

PD 1182

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DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

March 6, 2012

Betsy Downs
Cannon Design
111 West Washington Street
Suite 2100
Chicago, IL 60602

**Re: Administrative Relief request for Institutional Planned Development No. 1182,
Proposed Shankman School at 6245 S. Ingleside Avenue**

Dear Ms. Downs:

Please be advised that your request for a minor change to Institutional Planned Development No. 1182 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. 17 of the Planned Development.

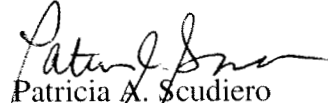
You are requesting on behalf of the owner, site, elevation and material changes to the proposed Leslie Shankman School at 6245 S. Ingleside Ave. The proposed changes include the relocation of the transitional living space entry from Ingleside to 63rd St., wrought iron fencing in place of solid pre-cast fencing surrounding the play field, elimination of the 2nd floor gymnasium windows, reconfiguration of windows in some areas, Trespa exterior cladding in place of stone panels on the "bumped out" portions of the building and black brick with color accents at the building base in place of stone masonry units. A revised Architectural Site Plan, Elevations and Perspective Renderings, dated March 5, 2012, shall be inserted into the main file. Your request letter dated February 17, 2012, also included information about signage, however, as you are now aware, signs require a separate review and approval process and therefore cannot be included in this administrative relief.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, 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. 1182, 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, 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

PAS: HG: tm

C: Mike Marmo, Erik Glass, Main file

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 12-D in the area bounded by:

East 54th Street; South Ingleside Avenue; a line 106.00 feet south of and parallel to East 54th Street; and a line 104.90 feet west of and parallel to South Ingleside Avenue,

to those of an RM5 Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

Reclassification Of Area Shown On Map No. 12-H.
(Application No. 17269)
(Common Address: 2108 W. 51st St.)

[O2011-4327]

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 changing all of the RS3 Residential Single-Family District symbols and indications as shown on Map Number 12-H in area bounded by:

a line 99 feet west of and parallel to South Hoyne Avenue; the alley next north and parallel to West 51st Street; a line 74 feet west of and parallel to South Hoyne Avenue; and West 51st Street,

to those of a B1-1 Neighborhood Shopping District.

SECTION 2. This ordinance takes effect after its passage and approval.

Reclassification Of Area Shown On Map No. 14-D.
(As Amended)

(Application No. 17242) *IPD1182*
(Common Address: 910 -- 944 E. 63rd St., 6217 -- 6259 S. Ingleside Ave.
And 6220 -- 6236 And 6240 -- 6258 S. Ellis Ave.)

[SO2011-2297]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all of the RM5 Residential Multi-Unif District symbols and indications as shown on Map Number 14-D in the area bounded by:

a line 445.03 feet north of and parallel to East 63rd Street; the alley next east of and parallel to South Ingleside Avenue; a line 394.96 feet north of and parallel to East 63rd Street; South Ellis Avenue; a line 219.99 feet north of and parallel to East 63rd Street; the alley next west of and parallel to South Ellis Avenue; a line 182.49 feet north of and parallel to East 63rd Street; South Ellis Avenue; East 63rd Street; and South Ingleside Avenue,

to the designation of Institutional Planned Development 1182, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development attached and made a part thereto and to no others.

SECTION 2. This ordinance shall be in 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.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development No. 1182 ("Planned Development") consists of approximately 137,341 square feet (3.15 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 controlled by the City of Chicago and the Woodlawn Preservation & Investment Corporation. The Foundation for Emotionally Disturbed Children is the Applicant (the "Applicant") for the amendment.
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 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. 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) shall be made or authorized by all the owners of the property and any ground lessors, or by a governmental agency with the power of eminent domain which has designated the property for acquisition. An agreement among property owners, the board of directors of any property owners association or covenant binding property owners may designate the authorized party for any future amendment, modification or change. The Applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the Applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.

4. This plan of development consists of the following nineteen (19) statements; Bulk Regulations and Data Table, Existing Zoning Map, Surrounding Land-Use Map, Site Plan, Planned Development Boundary and Property Line Map, Student Drop-Off Plan, Public Right-of-Way Map, Landscape Plan, Green Roof Plan and Elevations; all prepared by OWPP and dated June 16, 2011. Full size sets of the Site/Landscape Plan are on file with the Department of Housing and Economic Development. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The 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.
6. The uses permitted within the area of delineation herein as "Institutional Planned Development" shall be school, transitional residences, 10-foot high security fencing and accessory uses such as parking, open space and offices and other related uses incidental thereto.
7. Identification signs, including but not limited to temporary construction signs, public announcement and notice signs, may be permitted within the Institutional Planned Development, subject to the review and approval by the Department of Housing and Economic Development. No off-premise signs shall be permitted in the Planned Development.

8. 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 Housing and Economic Development. A minimum of three required parking spaces shall be designated for parking for the handicapped.
9. 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.
10. 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.
11. The maximum permitted floor area ratio ("FAR") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of FAR calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
12. The City of Chicago established a Part II Review Fee in the amount \$0.25 per square foot for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by the Department of Housing and Economic Development during the actual Part II Review. The fee, as determined by DHED staff at that time, is final and binding on the Applicant and must be paid to the DHED prior to the issuance of any Part II Approval.
13. 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 Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II reviews are conditional until final Part II approval.
14. 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.
15. 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 use best and reasonable efforts to design,

construct and maintain all buildings located within the subject property in a manner generally consistent with the Leadership in Energy and Environmental Design ("LEED") Green Building Rating System. Copies of these standards may be obtained from the Department of Housing and Economic Development. The Applicant will provide a 50 percent green roof (18,485 square feet) and will be seeking to achieve LEED Silver rating.

16. 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 the subject 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 a high standard of accessibility. No building permit shall be issued by the Department of Buildings until the Director of MOPD has approved detailed construction drawings for the building or improvement proposed.
17. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Zoning Administrator upon the application for such a modification by the Applicant and after a determination is made by the Zoning Administrator that such a modification is minor, 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 Zoning Administrator shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
18. 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.
19. Unless substantial new construction on the property has commenced within six 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 RM5 Residential Multi-Unit District zoning classification.

[Existing Zoning Map; Surrounding Land-Use Map; Site Plan; Planned Development Boundary and Property Line Map; Student Drop-Off Plan; Right-of-Way Adjustment Map; Landscape Plan; Green Roof Plan; Exterior Elevations; Courtyard Elevations and Sections referred to in these Plan of Development Statements printed on pages 5461 through 5470 of this *Journal*.]

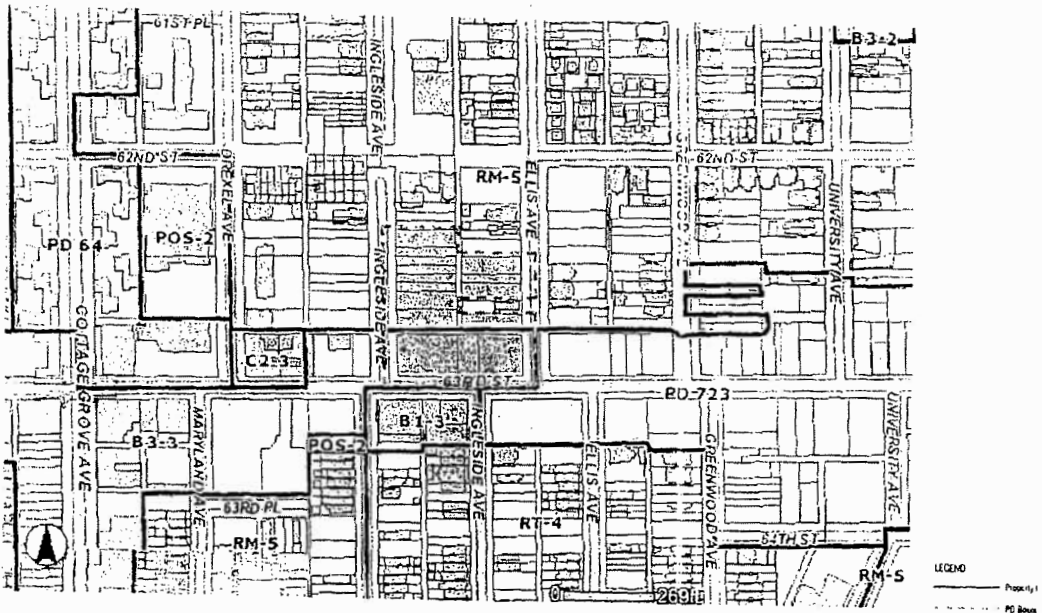
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Institutional Planned Development.

Bulk Regulation And Data Table.

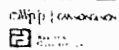
Gross Site Area:	191,800 square feet (4.40 acres)
Net Site Area:	137,341 square feet (3.15 acres)
Public Area Right-of-Way:	54,459 square feet (1.25 acres)
Maximum Floor Area Ratio:	0.60
Minimum Number of Off-Street Loading Spaces:	1
Minimum Number of Off-Street Parking Spaces:	72 (including 3 accessible spaces)
Minimum Number of Bicycle Parking Spaces:	8
Maximum Building Height:	50 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.

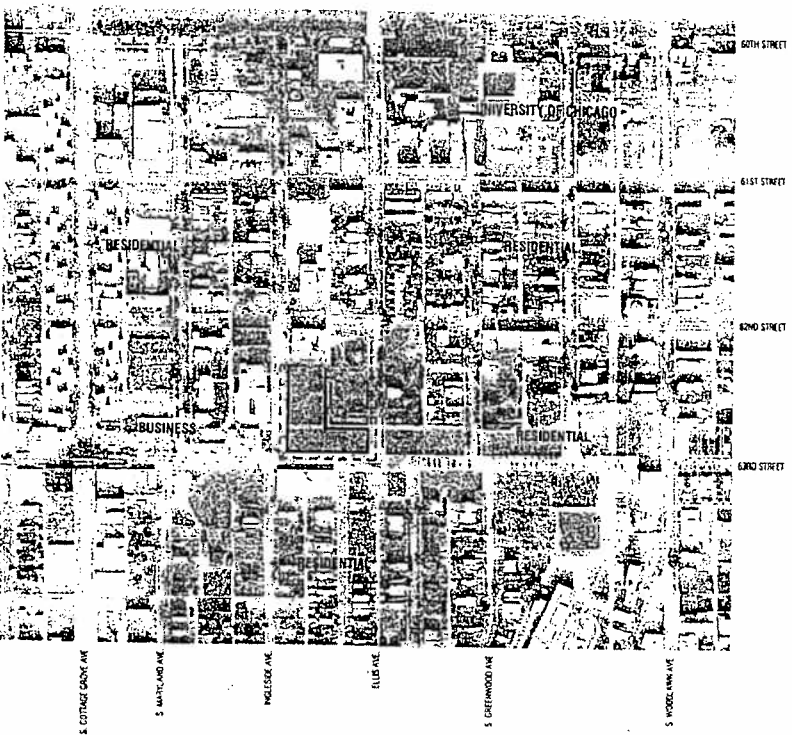


EXISTING ZONING MAP

Application: Found Home for Economically Distressed Children
 Address: 710-944 E. 53rd St., 6217-6255 S. Imperial and 6270-6276 S. Elm Aves.
 City Council: April 12, 2011
 Plan Contribution: June 16, 2011

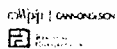


Surrounding Land-Use Map.

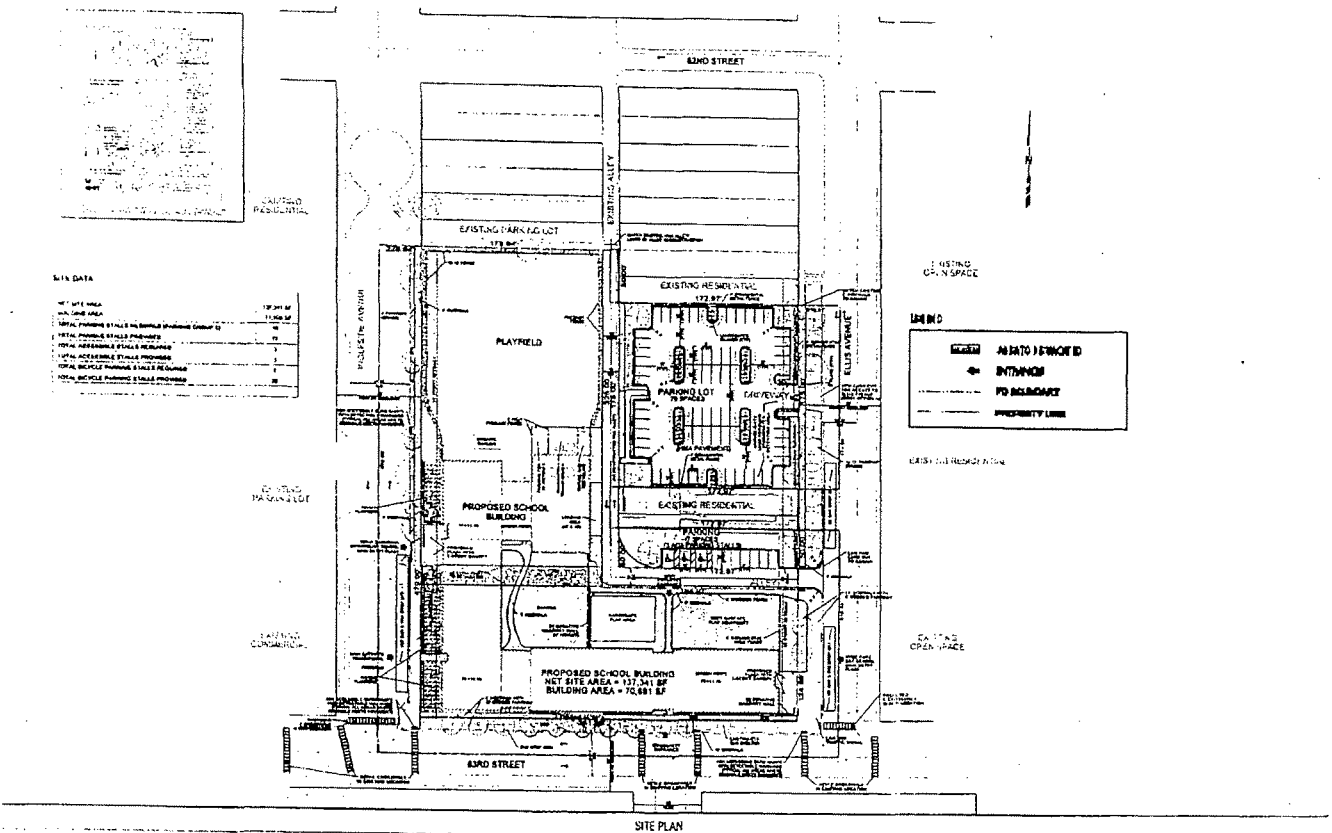


SURROUNDING LAND USE MAP

Authors: Foundation for Environmentally Distressed Children
 Address: 910-944 E. 63rd St. | 6217-6255 S. Ingleside and 6220-6236 S. Ebs Aves
 City Council: April 13, 2011
 Post Compression: June 16, 2011



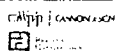
Site Plan.



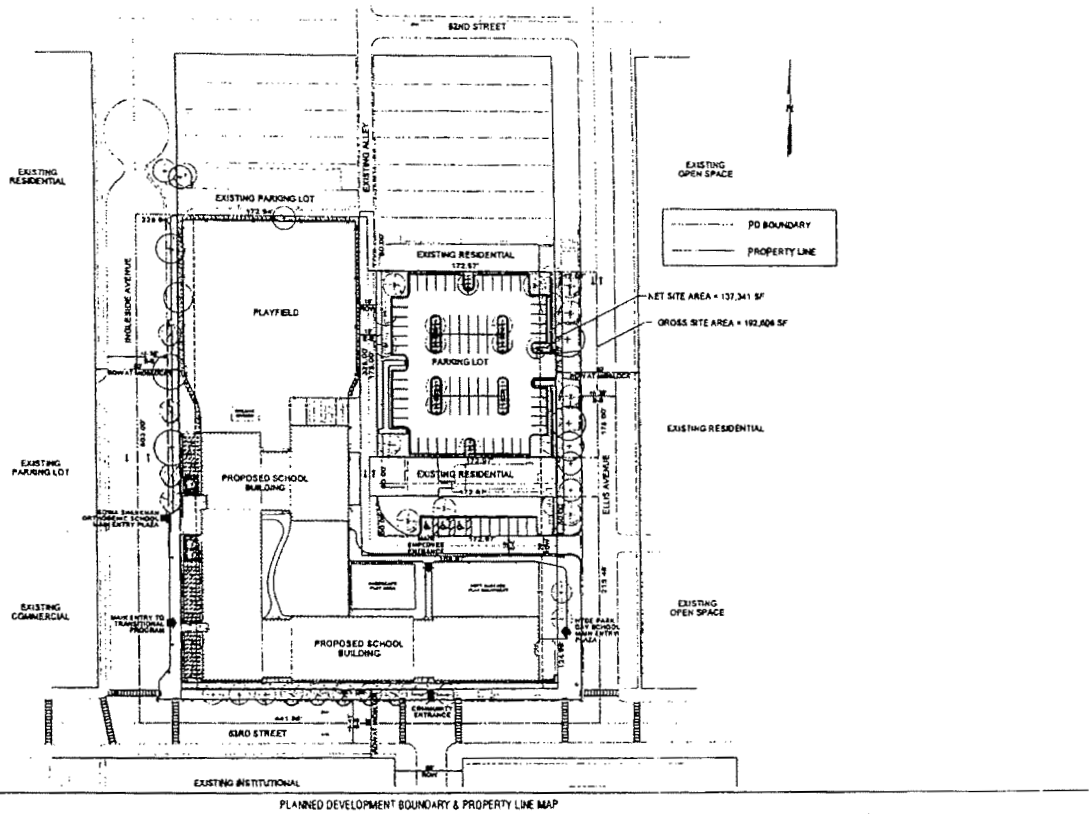
SITE DATA

NET SITE AREA	137,341 SF
NET BUILDING AREA	70,881 SF
TOTAL PARKING SPACES PROVIDED	10
TOTAL ACCESSIBLE PARKING PROVIDED	2
TOTAL BIKEABLE PARKING PROVIDED	0
TOTAL BIKEABLE PARKING PROVIDED	0

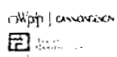
Approved: Prepared for: Construction of District Office
 Address: 510-544 E. 43rd St., 6217-6253 S. Logistics and 6270-6236 S. Civic Area
 City Council April 13, 2011
 Plan Commission June 16, 2011



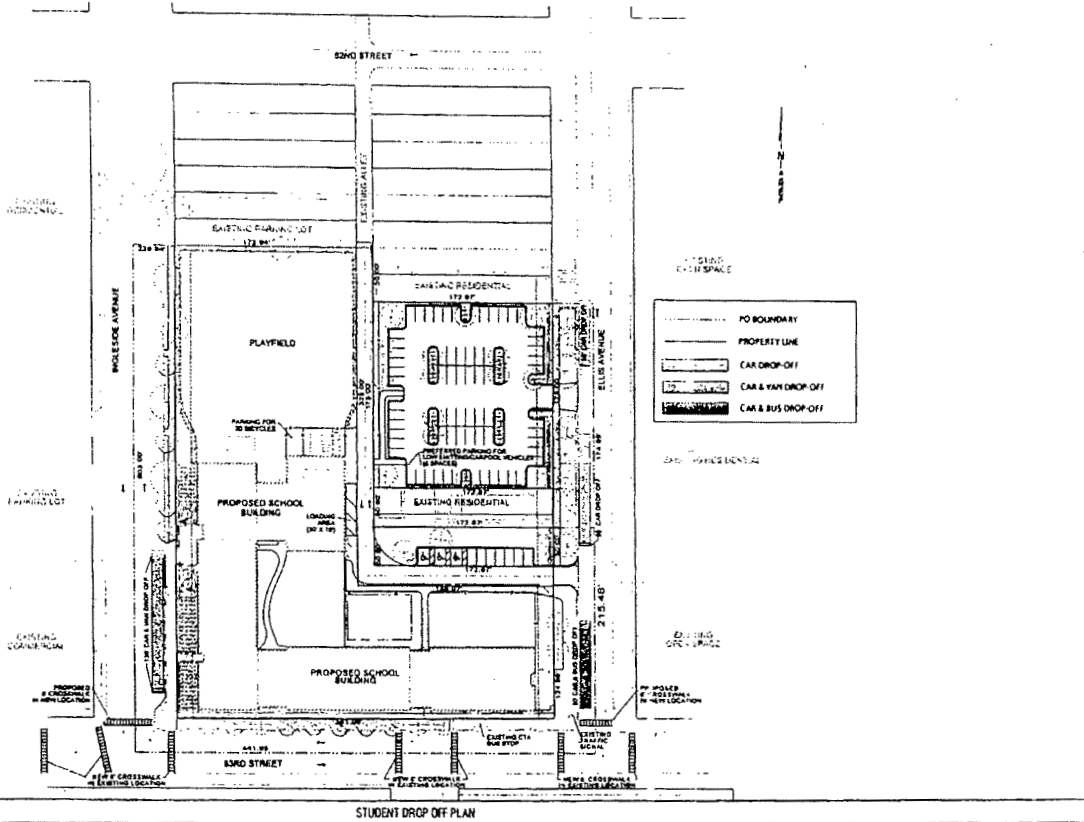
Planned Development Boundary And Property Line Map.



Applicant: Foundation for Excellence in Education
 Address: 910-944 E. 83rd St., 6217 6259 S. Englewood and 6200-6236 S. 83rd Ave
 City Council: April 13, 2011
 Plan Commission: June 16, 2011

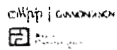


Student Drop-Off Plan.

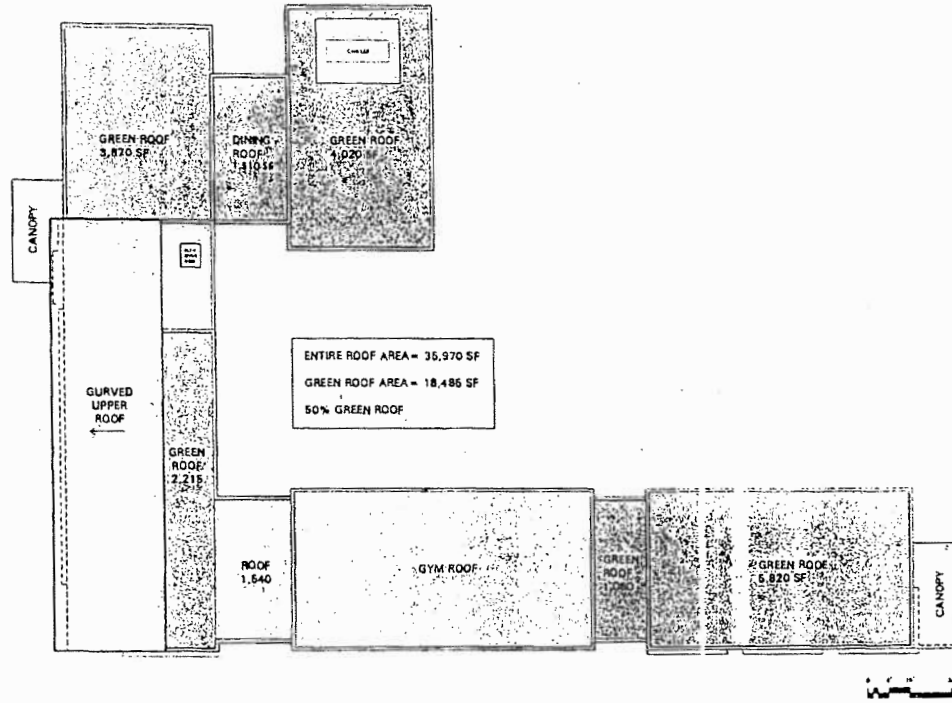


STUDENT DROP OFF PLAN

APPLICANT: Foundation for Endangered Children
 ADDRESS: 910-9447, 63rd St, 6217 6259 S, Inglewood and 6220-6226 S, 7th Ave.
 City Council April 13, 2011
 Plan Commission June 18, 2011



Green Roof Plan.



Applicant: Foundation for Endangered Children
 Address: 510-841 E. 43rd St., 6217-6259 S. Imperial and 6220-6236 S. Cies Ave.
 City Council: Area 13, 2011
 Plan Commission: June 16, 2011

