



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 22, 2024

Patrick Kruse
Operating Engineer
Orozco Community Academy
1940 W. 18th St.
Chicago, IL 60608

Re: Minor change to PD 696, Signage at Orozco School, 1940 W. 18th St.

Dear Mr. Kruse:

Please be advised that your request for a minor change to Institutional Planned Development No. 696 ("PD 696"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 696.

On behalf of the owner, the Chicago Board of Education, you are seeking a minor change to allow a 3'-2" by 7'-4" dynamic wall sign adjacent to the main entry of Orozco Academy at 1940 W. 18th St. The proposed sign is shown on the attached exhibits. Based on an underlying residential zoning district, the school is currently allowed a maximum of 1 sign per building and 1 freestanding sign. However, there currently exists a wall sign above the front and rear entry, a free-standing sign next to the main entry and a wall sign identifying a medical clinic occupying space within the school.

The Department of Planning and Development has determined that allowing the addition of the 23 SF dynamic image display wall sign 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.

Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 696, 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 sign 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,


Noah Szafraniec
Assistant Commissioner

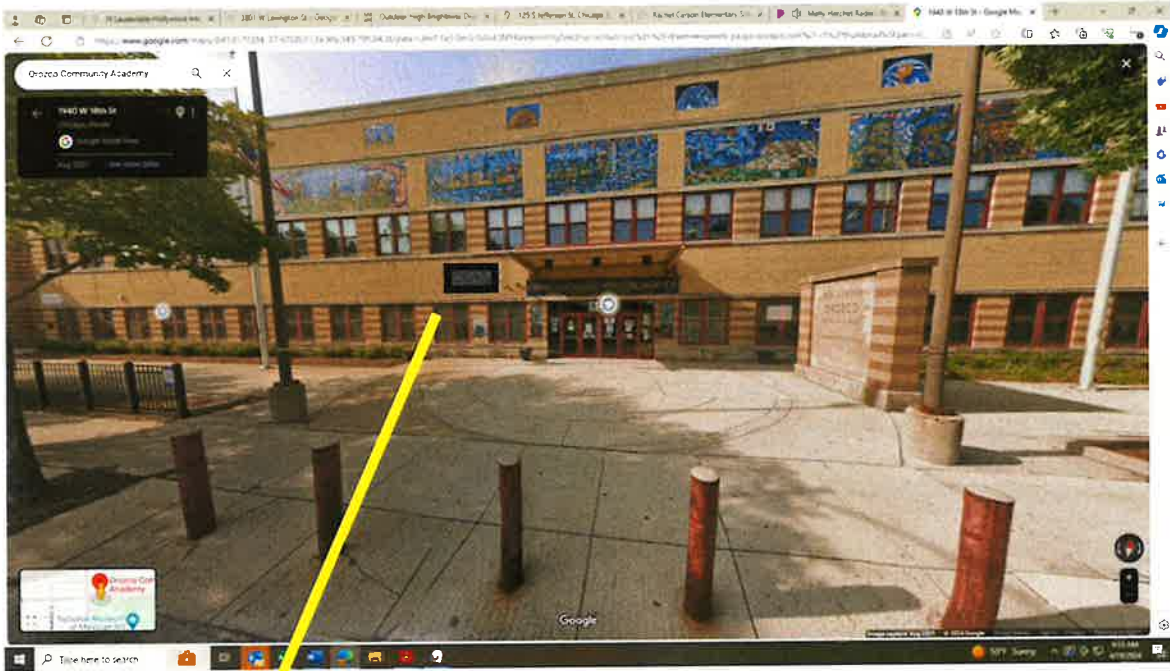
NS:tm

C: Mike Marmo, Janice Hill, Main file

OROZCO – 1940 W 18th ST.

F & I (1) s/f 3'1.8" x 7'4.1" full color 16mm EMC with direct Ethernet Connection to the EMC. No antenna.







DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 31, 2015

Scott R. Borstein
Neal & Leroy, LLC
120 North LaSalle Street
Suite 2600
Chicago, IL 60602

**Re: Administrative Relief request for Institutional Planned Development No. 696
Jose Orozco Community Academy Parking Lot and Playground at 1940 West 18th
Street**

Dear Mr. Borstein:

Please be advised that your request for a minor change to Institutional Planned Development No. 696 ("PD 696"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 696.

Your client and the owner of all of the property within the Planned Development, the Chicago Board of Education, is seeking administrative relief to allow a reduction in the minimum number of off-street parking spaces from 44 to 35 spaces in order to install a Space to Grow sustainable schoolyard.

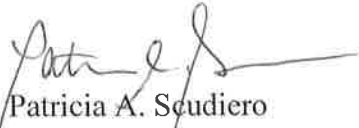
Jose Orozco Community Academy has 54 full time staff and under Section 17-10-0207-E of the Chicago Zoning Ordinance, 18 parking spaces would be required. The 35 proposed spaces are almost double this amount. Furthermore, the existing parking lot will be renovated with permeable pavers and accessibility improvements. The Space to Grow sustainable schoolyard will include play structures, an artificial turf field and track, an outdoor classroom, edible garden, and rain garden. The attached Site Plan, dated June 23, 2015, shall be inserted into the main file.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed parking reduction 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. 696, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12)

months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Main file

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

Reclassification Of Area Shown On Map Number 4-H.

(As Amended)

(Application Number A-3975)

IPD No 696

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 M2-2 General Manufacturing District symbols and indications as shown on Map Number 4-H in the area bounded by:

West 18th Street; South Damen Avenue; West 17th Street; the north/south alley next east of and parallel to South Damen Avenue; the east/west alley next south of and parallel to West 17th Street; a line 475 feet east of and parallel to South Damen Avenue; and West Damen Avenue to the point of beginning,

to those of an R4 General Residence District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications to an Institutional Planned Development which is hereby established in the area above described, subject to such use and Bulk Regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and due publication.

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

Institutional Planned Development Number 696.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development consists of approximately one hundred one thousand three hundred fifteen (101,315) square feet (two and thirty-three hundredths (2.33) acres) net site area which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned by the Applicant, the Chicago Board of Education.
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 its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns, grantees and Lessees, if different than the Applicant, the legal title holder 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 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.
4. This Plan of Development consists of fifteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; and a Site/Landscape Plan and Building Elevations prepared by DeStefano + Partners dated October 15, 1998. 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.

5. The uses permitted within the area delineated herein as "Institutional Planned Development" shall be educational and recreational 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 here as "Institutional Planned Development", subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with the Plan of 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. In addition to the maximum height of the improvements and any appurtenance depicted on the Building Elevations attached hereto, the height of the improvements shall be subject to limitations approved by the Federal Aviation Administration.
9. 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.
10. Improvements of the Property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the Site/Landscape Plan, Building Elevation and the Bulk Regulations and Data Table attached hereto 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.
11. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall 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 Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
 13. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance 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.
 14. Unless substantial new construction on the property has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to its prior an R4 General Residence District.

[Existing Zoning Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Existing Land-Use Map; Site/Landscape Plan; Building Elevation Drawings; and Perimeter Fence Detail Drawings referred to in these Plan of Development Statements printed on pages 81555 through 81560 of this Journal.]

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

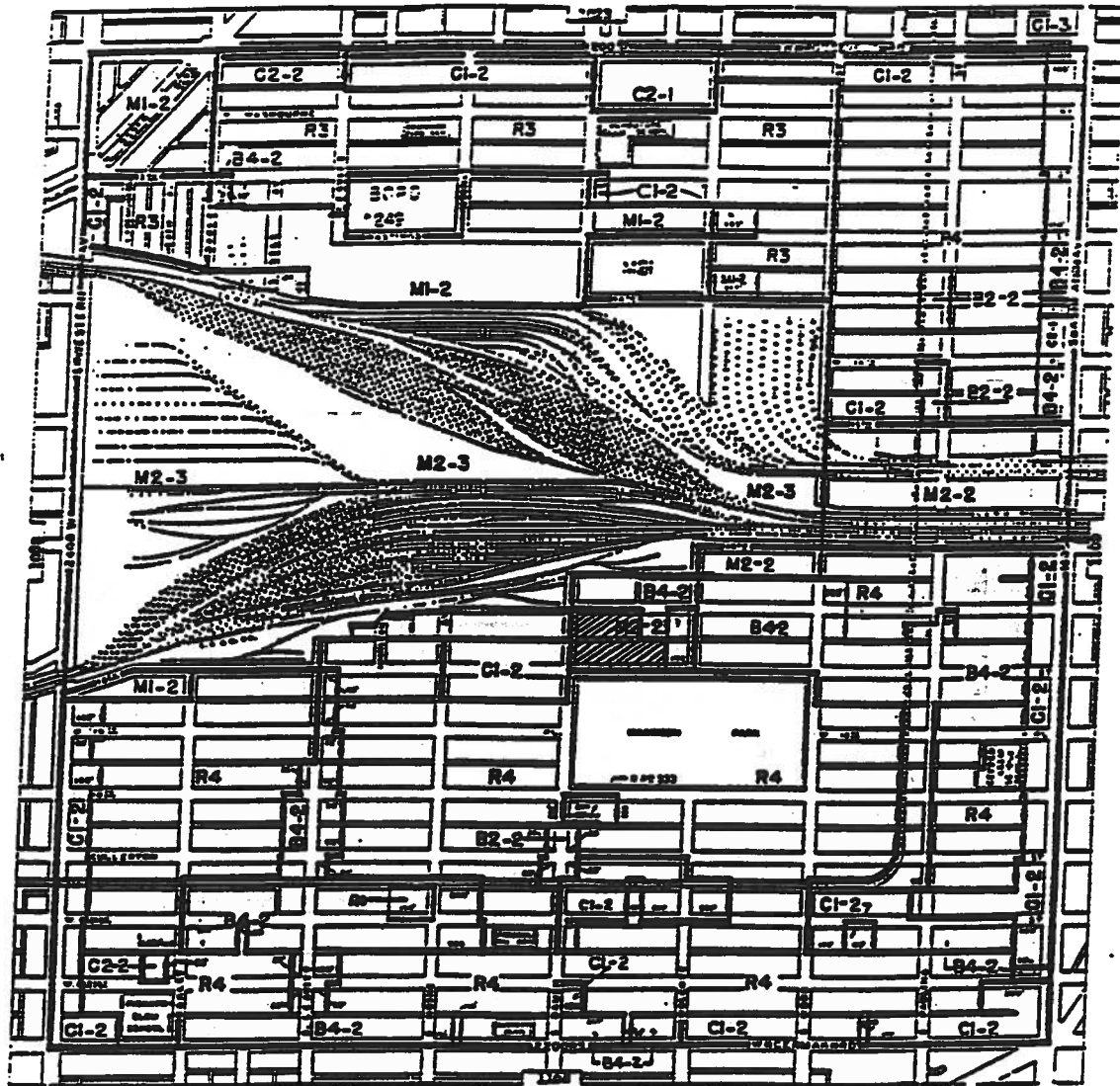
Institutional Planned Development Number 696.

Jose Orozco Community Academy.

Bulk Regulations And Data Table.

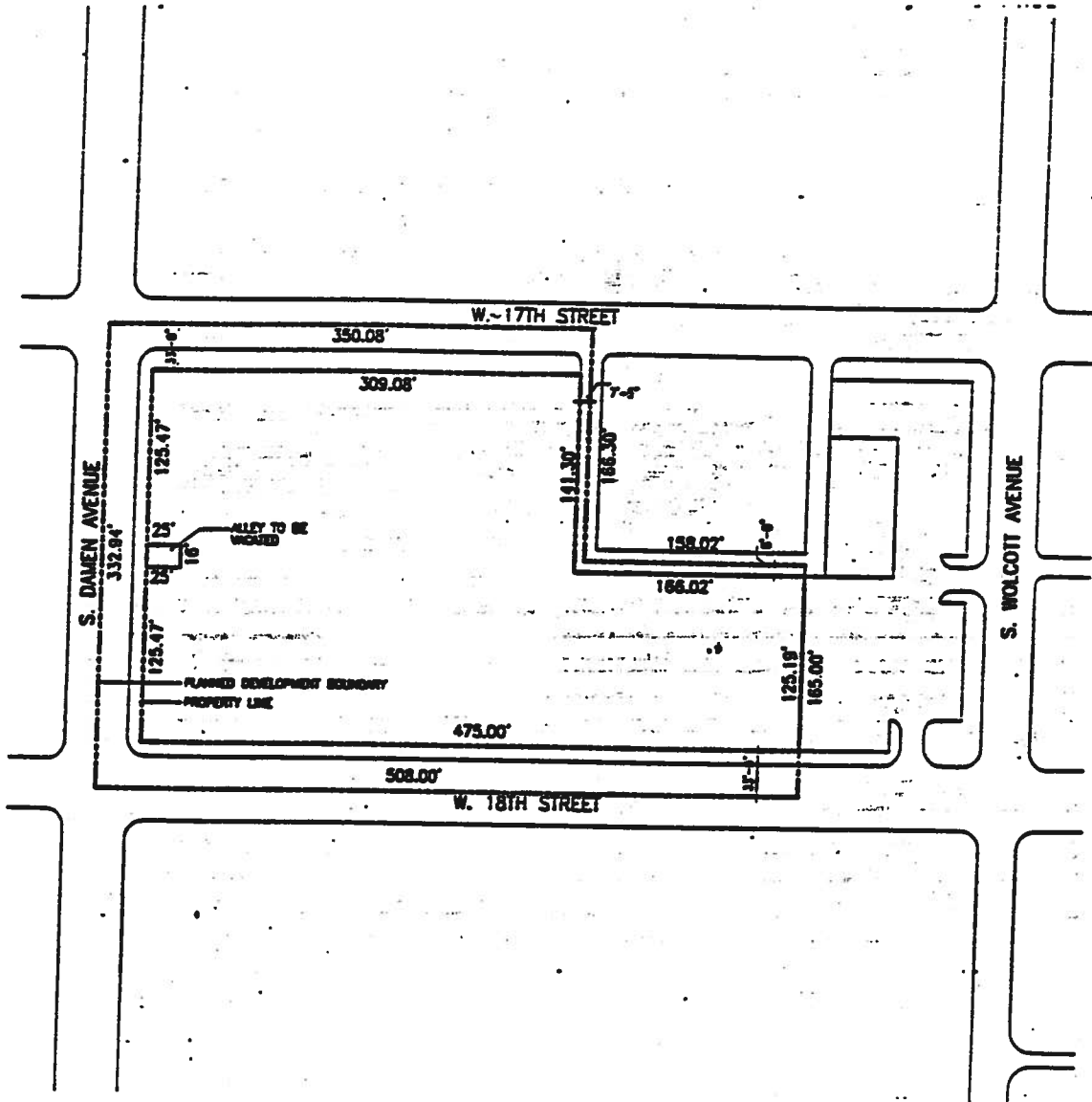
Gross Site Area:	142,769 square feet (3.26 acres).
Public Right-of-Way:	39,442 square feet (0.90 acres).
Net Site Area:	103,347 square feet (2.36 acres).
Maximum Permitted Floor Area Ratio for Total Net Site Area:	1.20.
Minimum Number of Off-Street Parking Spaces:	44.
Minimum Number of Off-Street Loading Spaces:	1.
Maximum Building Height:	60 feet, 0 inches.
Minimum Setbacks:	Per Site Plan.

Existing Zoning Map.

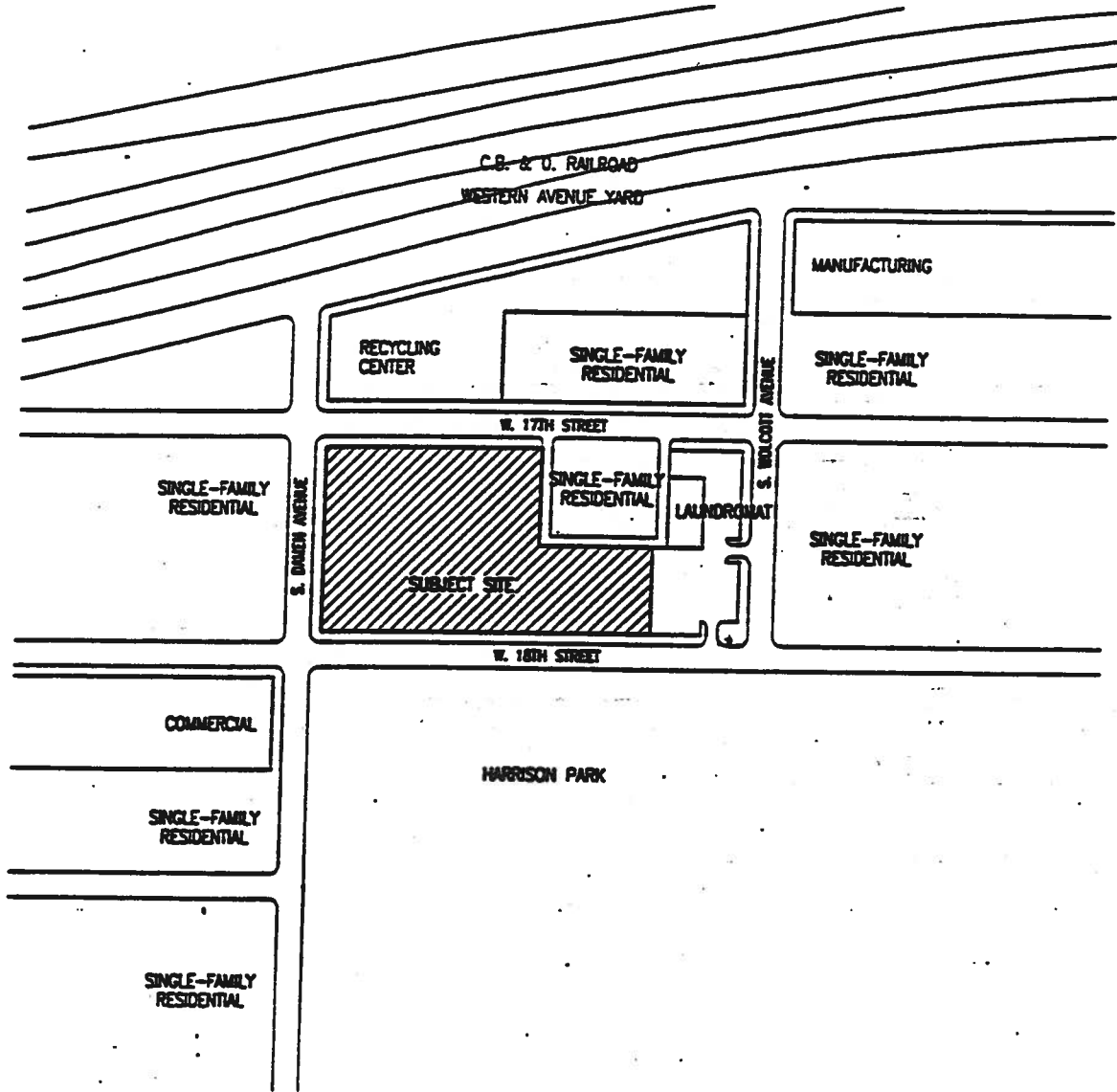


 Planned Development Boundaries

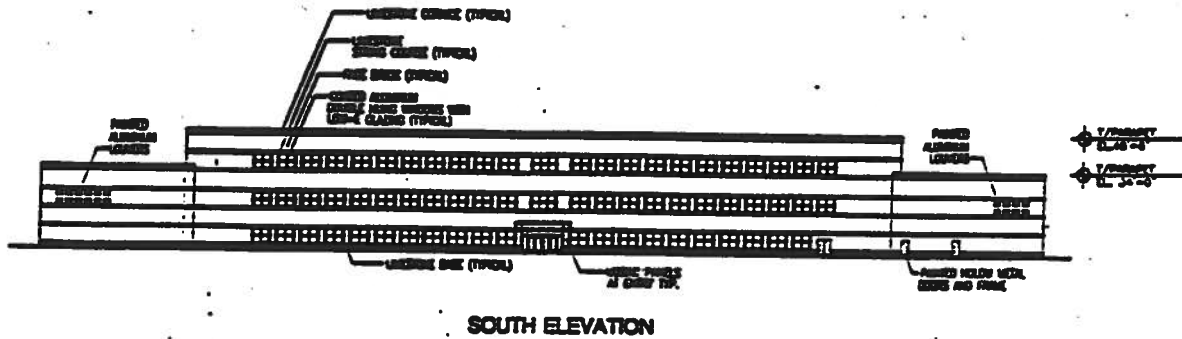
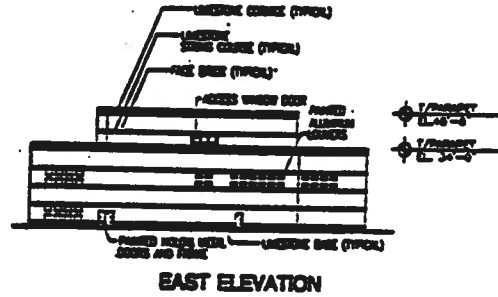
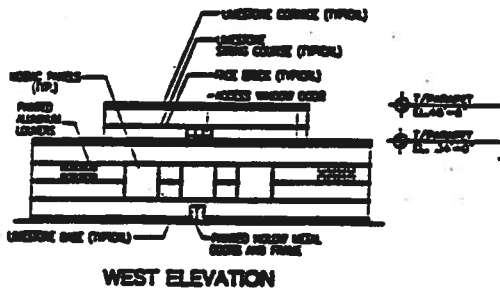
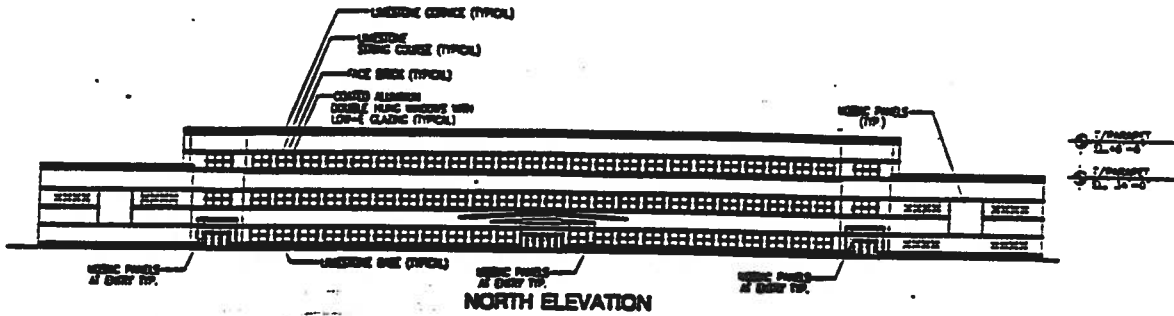
Planned Development Boundary, Property Line And Right-Of-Way Adjustment Map.



Existing Land-Use Map.



Building Elevations.



Perimeter Fence Detail.

