



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

April 25, 2012

Scott E. Saef  
Sidley Austin LLP  
One South Dearborn Street  
Chicago, IL 60603

**Re: Administrative Relief request for Institutional Planned Development No. 697, Francis Parker School Athletic Field Expansion and Site Area Reduction, 330 West Webster Avenue**

Dear Mr. Saef:

Please be advised that your request for a minor change to Institutional Planned Development No. 697 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. 11 of the Planned Development (PD).

You are requesting, on behalf of the property owner, Francis W. Parker School (the "School"), proposed enhancements to the School's athletic field, text additions to the Planned Development statements, and a site area reduction. The proposed athletic field enhancement project includes the installation of an artificial turf field, the construction of an approximately 300 square foot storage and bathroom facility, a new running track along the north and south edges of the field, the repair of the retaining walls, new chain link fencing and parkway landscaping along Webster Ave. and Lincoln Park West, and the installation of an internal gate and ramp along the east side of the basketball court. This project was approved by the Chicago Plan Commission under the Chicago and Lake Michigan Lakefront Protection Ordinance on April 19, 2012 (Application No. 611).

Specifically, you are requesting the:

1. Substitution of a revised Campus Site Plan prepared by Nagle Hartray Architects and dated March 9, 2012.
2. Addition of a new Storage and Toilet Building Plan and Elevations, dated March 9, 2012.
3. Addition of the following sentence to Statement 5 of the PD: "No permanent lighting will be permitted on the athletic field."

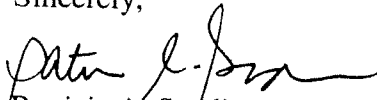
4. Addition of the following sentence to Statement 11 of the PD: "The addition of permanent lighting to the athletic field shall not be considered a minor change in the Planned Development."
5. Correction in the Net Site Area contained in the Bulk Regulations and Data Table from 267,652 square feet to 219,656 square feet.

With regard to your requests, the Department of Housing and Economic Development has determined that request numbers 1 and 2 only, the revised Campus Site Plan and new Storage and Toilet Plan and Elevations, 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. 697, I hereby approve the minor changes requested in numbers 1 and 2 only, 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.

In response to request numbers 3, 4, and 5, a technical amendment application was introduced to City Council on April 24, 2012, which addresses the lighting text additions and site area reduction, therefore, an administrative response to the last three requests is no longer necessary.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Fernando Espinoza, Ron Daye, Main file

A-7806

Southwest of and parallel to North Milwaukee Avenue; and a southwesterly perpendicular line to North Milwaukee Avenue, 73.03 feet northwest of the northwest boundary line of North Wood Street (as measured along the southwest boundary line of North Milwaukee Avenue),

to those of a C1-2 Neighborhood Commercial District.

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

*Reclassification Of Area Shown On Map No. 4-J.  
(Application No. A-7811)  
(Common Address: 1641 S. Pulaski Rd.)*

[O2012-2632]

*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 C1-2 Neighborhood Commercial District symbols and indications as shown on Map Number 4-J in the area bounded by:

a line 216 feet north of and parallel to West 18<sup>th</sup> Street; the public alley next east of and parallel to South Pulaski Road; a line 168 feet north of and parallel to West 18<sup>th</sup> Street; and South Pulaski Road,

to those of an RS3 Residential Single-Unit (Detached House) District.

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

*Reclassification Of Area Shown On Map No. 5-F.  
(As Amended)*

*(Application No. A-7806)  
(Common Address: 2213 N. Clark St. And 320 -- 330 W. Webster Ave.)*

[SO2012-2252]

IPD 697, 22

*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 the current Institutional Planned Development Number 697 symbols and indications as shown on Map Number 5-F in the area bounded by:

the alley next north of and parallel to North Webster Avenue; a line 105.27 feet next east of and parallel to North Clark Street; the alley next north of and parallel to North Webster Avenue; the centerline of the vacated alley 445.23 feet east of North Clark Street; the centerline of vacated West Grant Place; Lincoln Park West; West Webster Avenue; North Sedgwick Street; and North Clark Street,

to those of Institutional Planned Development Number 697, as amended, 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.

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

*Institutional Planned Development No. 697.*

*Plan Of Development Statements.*

1. The area delineated herein as an Institutional Planned Development (the "Planned Development") consists of approximately two hundred nineteen thousand six hundred fifty-six (219,656) square feet or five and four hundredths (5.04) acres of real property. The property is owned and controlled by the applicant Francis W. Parker School (the "Applicant").
2. The Applicant shall obtain all necessary reviews, approvals, licenses and permits in connection with this plan of development. Any dedication or vacation of streets, alleys or easements or any adjustments of right-of-ways shall require a separate submittal on behalf of the Applicant 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 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 11.11-1 of the Chicago Zoning Ordinance, the property shall, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, 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 the Applicant or property owner.

4. This plan of development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; Building Elevations prepared by Nagle Hartray Danker Kagan McKay Architects Planners Ltd. and dated April 27, 1998, as amended October 15, 1998 and a Campus Site Plan prepared by Nagle Hartray Architecture dated May 24, 2012. These and no other zoning controls shall apply to the Property. This 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 following uses are permitted in the Planned Development: an elementary and high school, including playgrounds and athletic fields incidental thereto, accessory parking, and other accessory uses. The following is prohibited in the Planned Development: no permanent lighting will be permitted on the athletic field. Any change in that condition would not constitute a minor change as provided in Section 17-13-0611-A of the Chicago Zoning Ordinance or Statement 11 below, and may be approved only in accordance with the review and approval procedures for a major change to Institutional Planned Development Number 697 ("IPD 697"), as provided in Section 17-13-0602 through Section 17-13-0610 of the Chicago Zoning Ordinance.
6. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulation of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within paved areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Housing and Economic Development.
7. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
8. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. Provided, however, that, in addition to the other exclusions from FAR that are permitted by the Chicago Zoning Ordinance, all floor area devoted to mechanical uses in excess of five thousand (5,000) square feet in a single location shall not be included as floor area.
9. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Housing and Economic Development. If

applicable, pursuant to provisions of Section 14-40-120 of the Municipal Code, City Council approval shall also be required. Temporary signs, such as construction signs, also shall be permitted subject to the review and approval of the Department of Housing and Economic Development. No advertising signs shall be permitted within the Planned Development.

10. Improvements on 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 Elevations 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 terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Housing and Economic Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area established in this Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
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 ("MOPD") 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 MOPD has approved detailed construction drawings for each building or improvement.
13. The Applicant acknowledges that it is in the public interest to design, construct, renovate 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, Refrigeration and Air-Conditioning Engineers ("ASHRE") and the Illuminating Engineering Society ("IES").
14. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a zoning map

A-7806

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6/6/2012

amendment to rezone the property to the previous Institutional Planned Development Number 697 approved by City Council November 4, 1998.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Campus Site Plan; First Floor Master Plan; East Wing -- Proposed East Elevation; Proposed North Corridor Elevation; and Proposed South Elevation referred to in these Plan of Development Statements printed on pages 28935 through 28942 of this *Journal*.]

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

*Institutional Planned Development No. 697.*

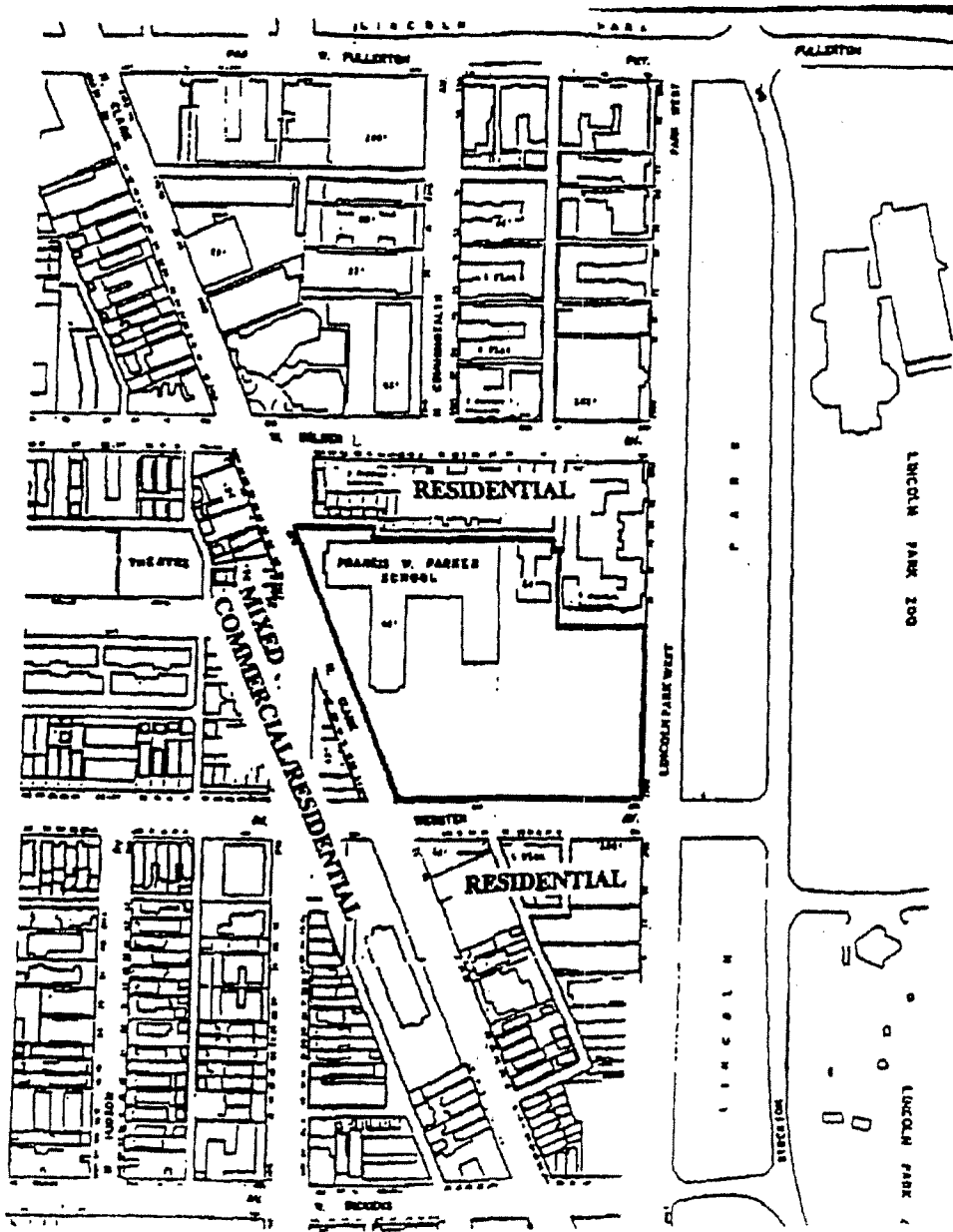
*Plan Of Development*

*Bulk Regulations And Data Table.*

Gross Site Area =	Net Site Area + Area remaining in public right-of-way: 263,052 square feet = 219,656 square feet + 43,396 square feet
Maximum Permitted Floor Area Ratio:	2.0
Maximum Percent of Land Coverage:	In accordance with the attached Site Plan
Minimum Number of Off-Street Parking Spaces:	47
Minimum Number of Off-Street Loading Spaces:	2
Minimum Building Setbacks:	In accordance with the attached Site Plan
Minimum Distances Between Buildings:	In accordance with the attached Site Plan
Maximum Building Height:	In accordance with the attached Building Elevations



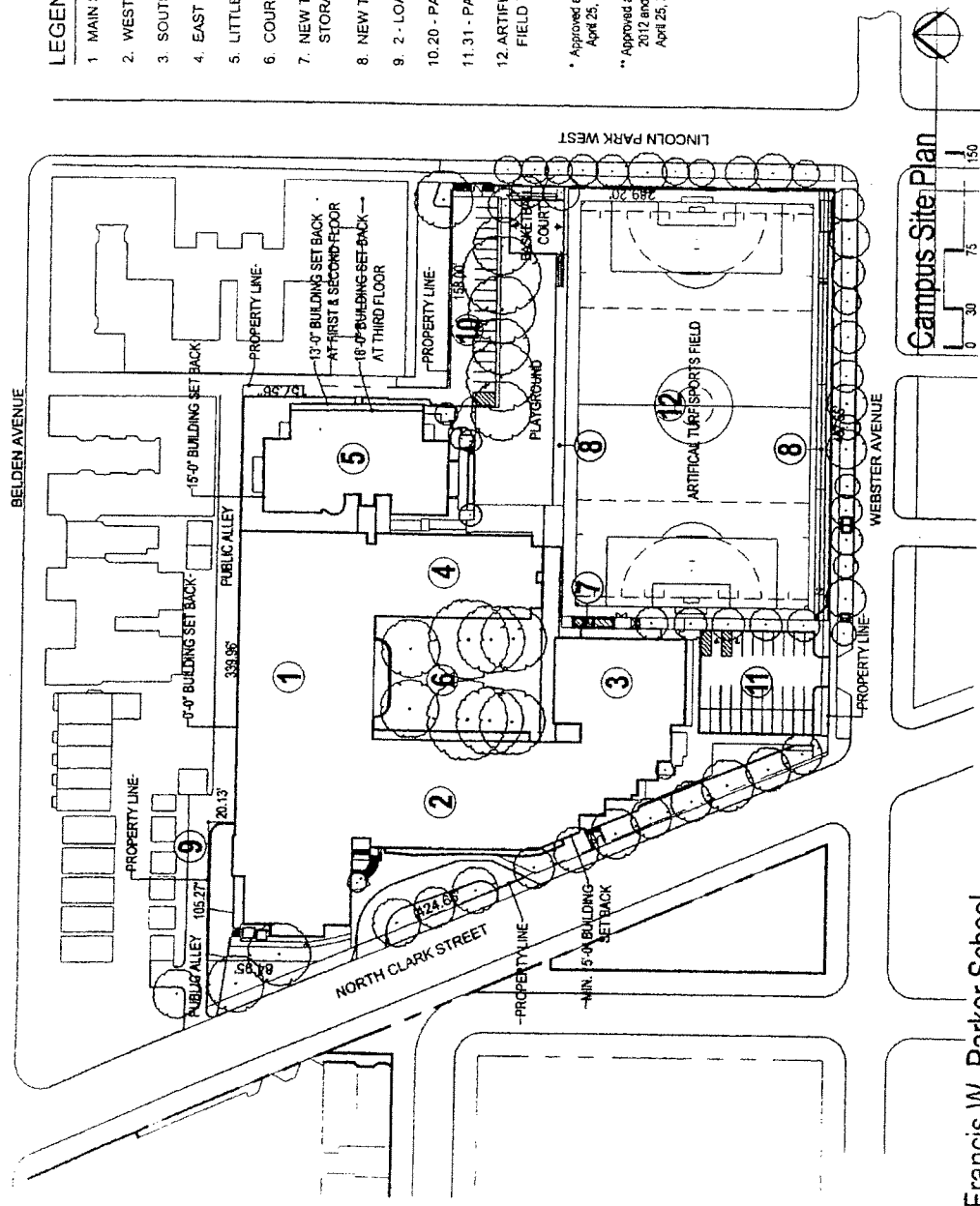
Existing Land-Use Map.





Campus Site Plan.

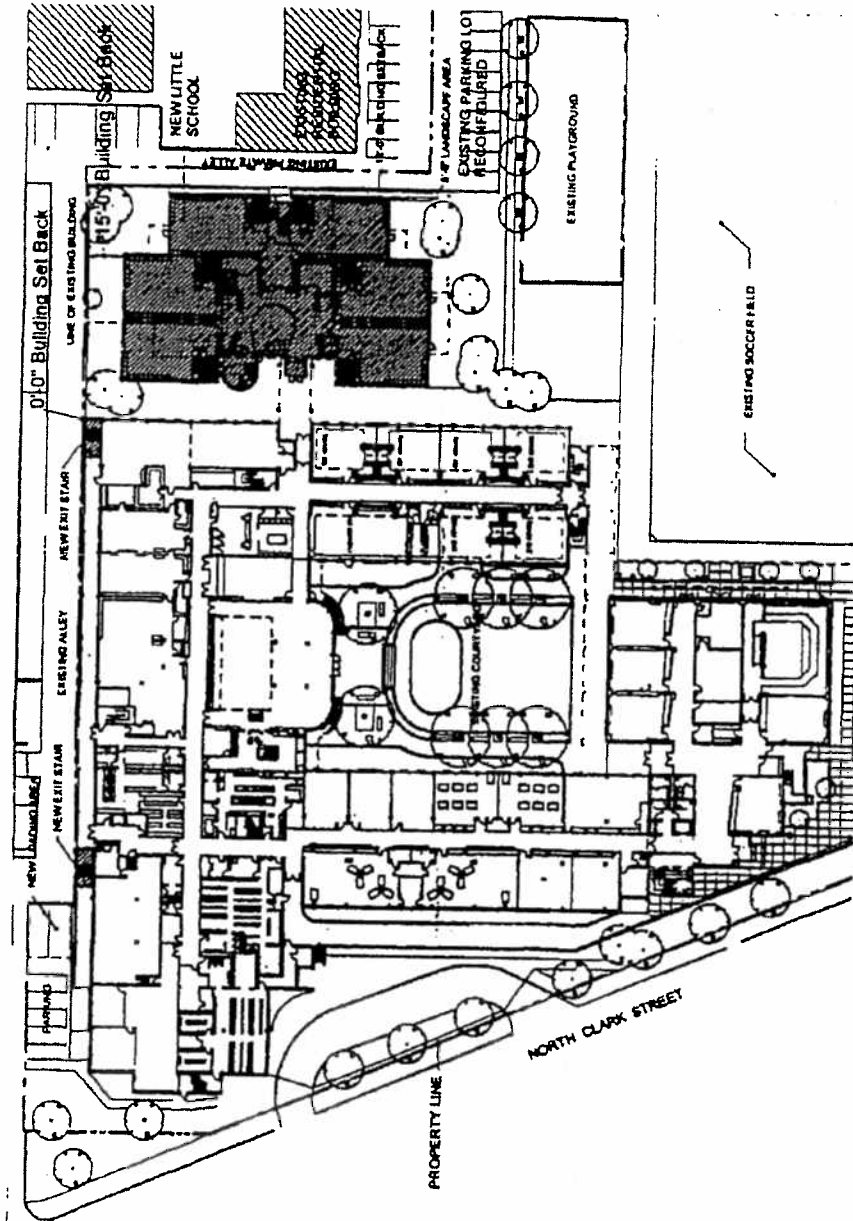
- LEGEND:**
- 1 MAIN SCHOOL
  - 2. WEST WING
  - 3. SOUTH WING
  - 4. EAST WING
  - 5. LITTLE SCHOOL
  - 6. COURTYARD
  - 7. NEW TOILET ROOM / STORAGE BUILDING \*
  - 8. NEW TRACK SURFACE \*\*
  - 9. 2 - LOADING SPACES
  - 10. 20 - PARKING SPACES
  - 11. 31 - PARKING SPACES
  - 12. ARTIFICIAL TURF SPORTS FIELD \*\*
- \* Approved as AIR by DHED on April 25, 2012.  
 \*\* Approved as LFO No. 611 on April 17, 2012 and as AIR by DHED on April 25, 2012.



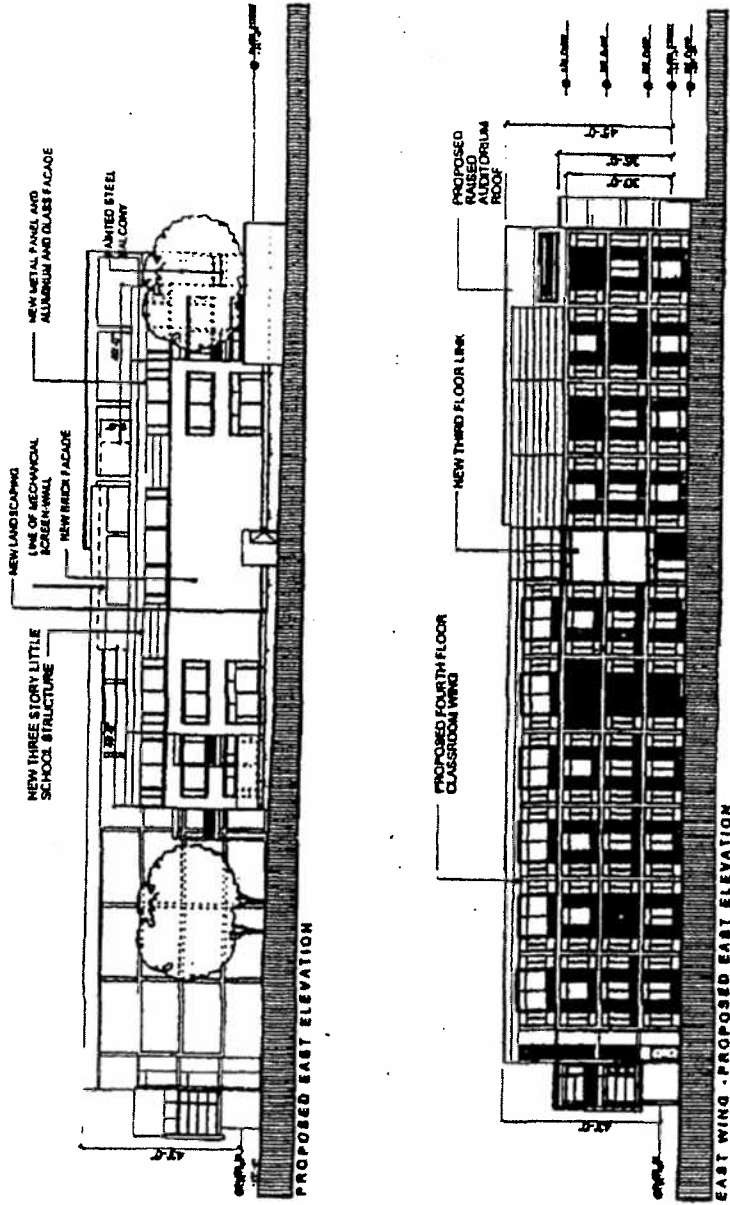
**Francis W. Parker School**  
 330 West Webster Avenue, Chicago, Illinois 60614  
 Applicant: Alderman Michele Smith  
 Hearing Date: May 24, 2012

Campus Site Plan

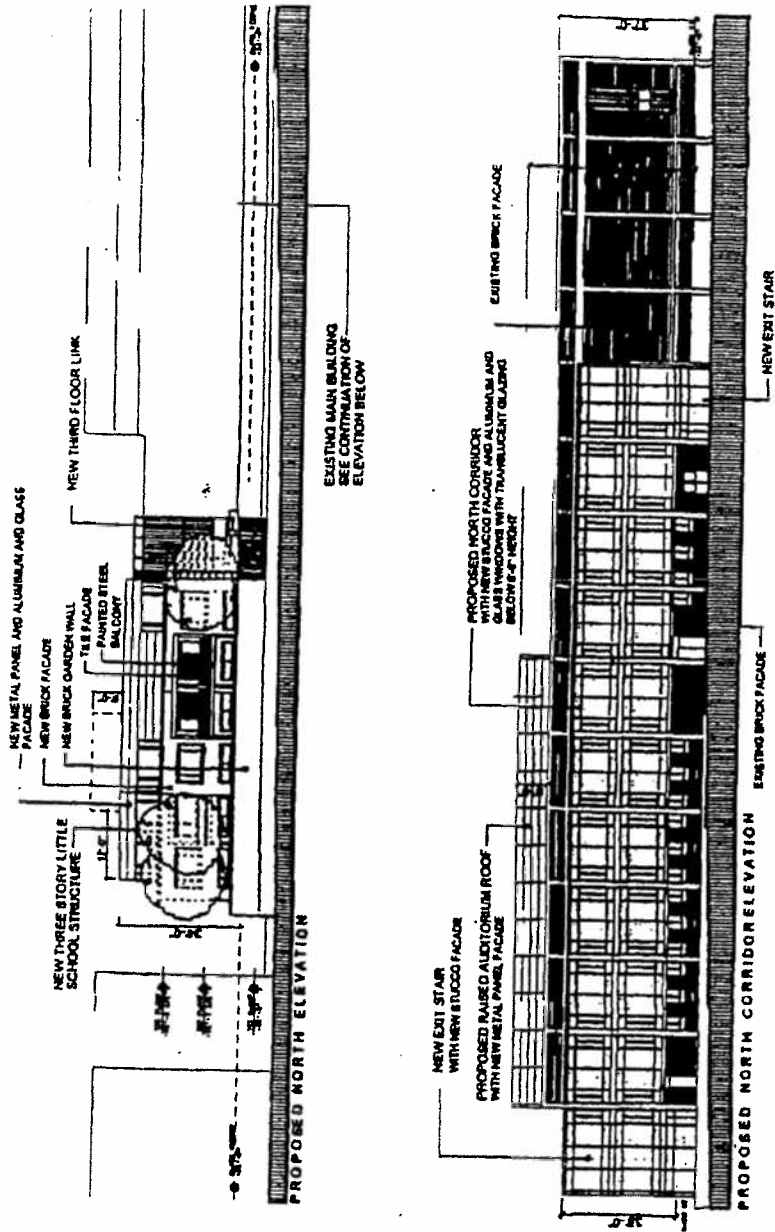
First Floor Master Plan.



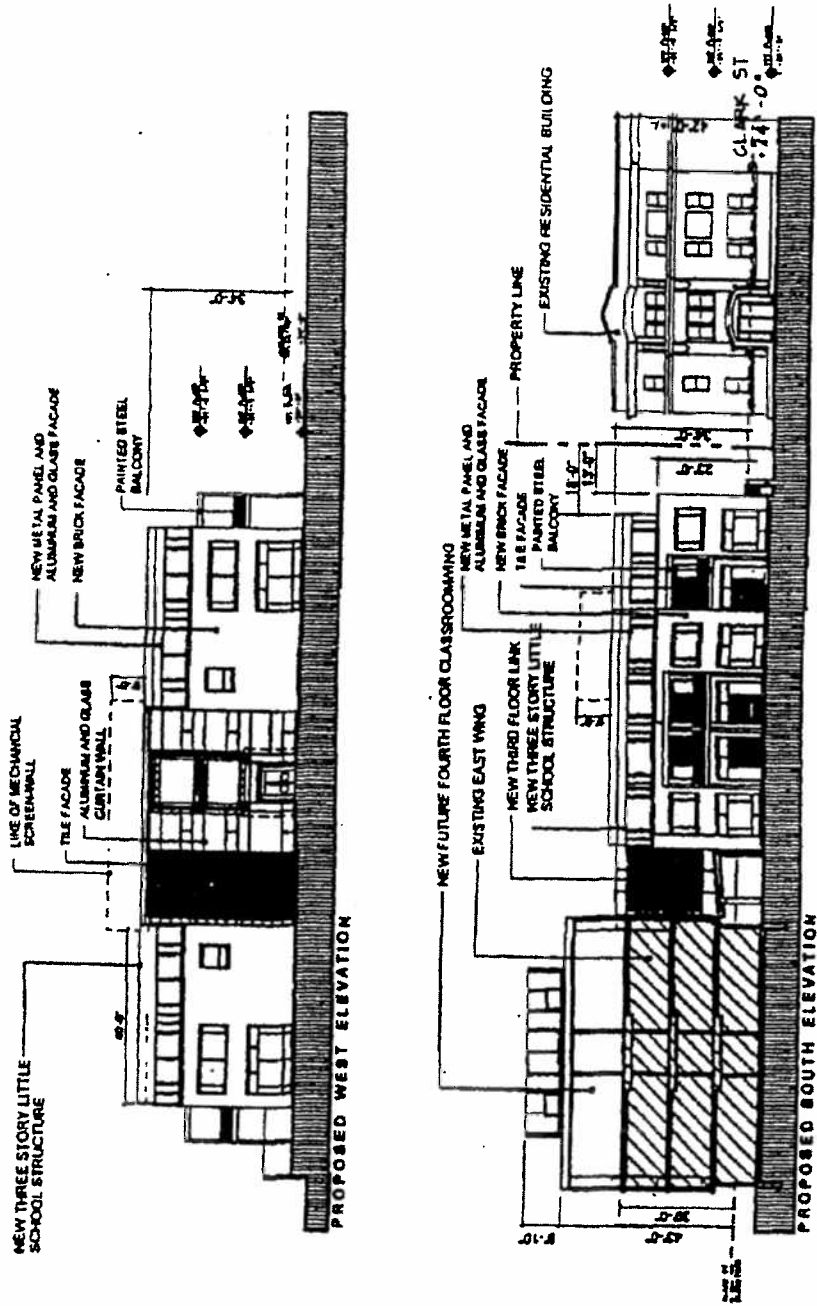
East Wing -- Proposed East Elevation.



Proposed North Corridor Elevation.



Proposed South Elevation.



*Reclassification Of Area Shown On Map Number 4-I.  
(Application Number A-4002)*

*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 R4 General Residence District symbols and indications as shown on Map Number 4-I in the area bounded by:

the alley next north of and parallel to West 18<sup>th</sup> Street; a line 49 feet west of South Washtenaw Avenue; West 18<sup>th</sup> Street; and a line 73 feet west of South Washtenaw Avenue,

to those of a B2-2 Restricted Retail 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 Number 5-F.  
(As Amended)  
(Application Number 12379)*

**IPD 697**

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the current R6 General Residence District symbols and indications as shown on Map Number 5-F in the area bounded by:

the alley next north of and parallel to North Webster Avenue; a line 105.27 feet next east of and parallel to North Clark Street; the alley next north of and parallel to North Webster Avenue; the centerline of the vacated alley 445.27 feet east of North Clark Street; the centerline of vacated West Grant Place; Lincoln Park West; West Webster Avenue; and North Clark Street,

to those of an Institutional Planned Development which is hereby established in the area described above subject to such use and bulk regulations as are set

forth in the Plan of Development attached hereto and to no others.

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

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

*Institutional Planned Development Number 697.*

*Plan Of Development Statements.*

1. The area delineated herein as an Institutional Planned Development (the "Planned Development") consists of approximately two hundred sixty-seven thousand six hundred fifty-two (267,652) square feet or six and fourteen hundredths (6.14) acres of real property. The Property is owned and controlled by the applicant Francis W. Parker School (the "Applicant").
2. The Applicant shall obtain all necessary reviews, approvals, licenses and permits in connection with this Plan of Development. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-ways shall require a separate submittal on behalf of the Applicant 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 and, if different than the Applicant, the legal title holders 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 title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property shall, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, 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 the Applicant or Property Owner.

4. This Plan of Development consists of these thirteen (13) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; and Site/Landscape Plan and Building Elevations prepared by Nagle Hartray Danker Kagan McKay Architects Planners Ltd. and dated April 27, 1998, as amended October 15, 1998. These and no other zoning controls shall apply to the Property. This 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 following uses are permitted in the Planned Development: an elementary and high school, including playground and athletic fields incidental thereto, accessory parking, and other accessory uses.
6. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
7. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
8. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that, in addition to the other exclusions from the F.A.R. that are permitted by the Chicago Zoning Ordinance, all floor area devoted to mechanical uses in excess of five thousand (5,000) square feet in a single location shall not be included as floor area.
9. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. If applicable, pursuant to provisions of Section 14-40-120 of the Municipal Code, City Council approval shall also be required. Temporary signs, such as construction signs, also shall be permitted subject to the review and approval of the Department of Planning and

- Development. No advertising signs shall be permitted within the Planned Development.
10. Improvements on the Property, including landscaping and all entrances and exists to the parking and loading areas, shall be designed and installed in substantial conformance with the Site/Landscape Plan, Building Elevations 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 terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area established in this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
  12. The Applicant acknowledges that it is 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 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 Panned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.E.") and the Illuminating

Engineering Society ("I.E.S").

- 14. Unless substantial construction of the improvements contemplated for this Property by this Planned Development has commenced within six (6) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the current R6 General Residence District. This six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Existing Site Plan; Proposed Site Plan; First Floor Master Plan; East Wing -- Proposed East Elevation Drawing; Proposed Norte Corridor Elevation Drawing; and Proposed South Elevation Drawing referred to in these Plan of Development Statements printed on pages 81567 through 81575 of this Journal.]

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

*Institutional Planned Development Number 697.*

*Plan Of Development.*

*Bulk Regulations And Data Table.*

Gross Site Area:	309.673.75 square feet.
Net Site Area:	267,652 square feet.
Area remaining in PublicRight-of-way:	42,021.75 square feet.

Maximum Permitted Floor Area Ratio:	2.0.
Maximum Percent of Land Coverage:	In accordance with the attached Site Plan.
Minimum Number of Off-Street Parking Spaces:	47.
Minimum Number of Off-Street Loading Spaces:	2.
Minimum Building Setbacks:	In accordance with the attached Site Plan.
Minimum Distances Between Buildings:	In accordance with the attached Site Plan.
Maximum Building Height:	In accordance with the attached Building Elevations.

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*Reclassification Of Area Shown On Map Number 5-H.*  
(Application Number 12542)

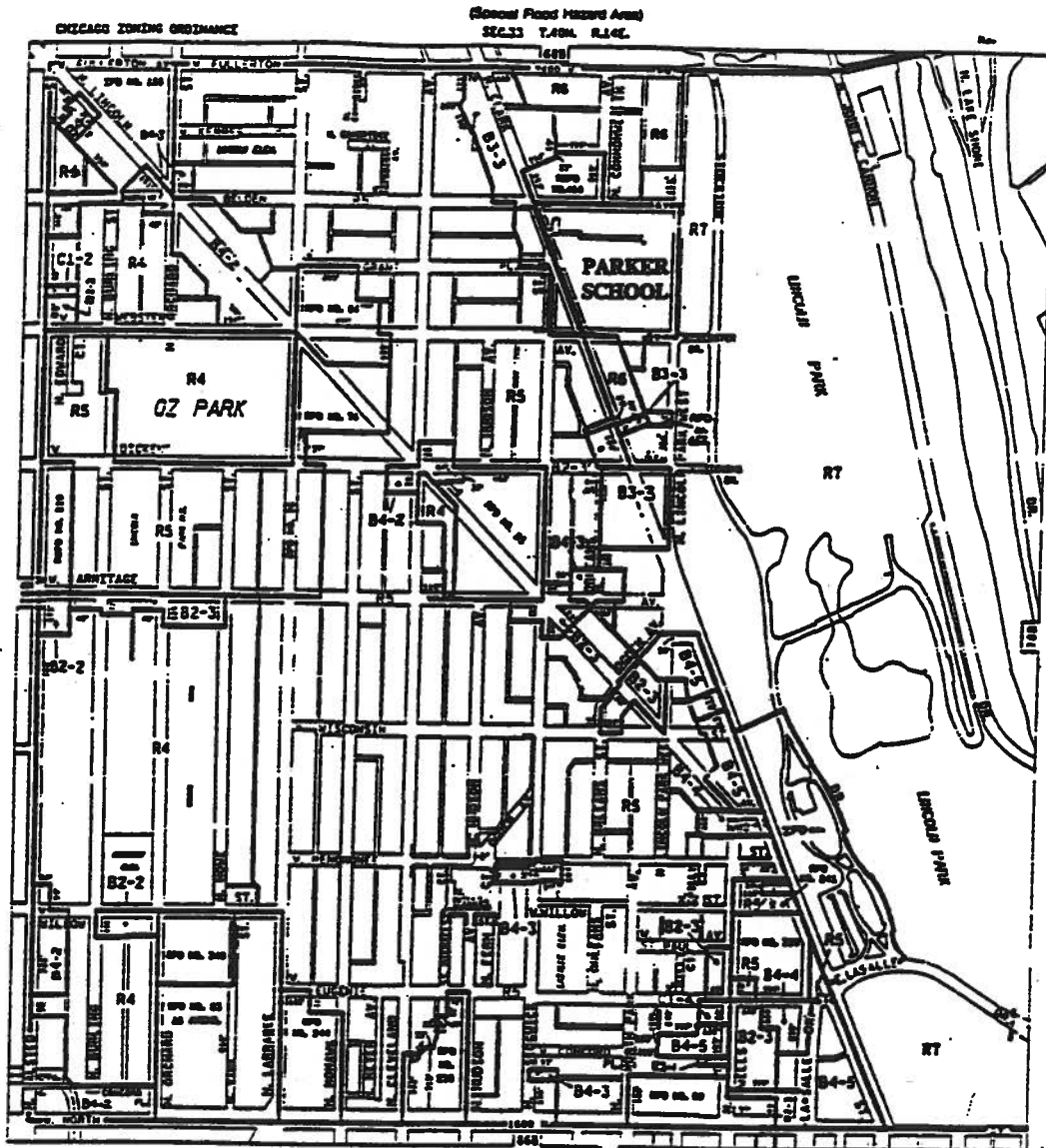
*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 5-H in the area bounded by:

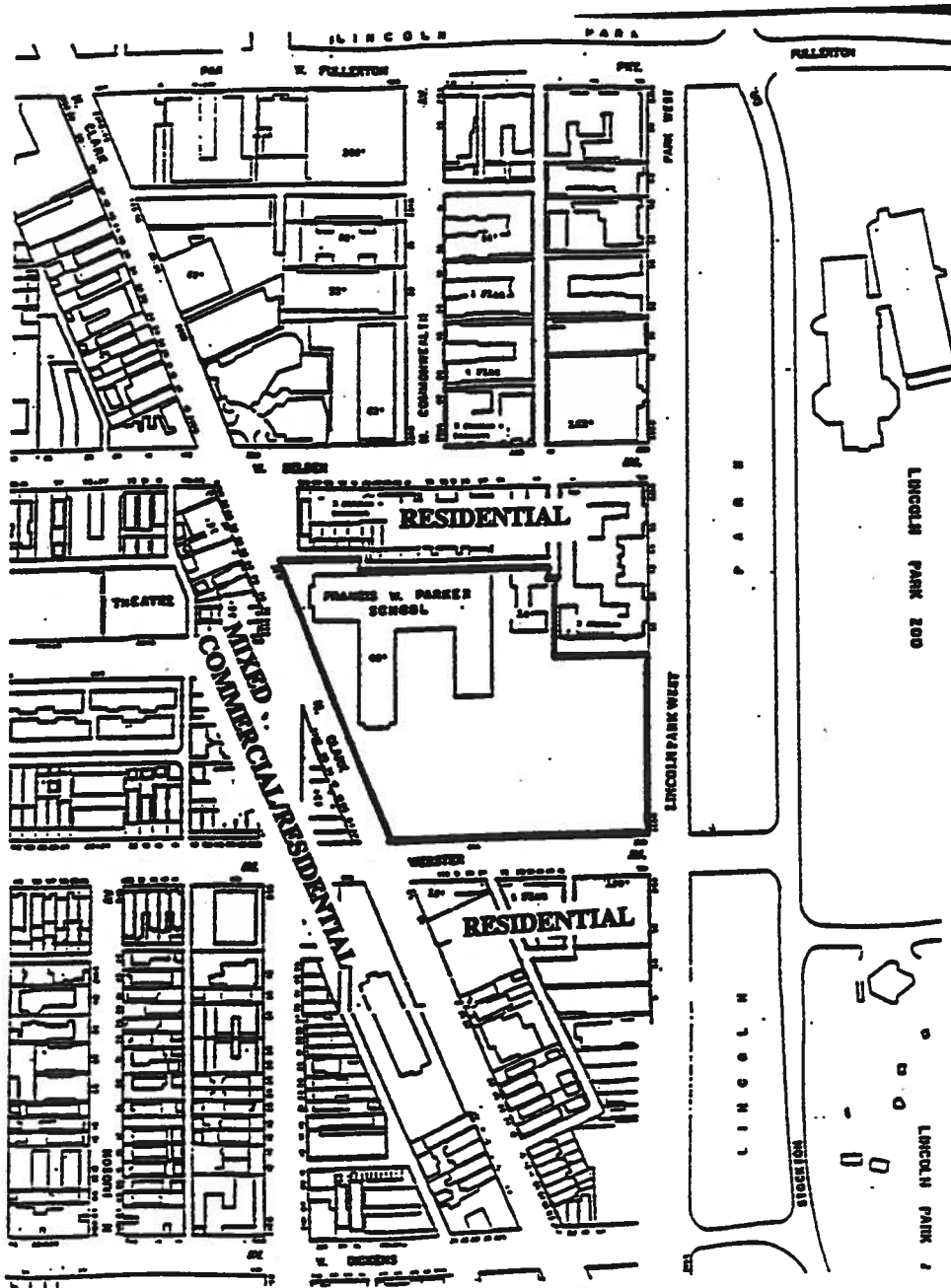
West St. Paul Avenue; a line 188 feet east of North Hoyne Avenue; the alley next south of and parallel to West St. Paul Avenue; and a line 140 feet east of North Hoyne Avenue,

(Continued on page 81576)

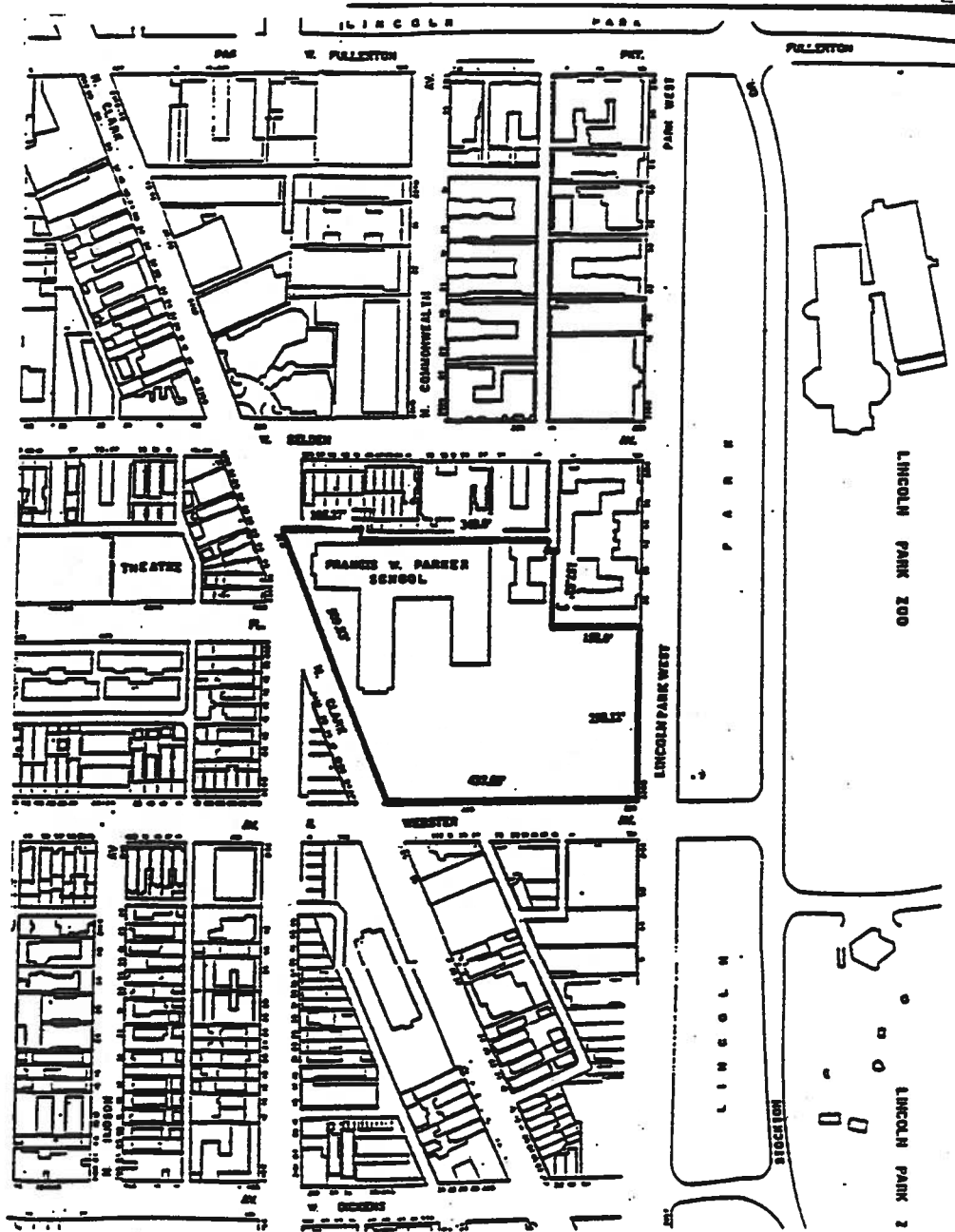
Existing Zoning Map.



Existing Land-Use Map.

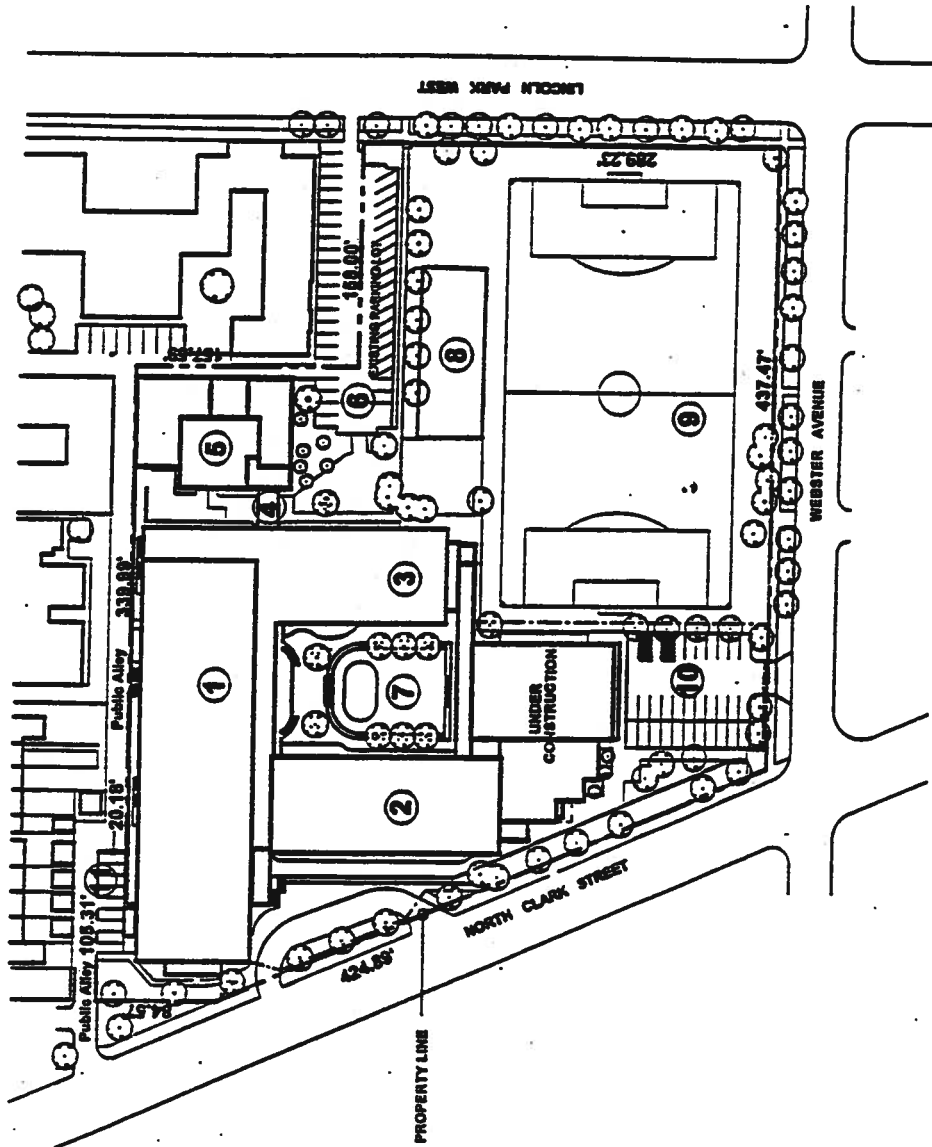


Planned Development Boundary and Property Line Map.



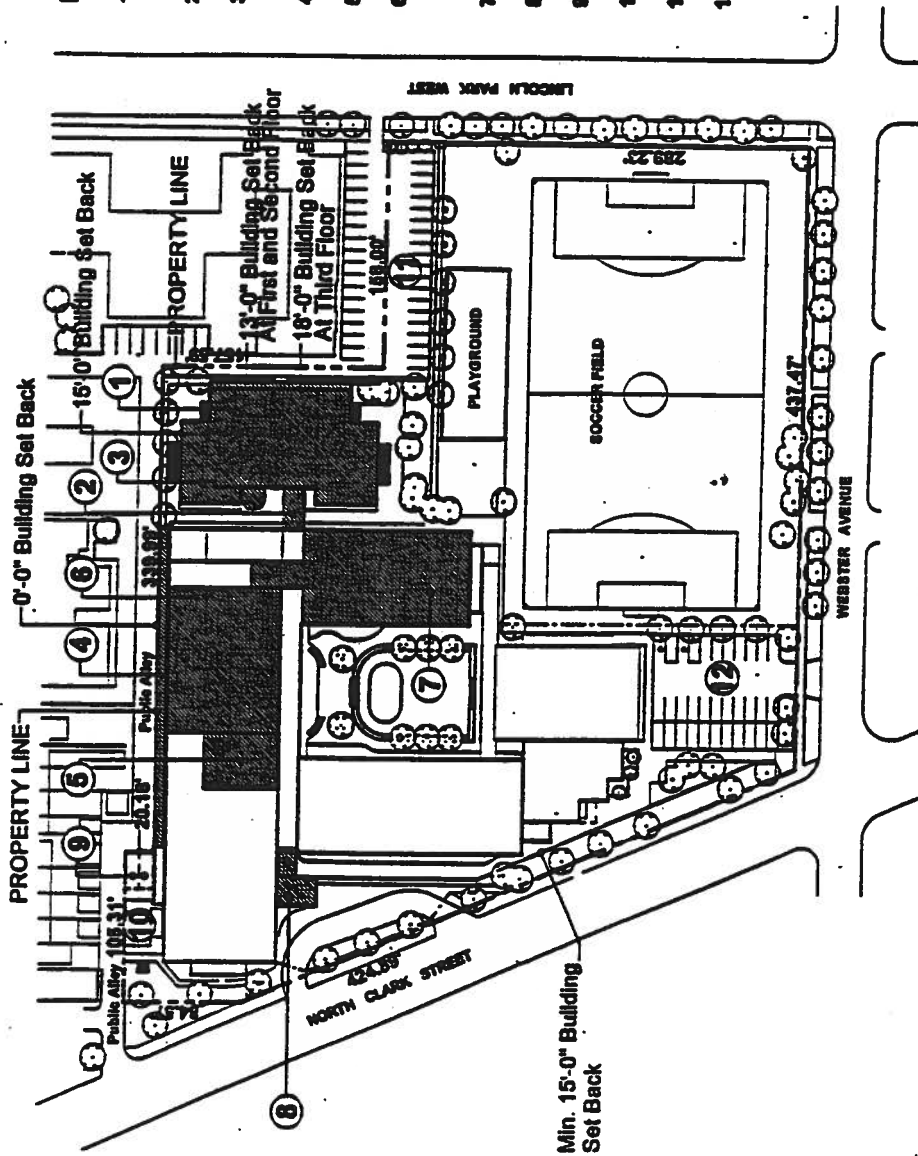
Existing Site Plan.

- LEGEND**
- 1. MAIN SCHOOL
  - 2. WEST WING
  - 3. EAST WING
  - 4. LITTLE SCHOOL LINK
  - 5. EXISTING LITTLE SCHOOL
  - 6. EXISTING PARKING LOT:  
24 PARKING SPACES
  - 7. COURTYARD
  - 8. PLAYGROUND
  - 9. SOCCER FIELD
  - 10. PARKING LOT: 31 SPACES
  - 11. PARKING LOT: 8 SPACES



Proposed Site Plan.

- LEGEND**
- 1. NEW THREE STORY LITTLE SCHOOL BLDG.
  - 2. NEW LINK
  - 3. LINE OF EXISTING LITTLE SCHOOL BUILDING
  - 4. NORTH CORRIDOR
  - 5. NEW STUDIO THEATER
  - 6. NEW BALCONY SEATING AND RAISED AUDITORIUM AND STAGE ROOF
  - 7. NEW FOURTH FLOOR ADDITION
  - 8. NEW ENTRY
  - 9. 2 - LOADING SPACES
  - 10. 4 - PARKING SPACES
  - 11. 20 - PARKING SPACES
  - 12. 31 - PARKING SPACES





East Wing -- Proposed East Elevation.

