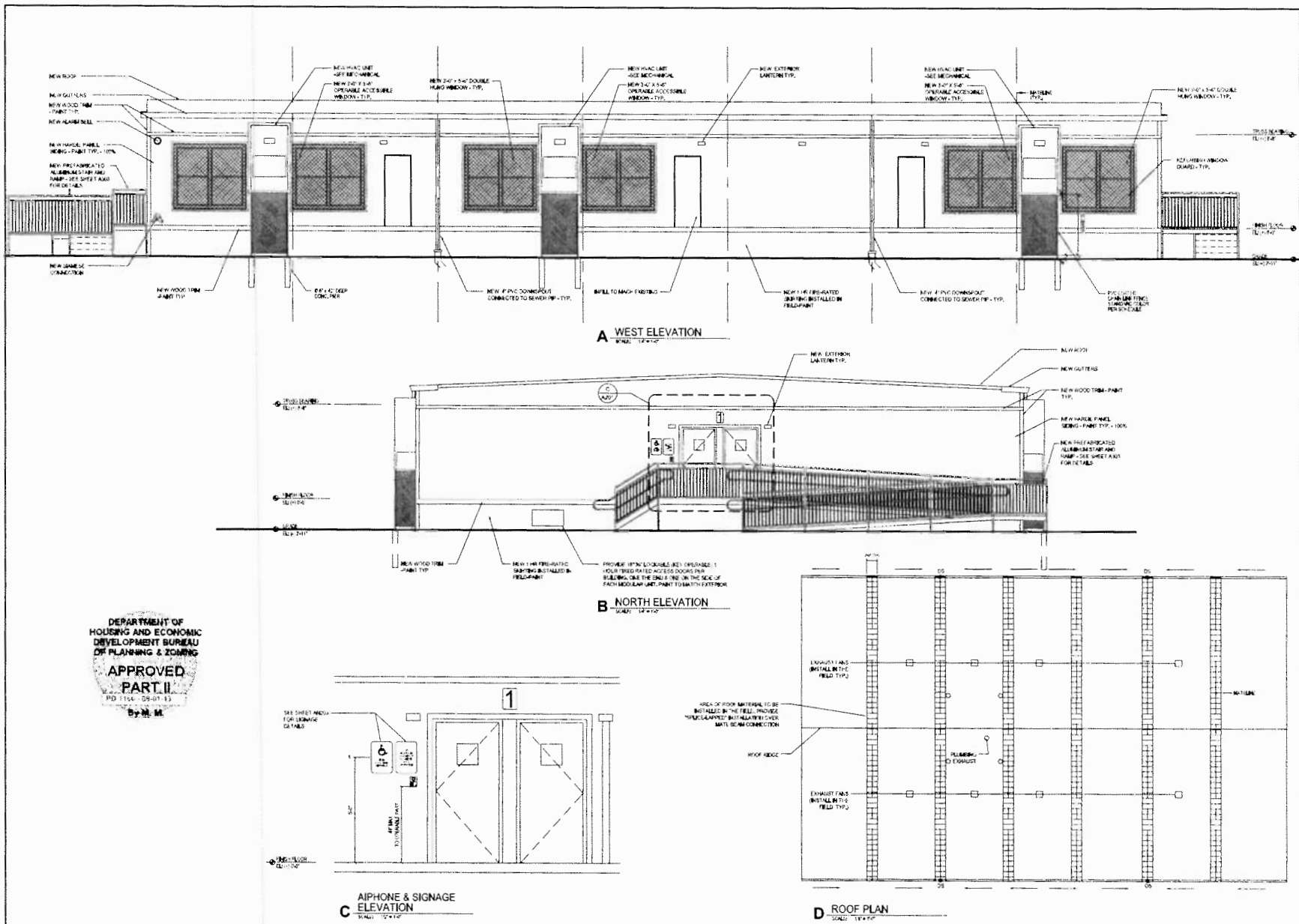
REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	5/20/13	JNL	SUBMITTAL
2	5/11/13	JNL	SUBMITTAL
3	5/20/13	JNL	CURTAINED PERMIT

DRAWN BY: LAB  
CHECKED BY: LAB  
SCALE: AS SHOWN  
JOB: 2013-2487-1105  
DATE:

SHEET TITLE:

**EXTERIOR ELEVATIONS  
& ROOF PLAN**

DRAWING NO.  
**A201**



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT BUREAU OF PLANNING & ZONING  
**APPROVED PART II**  
PD 1154 - 09-01-13  
By: M. M.

WARNING: ASBESTOS-CONTAINING BUILDING MATERIALS ARE OR MAY BE PRESENT IN THIS BUILDING. AN ASBESTOS MANAGEMENT PLAN IS AVAILABLE IN THE SCHOOL FOR REVIEW UPON REQUEST. NO PERSON MAY DISTURB ASBESTOS-CONTAINING MATERIALS UNLESS THAT PERSON IS A LICENSED ASBESTOS WORKER OR CONDUCTS SUCH WORK IN ACCORDANCE WITH SPECIFICATIONS(S) CONTAINED IN THE PROJECT DOCUMENTS AND IN COMPLIANCE WITH ILLINOIS DEPARTMENT OF HEALTH RULES AND REGULATIONS.

**APPROVED**

Construction is approved to full  
control plans with the exception of a  
change and shall be subject to  
approval and record by the  
Department of Buildings  
Construction

By *[Signature]*



ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2012  
INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE  
2012 INTERNATIONAL MECHANICAL AND PLUMBING CODE  
(IMC) AS ADOPTED BY THE CITY OF CHICAGO. ALL WORK  
SHALL BE DONE IN ACCORDANCE WITH THE 2012  
INTERNATIONAL ELECTRICAL CODE (IEC) AS ADOPTED BY  
THE CITY OF CHICAGO. ALL WORK SHALL BE DONE IN  
ACCORDANCE WITH THE 2012 INTERNATIONAL FIRE  
AND SAFETY CODE (IFSC) AS ADOPTED BY THE CITY OF  
CHICAGO. ALL WORK SHALL BE DONE IN ACCORDANCE  
WITH THE 2012 INTERNATIONAL BUILDING DEPARTMENT  
COUNCIL (IBD) CODE AS ADOPTED BY THE CITY OF  
CHICAGO.

CHICAGO PUBLIC SCHOOLS | CPS

DEPARTMENT OF BUILDINGS  
CAPITAL IMPROVEMENT PROGRAM

**Wallin + Gomez**  
ARCHITECTS LLP  
711 South Dearborn Street, Suite 405  
Chicago, Illinois 60605-1827  
P: 312-427-4702 | F: 312-427-6611

**MA** MELVIN COHEN  
AND ASSOCIATES  
ARCHITECTS P.C.

**GEL** GEORGE E. GELBERG  
REGISTERED PROFESSIONAL ENGINEER  
IN MECHANICAL ENGINEERING  
No. 043-000000  
No. 043-000000  
No. 043-000000  
No. 043-000000

**PECK ELEMENTARY SCHOOL**  
3201 W. 98th St.  
CHICAGO, IL 60619  
PROJECT NO. 10019

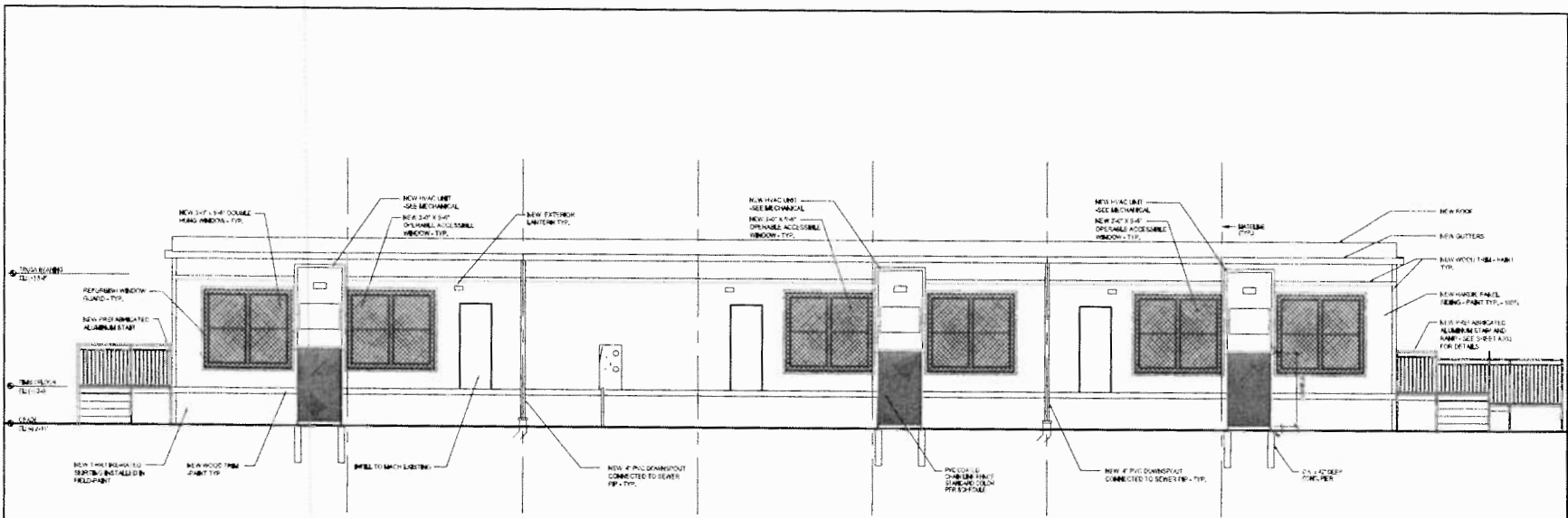
REVISIONS

NO.	DATE	DESCRIPTION
1	02/05/13	3RD SUBMITTAL
2	03/05/13	2ND SUBMITTAL
3	03/05/13	1ST SUBMITTAL
4	03/05/13	CONCEPT

DRAWN BY: LAB  
CHECKED BY: LAB  
SCALE: AS SHOWN  
LVL: 2013-249747-US  
FILE:

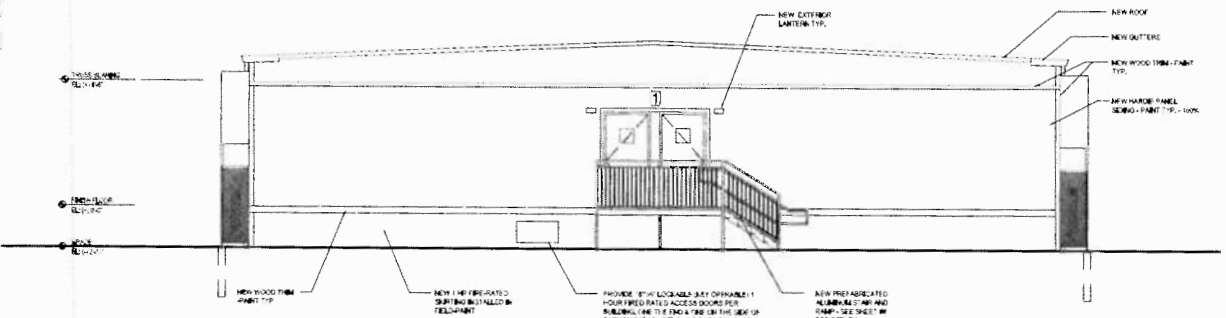
SHEET TITLE:  
**EXTERIOR ELEVATIONS**

DRAWING NO.  
**A202**



**E EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

DEPARTMENT OF  
HOUSING AND ECONOMIC  
DEVELOPMENT BUREAU  
OF PLANNING & ZONING  
**APPROVED**  
**PART II**  
PD1156 - 04-01-13  
By *[Signature]*



**F SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

WARNING: ASBESTOS-CONTAINING BUILDING MATERIALS ARE OR MAY BE PRESENT IN THIS BUILDING. AN ASBESTOS MANAGEMENT PLAN IS AVAILABLE IN THE SCHOOL FOR REVIEW UPON REQUEST. NO PERSON MAY DISTURB ASBESTOS-CONTAINING MATERIALS UNLESS THAT PERSON IS A LICENSED ASBESTOS WORKER OR CONDUCTS SUCH WORK IN ACCORDANCE WITH SPECIFICATIONS CONTAINED IN THE PROJECT DOCUMENTS AND IN COMPLIANCE WITH ILLINOIS DEPARTMENT OF HEALTH RULES AND REGULATIONS.

17023

6/30/2010

REPORTS OF COMMITTEES

95673

the alley next north of and parallel to West 47<sup>th</sup> Street; South Leamington Avenue; West 47<sup>th</sup> Street; and South Laramie Avenue,  
to those of a B2-5 Neighborhood Mixed-Use District and a corresponding use 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 No. 11-H.  
(Application No. A-7620)  
(Common Address: 4200 -- 4216 N. Lincoln Ave.  
And 4201 -- 4217 N. Lincoln Ave.)

[O2010-3073]

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, is hereby amended by removing the Pedestrian Retail Street designation for the properties abutting North Lincoln Avenue on Map Number 11-H in the area bounded by:

a line 167 feet northwest of West Berteau Avenue (as measured along the west right-of-way line of North Lincoln Avenue and perpendicular thereto); North Lincoln Avenue; a line 166.5 feet north of and parallel to West Berteau Avenue (as measured along the east right-of-way line of North Lincoln Avenue); the alley next northeast of and parallel to North Lincoln Avenue; the alley next east of North Lincoln Avenue; West Berteau Avenue; and the alley next southwest of and parallel to North Lincoln Avenue.

SECTION 2. This ordinance shall be effective after its passage and due publication.

Reclassification Of Area Shown On Map No. 14-J.  
(As Amended)  
(Application No. 17023)  
(Common Address: 5733 -- 5759 S. Springfield Ave., 5732 --  
5758 S. Hamlin Ave., 3800 -- 3858 W. 58<sup>th</sup> St.  
And 3801 -- 3859 W. 57<sup>th</sup> Pl.)

IP10 1166

[SO2010-3131]

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning

Ordinance, be amended by changing all of the RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 14-J in the area bounded by:

West 57<sup>th</sup> Place; South Hamlin Avenue; West 58<sup>th</sup> Street; and South Springfield Avenue, to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 153-B in the area bounded by:

West 57<sup>th</sup> Place; South Hamlin Avenue; West 58<sup>th</sup> Street; and South Springfield Avenue, to those of Institutional Planned Development Number 1166, 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 No. 1166.*

*Planned Of Development Statements.*

1. The area delineated herein as an Institutional Planned Development Number \_\_\_\_\_ ("Planned Development") consists of approximately one hundred sixty thousand one hundred eighty-two (160,182) square feet (3.677 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").
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, and if different than the Applicant, the legal titleholders 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 titleholder 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; 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 Muller and Muller, Ltd. dated June 17, 2010. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Zoning and Land Use Planning. 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, modular units, and all other related and accessory uses as permitted within the RT4 Residential Two-Flat, Townhouse and Multi-Unit District.
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 Zoning and Land Use Planning. 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 Planned Development, subject to review and approval of the Departments of Transportation and Zoning and Land Use Planning.
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 Zero and 25/100 Dollars (\$0.25) per square feet for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by D.Z.L.U.P. during the actual Part II Review. The fee as determined by D.Z.L.U.P. staff at that time is final and binding on the Applicant and must be paid to the Department of Zoning and Land Use Planning 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 ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Zoning and Land Use Planning.
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 ("M.O.P.D.") 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 M.O.P.D. has approved detailed construction drawings for the building or improvement proposed.
15. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Zoning and Land Use Planning 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 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 back to its RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

[Existing Zoning Map; Surrounding Land-Use Map; Planned Development Boundary Map and Property Line Map; Site Plan; Student Drop-Off Plan; Landscape Plan; Green Roof Plan; Building Elevations; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 95678 through 95692 of this *Journal*.]

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

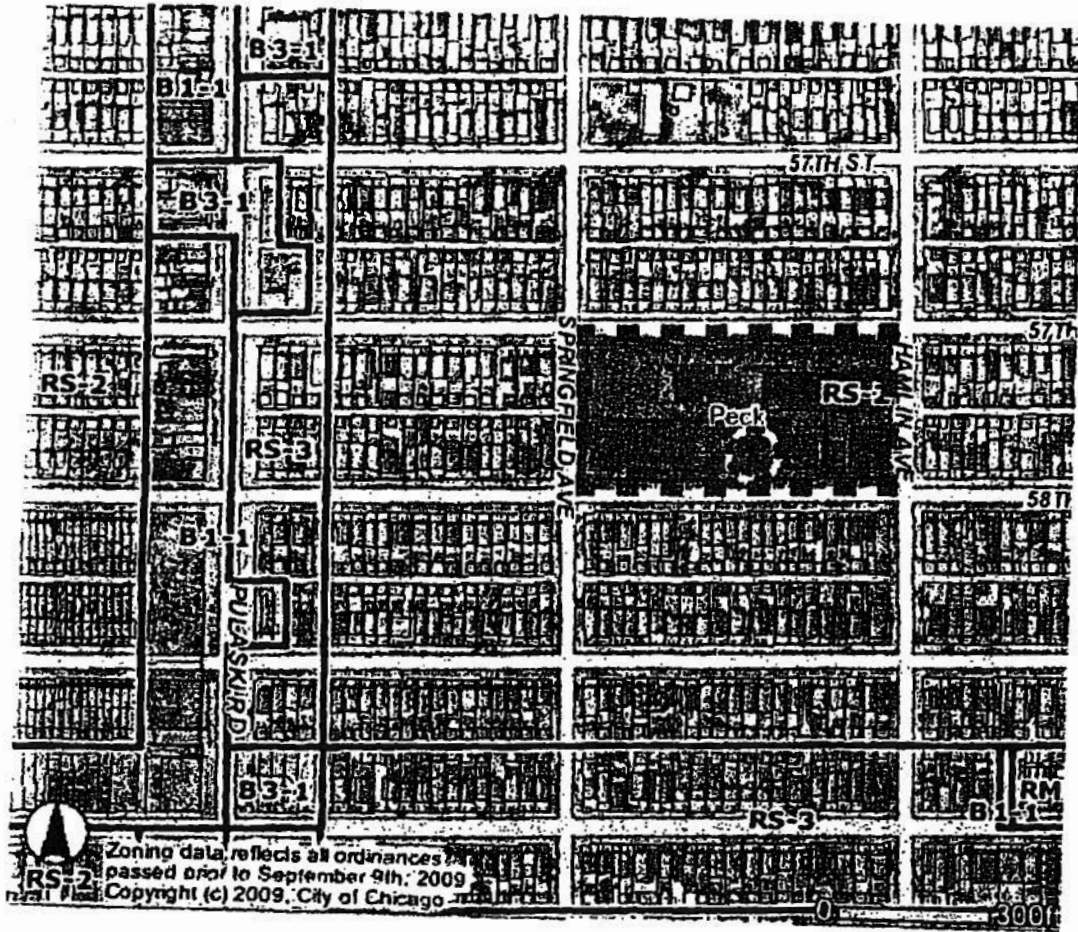
*Institutional Planned Development No. 1166*

*Peck Elementary School.*

*Bulk Regulation And Data Table.*

Gross Site Area:	221,856 square feet (5.093 acres)
Net Site Area:	160,182 square feet (3.677 acres)
Public Area Right-of-Way:	61,674 square feet (1.415 acres)
Maximum Floor Area Ratio:	1.20
Minimum Number of Off-Street Loading Spaces:	1
Minimum Number of Off-Street Parking Spaces:	52 (which includes 4 accessible spaces)
Minimum Number of Bicycle Parking Spaces:	48
Maximum Building Height	51 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback	In accordance with the Site Plan
Maximum Percent of Site Coverage	In accordance with the Site Plan

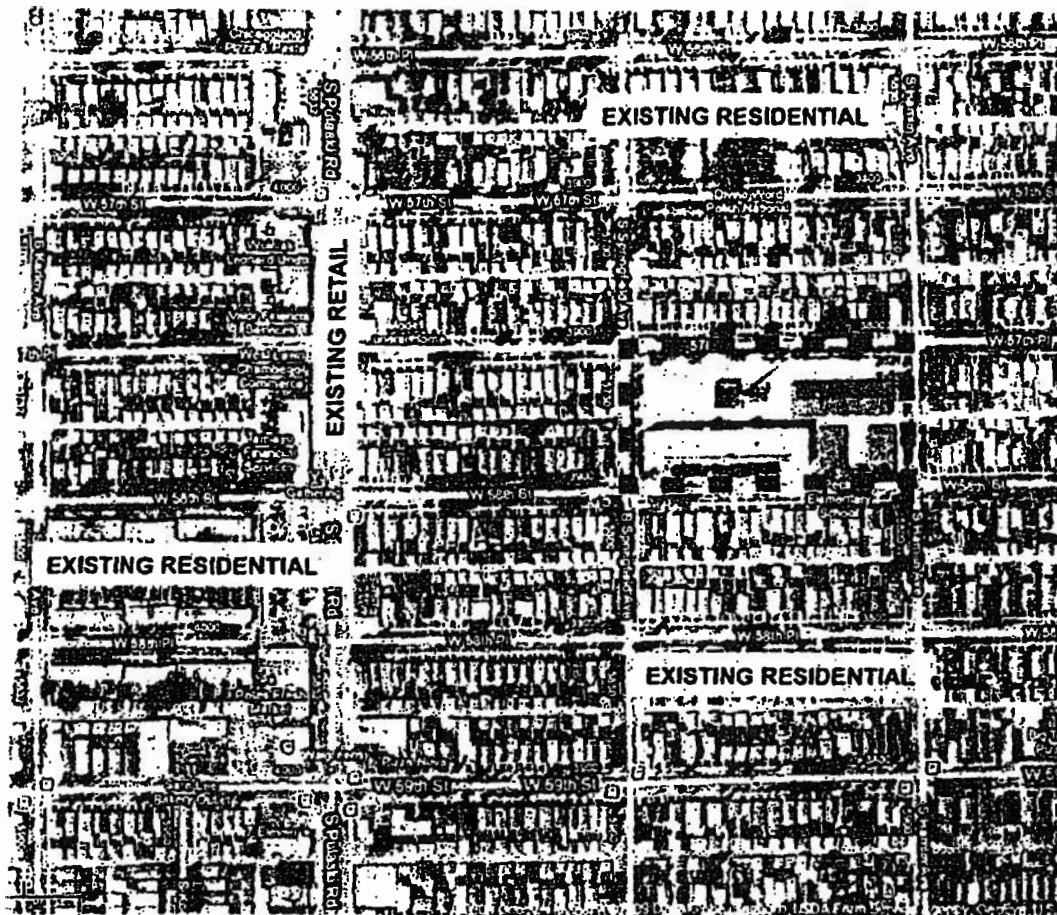
Existing Zoning Map.



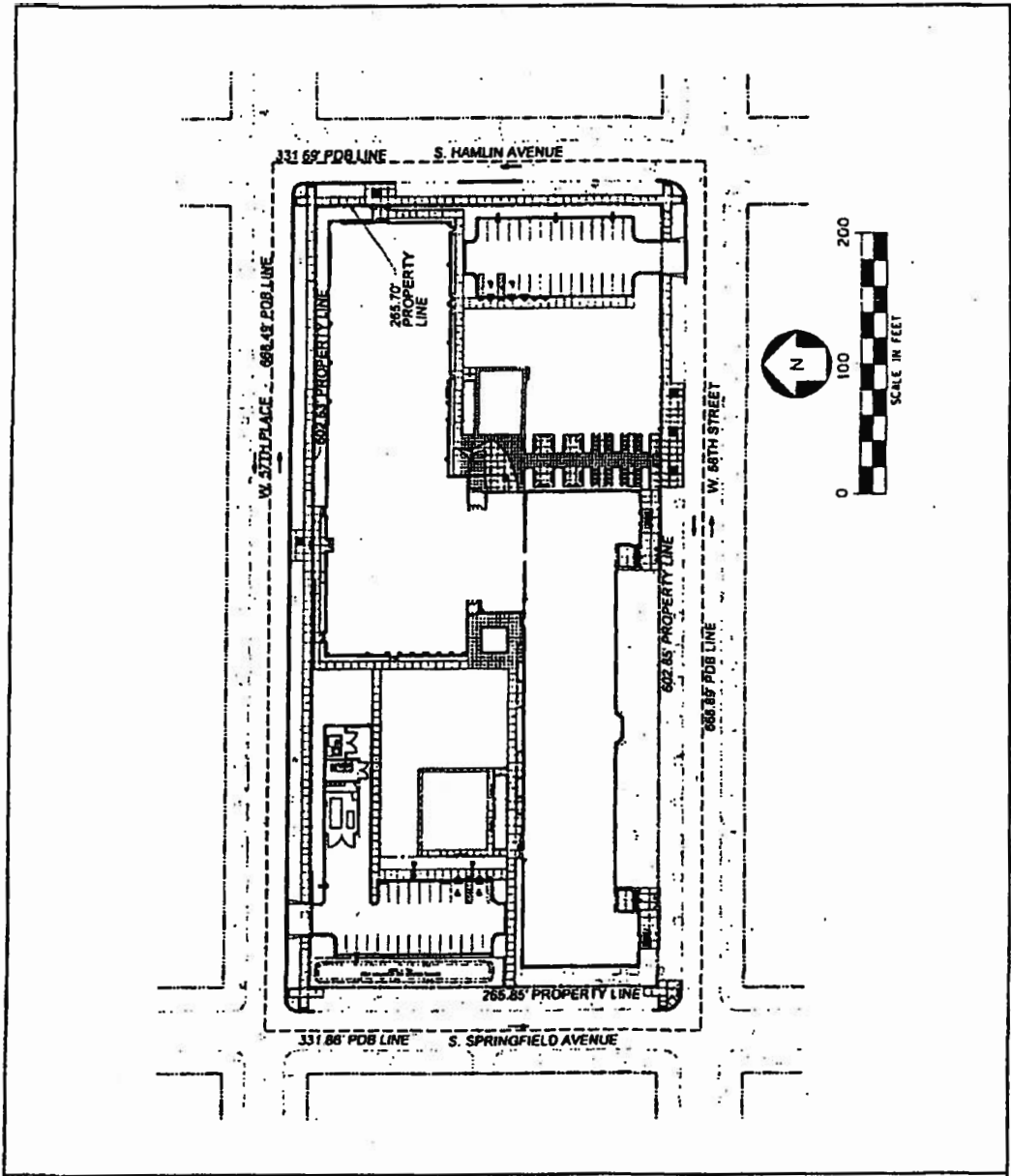
Zoning data reflects all ordinances passed prior to September 9th, 2009.  
Copyright (c) 2009, City of Chicago



Surrounding Land-Use Map.



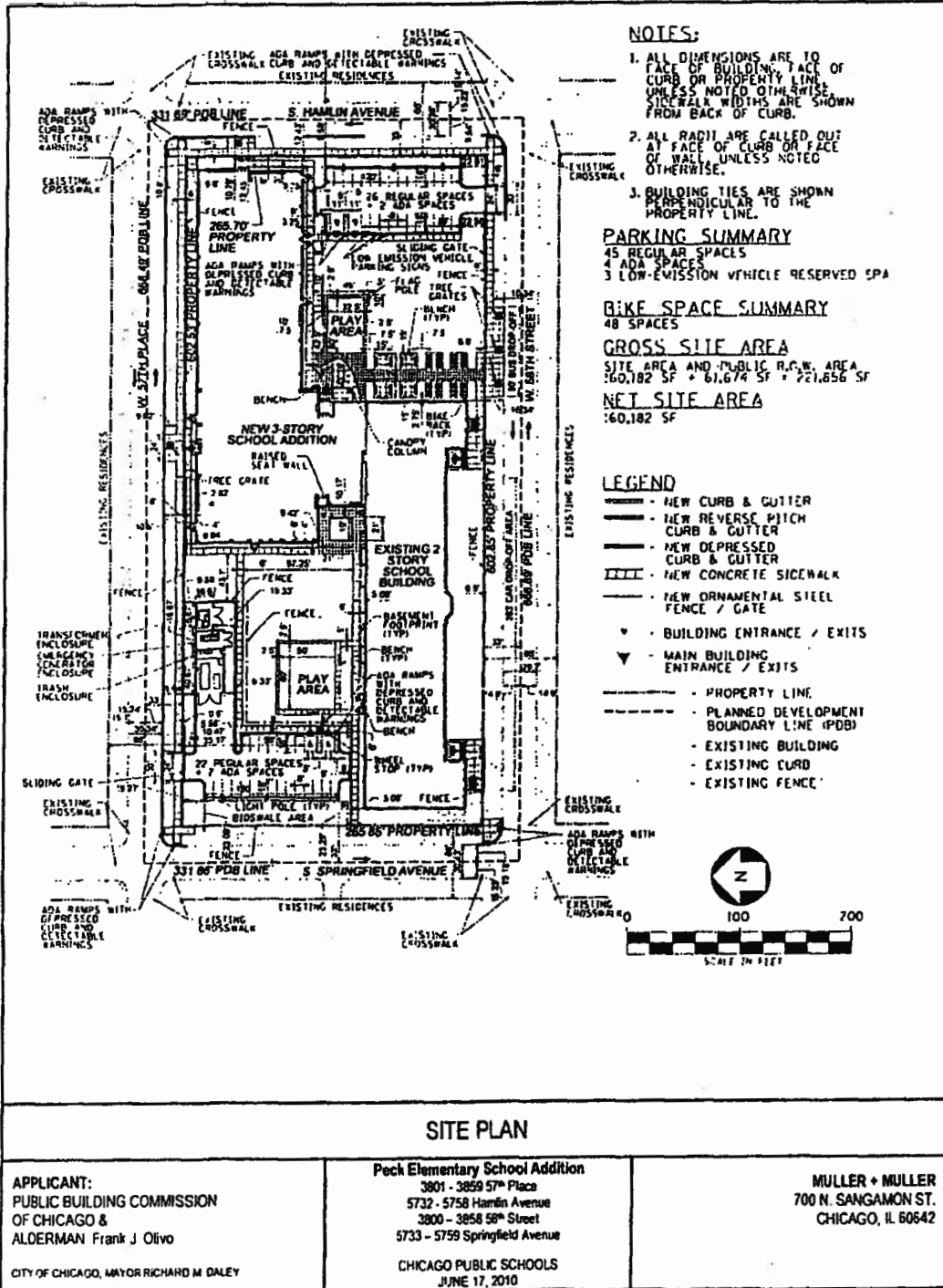
Planned Development Boundary Map  
And Property Line Map.



PLANNED DEVELOPMENT BOUNDARY MAP & PROPERTY LINE MAP

<p>APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO &amp; ALDERMAN Frank J. Olivo  CITY OF CHICAGO, MAYOR RICHARD M. DALEY</p>	<p>Peck Elementary School Addition 3801 - 3859 57<sup>th</sup> Place 5732 - 5758 Hamlin Avenue 3800 - 3858 58<sup>th</sup> Street 5733 - 5759 Springfield Avenue  CHICAGO PUBLIC SCHOOLS JUNE 17, 2010</p>	<p>MULLER + MULLER 700 N. SANGAMON ST. CHICAGO, IL 60642</p>
--	--	--

Site Plan.



- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF BUILDING, FACE OF CURB OR PROPERTY LINE UNLESS NOTED OTHERWISE. SIDEWALK WIDTHS ARE SHOWN FROM BACK OF CURB.
  2. ALL RADII ARE CALLED OUT AT FACE OF CURB OR FACE OF WALL UNLESS NOTED OTHERWISE.
  3. BUILDING TIES ARE SHOWN PERPENDICULAR TO THE PROPERTY LINE.

**PARKING SUMMARY**  
 45 REGULAR SPACES  
 4 ADA SPACES  
 3 LOW-EMISSION VEHICLE RESERVED SPA

**BIKE SPACE SUMMARY**  
 48 SPACES

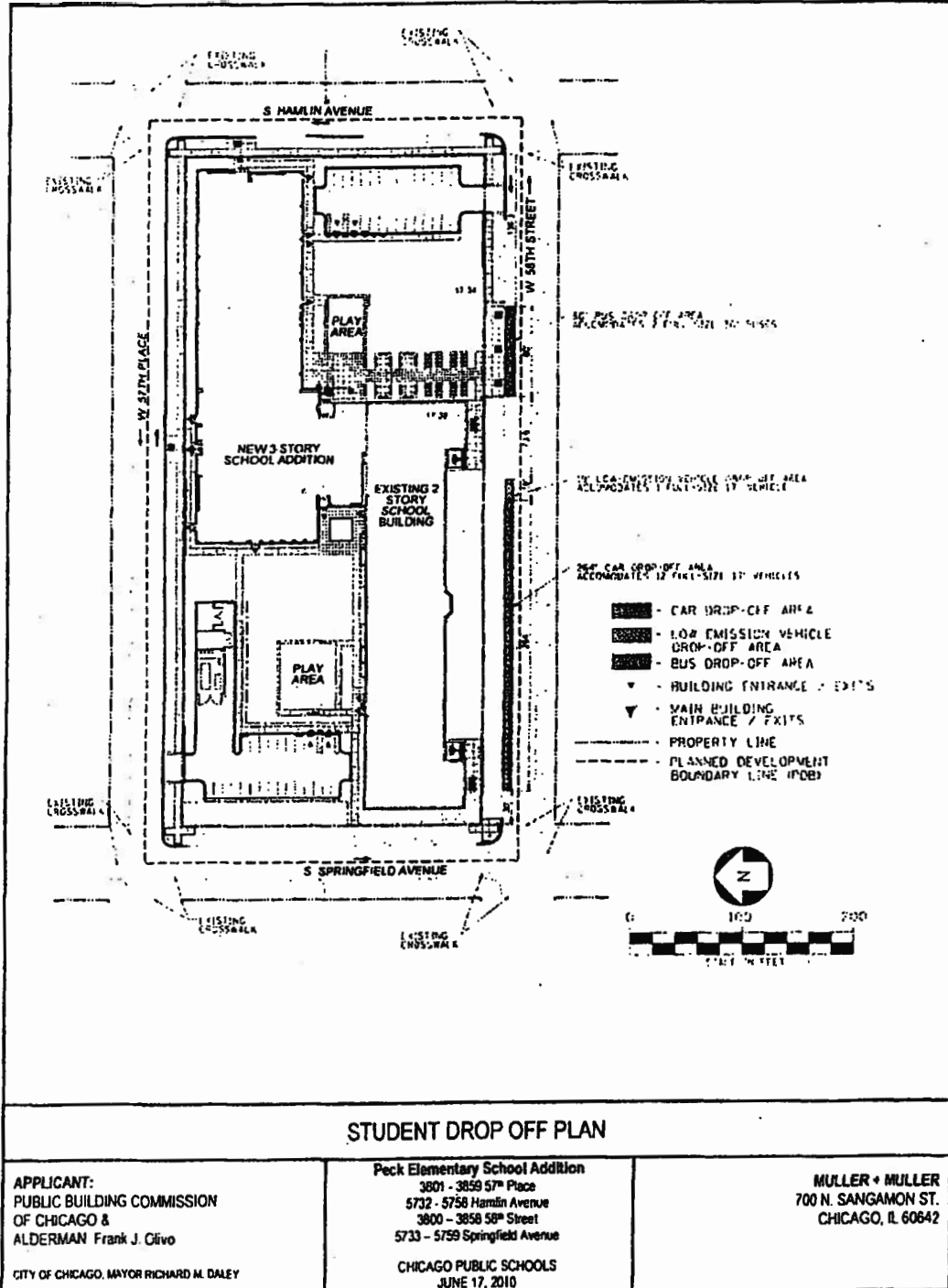
**GROSS SITE AREA**  
 SITE AREA AND PUBLIC R.O.W. AREA  
 :60,182 SF + 61,674 SF = 121,856 SF  
**NET SITE AREA**  
 :60,182 SF

- LEGEND**
- NEW CURB & GUTTER
  - NEW REVERSE PITCH CURB & GUTTER
  - NEW DEPRESSED CURB & GUTTER
  - NEW CONCRETE SIDEWALK
  - NEW ORNAMENTAL STEEL FENCE / GATE
  - BUILDING ENTRANCE / EXITS
  - ▼ MAIN BUILDING ENTRANCE / EXITS
  - PROPERTY LINE
  - PLANNED DEVELOPMENT BOUNDARY LINE (PDB)
  - EXISTING BUILDING
  - EXISTING CURB
  - EXISTING FENCE

**SITE PLAN**

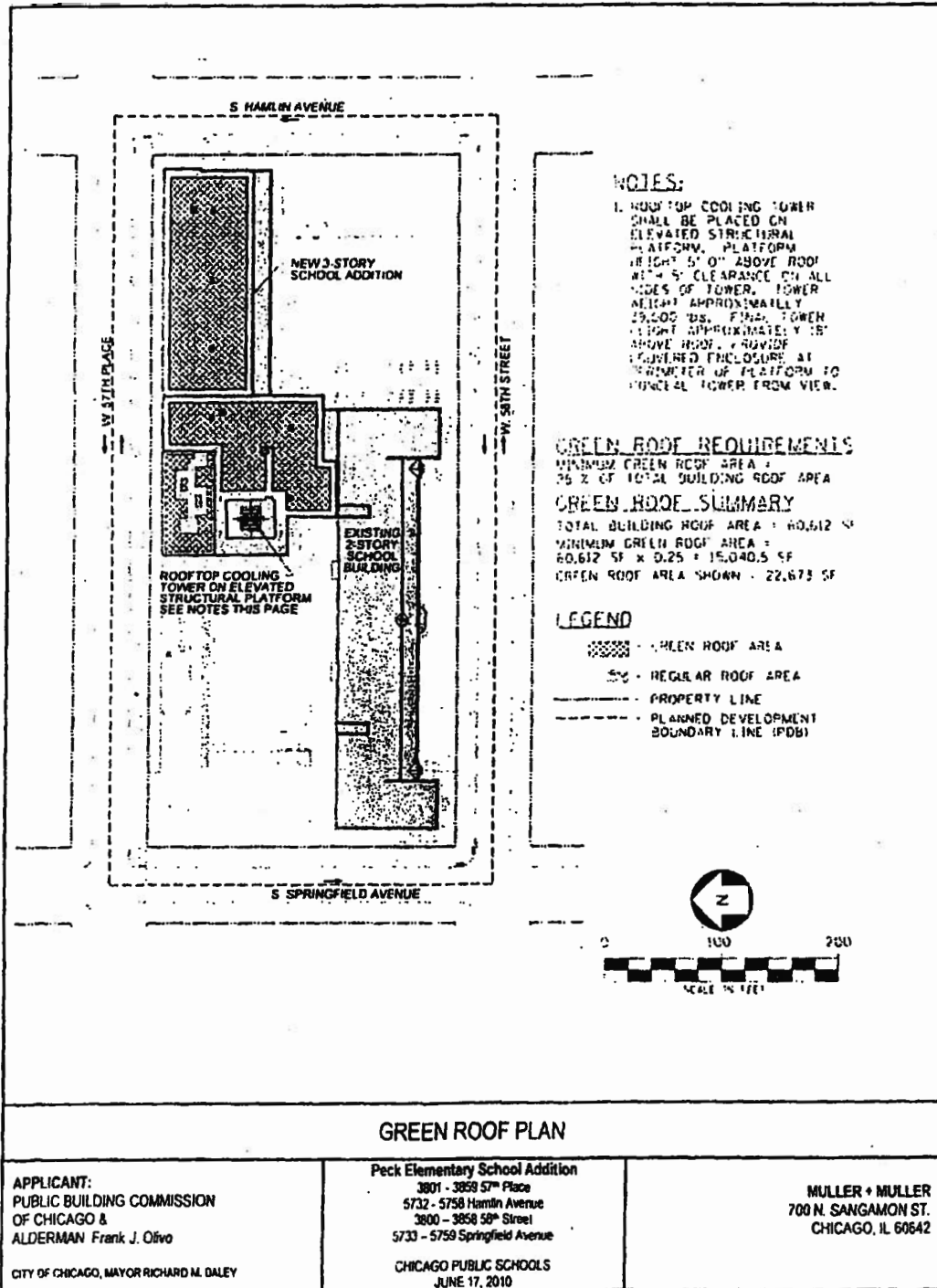
<p><b>APPLICANT:</b>                  PUBLIC BUILDING COMMISSION                  OF CHICAGO &amp;                  ALDERMAN Frank J Olivo                   CITY OF CHICAGO, MAYOR RICHARD M DALEY</p>	<p><b>Peck Elementary School Addition</b>                  3801 - 3859 57<sup>th</sup> Place                  5732 - 5758 Hamlin Avenue                  3800 - 3858 58<sup>th</sup> Street                  5733 - 5759 Springfield Avenue                   CHICAGO PUBLIC SCHOOLS                  JUNE 17, 2010</p>	<p><b>MULLER + MULLER</b>                  700 N. SANGAMON ST.                  CHICAGO, IL 60642</p>
---	---	---

Student Drop-Off Plan.

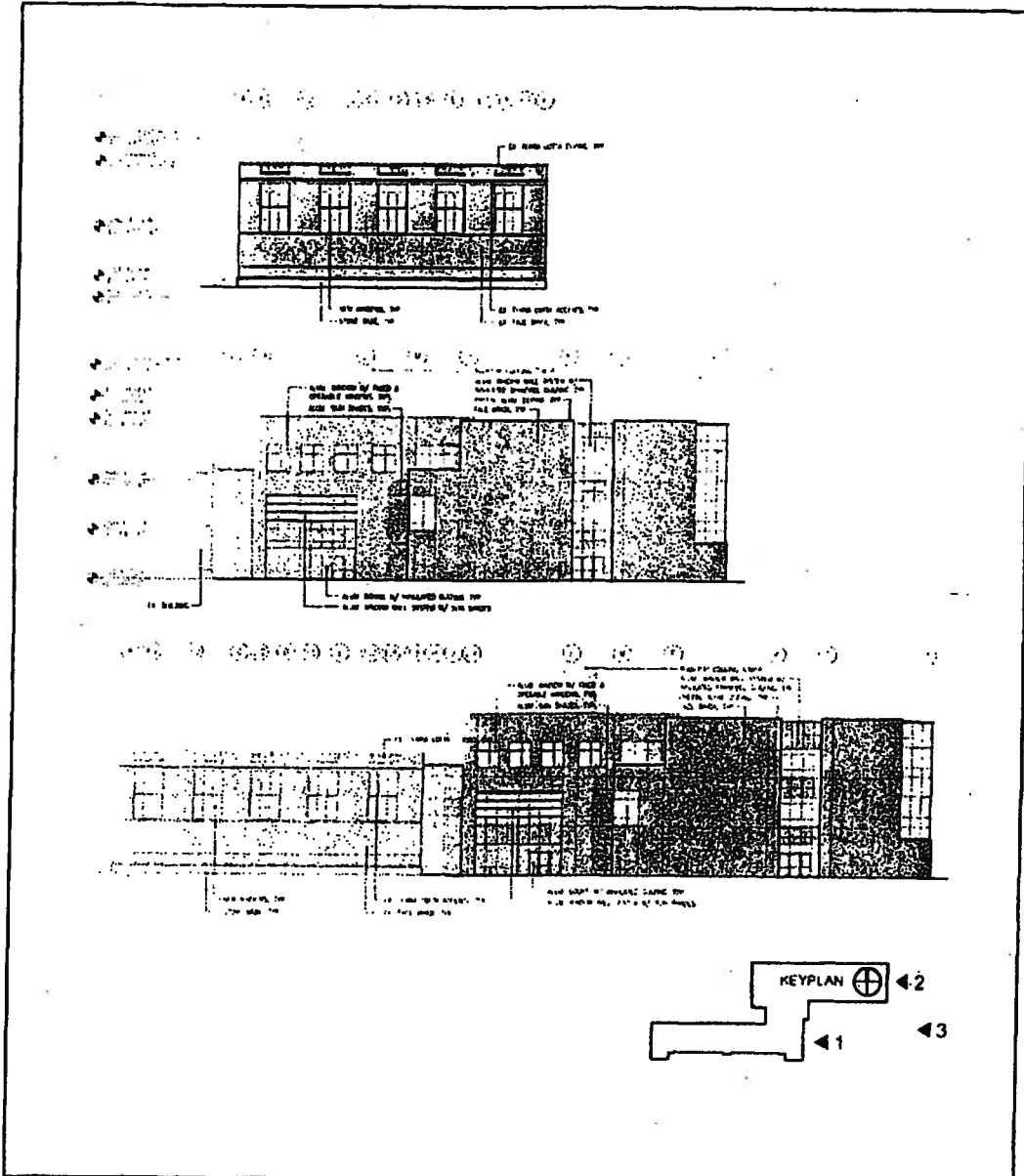




Green Roof Plan.



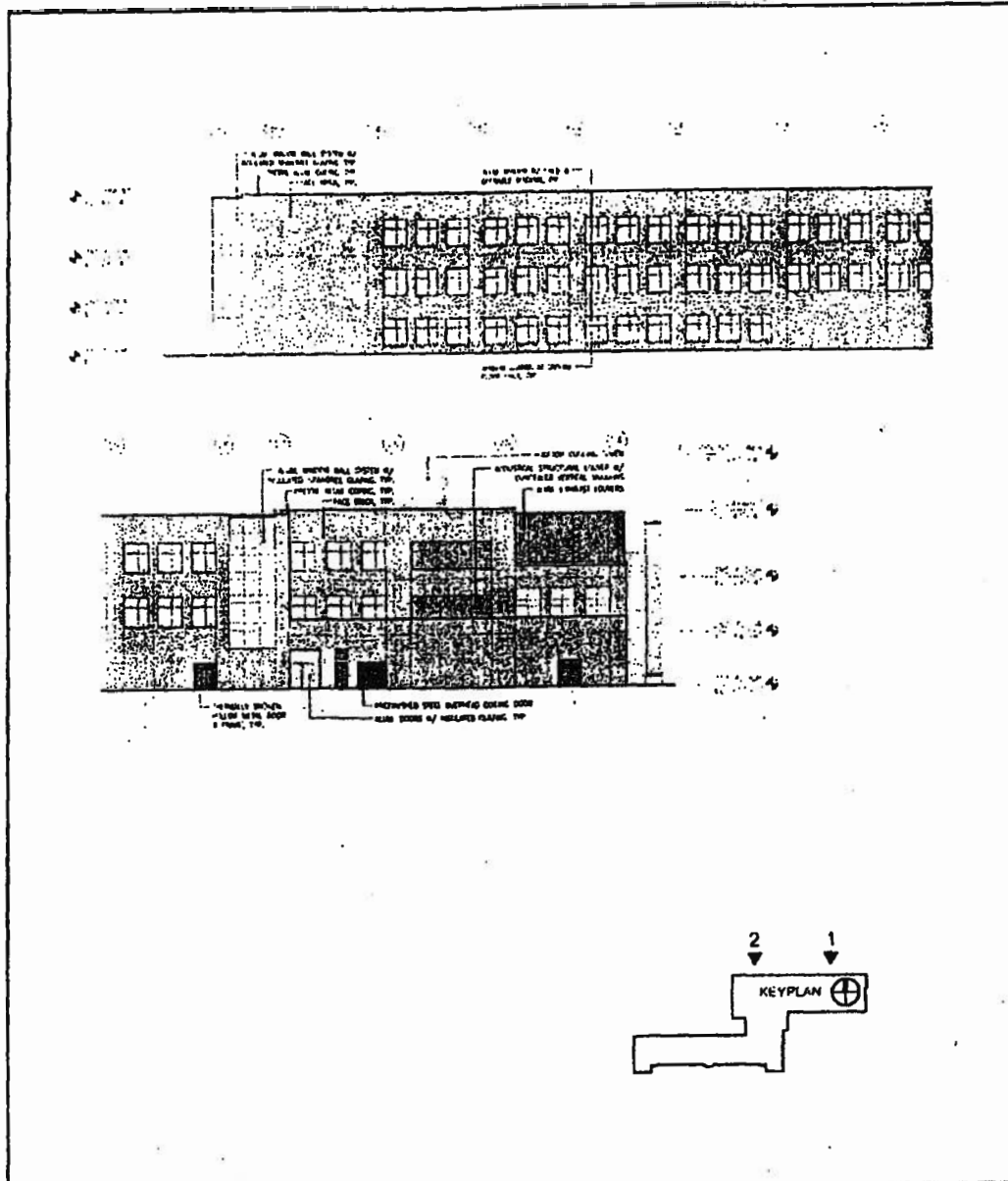
Building Elevations.  
(Page 1 of 5)



ELEVATIONS

<p>APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO &amp; ALDERMAN Frank J. Olivo</p> <p>CITY OF CHICAGO, MAYOR RICHARD M. DALEY</p>	<p>Peck Elementary School Addition 3801 - 3859 57<sup>th</sup> Place 5732 - 5758 Haman Avenue 3800 - 3858 58<sup>th</sup> Street 5733 - 5759 Springfield Avenue</p> <p>CHICAGO PUBLIC SCHOOLS JUNE 17, 2010</p>	<p>MULLER + MULLER 700 N. SANGAMON ST. CHICAGO, IL 60642</p>
--	---	--

Building Elevations.  
(Page 2 of 5)



ELEVATIONS

APPLICANT:  
PUBLIC BUILDING COMMISSION  
OF CHICAGO &  
ALDERMAN Frank J. Olivo

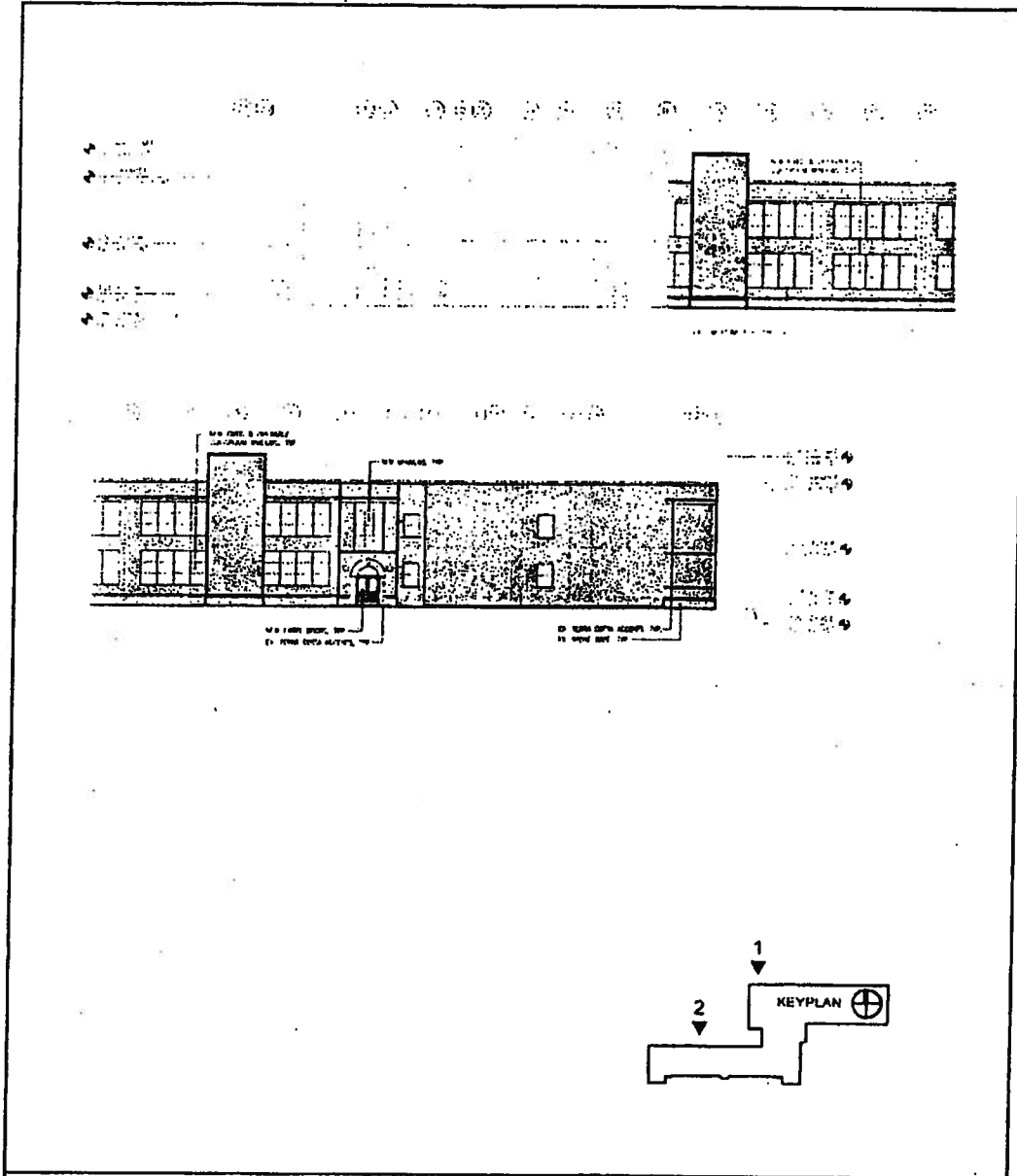
Peck Elementary School Addition  
3801 - 3859 57<sup>th</sup> Place  
5732 - 5758 Hamlin Avenue  
3800 - 3858 56<sup>th</sup> Street  
5733 - 5759 Springfield Avenue

MULLER + MULLER  
700 N. SANGAMON ST.  
CHICAGO, IL 60642

CITY OF CHICAGO, MAYOR RICHARD M. DALEY

CHICAGO PUBLIC SCHOOLS  
JUNE 17, 2010

Building Elevations.  
(Page 3 of 5)



ELEVATIONS

APPLICANT:  
PUBLIC BUILDING COMMISSION  
OF CHICAGO &  
ALDERMAN Frank J. Olivo

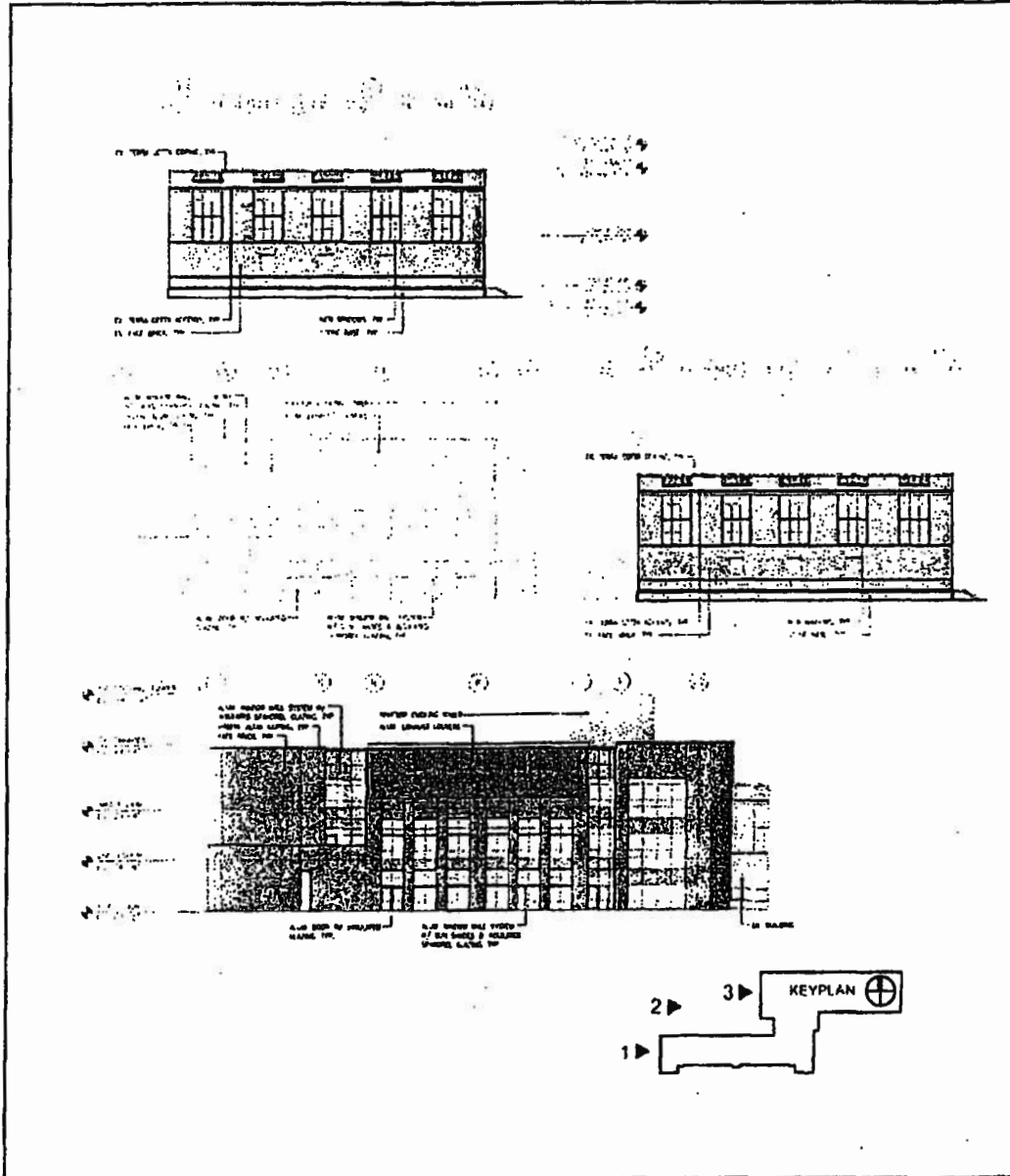
Peck Elementary School Addition  
3801 - 3859 57<sup>th</sup> Place  
5732 - 5758 Hamlin Avenue  
3800 - 3858 58<sup>th</sup> Street  
5733 - 5759 Springfield Avenue

MULLER + MULLER  
700 N. SANGAMON ST.  
CHICAGO, IL 60642

CITY OF CHICAGO, MAYOR RICHARD M. DALEY

CHICAGO PUBLIC SCHOOLS  
JUNE 17, 2010

Building Elevations.  
(Page 4 of 5)



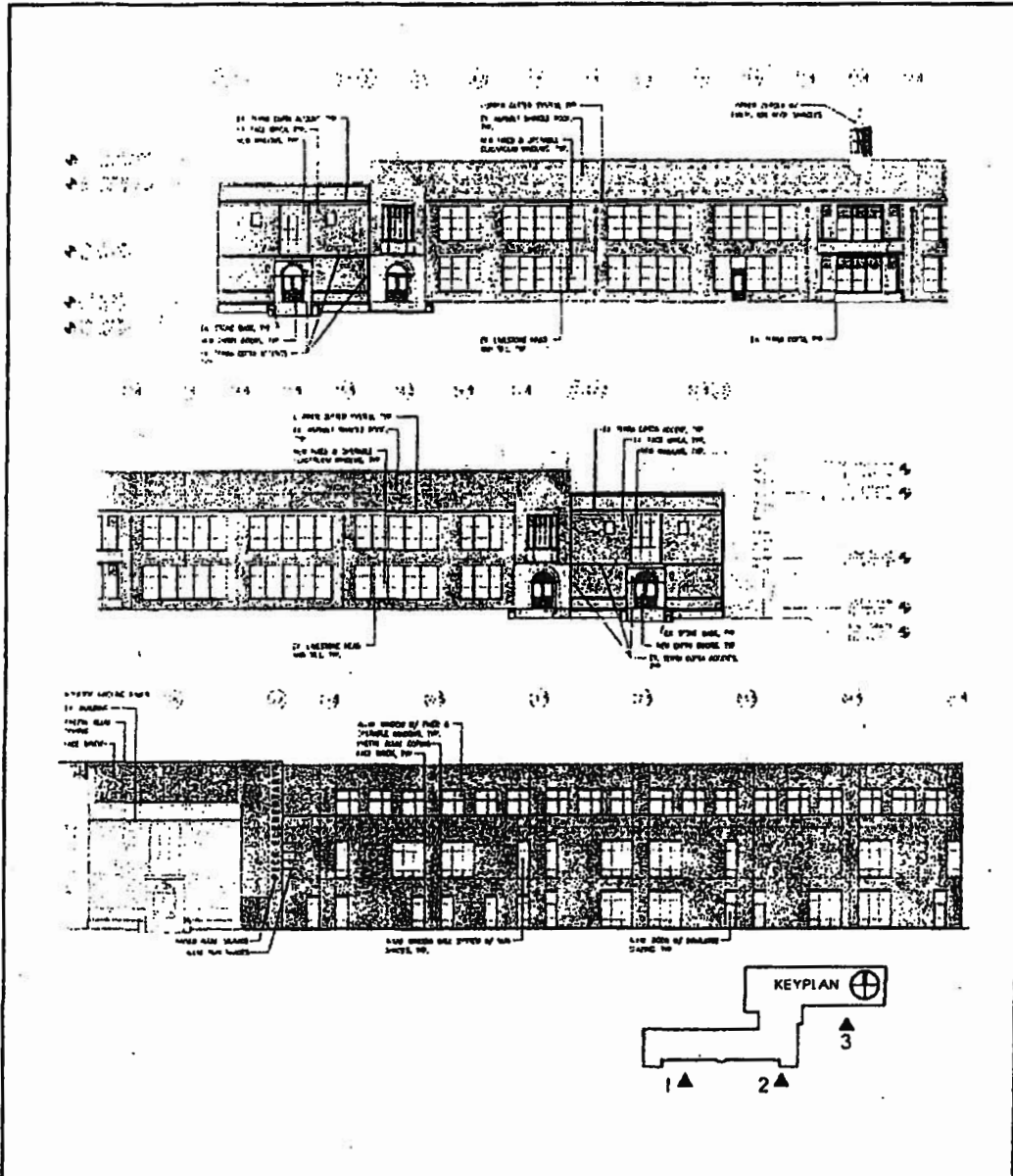
ELEVATIONS

APPLICANT:  
 PUBLIC BUILDING COMMISSION  
 OF CHICAGO &  
 ALDERMAN Frank J. Olivo  
 CITY OF CHICAGO, MAYOR RICHARD M. DALEY

Peck Elementary School Addition  
 3801 - 3859 57<sup>th</sup> Place  
 5732 - 5758 Hamlin Avenue  
 3800 - 3858 58<sup>th</sup> Street  
 5733 - 5759 Springfield Avenue  
 CHICAGO PUBLIC SCHOOLS  
 JUNE 17, 2010

MULLER + MULLER  
 700 N. SANGAMON ST.  
 CHICAGO, IL 60642

Building Elevations.  
(Page 5 of 5)



ELEVATIONS

APPLICANT:  
PUBLIC BUILDING COMMISSION  
OF CHICAGO &  
ALDERMAN Frank J. Clivo  
CITY OF CHICAGO, MAYOR RICHARD M. DALEY

Peck Elementary School Addition  
3801 - 3809 57<sup>th</sup> Place  
5732 - 5758 Hamlin Avenue  
3800 - 3858 58<sup>th</sup> Street  
5733 - 5739 Springfield Avenue  
CHICAGO PUBLIC SCHOOLS  
JUNE 17, 2010

MULLER + MULLER  
700 N. SANGAMON ST.  
CHICAGO, IL 60642

Chicago Builds Green.  
(Page 1 of 3)

**GREEN**

**Project Name:**

**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:
3826		W	58 <sup>th</sup>	St

Ward No: Community Area No:

<input type="text"/>	<input type="text"/>
----------------------	----------------------

**Project Type:** Check applicable:

Planned Development  
  Redevelopment Agreement  
  Zoning Change

PD No:   
 RDA No:   
 From:  To:

Public project  
  Landmark

**Project Size:**

Total land area in sq.ft.:	Total building(s) footprint in sq.ft.:	Total vehicular use area in sq.ft.:
221,856	65,722	18,261

**DPD Project Manager:** Enter First Name Last Name

**BG/GR Matrix:** Select project category:

**Financial Incentives:** Check applicable:

TIF  
  Empowerment Zone Grant  
  Class L  
 GRIF  
  Ind. Dev. Revenue Bonds  
  Class 6b  
 SBIF  
  Bank Participation Loan  
  DOH  
 Land Sale Write Down

**Density Bonus:** Check applicable:

Public plaza & pocket park  
  Water features in a plaza or pocket park  
 Chicago Riverwalk improvements  
  Setbacks above the ground floor  
 Winter gardens  
  Lower level planting terrace  
 Indoor through-block connection  
  Green roof  
 Sidewalk widening  
  Underground parking and loading  
 Arcades  
  Concealed above-ground parking

Chicago Builds Green.  
(Page 2 of 3)

**Building Certification:**

Energy Star building	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input checked="" type="checkbox"/>	
LEED Certified		<input type="checkbox"/>
LEED Silver		<input checked="" type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

**Energy efficiency strategies not captured above:**

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

Increased envelope constructions in combination with high efficiency lighting and VAV ventilation system with Water-Cooled chiller cooling system will account for the majority of the energy savings for the proposed building. Appendix G was followed completely using System 5 (Packaged VAV w/ Reheat) as the baseline system. This baseline system uses a DX cooling system as it's cooling source, while our project uses a more efficient chilled water system. Building simulation results will be given through-out the design process. This number should not be taken by the client as an expectation of actual energy savings in a given operational year.

**Other sustainable strategies and/or Project Notes:**

Notable strategies being submitted on: at design review: (1) Low Mercury Lighting if policy is in place (2) Exemplary SS7.2 green roof (3) Exemplary SS7.1 100% non-roof SRI 29 (4) Integrated Pest Management per policy letter and sample RFP or Green Cleaning per PBC/CPS documentation, awaiting final PBC memo Program alternates for design review: (1) Exemplary Performance SS4.1-comprehensive transportation management plan Alternates for construction submittal: (1) exemplary performance for MR2.2 for 95% CMW (2) Exemplary performance for MR4.2 30% recycled content (3) Exemplary performance for MR5 (40%)

Chicago Builds Green.  
(Page 3 of 3)

FINAL PLAN

Required per Zoning Code or Green Roof/Building Green Matrix To be Provided by the development:  
Please fill, if applicable

Landscaping:

7' Landscape Setback	Square footage:	2,975	2,975
Interior Landscape Area	Square footage:	0	0
No. of Interior Trees		11	61
No. of Parkway Trees		25	25

Open Space:

River Setback	Square footage:	0	0
Private Open Space	Square footage:	0	0
Privately developed Public Open Space	Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving	Square footage:	0
Raingarden	Check applicable:	<input type="checkbox"/>
Filter strip		<input checked="" type="checkbox"/>
Bioswale		<input checked="" type="checkbox"/>
Detention pond		<input type="checkbox"/>
Native landscaping	Square footage:	3,484
Rain-water collection cistem/barrel	Gallons:	0
Total impervious area reduction	Square footage:	49,206

Other sustainable surface treatments:

Green roof	Square footage:	15,041	0
Energy Star roof	Square footage:	0	0
High-albedo pavement	Square footage:		0

Transportation:

No. of accessory parking spaces		3	4
Total no. of parking spaces (Accessory + Non- Acc.)			52
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)		0	0
No. of bicycle parking		6	64
Within 600 ft of CTA or Metra station entrance	Check if applicable:		<input type="checkbox"/>