



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alerie B. Jarrett
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312) 744-4471 (Voice)
312) 744-2578 (TDD)
312) 744-6550 (FAX)

May 30, 1995

Ms. Terrance L. Diamond
Earl Neal and Associates
111 W. Washington Street
Suite 1700
Chicago, Illinois 60602-2766

Re: Request for a minor change to Institutional
Planned Development No. 574, 2750 South
Kedzie Avenue, McCormick /School "D".

Dear Ms. Diamond:

Please be advised that your request for a minor change to Institutional Planned Development No. 574 has been considered by the Department of Planning and Development pursuant to Statement 12 of the Planned Development and Section 11.11-3(c) of the Chicago Zoning Ordinance and is hereby approved.

Specifically, you have requested a substitution of the Site/Landscape Plan and Building Elevations as published in the Planned Development Ordinance with Building Elevations dated March 1, 1995 and a Site/Landscape Plan Dated May 22, 1995, both prepared by the Pimera Engineers, Ltd. These Plans and Elevations reflect minor changes made to the landscape design and Building Elevations in order to accommodate budget constraints. These modifications are described as follows:

1. The non-vision spandrel glass has been eliminated and replaced with exterior face brick and accent brick bands.
2. The precast concrete coping on the parapets have been replaced with metal coping.
3. The top of the highest parapet has been lowered from and elevation of 50' -0" to 47' - 6 1/2".
4. The 3' - 0" tall iron fence located next to the building along South Kedzie Avenue has been eliminated.
5. The 12" X 12" precast pavers in the parkways along South Kedzie and West 28th Streets have been



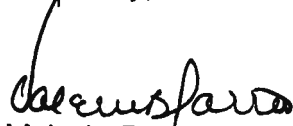
replaced with sod.

6. The curved roofs above the classrooms and stair towers along the east and west elevations have been removed.

The Department has determined that these changes in the approved exhibits, with no other changes, would not result in an increase in F.A.R., reduce perimeter setbacks or change the character of the Planned Development as approved.

Therefore, the Department of Planning and Development hereby approves the proposed minor changes under Statement 12 of the Planned Development and Section 11.11-3(c) of the Chicago Zoning Ordinance.

Sincerely,



Valerie B. Jarrett
Commissioner

574

407 574

CHICAGO, December 21, 1994.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on December 20, 1994, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of four applications for exceptions.

I beg leave to recommend the passage of seven ordinances which were corrected and amended in their corrected form. They are Application Numbers A-3264, 11420, 11424, 11401, 11417, 11396 and A-3248. Let the record reflect that Application Number 11414 was voted "do not pass". Let the record reflect that on Application Number 11374, Alderman Olivo, Alderman Stone and Alderman Ed Smith abstained from voting.

At this time, I, along with Alderman Ed Smith, move that this report be deferred and published with the exception of the four applications for exceptions and Application Numbers 11401, 11396 and A-3248, for which I request immediate passage because time is of the essence.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Haithcock, Tillman, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Burke, Coleman, Murphy, Rugai, Troutman, Evans, Munoz, Laski, Miller, Medrano, Ocasio, Watson, E. Smith, Burrell, Bialczak, Suarez, Mell, Austin, Wojcik, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 44.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

Alderman Mazola was excused from voting under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

The following is said ordinance as passed:

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 C3-3 Commercial Manufacturing District symbols and indications as shown on Map No. 1-G in the area bounded by:

West Randolph Street; North Morgan Street; West Washington Boulevard; and North Carpenter Street,

to the designation of a B4-4 Restricted Service District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B4-4 Restricted Service District symbols and indications as shown on Map No. 1-G in the area described in Section 1 above, to Residential-Business Plan 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 hereof 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:

Residential-Business Planned Development No. 572

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development consists of an approximately 86,720 net square foot (1.99 acres) site of real property, bounded on the west by Carpenter Street, on the east by Morgan Street, on the north by Randolph Street, on the south by Washington Boulevard, which is owned or controlled by 1000 West Loft L.L.C., an Illinois limited liability company (the "Applicant").

*Reclassification Of Area Shown On Map Number 6-J.
(As Amended)*

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 M1-2 Restricted Manufacturing District and R3 General Residence District symbols and indications as shown on Map No. 6-J in the area bounded by:

a line 400 feet north of West 28th Street; South Kedzie Avenue; West 28th Street; South Sawyer Avenue; a line 53 feet north of West 28th Street; and the alley next west of and parallel to South Kedzie Avenue,

to the designation of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 6-J in the area described in Section 1 above, to Institutional Planned Development No. ____ 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 hereof 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. 574

Plan Of Development

Statements.

1. The area delineated herein as an Institutional Planned Development consists of approximately 56,625 square feet (1.3 acres) net site area which is depicted on the attached Planned Development Boundary Map and Property Line Map (the "Property") and is owned or controlled by the Applicants, the Public Building Commission of Chicago and the Chicago Board of Education.

2. The Applicants ("Applicants") 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 Applicants 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 Applicants, their successors and assigns, grantees and Lessees, if different than the Applicants, the legal title holders or any ground lessors. All rights granted hereunder to the Applicants shall inure to the benefit of the Applicants successors and assigns and, if different than the Applicants, the legal title holder or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 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. Nothing herein shall be construed to mean that any individual owner, or any ground lessors, of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred the term Applicants shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.
4. This Planned Development consist of fifteen statements; an Existing Zoning Map; a General Land-Use Plan; a Planned Development Boundary Line and Property Line Map; a Bulk Regulations and Data Table; a Site/Landscape Plan; and Building Elevations prepared by Primera Engineers, Ltd. dated December 8, 1994. Full-size sets of the Site/Landscape Plan 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, 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 "Institutional Planned Development" shall be educational facilities, 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 of the Departments of Transportation and Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.
8. Any service drives or any other means of ingress or egress, including drives for emergency vehicles shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulation of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas, or within fire lanes. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic, and the Department of Planning and Development.
9. Height restriction of any building or any appurtenance thereto, shall, in addition to the Bulk Regulations and Data Table, be subject to:
 - a. Height limitations as certified on Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
 - b. Airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law and approved by the City Council.

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 Planned Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and Development in effect on the date of this application.
12. Improvements of the Property, including landscaping and all entrances and exits to the parking area, shall be designed and installed in substantial conformance with the Site/Landscape Plan, Building Elevations and the Bulk Regulations and Data Table attached herto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Site/Landscape Plan and the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes the maximized conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating, and Air Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
12. 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 Applicants and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature 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 of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development Ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

14. Unless substantial construction on the Property has commenced within five (5) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire, provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time as provided for by said Amendatory Ordinance (the first day of which is applied to this Planned Development shall be the effective date of this Amendatory Ordinance). If this Planned Development expires under the provisions of this statement, then the zoning of the Property shall automatically revert to that of an R4 General Residence District.

[Existing Zoning Map; General Land-Use Map; Planned Development Boundary and Property Line Map; Site/Landscape Plan; West and North Building Elevation Drawings; and East and South Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 64290 through 64295 of this Journal.]

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

Institutional Planned Development No. _____

Bulk Regulations And Data Table.

Gross Site Area	Public Right-Of-Way	Net Site Area
86,154 square feet (1.98 acres)	29,529 square feet (0.68 acres)	56,625 square feet (1.3 acres)
Maximum Permitted F.A.R. for Total Net Site Area:		1.24.
Minimum Number of Off-Street Parking Spaces:		12.

Minimum Number of Off-Street Loading Spaces:	1.
Maximum Building Height:	50 feet, 0 inches.
Minimum Setbacks:	Per Site Plan.
Maximum Number of Students:	600.
Maximum Staffing:	36.

***Action Deferred* -- AMENDMENT OF TITLE 17, ARTICLE 8,
SECTION 8.4-4 OF MUNICIPAL CODE OF CHICAGO
(CHICAGO ZONING ORDINANCE) BY INCLUSION
OF DAY LABORER EMPLOYMENT AGENCIES
AS PERMITTED SPECIAL USES WITHIN
B4-1 TO B4-5 RESTRICTED
SERVICE DISTRICTS.**

The Committee on Zoning submitted the following report which was, on motion of Alderman Banks and Alderman E. Smith, *Deferred* and ordered published:

CHICAGO, December 21, 1994.

To the President and Members of the City Council:

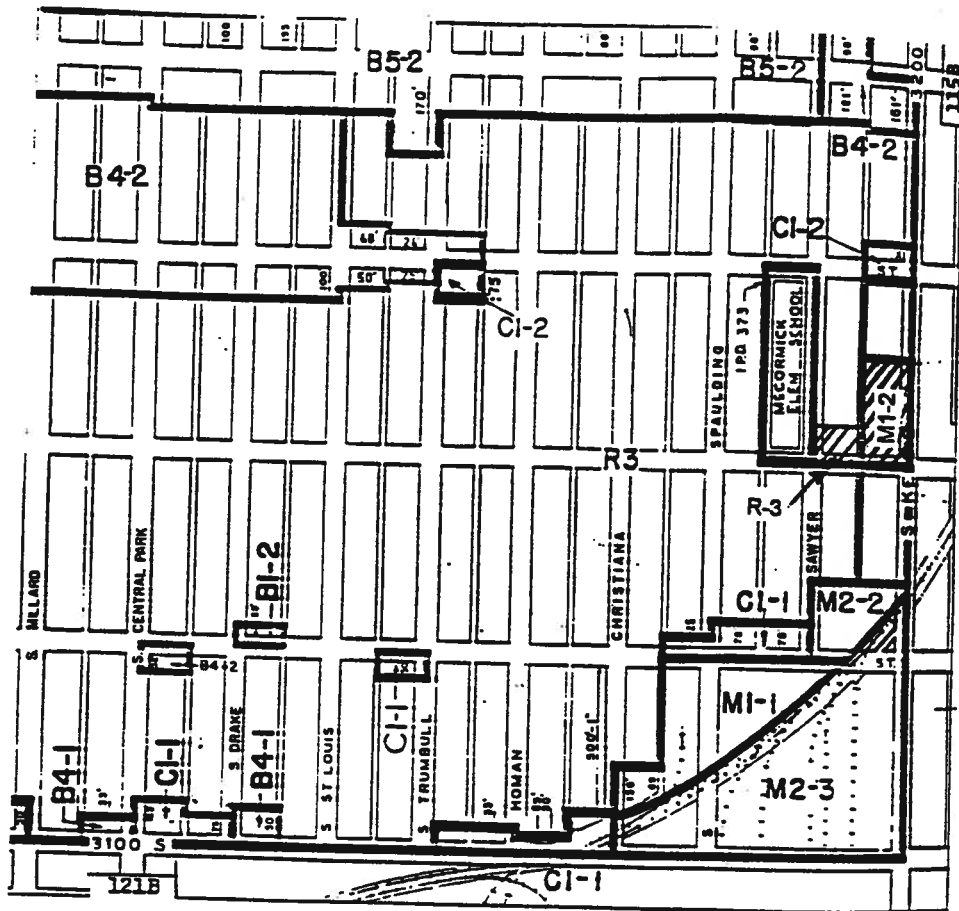
Reporting for your Committee on Zoning, for which a meeting was held on December 20, 1994, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of four applications for exceptions.

(Continued on page 64296)

Existing Zoning Map.

INSTITUTIONAL PLANNED DEVELOPMENT



PLANNED DEVELOPMENT BOUNDARIES

APPLICANTS: PUBLIC BUILDING COMMISSION AND BOARD OF EDUCATION OF CHICAGO

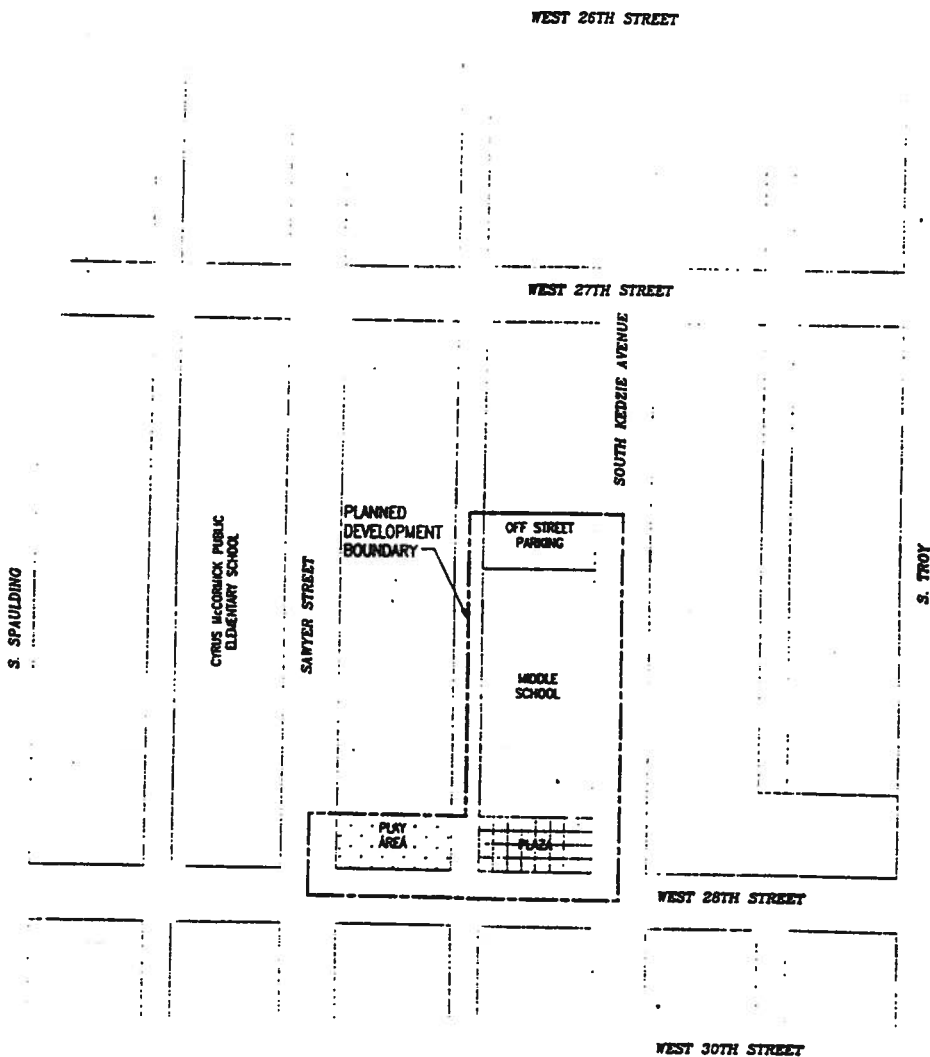
PREPARED BY: PRIMERA ENGINEERS, Ltd. ENGINEERS & ARCHITECTS

REVISED DATE: DECEMBER 8, 1994

General Land-Use Map.

FINAL FOR PUBLICATION

INSTITUTIONAL PLANNED DEVELOPMENT

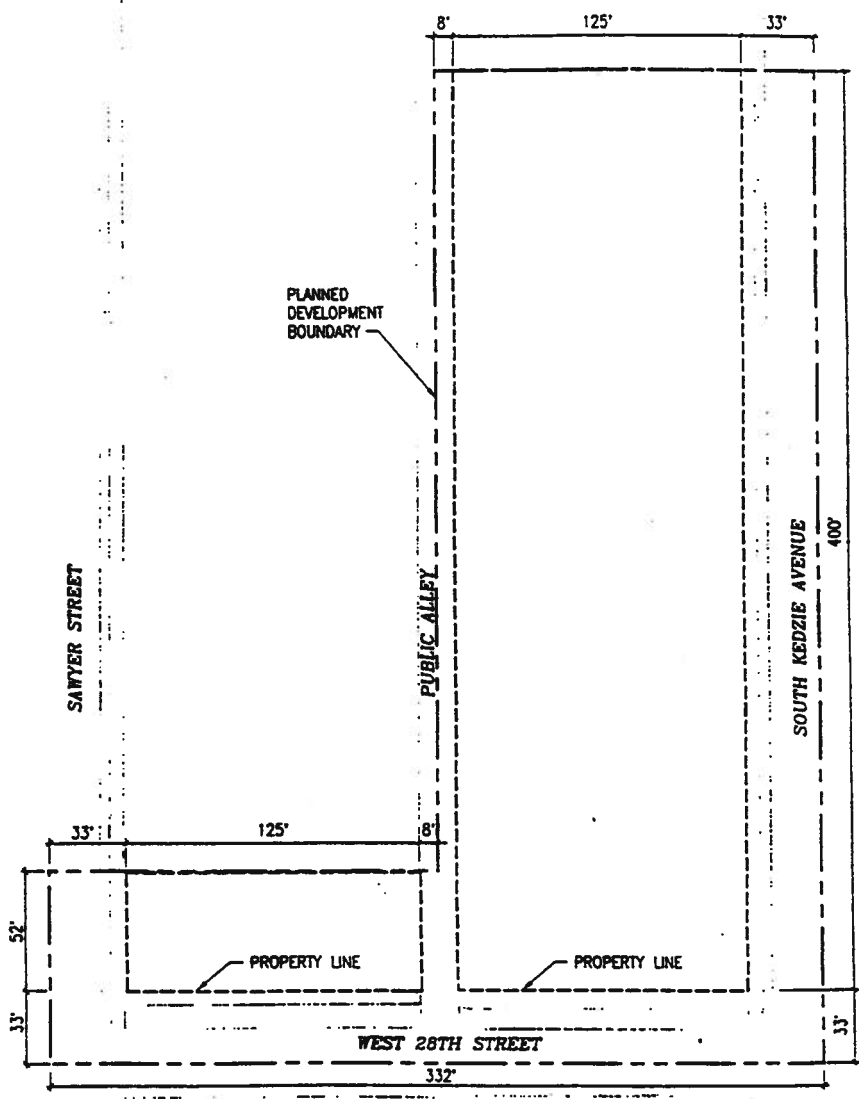


APPLICANTS:
 PREPARED BY:
 REVISED DATE:

PUBLIC BUILDING COMMISSION AND
 BOARD OF EDUCATION OF CHICAGO
 PRIMERA ENGINEERS, Ltd.
 ENGINEERS & ARCHITECTS
 DECEMBER 8, 1994

Planned Development Boundary And Property Line Map.

INSTITUTIONAL PLANNED DEVELOPMENT



SCALE: 1" = 20'-0"

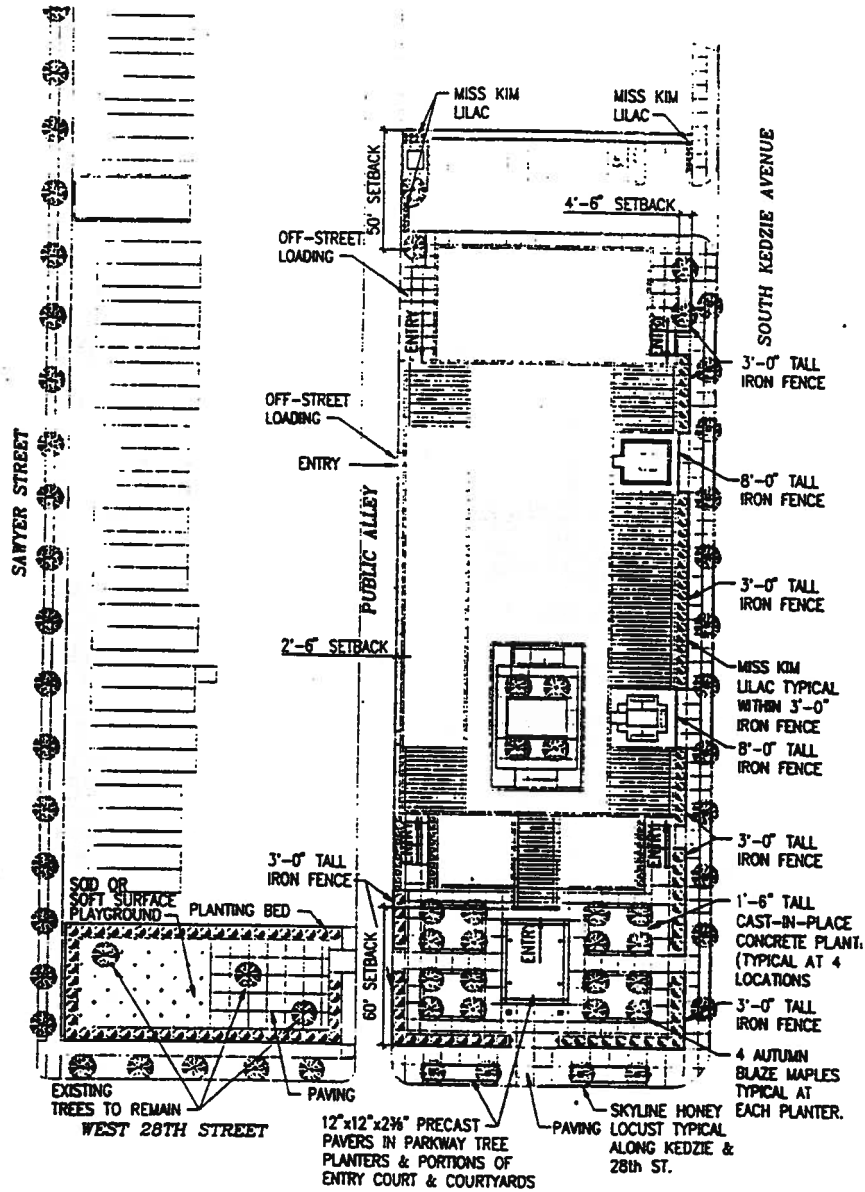


APPLICANTS:
 PREPARED BY:
 REVISED DATE:

PUBLIC BUILDING COMMISSION AND
 BOARD OF EDUCATION OF CHICAGO
 PRIMERA ENGINEERS, Ltd.
 ENGINEERS & ARCHITECTS
 DECEMBER 8, 1994

Site/Landscape Plan.

INSTITUTIONAL PLANNED DEVELOPMENT



SCALE: 1" = 20'-0"



APPLICANTS:

PUBLIC BUILDING COMMISSION AND BOARD OF EDUCATION OF CHICAGO

PREPARED BY:

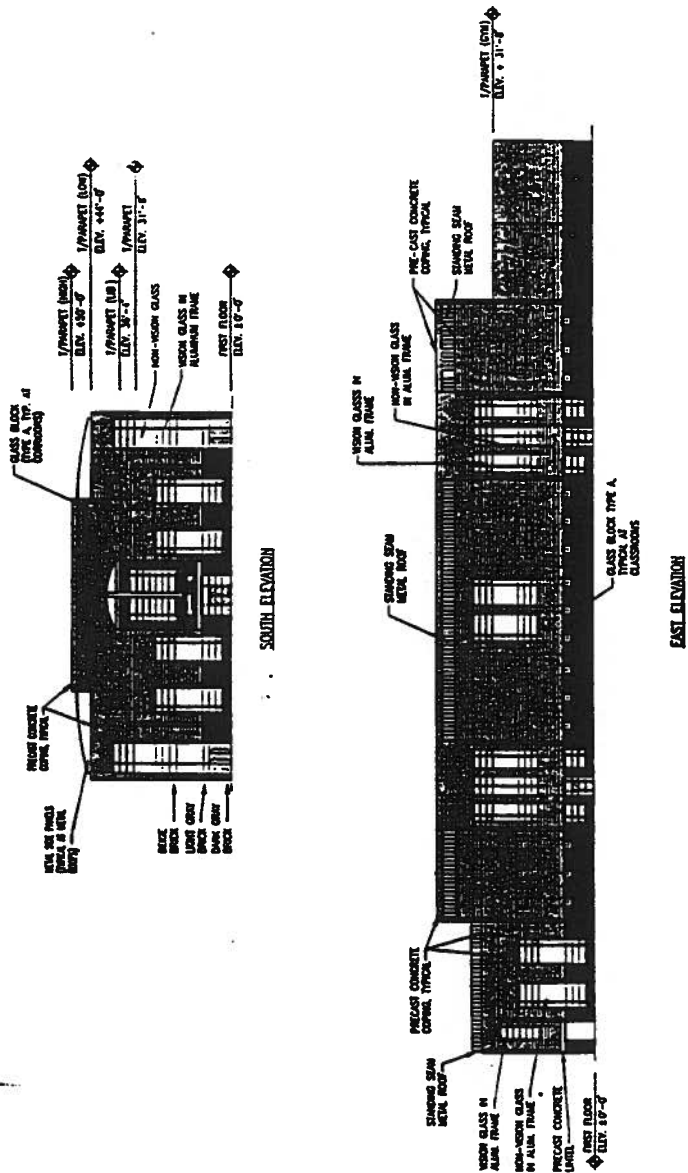
PRIMERA ENGINEERS, Ltd. ENGINEERS & ARCHITECTS

REVISED DATE:

DECEMBER 8, 1994

East And South Building Elevation Drawings.

FINAL FOR PUBLICATION
INSTITUTIONAL PLANNED DEVELOPMENT



APPLICANTS:

PUBLIC BUILDING COMMISSION AND BOARD OF EDUCATION OF CHICAGO

PREPARED BY:

PRIMERA ENGINEERS, L.L.C. ENGINEERS & ARCHITECTS

REVISED DATE:

DECEMBER 8, 1994