



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4190
312 744-2271 (FAX)
312 744-2578 (TTY)

<http://www.cityofchicago.org>

June 25, 2008

Mr. Mark Weber
Principal
Wheeler Kearns Architects
343 South Dearborn Street
Chicago, IL 60604

Re: **Administrative Relief request for Institutional Planned Development No. 741, The Beverly Arts Center, West 111th Street and South Western Avenue**

Dear Mr. Weber:

Please be advised that your request for a minor change to Institutional Planned Development No. 741 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

Specifically, you are requesting to abandon the approved "Future Building Area" south of the existing Theater and originally designated for a "Black Box Theater" and relocate its use to a proposed building along the west end of the existing courtyard. The new proposal includes a one-story Pavilion building attached to the existing building via a one story entryway. Additionally, a 1½ -story addition is proposed on the west wall of the existing building. The intended use for the new Pavilion is to provide additional gallery space and extend the facility capacity to house larger group events.

With regards to your request, the Department of Planning and Development has determined that this proposed substitution and relocation would result in a change of character of development and create an adverse impact on the surrounding neighborhood. The approved Black Box Theater was a proposed building addition along S. Western Ave., a major commercial thoroughfare. Although a small entryway would link the existing building with the proposed Pavilion, the proposed Pavilion would essentially be a free-standing building within the courtyard and adjacent to residential neighbors to the south. Its location, along with the placement of the proposed one-story addition, would be in line with the S. Artesian Av. right-of-way and would disrupt the existing front yard created by the existing building and adjacent residential buildings. Finally, the open courtyard, a key element of the original design, would be greatly reduced and the proposed uses for the Pavilion may exceed the original Black Box Theater use.

Therefore, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 741, I hereby deny the foregoing change.

Sincerely,

Arnold L. Randall
Commissioner

ALR:SA:HG:tm

cc: Judy Minor Jackson, Mike Marmo, Pat Haynes, Erik Glass, DPD files



(Continued from page 28085)

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 28-G.
(Application Number A-4274)*

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 B4-1 Restricted Service District symbols and indications as shown on Map Number 28-G in the area bounded by:

the alley next north of and parallel to West 115th Street; South Bishop Street; West 115th Street; and South Laffin Street,

to those of an R2 Single-Family Residence 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 28-I.
(As Amended)
(Application Number 12870)*

IPD 741

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 B2-1 Restricted Retail District symbols and indications as shown on Map Number 28-I in the area bounded by:

a line 163 feet south of the centerline of West 111th Street; South Western Avenue; a line 313 feet south of the centerline of West 111th Street; and the alley next west of South Western Avenue,

to those of a B4-1 Restricted Service District and a corresponding use district is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map Number 28-I in the area bounded by:

West 111th Street; South Western Avenue; a line 312.64 feet south of the centerline of West 111th Street; the alley next west of South Western Avenue; the alley next south of West 111th Street; and South Campbell Avenue,

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 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 Number 741.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development (the "Planned Development") consists of approximately ninety-three thousand one hundred seven and seventy-two hundredths (93,107.72) square feet (two and one hundred thirty-seven thousandths (2.137) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is controlled by the City of Chicago, which has given the applicant, the Beverly Art Center, permission to proceed with this application pursuant to a letter from the Department of Planning and Development of the City of Chicago dated November 10, 1999.

2. The applicant shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the applicant with the approval of the City of Chicago 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 title holders and 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, modification 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 the applicant or its successor and the City of Chicago as owner of the Property.
4. This Plan of Development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Right-of-Way Adjustment Map; and exhibits prepared by Wheeler Kearns dated February 10, 2000: a Site Plan; Exterior Fence Drawing; Landscape Plan; and Building Elevations. Full size sets of the Wheeler Kearns exhibits are on file with the Department of Planning and Development. 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 shall be permitted in the Planned Development:

theater and related uses, including education and performance facilities, training studios, activity rooms, shops/bookstores and resource centers, cafes, reception areas, accessory parking and accessory uses.

6. Identification signs shall be permitted subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. At a minimum, two percent (2%) of all parking spaces will be accessible by people with disabilities.
8. Any street, 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.
9. The maximum heights of any buildings or any appurtenances attached thereto shall be subject to the Bulk Regulations and Data Table and height limitations as approved by the Federal Aviation Administration.
10. The improvements on the Property, including the on-site exterior landscaping and all entrances and exits to and from the loading area, shall be designed, constructed and maintained in substantial conformance with this Planned Development. Public pedestrian access shall be provided through the site from South Artesian Avenue to West 111th Street and shall remain open and un gated at all times.
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 the 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.").

12. A portion of the site was formerly occupied by a gas station and requires soil clean-up and preparation. No Part II approval shall be issued for the Planned Development until the Chicago Department of Environment has certified that the clean-up/preparation has been completed.
13. The applicant may in the future expand the Beverly Art Center facility in the area indicated as the Future Expansion Area on the Site Plan. The design and facade of any such expansion shall be compatible with that of the original facility. Furthermore, the applicant shall submit the plans for such expansion to the Department for its review pursuant to the following site plan approval procedures.

Prior to issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for future expansion within this Planned Development, a Site Plan for proposed development, including parking areas (a "Site Plan") and Building Elevations shall be submitted by the applicant or with the applicant's written approval to the Commissioner for approval. Review and approval of the Site Plan by the Commissioner is intended to assure that specific development proposals substantially conform with this Planned Development and to assist the City in monitoring ongoing development. No Part II Approval for any portion of the Property shall be granted until an applicable Site Plan has been approved.

Following approval of a Site Plan by the Commissioner, the approved Site Plan and supporting data and materials shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development.

After approval of a Site Plan by the Commissioner, the approved Site Plan may be changed or modified pursuant to the provisions of Statement 14 hereof. In the event of any inconsistency between an approved Site Plan and the terms of this Planned Development in effect at the time of approval of such Site Plan or of the modifications or changes thereto, the terms of this Planned Development shall govern.

A Site Plan shall, at a minimum, provide the following information:

- (a) the boundaries of the site;
- (b) the footprint of the proposed improvements;
- (c) all proposed landscaping, including species and size;
- (d) all landscaping and buffer zones (including a description of all landscape materials);
- (e) building elevations of the improvements;
- (f) location and depiction of all parking spaces (including relevant dimensions);
- (g) location and depiction of all loading berths (including relevant dimensions);
- (h) all drives, roadways and vehicular routes;
- (i) statistical information applicable to the Property limited to the following:
 - (1) floor area and floor area ratio;
 - (2) number of parking spaces; and
 - (3) number of loading berths;
- (j) parameters of building envelopes including:
 - (1) maximum building height; and
 - (2) setbacks, required and provided.

A Site Plan shall include such other information as may be necessary to illustrate substantial conformance to this Planned Development.

14. 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. 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. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in periphery setbacks or an increase in the maximum percent of land coverage.
15. Unless substantial construction 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. If this Planned Development expires under the provisions of this section, then the zoning of the Property shall automatically revert to the pre-existing B4-1 Restricted Service District and B2-1 Restricted Retail District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Right-of-Way Adjustment Map; Landscape Plan; Exterior Fence Drawing; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 28100 through 28108 of this Journal.]

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

Institutional Planned Development Number 741.

Bulk Regulations And Data Table.

Site Area

Net Site Area:*	93,107.72 square feet (2.14 acres).
Area in Public Right-of-Way:	46,747.78 square feet (1.07 acres).
Gross Site Area:	139,855.50 square feet (3.21 acres).

**Maximum Permitted
Floor Area Ratio:**

.75.

Setbacks from Property Line:

In substantial conformance with the Site Plan.

**Maximum Percentage of Site
Coverage:**

In substantial conformance with the Site Plan.

Maximum Building Height:

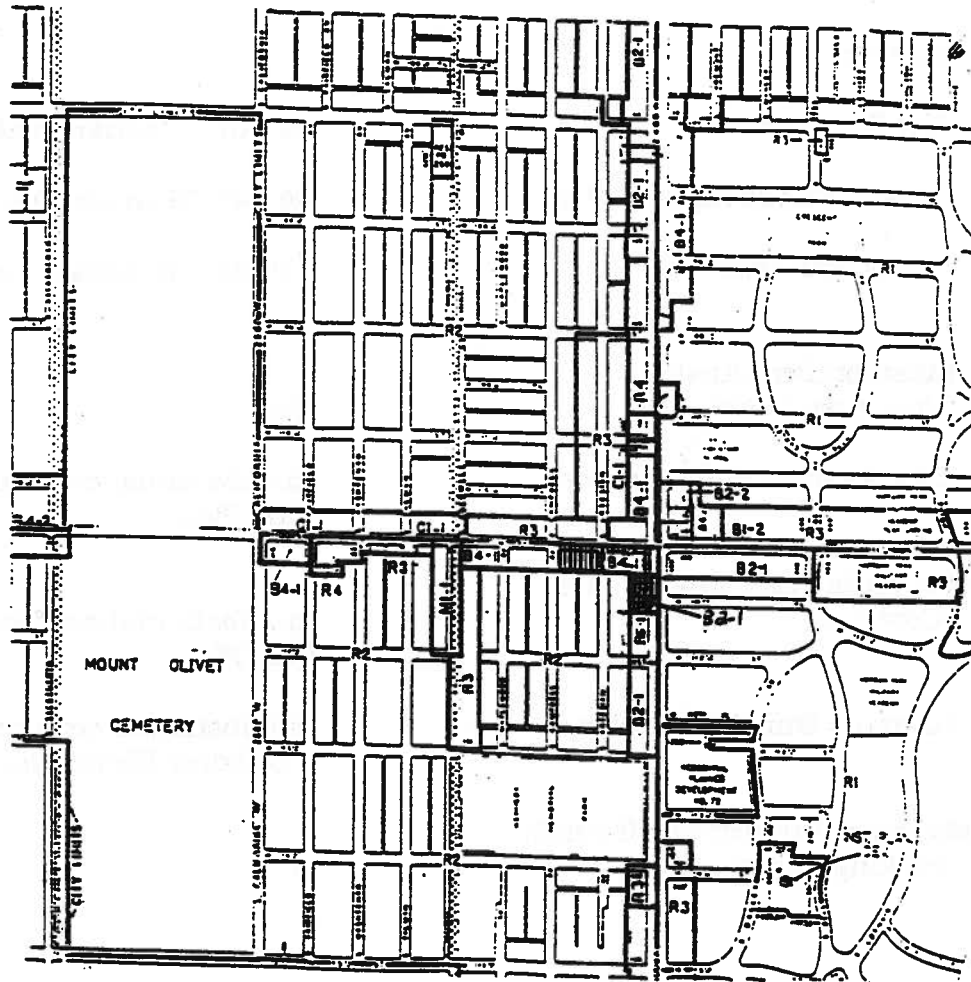
In substantial conformance with the Building Elevations.

**Minimum Number of Off-Street
Parking Spaces:**

80.

* Includes 10,256.9 square feet (0.235 acres) proposed to be vacated.

Existing Zoning Map.



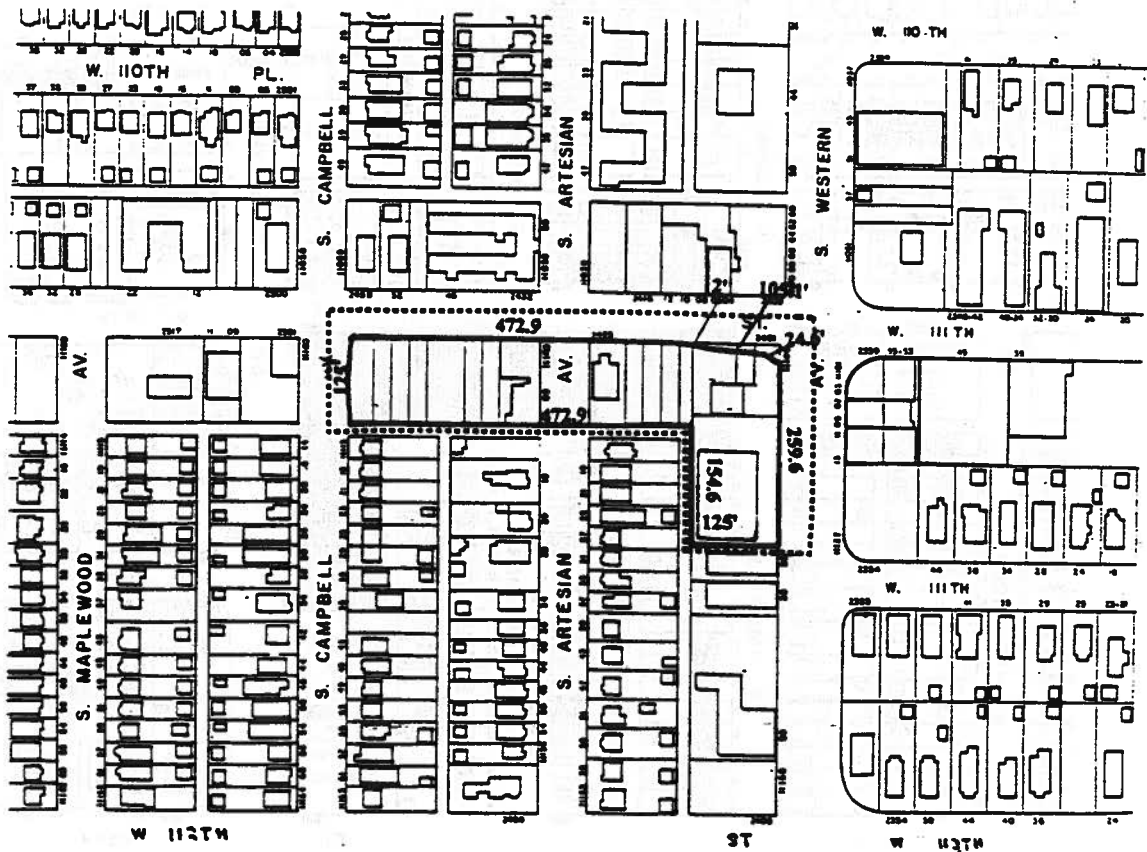
Applicant: Beverly Art Center
2153 W. 111th Street
Chicago, Illinois 60643

SUBJECT PROPERTY



Date: November 16, 1999
Revised: February 10, 2000

Planned Development Boundary And Property Line Map.



Applicant: Beverly Art Center
 2153 W. 111th Street
 Chicago, IL 60643

Date: November 16, 1999
Revised: February 10, 2000

**PLANNED DEVELOPMENT
 BOUNDARY**

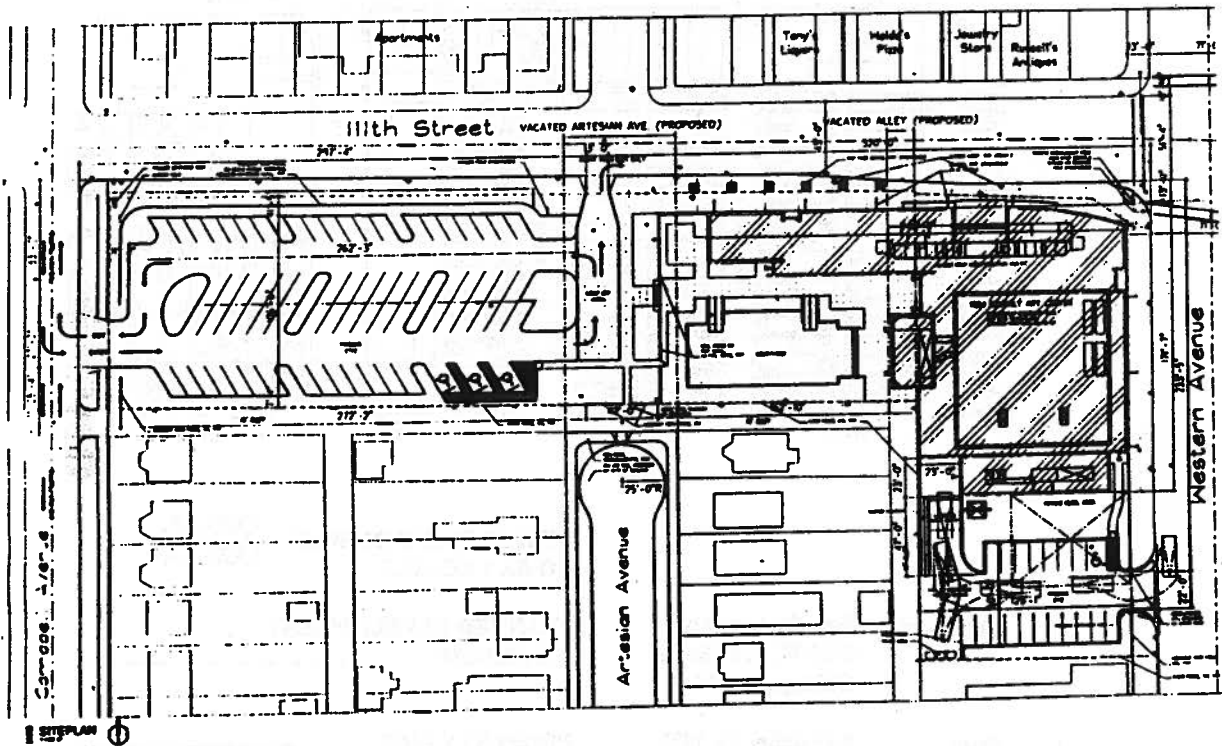
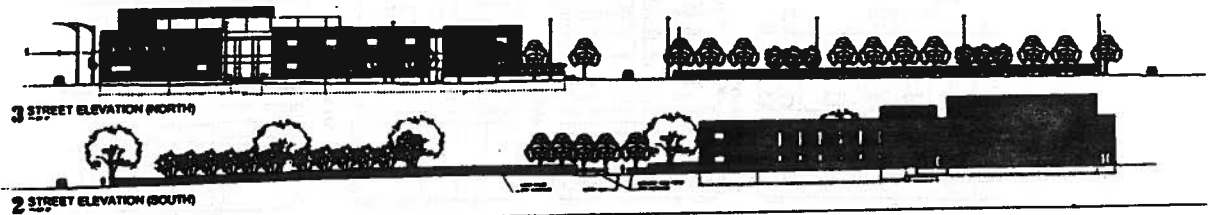


PROPERTY LINE

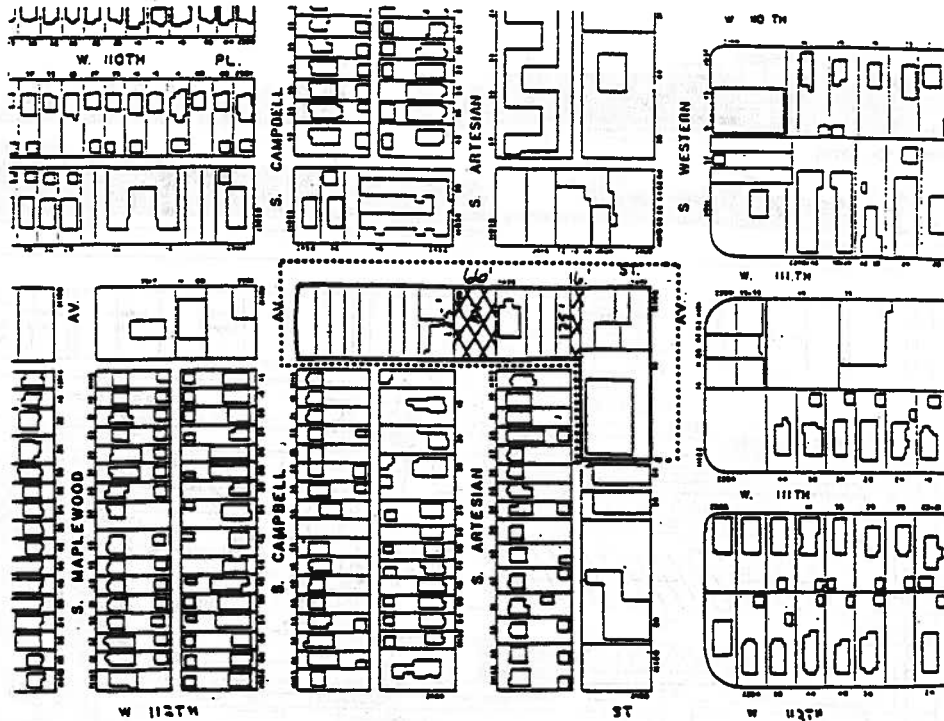


Dimensions reflect property lines

Site Plan.



Right-Of-Way Adjustment Map.



PUBLIC RIGHT-OF-WAY
TO BE VACATED



PLANNED DEVELOPMENT
BOUNDARY



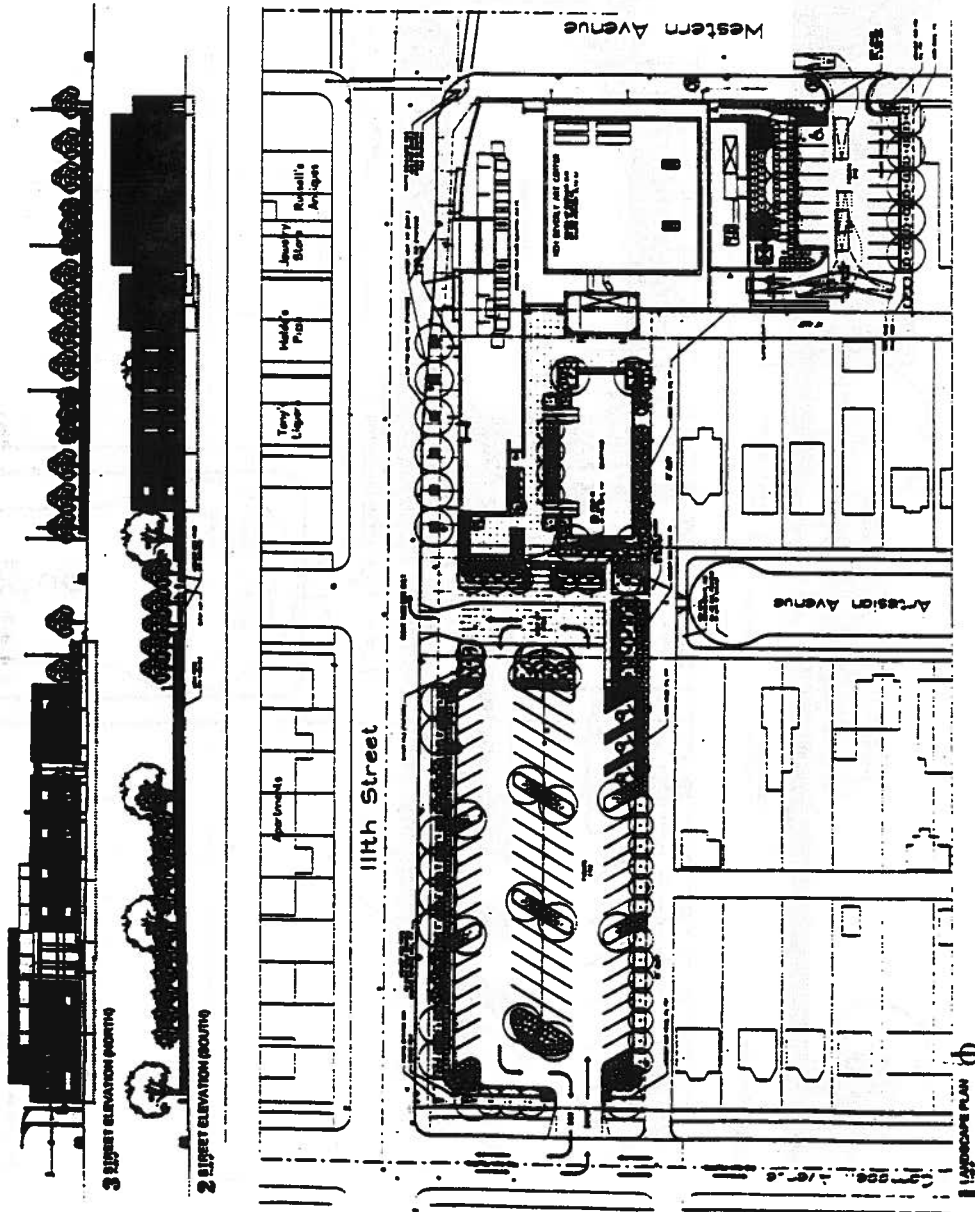
PROPERTY LINE



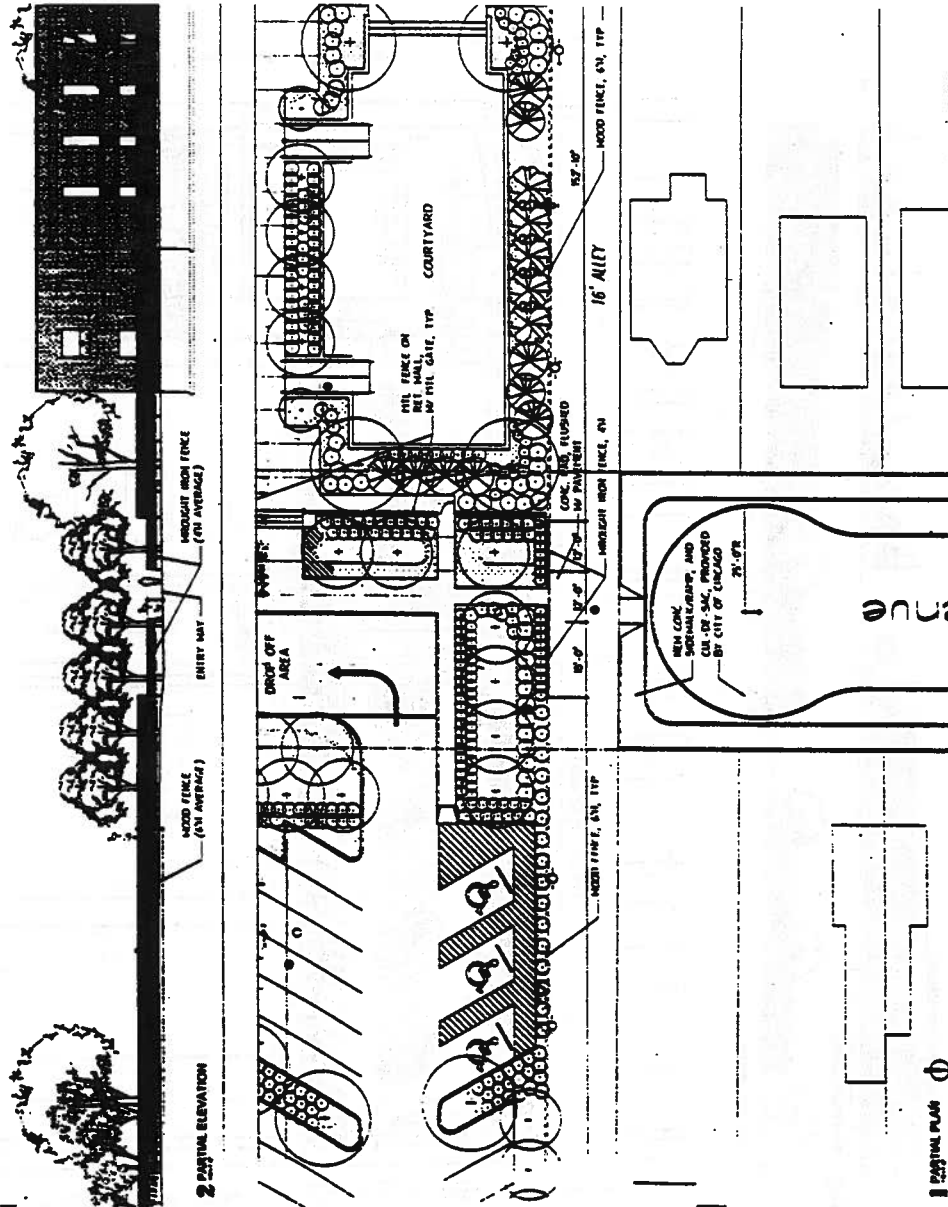
Applicant: Beverly Art Center
2153 W. 111th Street
Chicago, IL 60643

Date: November 16, 1999
Revised: February 10, 2000

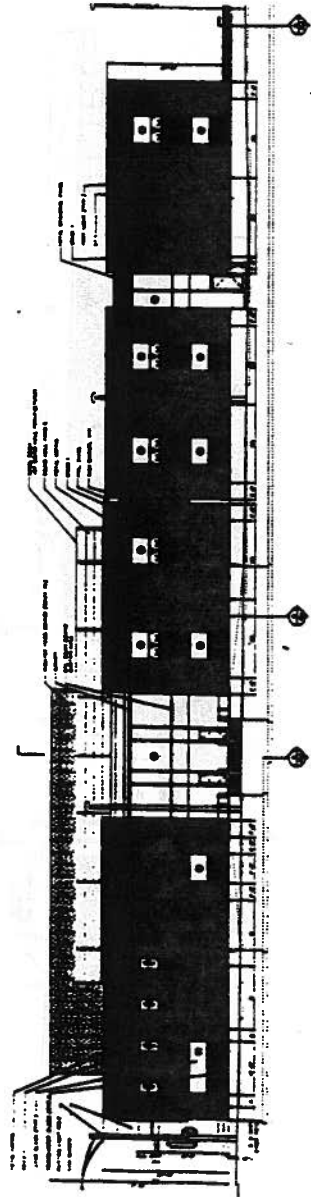
Landscape Plan.



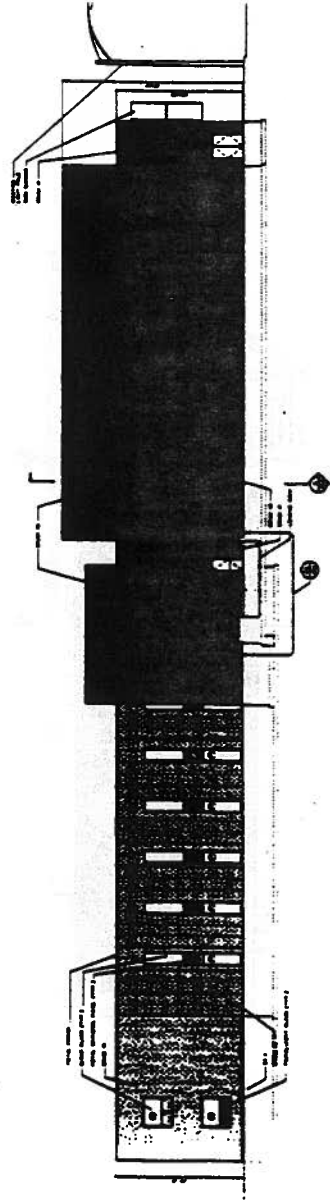
Exterior Fence.



Building Elevations.
(North And South)

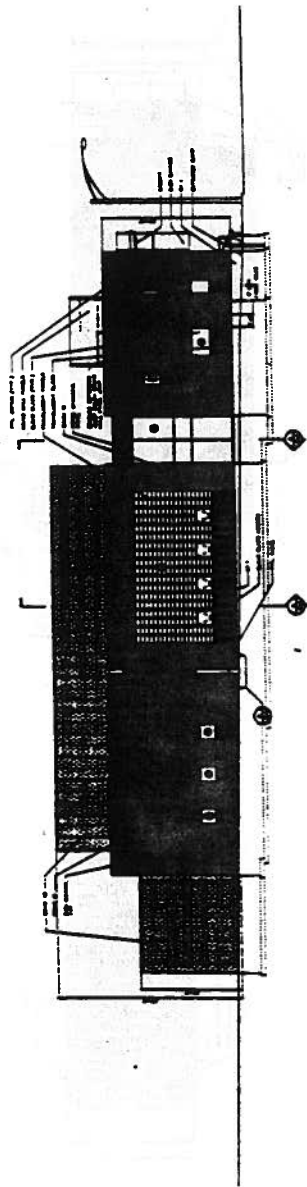


NORTH ELEVATION

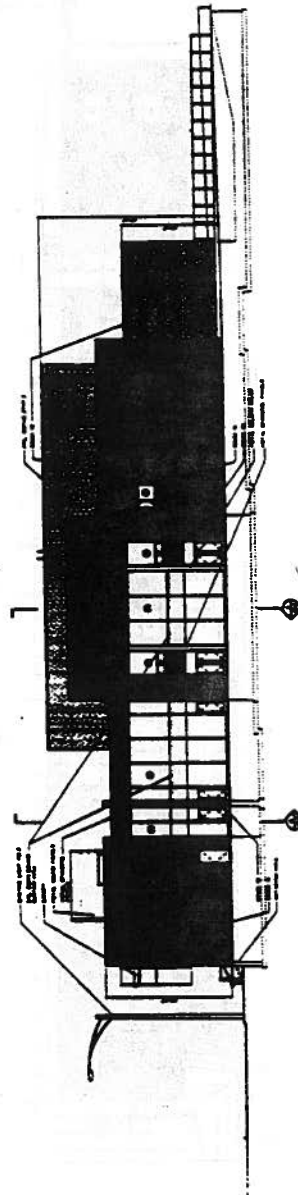


SOUTH ELEVATION

Building Elevations.
(East And West)



2 EAST ELEVATION



1 WEST ELEVATION