



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
<http://www.ci.chi.il.us>

November 9, 2000

Mr. Langdon D. Neal
Earl L. Neal and Associates, L.L.C
111 West Washington Street
Suite 1700
Chicago, Illinois 60602-2766

Re: Administrative Relief- Cermak Elementary
School/Teaching Academy (IPD No. 742)

Dear Mr. Neal:

Please be advised that your request for a minor change to Institutional Planned Development No. 742 has been considered by the Department of Planning and Development pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and is hereby approved.

Specifically, your requested that the school and the community center parking lots be revised to accommodate the 120 parking spaces as required by the Planned Development in the two parking lots north of 23rd Street. You further indicated that the area designated as a parking lot on the south side of 23rd Street would not be constructed and that this site would be used as open space in conjunction with additional open space to the south and east. Additionally, the location of the trash enclosures/compactors in both the school and community center parking lots has been modified. Last, the cul-de-sac location has been revised from approximately 60-feet from the north property line to approximately 105-feet thereby increasing the amount of landscaped space between the two buildings.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute minor changes pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and Statement No.11 of Planned Development. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned

NEIGHBORHOODS



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Reclassification Of Area Shown On Map Number 12-M.

(As Amended)

(Application Number 12933)

IPD 742

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 R5 General Residence District, C2-3 General Commercial District and M1 Restricted Manufacturing District as shown on Map Number 12-M in the area bounded by:

West Cermak Road; a line 527.75 feet south of and parallel to West Cermak Road; South Federal Street, as extended; and the alley next west of and parallel to South Federal Street, as extended;

And

West Cermak Road; vacated South Dearborn Street, south of a line 610.75 south of and parallel to West Cermak Road; South Federal Street, as extended; a line 150 feet south of and parallel to West Cermak Road; and the alley next west of and parallel to South Federal Street,

to the designation of an R5 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 R5 General Residence District symbols and indications established in Section 1 above to the designation 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:

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 8-I in the area bounded by:

a line 125 feet north of West Pershing Road; the alley next east of and parallel to South Kedzie Avenue; a line 100 feet north of West Pershing Road; and West Pershing Road,

to those of a C1-1 Restricted Commercial 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 10-H.
(Application Number A-4299)*

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 R3 General Residence District symbols and indications as shown on Map Number 10-H in the area bounded by:

a line 169 feet south of West 46th Street; South Marshfield Avenue; a line 241 feet south of West 46th Street; and the alley next west of and parallel to South Marshfield Avenue,

to those of a C1-1 Restricted Commercial 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.

Institutional Planned Development Number 742.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development consists of approximately two hundred twenty-three thousand four hundred forty-seven (223,447) square feet (five and thirteen hundredths (5.13) acres) and is owned or controlled by the applicant, Public Building Commission of Chicago, a municipal corporation.
2. 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 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 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 be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legal or otherwise) to this Planned Development are made. 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 these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Land-Use Map; a Planned Development Property Line Boundary and Right-of-Way Adjustment Map, an Existing Zoning Map; a Site/Landscape Plan; and Building Elevations and standard C.P.S. fence detail dated March 16, 2000 prepared by EDGE-Maureen Regen Architects, Ltd.. Full size sets of the Site Plan, Landscape Plan and the Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.

5. The following uses shall be permitted within the area delineated herein as "Institutional Planned Development":

elementary school and related facilities, including teacher's academy
community center, recreational unit, parking and accessory uses.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Any service drives 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of the buildings and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The terms, conditions and (sub)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 is made 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 hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and 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 the minimum required distance between structures, a reduction in periphery setbacks or an increase in the maximum percent of land coverage.

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 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.
14. 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; and the zoning of the property shall automatically revert to the pre-existing R5 General Residence District, C2-3 General Commercial District and M1 Restricted Manufacturing District.

[Existing Land-Use Map; Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; Existing Zoning Map; Site/Landscape Plan; Building Elevation; and Standard C.P.S. Fence Detail Drawing referred to in these Plan of Development Statements printed on pages 30241 through 30247 of this Journal.]

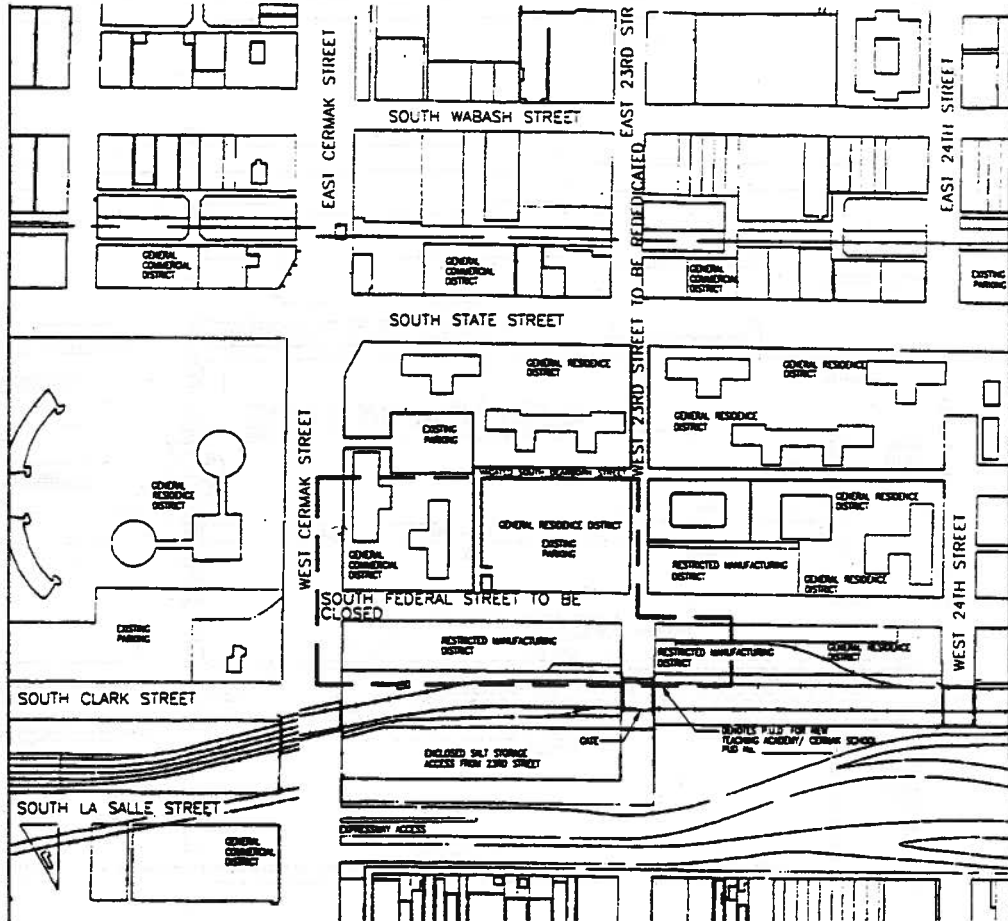
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Institutional Planned Development Number **742**.

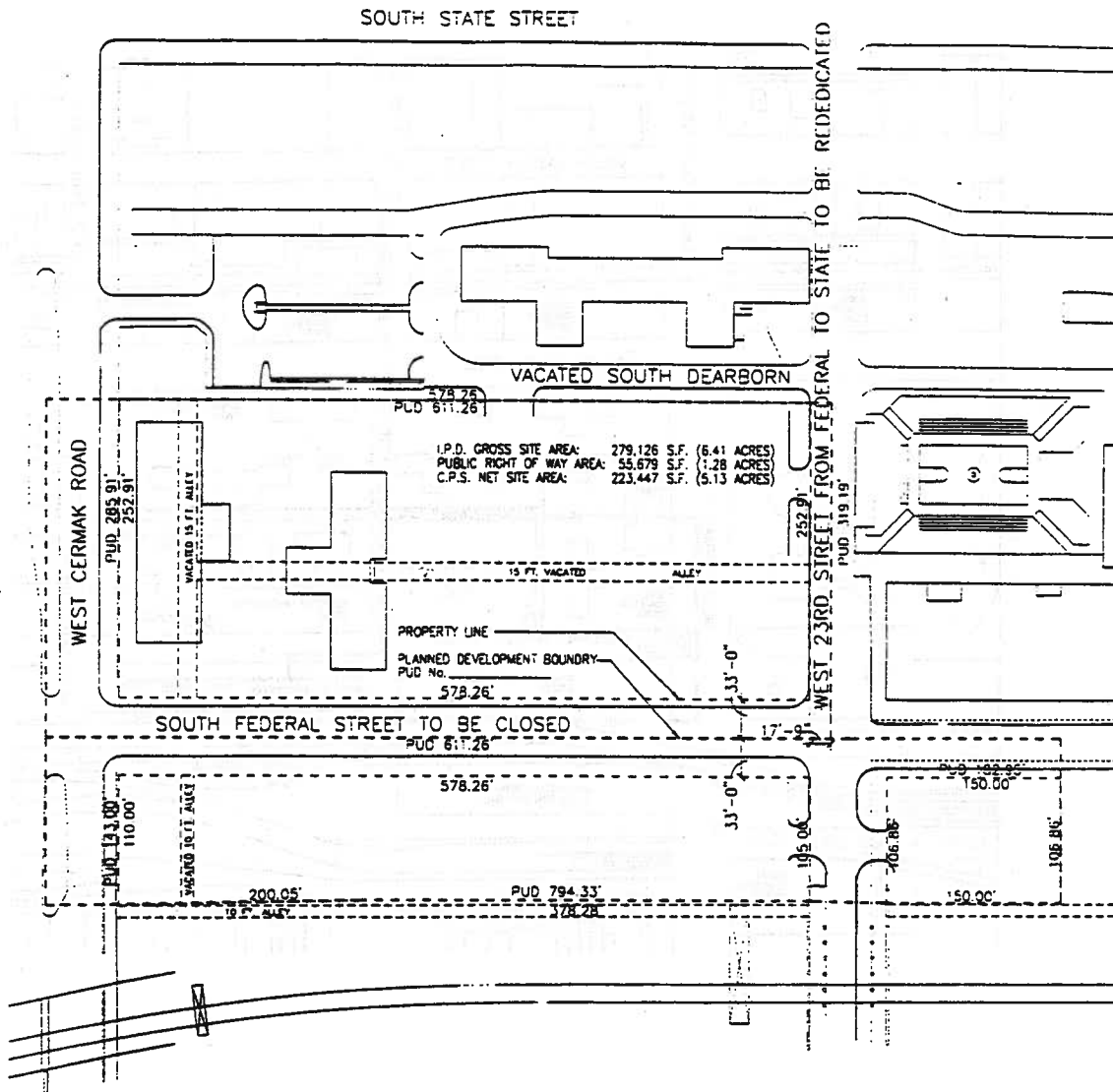
Bulk Regulations And Data Table.

Net Site Area	Maximum Floor Area Ratio	Maximum Percent Of Site Coverage
Gross Site Area: 279,126 square feet (6.41 acres)	0.9	In accordance with the Site Plan
Area in Public Way: 55,679 square feet (1.28 acres)		
Net Site Area: Development square feet (5.13 acres)		
Minimum Number of Off-Street Parking Spaces:	120.	
Minimum Number of Off-Street Loading Spaces	1.	
Minimum Required Setbacks:		In accordance with the Site Plan.
Maximum Building Height:	90 feet.	

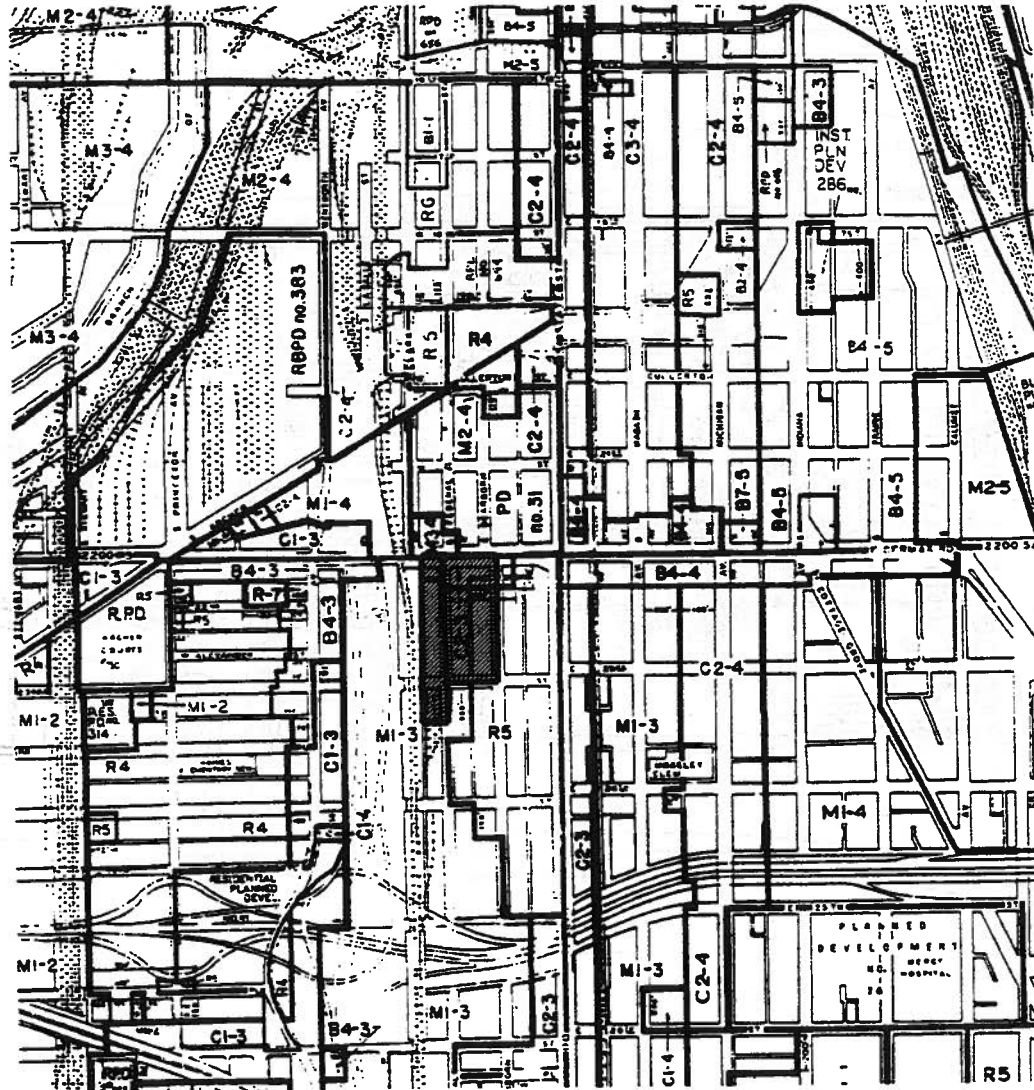
Existing Land-Use Map.



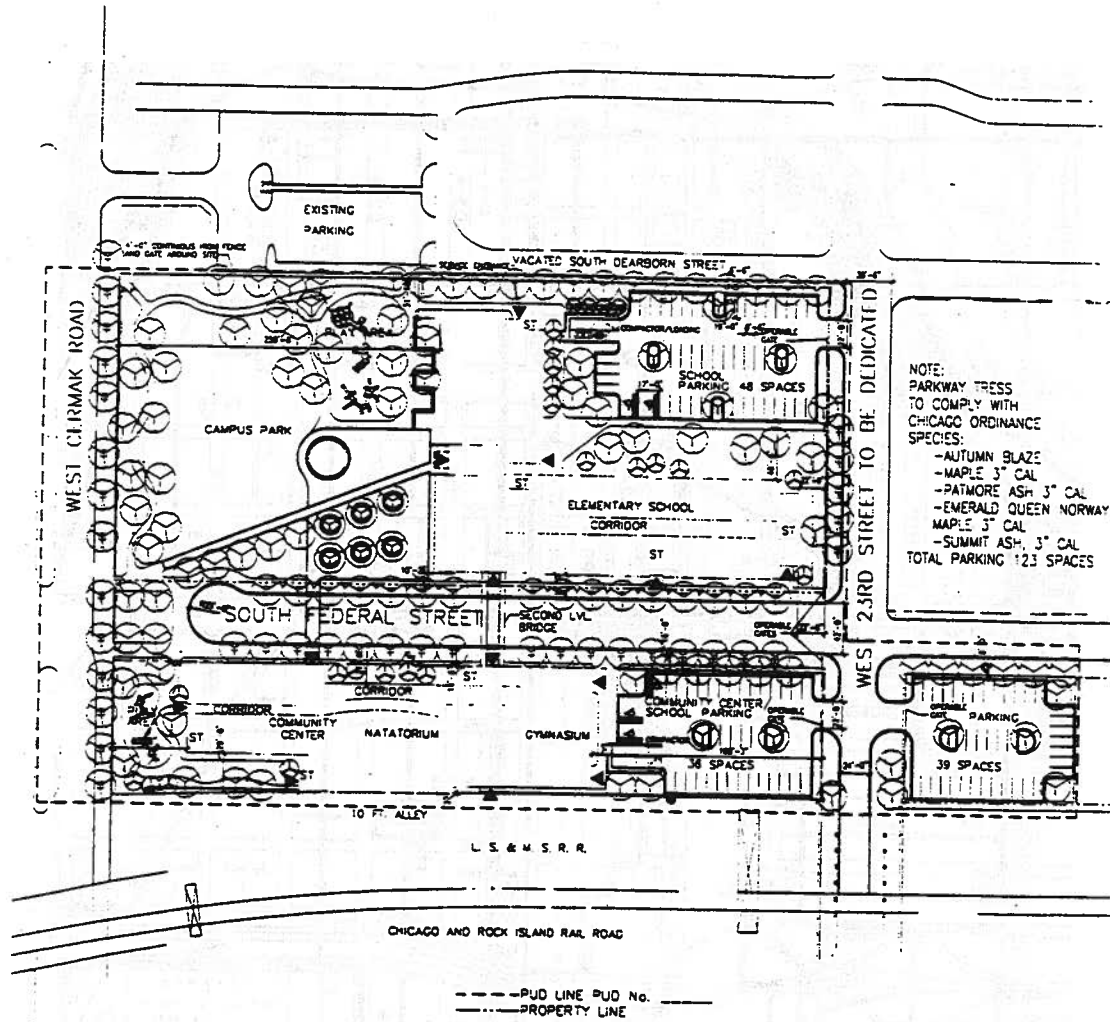
Planned Development Property Line, Boundary
And Right-Of-Way Adjustment Map.



Existing Zoning Map.



Site/Landscape Plan.



Note:

Parkway tree to comply with Chicago Zoning Ordinance.

Species: -- Autumn Blaze Maple, 3-inch Cal

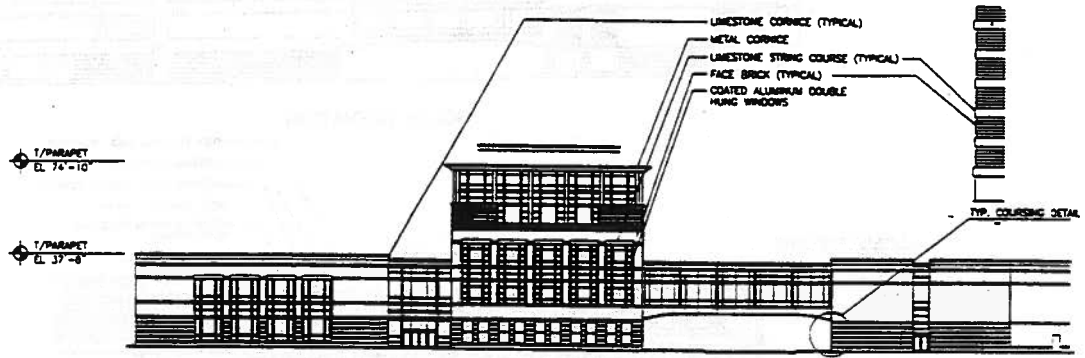
-- Patmore Ash, 3-inch Cal

-- Emerald Queen Norway Maple, 3-inch Cal

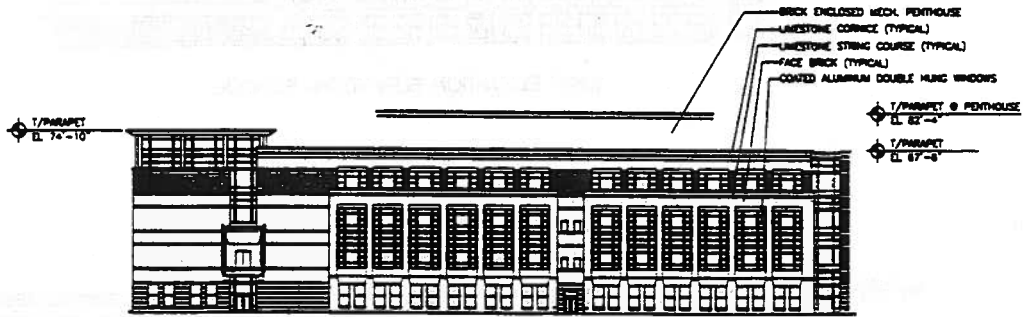
-- Summit Ash, 3-inch Cal

Building Elevations.
(Page 1 of 2)

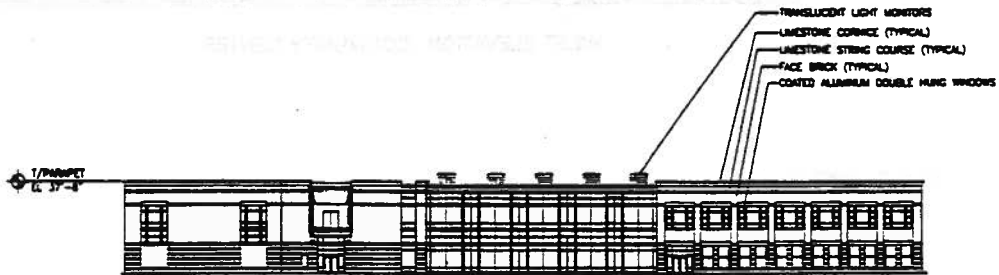
INSTITUTIONAL PLANNED DEVELOPMENT
TEACHING ACADEMY/ CERMAK SCHOOL
BUILDING ELEVATIONS



NORTH ELEVATION

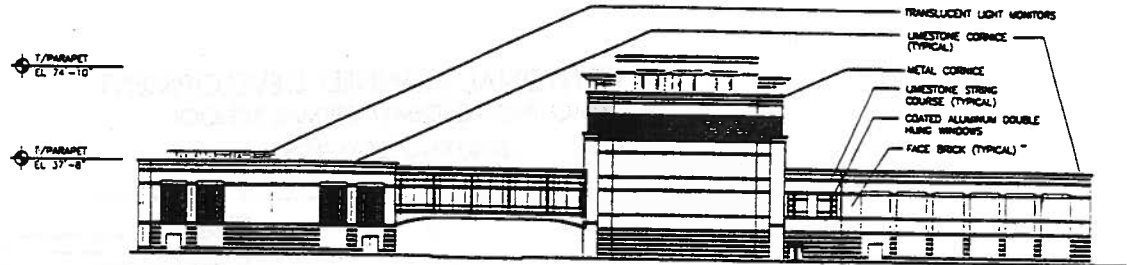


WEST ELEVATION- SCHOOL

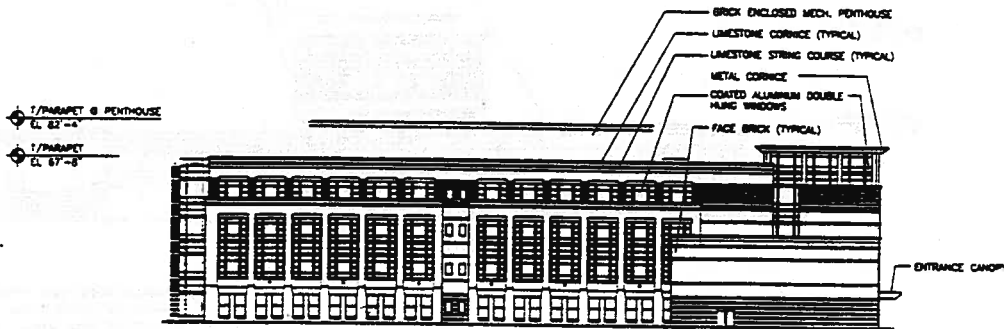


EAST ELEVATION- COMMUNITY CENTER

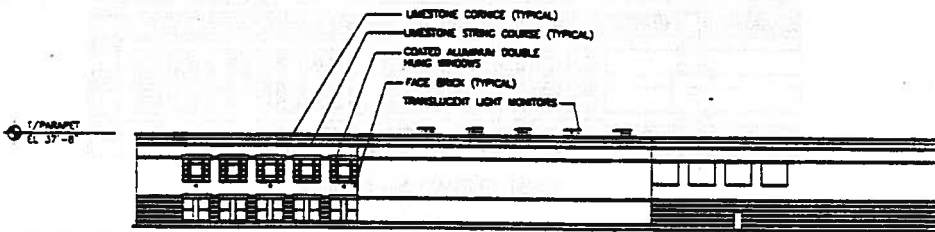
Building Elevations.
(Page 2 of 2)



SOUTH ELEVATION



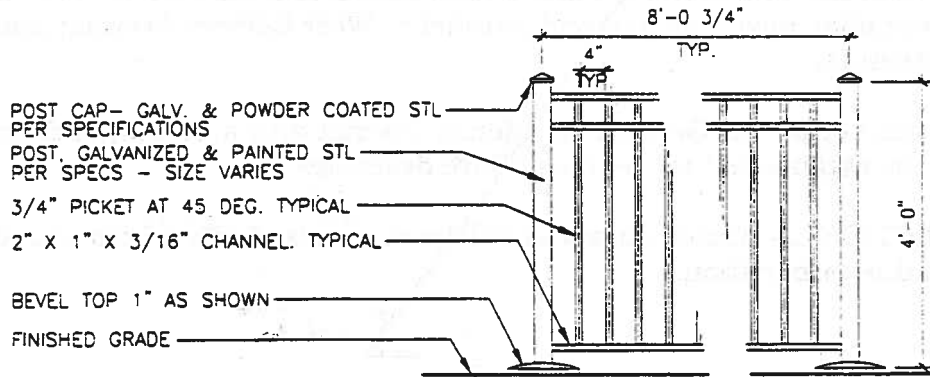
EAST ELEVATION ELEVATION- SCHOOL



WEST ELEVATION- COMMUNITY CENTER

SCALE: 1"=50'-0"

Standard C.P.S. Fence Detail.



*Reclassification Of Area Shown On Map Number 13-H.
(Application Number A-4309)*

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 B2-2 Restricted Retail District symbols and indications as shown on Map Number 13-H in the area bounded by:

West Berwyn Avenue; a line 83 feet east of and parallel to North Damen Avenue; the alley next south of and parallel to West Berwyn Avenue; and North Damen Avenue,

to those of an R3 General 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 14-I.
(Application Number 12946)*

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 B2-2 Restricted Retail District symbols and indications as shown on Map Number 14-I in the area bounded by:

South Western Avenue; a line approximately 270 feet south of and parallel to West 59th Street; a line approximately 320 feet south of and parallel to West 59th Street; and the public alley next west of and parallel to South Western Avenue,

to those of an M2-2 General Manufacturing 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.