

PD 1414

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 24, 2023

Mimi Weisberg
Executive Director, Anshe Emet Synagogue
3751 N. Broadway
Chicago, IL 60603

Re: Minor change to PD 1414, proposed garden wall along W. Grace St.

Dear Ms. Weisberg:

Please be advised that your request for a minor change to Institutional Planned Development No. 1414 ("PD 1414") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 12 of PD 1414.

Anshe Emet Synagogue, with the consent of the Bernard Zell Anshe Emet Day School, the other property owner within PD 1414, is seeking a minor change to allow for a garden wall to enclose space along W. Grace St. between the existing school and synagogue buildings. As shown on the attached exhibits, the proposed masonry garden wall will be 9 feet in height and match the color and material of the existing building cladding. It will enclose a new space to be used as a Sukkah Garden and will be constructed along the existing building plane and therefore, will not encroach into the required setback along W. Grace St.

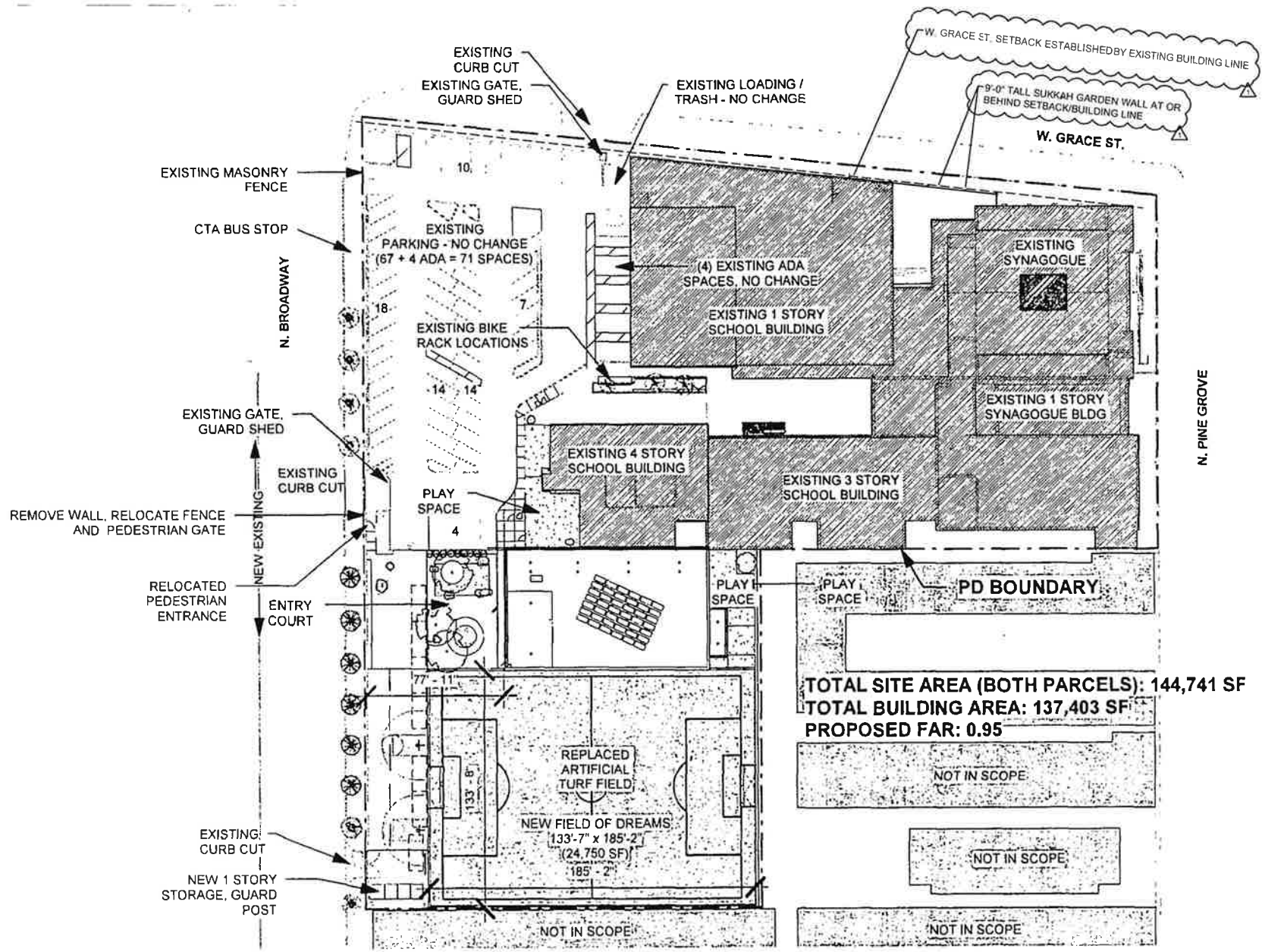
The Department of Planning and Development has determined that allowing the garden wall will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1414, 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 issuance of a building permit and 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,


Noah Szafraniec
Assistant Commissioner, Plan Commission

C: Sam Burgess, Mike Marmo, Janice Hill, Main file

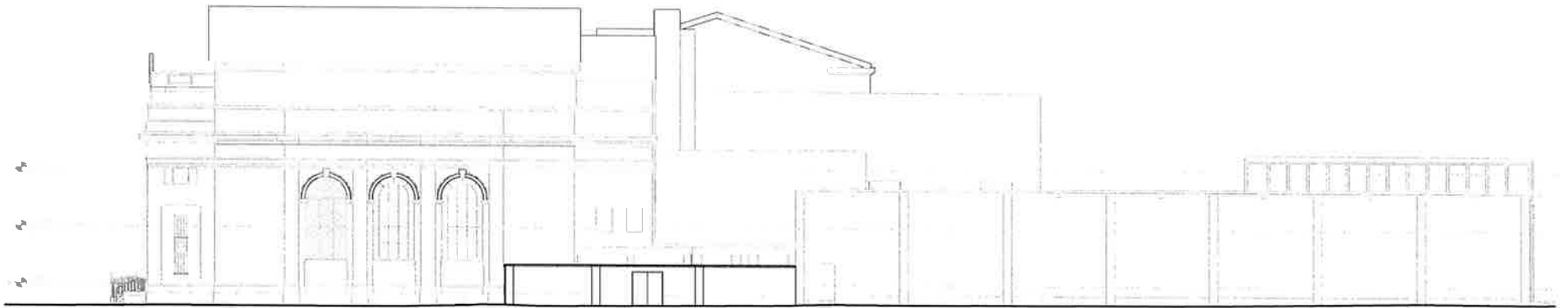


Bernard Zell Anshe Emet Day School Addition
Site and Landscape Plan

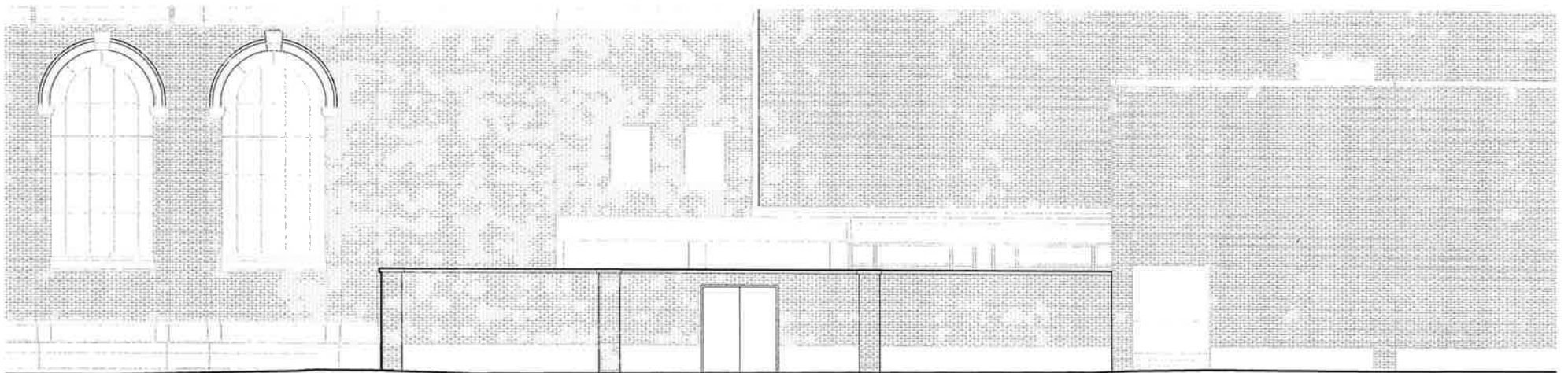
Applicant: Bernard Zell Anshe Emet Day School
Address: 3731-3777 N. Broadway / 701-745 W. Grace Street / 3750-3768 N. Pine Grove Avenue

Graphic Scale: 1 inch = 80 feet





OVERALL GRACE STREET (NORTHWEST) ELEVATION WITH NEW SUKKAH GARDEN WALL



CLOSEUP OF GRACE STREET (NORTHWEST) ELEVATION WITH NEW SUKKAH GARDEN WALL





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 21, 2019

Katherine C. Jahnke Dale
DLA Piper LLP
444 W. Lake St., Suite 900
Chicago, IL 60606-0089

Re: Minor change request for PD No. 1414, 3751 N. Broadway St.

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Institutional Planned Development No. 1414, ("PD 1414") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1414. Your client and the owner of all of the property within PD 1414, Bernard Zell Anshe Emet Day School, is seeking a minor change to allow for a one foot height increase for the proposed school addition at 3751 N. Broadway St. and also to allow the replacement of the existing guard tower and storage shed at the main entrance along Broadway with a new one-story, approx. 200 square foot guard house/shed.

PD 1414 allows a maximum building height of 70'-4". During preparation of the permit drawings, it was discovered that there was a discrepancy between the existing building drawings and the new drawings. As a result, the building height needs to be adjusted so that the floors of the addition line up with the existing building and to maintain clear height in the gym, the overall height of the building has been increased by 1'-0" to 71'-4", as shown on the attached, revised Bulk Regulations and Data Table and Building Elevations. Secondly, the applicant is seeking to replace two small structures, a guard house and storage shed with a new one-story structure, as noted on the attached, revised Site Plan. However, since the new structure has not been designed yet, additional review may be necessary prior to Part II approval.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed 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, 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 PD 1414, I hereby approve the foregoing minor change, but no other changes to this PD. 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,

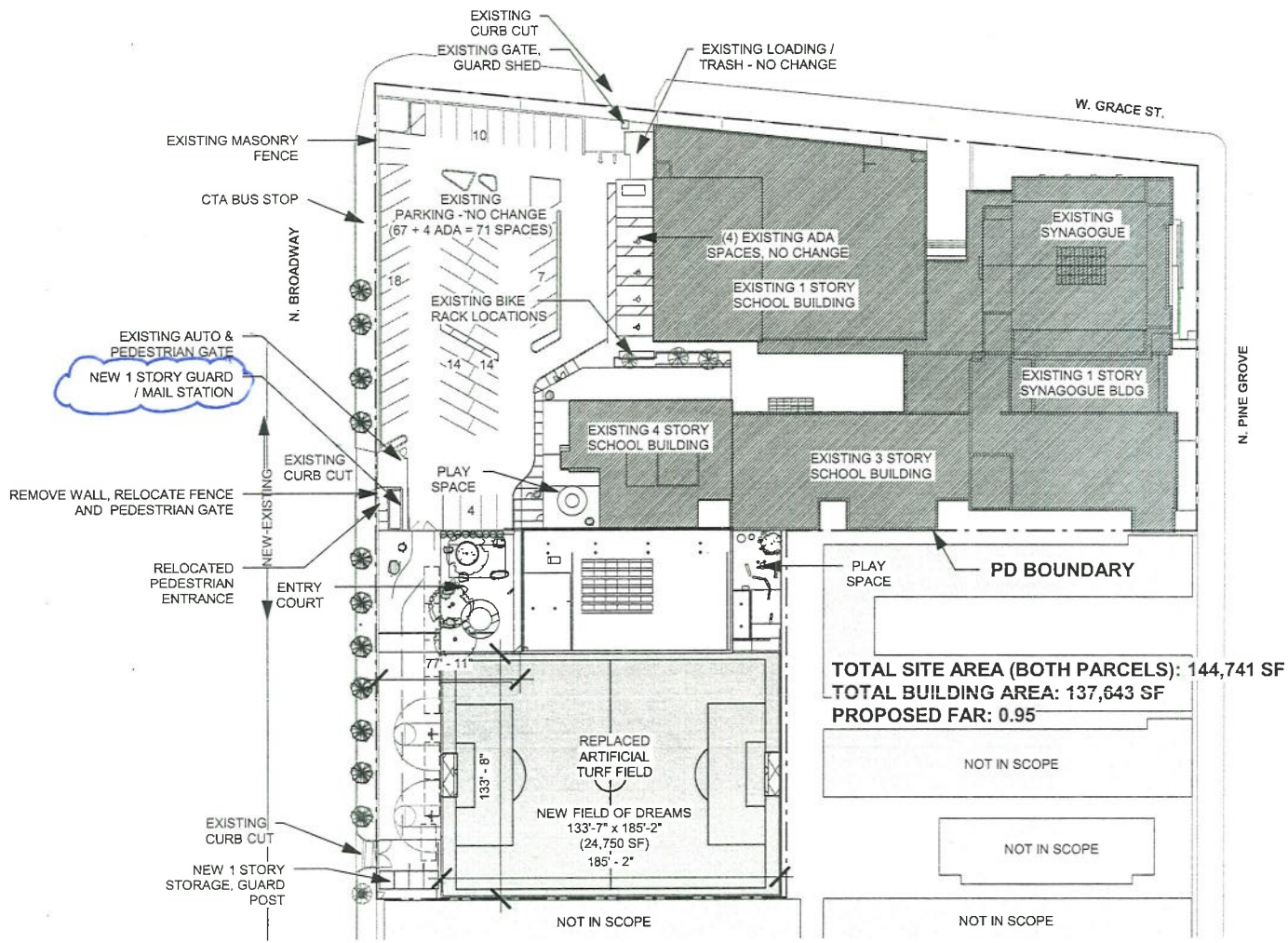

Patrick Murphey
Zoning Administrator

C: Emily Thrun, Mike Marmo, Erik Glass, Main file

Rev. 11/2019

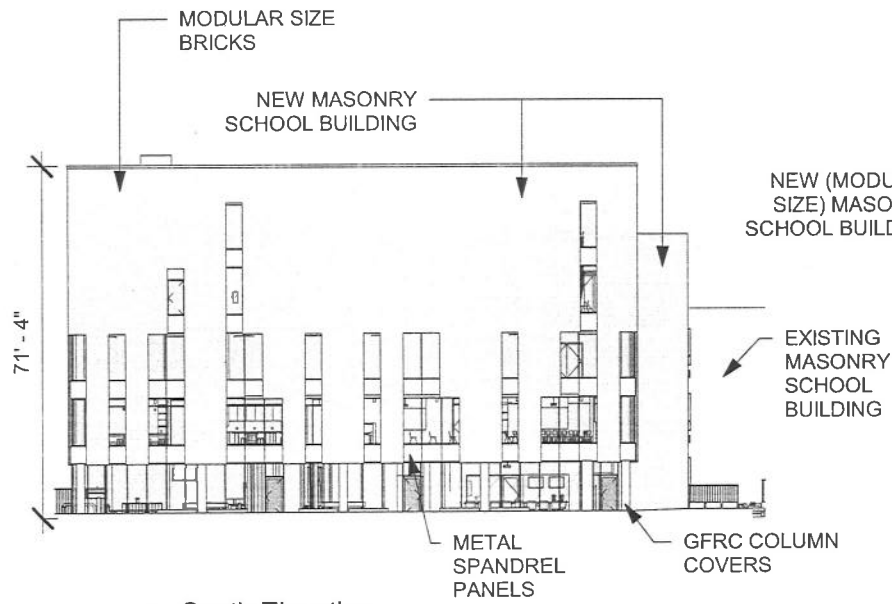
Institutional Planned Development No. 1414
BULK REGULATIONS AND DATA TABLE

Gross Site Area:	181,790 sf
Subarea A:	130,778 sf
Subarea B:	51,012 sf
Net Site Area:	144,741 sf
Subarea A:	99,761 sf
Subarea B:	44,980 sf
Area in Public Right-of-Way:	37,049 sf
Subarea A:	31,037 sf
Subarea B:	6,012 sf
Maximum Floor Area Ratio	2.0
Subarea A:	1.1
Subarea B:	.70
Minimum Number of Off-Street Parking Spaces:	71 (existing to remain)
Minimum Number of Bicycle Parking Spaces:	12
Minimum Off-Street Loading Spaces	1 @ 10'x 25'(existing to remain)
Maximum Building Height:	71'-4"
Minimum Setbacks:	Per site

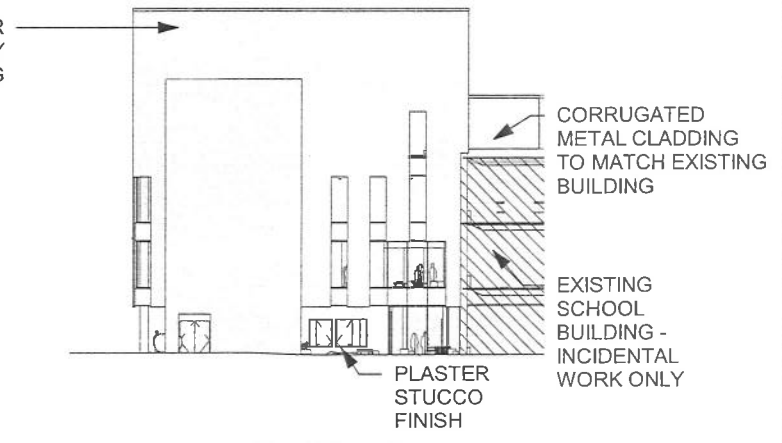


Bernard Zell Anshe Emet Day School Addition
Site and Landscape Plan





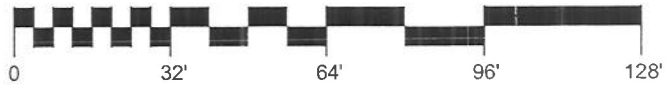
① South Elevation
1/32" = 1'-0"

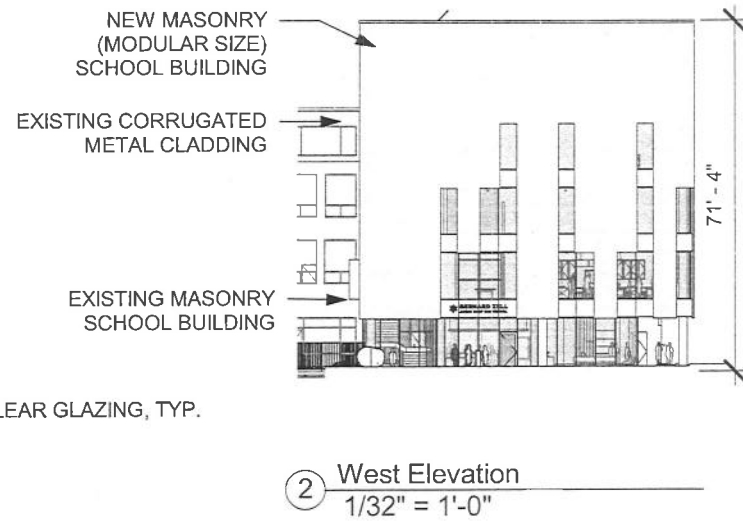
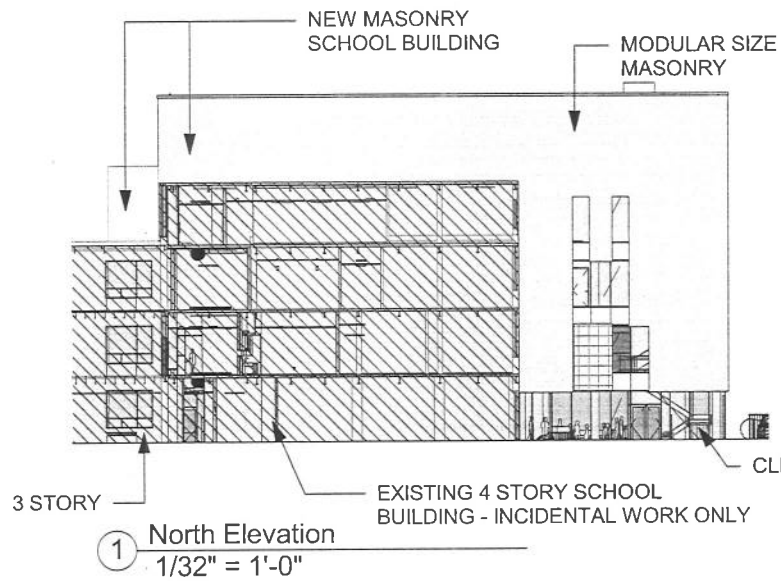


② East Elevation
1/32" = 1'-0"

Bernard Zell Anshe Emet Day School Addition
Elevations

Graphic Scale: 1 inch = 32 feet





Bernard Zell Anshe Emet Day School Addition
Elevations

Graphic Scale: 1 inch = 32 feet



19563

5/25/2018

REPORTS OF COMMITTEES

78763

Reclassification Of Area Shown On Map No. 9-F. IPD 1414
(As Amended)

(Application No. 19563)

(Common Address: 3731 -- 3777 N. Broadway/701 -- 745 W. Grace St./
3750 -- 3768 N. Pine Grove Ave.)

[SO2018-1871]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the B3-2 Community Shopping District symbols and indications as shown on Map Number 9-F in the area bounded by:

North Broadway; a line 500 feet north of and parallel to West Waveland Avenue, as measured along North Broadway; a line 224.66 feet west of and parallel to North Pine Grove Avenue; and a line 300 feet north of and parallel to West Waveland Avenue, as measured along North Broadway,

to those of an RM5 Residential Multi-Unit District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the RM5 Residential Multi-Unit District symbols and indications as shown on Map Number 9-F in the area bounded by:

North Broadway; West Grace Street; North Pine Grove Avenue; a line 500 feet north of and parallel to West Waveland Avenue, as measured along North Broadway; a line 224.66 feet west of and parallel to North Pine Grove Avenue; and a line 300 feet north of and parallel to West Waveland Avenue, as measured along North Broadway,

to those of an Institutional Planned Development 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 herewith attached and made a part thereof and to no others.

SECTION 3. 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 No. 1414.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1414 ("Planned Development") consists of approximately 144,741 square feet of property which is

depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Bernard Zell Anshe Emet Day School owns a portion of the Property and is the Applicant for this Planned Development with the authorization of the property owner of the remainder of 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 titleholders 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 titleholder 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("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 and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II Review permitting. The 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 Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Subarea Map; a Site/Landscape Plan; and Building Elevations (North, South, East and West) prepared by Wheeler Kearns Architects and dated April 19, 2018, submitted herein. 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 _____: day care; religious assembly; school and accessory and incidental uses and parking.
6. On-premises 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. Off-premises signs are prohibited within the boundary of the Planned Development.
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 144,741 square feet and a base FAR of 2.0.

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and 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 the Department of Planning and Development. 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, 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 titleholders and any ground lessors.
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 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent 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 forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to the RM5 Residential Multi-Unit District.

[Existing Zoning Map; Existing Land-Use Area Map; Boundary and Property Line Map; Subarea Map; Site and Landscape Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 78769 through 78775 of this *Journal*.]

* Editor's Note. Numbering sequence error: (i) missing in original document.

19563

78768

JOURNAL--CITY COUNCIL--CHICAGO

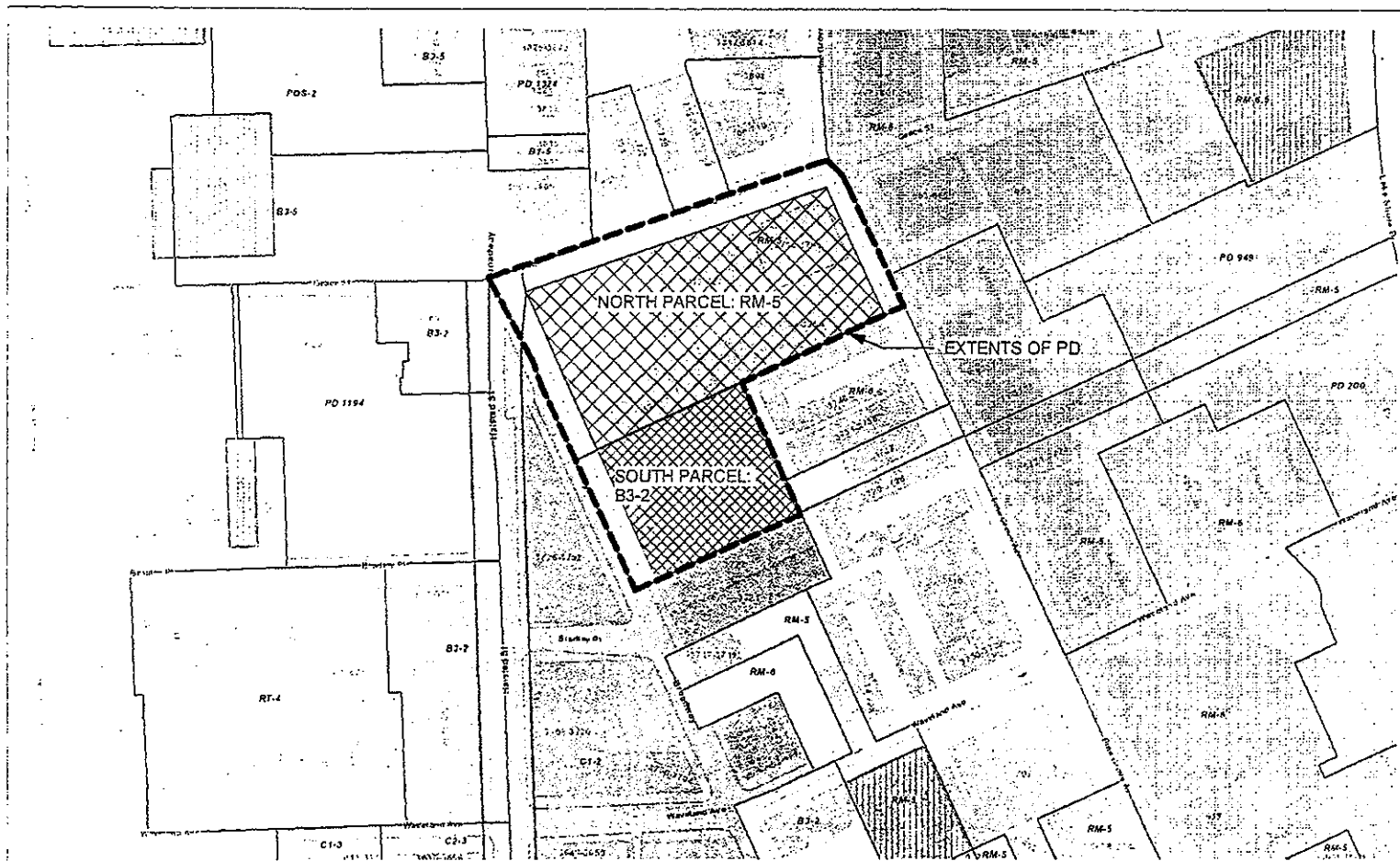
5/25/2018

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

Institutional Planned Development No. 1414

Bulk Regulations And Data Table.


Gross Site Area:	181,790 square feet
Subarea A:	130,778 square feet
Subarea B:	51,012 square feet
Net Site Area:	144,741 square feet
Subarea A:	99,761 square feet
Subarea B:	44,980 square feet
Area in Public Right-of-Way:	37,049 square feet
Subarea A:	31,037 square feet
Subarea B:	6,012 square feet
Maximum Floor Area Ratio:	2.0
Subarea A:	1.1
Subarea B:	.70
Minimum Off-Street Parking Spaces:	71 (existing to remain)
Minimum Bicycle Parking Spaces:	12
Minimum Off-Street Loading Spaces:	1 (10 feet by 25 feet -- existing to remain)
Maximum Building Height:	70 feet, 4 inches
Minimum Setbacks:	Per site plan



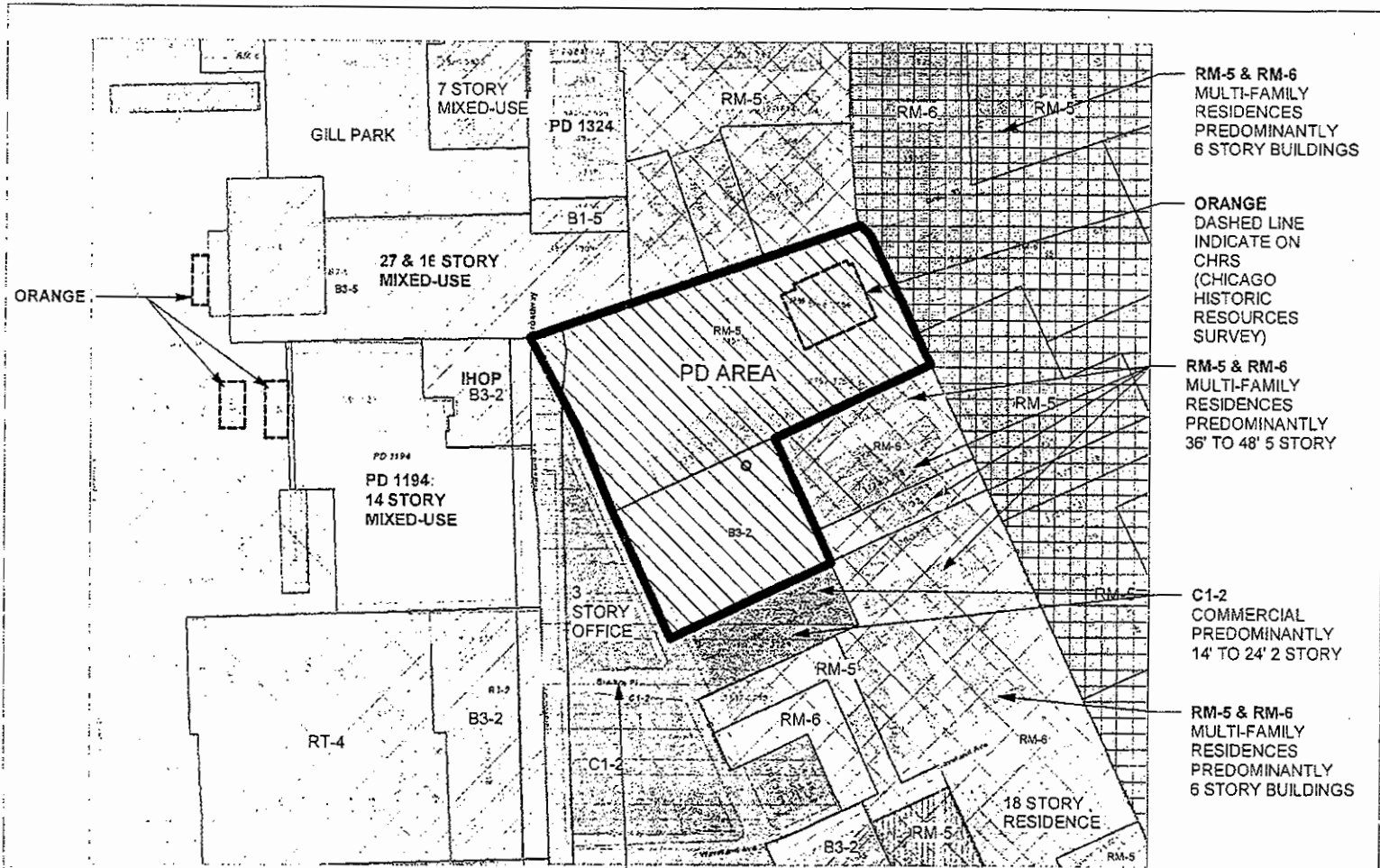
Bernard Zell Anshe Emet Day School Addition
Existing Zoning Map

Applicant: Bernard Zell Anshe Emet Day School
 Address: 3731-3777 N. Broadway / 701-745 West Grace Street / 3750-3768 North Pine Grove Avenue
 Introduction Date: 28 February 2018
 Plan Commission Date: 19 April 2018

Scale: Not to Scale



FINAL FOR PUBLICATION




Bernard Zell Anshe Emet Day School Addition
Existing Land Use Area Map

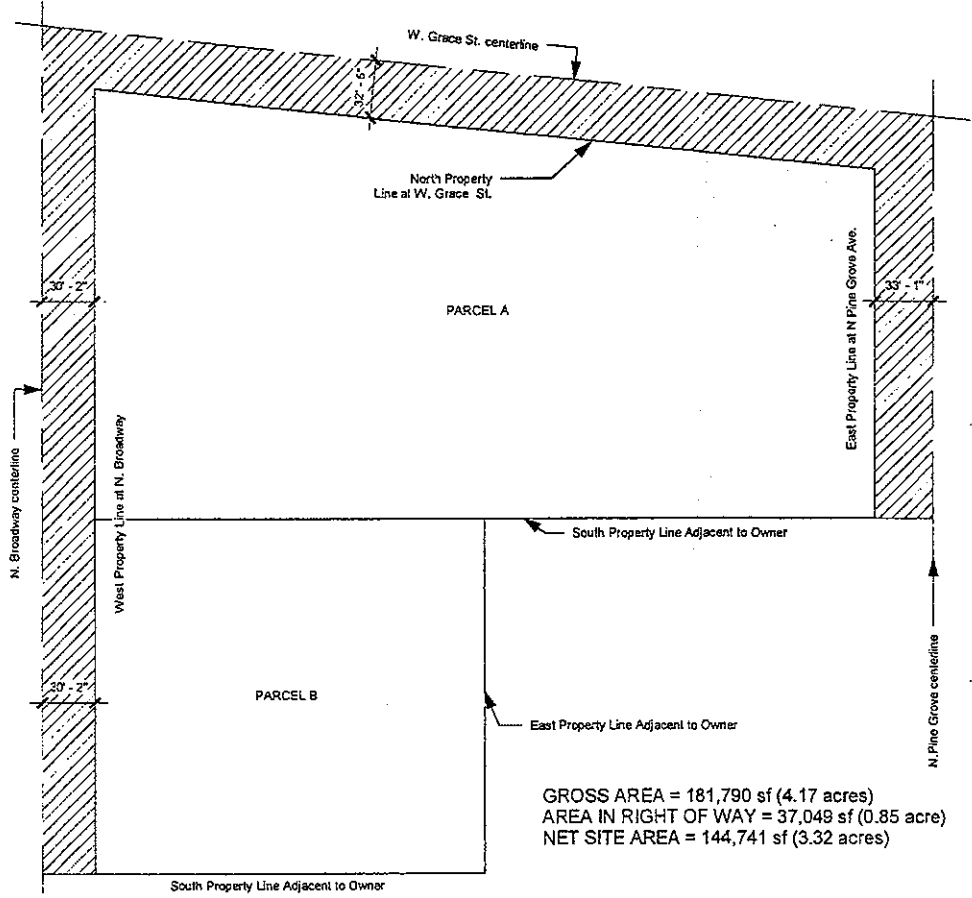
Applicant: Bernard Zell Anshe Emet Day School
 Address: 3731-3777 N. Broadway / 701-745 West Grace Street / 3750-3768 North Pine Grove Avenue
 Introduction Date: 28 February 2018
 Plan Commission Date: 19 April 2018

BUS TERMINAL:
 HALSTED & WAVELAND

FINAL FOR PUBLICATION

Scale: Not to Scale

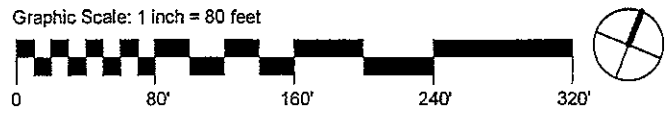




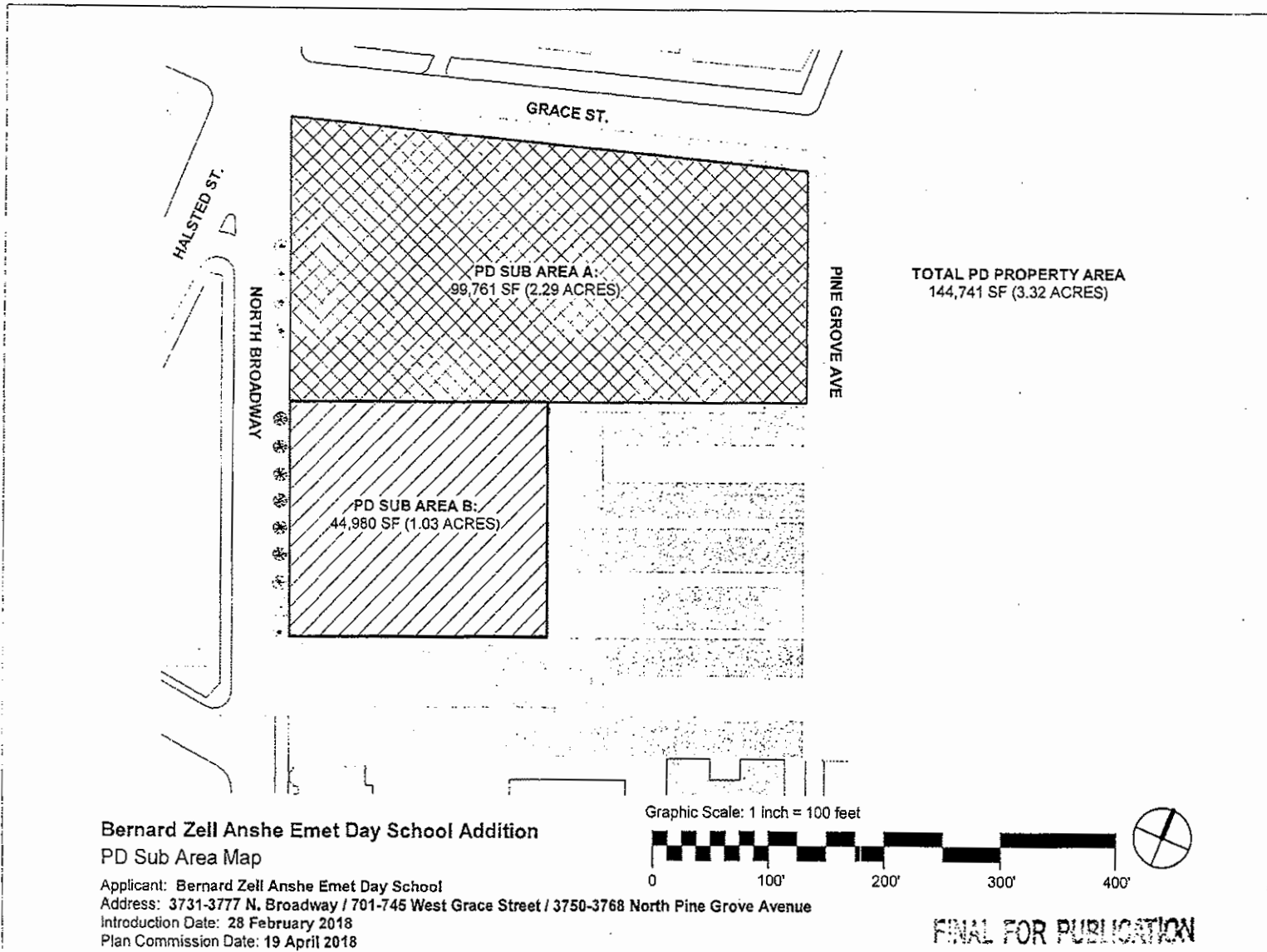
Bernard Zell Anshe Emet Day School Addition

Boundary and Property Line Map

Applicant: Bernard Zell Anshe Emet Day School
 Address: 3731-3777 N. Broadway / 701-745 West Grace Street / 3750-3768 North Pine Grove Avenue
 Introduction Date: 28 February 2018
 Plan Commission Date: 19 April 2018



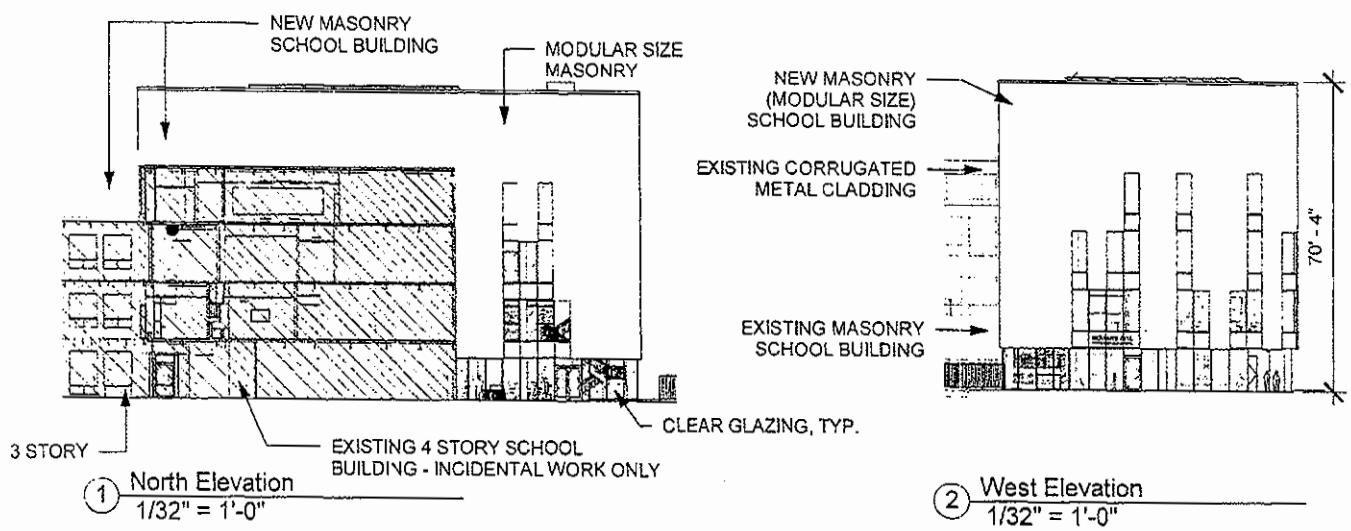
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Bernard Zell Anshe Emet Day School Addition
PD Sub Area Map

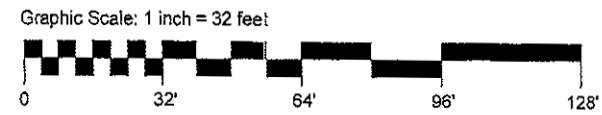
Applicant: Bernard Zell Anshe Emet Day School
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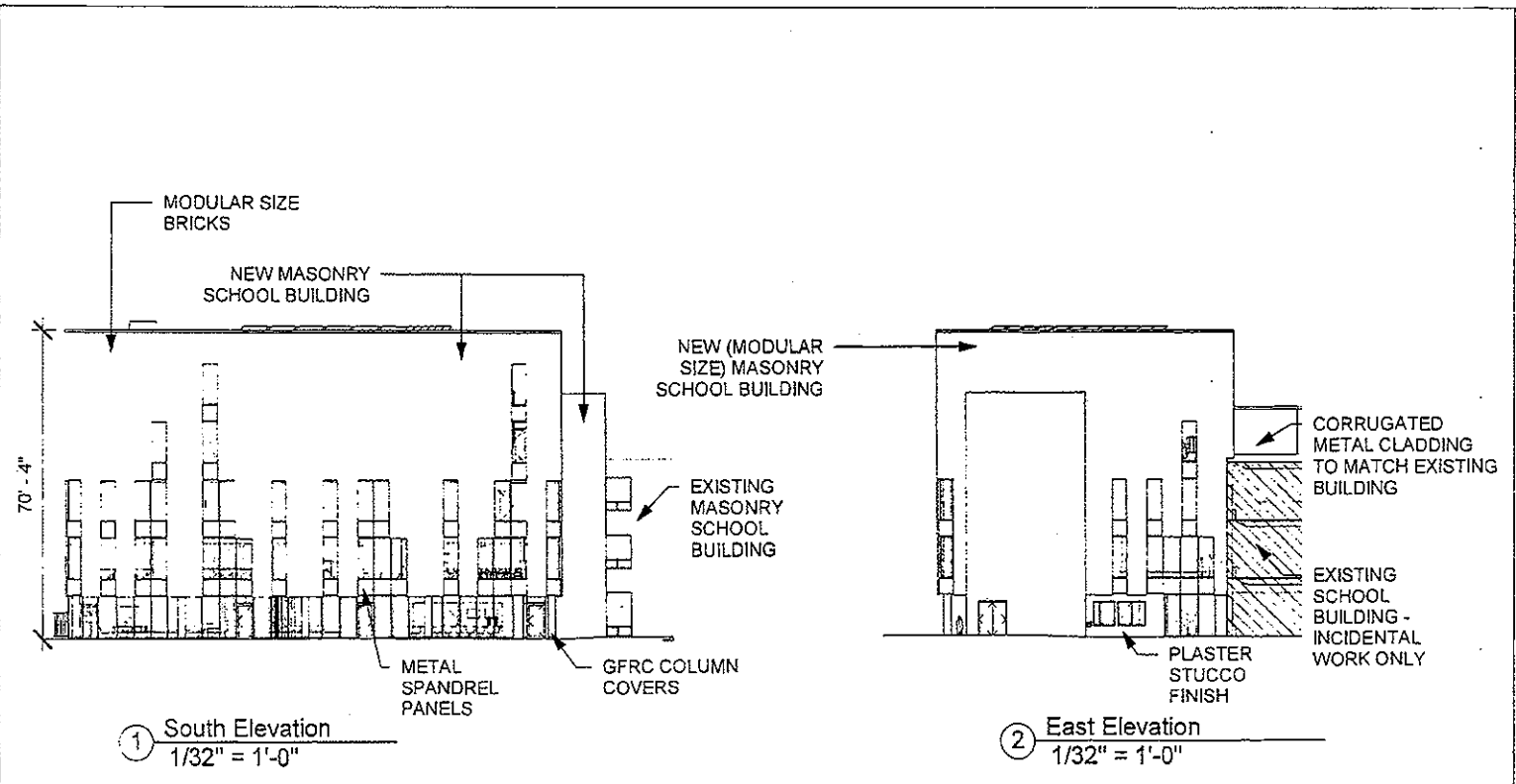


Bernard Zell Anshe Emet Day School Addition Elevations

Applicant: Bernard Zell Anshe Emet Day School
 Address: 3731-3777 N. Broadway / 701-745 West Grace Street / 3750-3768 North Pine Grove Avenue
 Introduction Date: 28 February 2018
 Plan Commission Date: 19 April 2018



FINAL FOR PUBLICATION

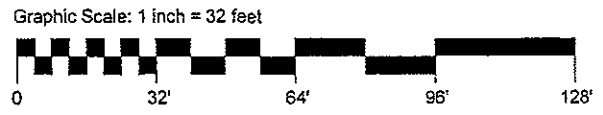


① South Elevation
1/32" = 1'-0"

② East Elevation
1/32" = 1'-0"

Bernard Zell Anshe Emet Day School Addition Elevations

Applicant: Bernard Zell Anshe Emet Day School
Address: 3731-3777 N. Broadway / 701-745 West Grace Street / 3750-3768 North Pine Grove Avenue
Introduction Date: 28 February 2018
Plan Commission Date: 19 April 2018



FINAL FOR PUBLICATION