



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

July 5, 2023

Scott R. Borstein  
Neal & Leroy LLC  
20 S. Clark St., Suite 2050  
Chicago, IL 60603

**Re: Minor change to PD 783, Accessory parking at 8147 S. Vincennes Ave.**

Dear Mr. Borstein:

Please be advised that your request for a minor change to Institutional Planned Development No. 783 ("PD 783") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 11 of PD 783.

On behalf of your client and the sole property owner of PD 783, the Chicago Board of Education, you are seeking a minor change to allow accessory parking at Simeon High School's new driver's education lot at 8147 S. Vincennes Ave. when the driver's education use is not in operation. The lot is located across the street from the school, as shown on the attached Site Plan and Landscape Plan. Pursuant to Statement No. 5 of the Planned Development, accessory parking is a permitted use. In regard to landscaping, the additional parking will require that some of the grass area originally contemplated within the driver's education track be eliminated and three interior trees to be relocated to the landscaped area west of the track. The overall amount of landscaping will comply with the Landscape Ordinance.

The Department of Planning and Development has determined that allowing accessory parking within the driver's education lot 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.

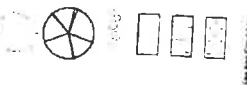
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 783, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor 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 issuance of a building permit and 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, Plan Commission

C: Mike Marmo, Janice Hill, Patrick Brutus, Main file

**PLANT LEGEND**



SLIGHTING TREE  
 SHADE TREE  
 SHRUB  
 SMALL TREE

STANDARD LANDSCAPE MARKING  
 GRADE BEETING

DATE: 08/27/14  
 TIME: 10:00 AM  
 PROJECT: 2001-03041-02

**GENERAL NOTES:**

1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO'S LANDSCAPE DESIGN AND INSTALLATION MANUAL.
2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO'S LANDSCAPE DESIGN AND INSTALLATION MANUAL.
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10. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO'S LANDSCAPE DESIGN AND INSTALLATION MANUAL.

**LANDSCAPE NOTES:**

1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO'S LANDSCAPE DESIGN AND INSTALLATION MANUAL.
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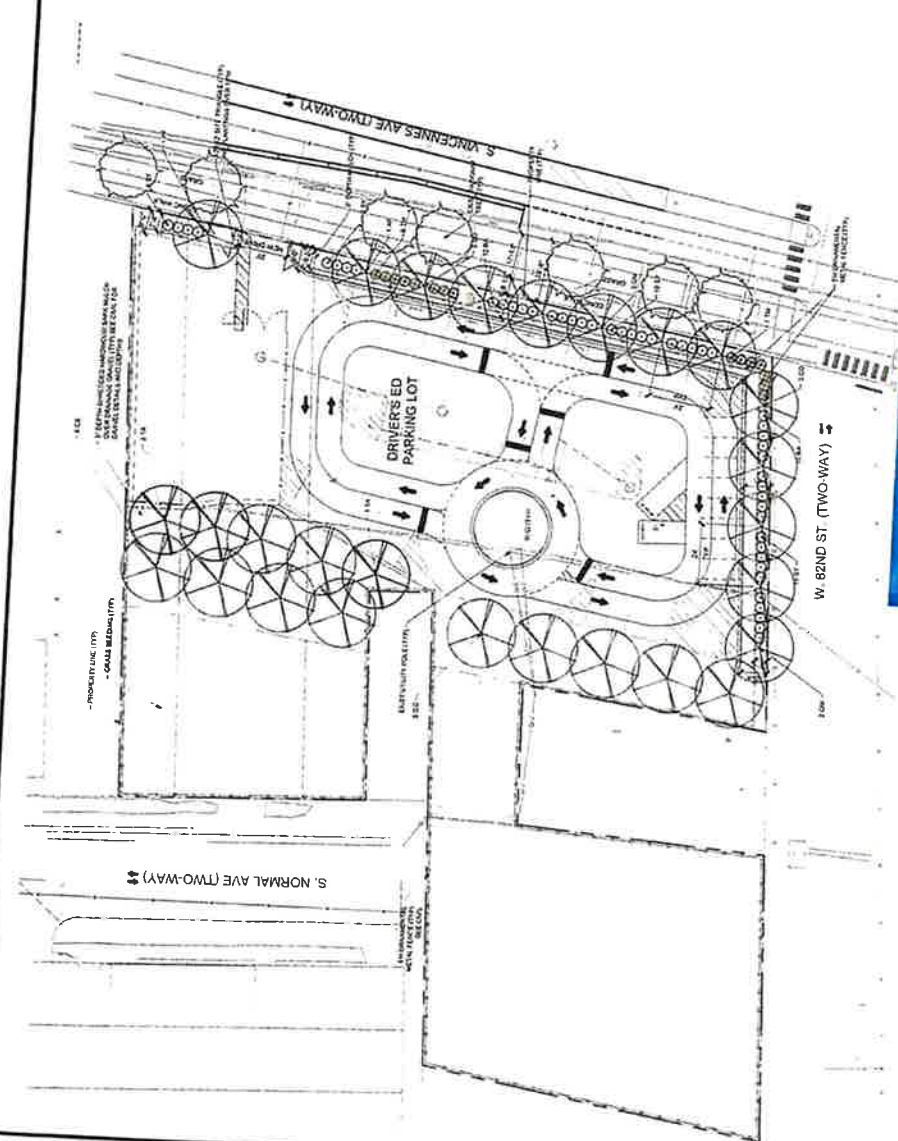
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0 10 20 30 40  
 FEET

1 DRIVERS ED LANDSCAPE PLAN  
 1/28/14

NO.	DESCRIPTION	DATE	BY	CHECKED BY
1	DRIVERS ED LANDSCAPE PLAN	08/27/14	J. ORDOVER	J. ORDOVER
2	DRIVERS ED LANDSCAPE PLAN	08/27/14	J. ORDOVER	J. ORDOVER
3	DRIVERS ED LANDSCAPE PLAN	08/27/14	J. ORDOVER	J. ORDOVER
4	DRIVERS ED LANDSCAPE PLAN	08/27/14	J. ORDOVER	J. ORDOVER
5	DRIVERS ED LANDSCAPE PLAN	08/27/14	J. ORDOVER	J. ORDOVER
6	DRIVERS ED LANDSCAPE PLAN	08/27/14	J. ORDOVER	J. ORDOVER
7	DRIVERS ED LANDSCAPE PLAN	08/27/14	J. ORDOVER	J. ORDOVER
8	DRIVERS ED LANDSCAPE PLAN	08/27/14	J. ORDOVER	J. ORDOVER
9	DRIVERS ED LANDSCAPE PLAN	08/27/14	J. ORDOVER	J. ORDOVER
10	DRIVERS ED LANDSCAPE PLAN	08/27/14	J. ORDOVER	J. ORDOVER

PHOTOGRAPHS BY MANAIA HERRING-BRYAN  
 PHOTO BY JENNIFER HERR



SMITH HIGH SCHOOL  
 1811 S. WENDEL AV  
 CHICAGO, IL 60623  
 DTP FILED NO. 2021-2001-02

NO.	DATE	DESCRIPTION
1	11/14/21	ISSUED FOR PERMITS
2	11/14/21	ISSUED FOR PERMITS
3	11/14/21	ISSUED FOR PERMITS

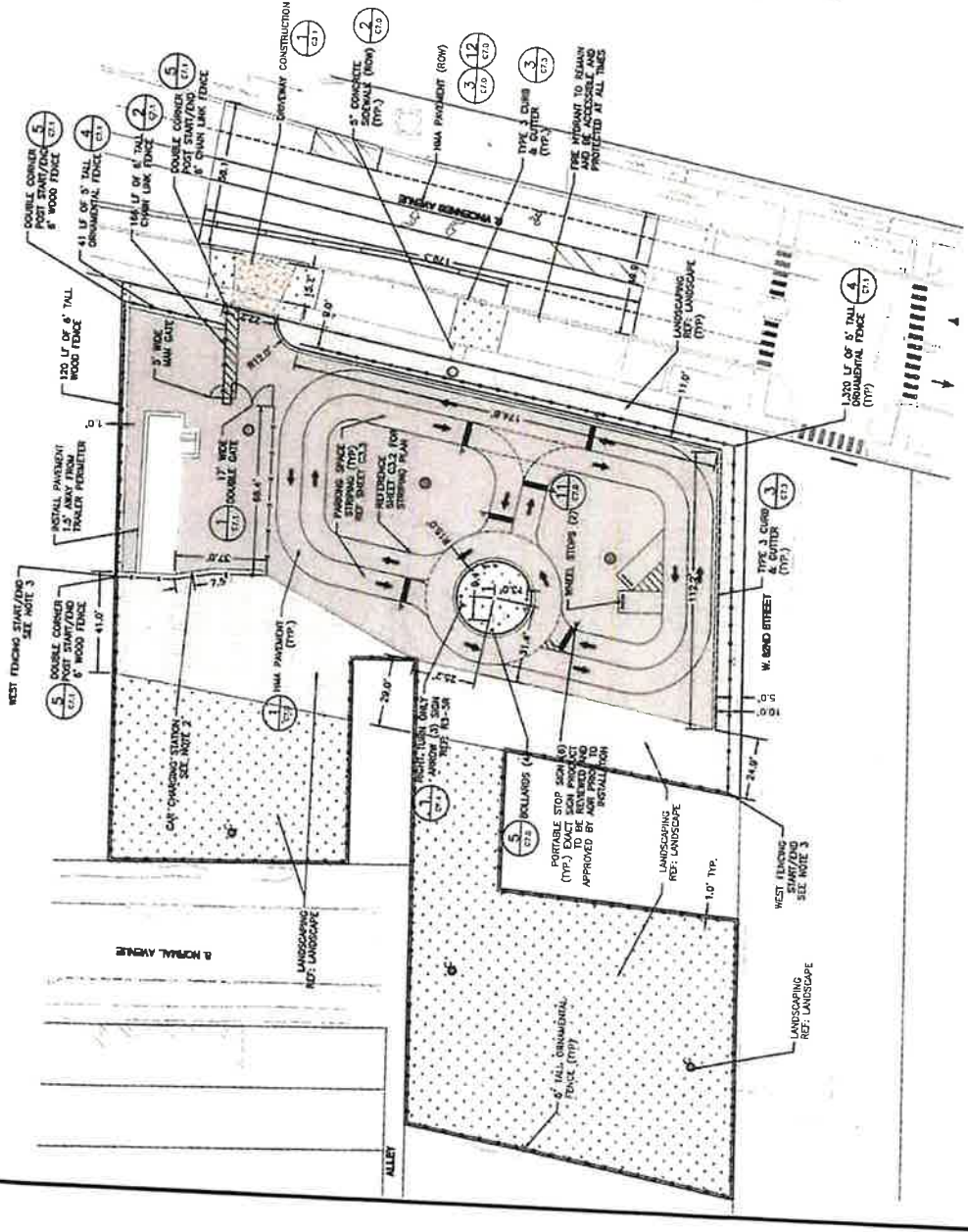
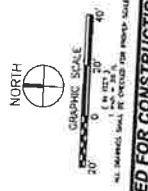


DATE: 11/14/21  
 DRAWN BY: D.A.B.  
 CHECKED BY: J.M.P.  
 ALL DIMENSIONS IN FEET AND INCHES  
 UNLESS OTHERWISE NOTED

SHEET TITLE: SITE PLAN  
 DRAWING NO: C3.0

- LEGEND: GEOMETRIC**
- 1/4" ASPHALT
  - 1/4" ASPHALT (ROW)
  - 3" CONCRETE SIDEWALK (ROW)
  - 6" CONCRETE DRIVEWAY (ROW)
  - SOD / PLANTING AREA  
REF: LANDSCAPE
  - MULCH  
REF: LANDSCAPE
  - TYPE 3 CURB & GUTTER
  - DEPRESSED CURB & GUTTER
  - 5' TALL ORNAMENTAL FENCE/GATE
  - 6' TALL CHAIN LINK FENCE/GATE
  - 6' TALL WOOD FENCE
  - BOLLARD
  - SIGN POST
  - CATCH BASIN

- NOTES:**
- NOTE INTENTIONALLY REMOVED AS PART OF BIN-1.
  - SALVAGED ELECTRIC CAN COMPRESSOR STATION TO BE REINSTALLED, INCLUDING ALL POWER.
  - IN THE WEST LANDSCAPE AREA, INSTALL 5' TALL ORNAMENTAL FENCE 1.0' WIDE. HIRE LICENSED SURVEYOR TO STAKE AND PROVIDE BENCHMARKS FOR ACCURATE PROPOSED FENCE LAYOUT AND INSTALLATION.



ISSUED FOR CONSTRUCTION

*Reclassification Of Area Shown On Map No. 20-F.  
(As Amended)*

(Application No. A-8741)

IPD 783.00

(Common Address: 8147 S. Vincennes Ave., 8134 -- 8158 S. Vincennes Ave.  
And 442 -- 450 W. 82<sup>nd</sup> St.)

[SO2022-644]

*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 M1-1 Limited Manufacturing/Business Park District, RS3 Residential Single-Unit (Detached House) District and Institutional Planned Development Number 783 symbols and indications as shown on Map Number 20-F in the area bounded by:

beginning along West 81<sup>st</sup> Street; South Stewart Avenue; West 83<sup>rd</sup> Street; South Vincennes Avenue; West 82<sup>nd</sup> Street; a line 148.58 feet west of South Vincennes Avenue running to the northeast, a distance of 97 feet on a bearing of north 08 degrees, 24 minutes, 53 seconds; a line 97 feet north of and parallel to West 82<sup>nd</sup> Street; a line 197.65 feet west of South Vincennes Avenue, running southwest for a distance of 97.34 feet on a bearing of south 04 degrees, 26 minutes, 50 seconds; West 82<sup>nd</sup> Street; a line from a point 311.65 feet west of South Vincennes Avenue, running northeast for a distance of 135.70 feet to a point 312.66 feet west of South Vincennes Avenue; the north right-of-way line of the alley next north of and parallel to West 82<sup>nd</sup> Street, as extended; a line 82.80 feet east of and parallel to South Normal Avenue; a line 25 feet north of and parallel to the alley next north of West 82<sup>nd</sup> Street; South Normal Avenue; and a line 121.50 feet north of the south right-of-way line of the alley next north of West 82<sup>nd</sup> Street and perpendicular thereto (ToB),

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District which is hereby established in the area above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 20-F in the area bounded by:

beginning along West 81<sup>st</sup> Street; South Stewart Avenue; West 83<sup>rd</sup> Street; South Vincennes Avenue; West 82<sup>nd</sup> Street; a line 148.58 feet west of South Vincennes Avenue running to the northeast, a distance of 97 feet on a bearing of north 08 degrees, 24 minutes, 53 seconds; a line 97 feet north of and parallel to West 82<sup>nd</sup> Street; a line 197.65 feet west of South Vincennes Avenue, running southwest for a distance of 97.34 feet on a bearing of south 04 degrees, 26 minutes, 50 seconds; West 82<sup>nd</sup> Street; a line from a point 311.65 feet west of South Vincennes Avenue, running northeast for a distance of 135.70 feet to a point 312.66 feet west of South Vincennes Avenue; the north right-of-way line of the alley next north of and parallel to West 82<sup>nd</sup> Street, as extended; a line 82.80 feet east of and parallel to South Normal Avenue; a line 25 feet north of and parallel to the alley next north of West 82<sup>nd</sup> Street; South Normal Avenue; and a line 121.50 feet north of the south right-of-way line of the alley next north of West 82<sup>nd</sup> Street and perpendicular thereto (ToB),

to those of Institutional Planned Development Number 783, as amended, 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 No. 783, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as an Institutional Planned Development Number 783, as amended, consists of approximately 415,336 square feet (9.53 acres) net site area which is depicted on the attached Planned Development Boundary and Property Line Map.
2. 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 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications, or changes (administrative, legislative, or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Planning and Development (DPD) and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the City's Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by CDOT's Division of Infrastructure Management:

- Full width of street
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement was executed prior to any CDOT and Planned Development Part II review permitting. The Agreement reflects that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the CDOT Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

4. This planned development consists of fifteen (15) statements; a Bulk Regulations and Data Table; and an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; an Overall Site/Landscape Plan; an Overall Landscape Plan; a Driver's Ed Site/Landscape Plan; a Driver's Education Site/Landscape Plan; and Building Elevations prepared by David Mason Associates, dated October 20, 2022. Full-size sets of the Site/Landscape Plan and Building Elevations are on file with the DPD. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. In any

instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The uses permitted within the area delineated herein as "Institutional Planned Development Number 783, as amended", shall be educational and recreational facilities, including driver's education, and offices, accessory parking, and related uses incidental thereto.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the DPD. Off-premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 415,336 square feet.
9. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
10. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that code.
11. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders, and any ground lessors.
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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

13. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, and conserves energy and natural resources. Any new construction must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the DPD.
14. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. If the project involves a City funding, the applicant is required to achieve the following standards, at a minimum: 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and \*(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). Furthermore, to assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at two points in the City approval process. First, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) the applicant's outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) the applicant's M/WBE and city resident participation goals. Second, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

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\* Editor's Note: Numbering sequence error; (i) missing in original document.

- 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 and automatically revert back to Institutional Planned Development Number 783.

[Existing Land-Use Map; Existing Zoning Map; Boundary and Property Line Map; Overall Site and Landscape Plan; Driver's Education Site and Landscape Plan; Exterior East and West Building Elevations; Overall Landscape Plan; Driver's Education Landscape Plan; and Landscape Details referred to in these Plan of Development Statements printed on pages 53705 through 53713 of this *Journal*.]

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

*Institutional Planned Development No. 783, As Amended.*

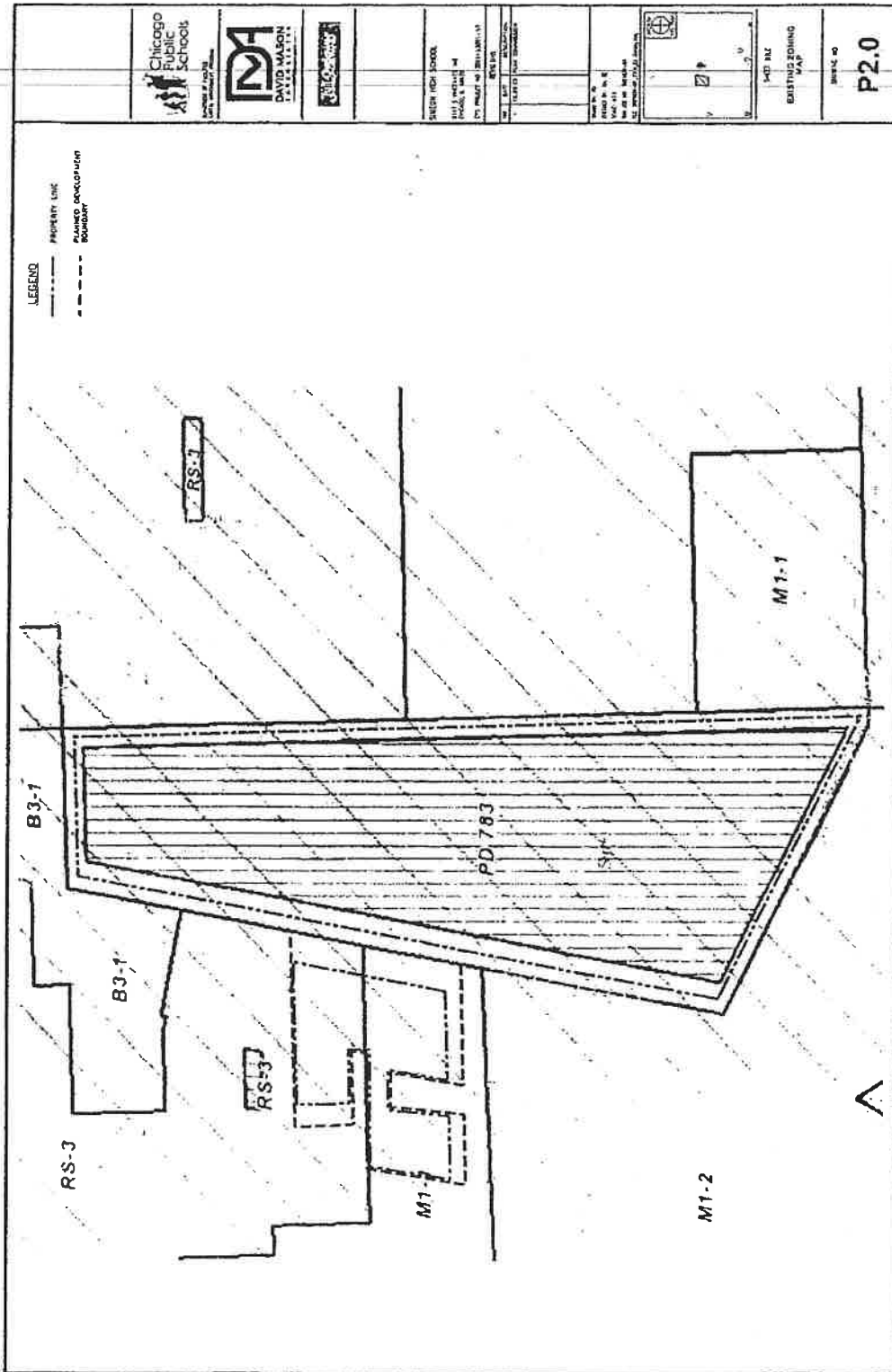
*Bulk Regulations And Data Table.*

Gross Site Area (561,974 square feet/12.90 acres) = Net Site Area (415,336 square feet/9.53 acres) + Area Remaining in Public Right-of-Way (146,638 square feet/3.37 acres)

Net Site Area:	415,336 square feet (9.53 acres)
Maximum Permitted FAR for Net Site Area:	1.00
Minimum Number of Off-Street Parking Spaces:	139
Minimum Number of Off-Street Loading Spaces:	2
Maximum Building Height:	80 feet, 0 inches
Minimum Setbacks:	As per the Site/Landscape Plan



FINAL FOR PUBLICATION



Chicago Public Schools

DAVID MALSON

ARCHITECT

SINCE HIGH SCHOOL

1113 WEST 44

7th FLOOR

CHICAGO, IL 60607

DATE: 10/26/2022

PROJECT NO: 2022-000000

SCALE: AS SHOWN

DATE: 10/26/2022

PROJECT NO: 2022-000000

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DATE: 10/26/2022

PROJECT NO: 2022-000000

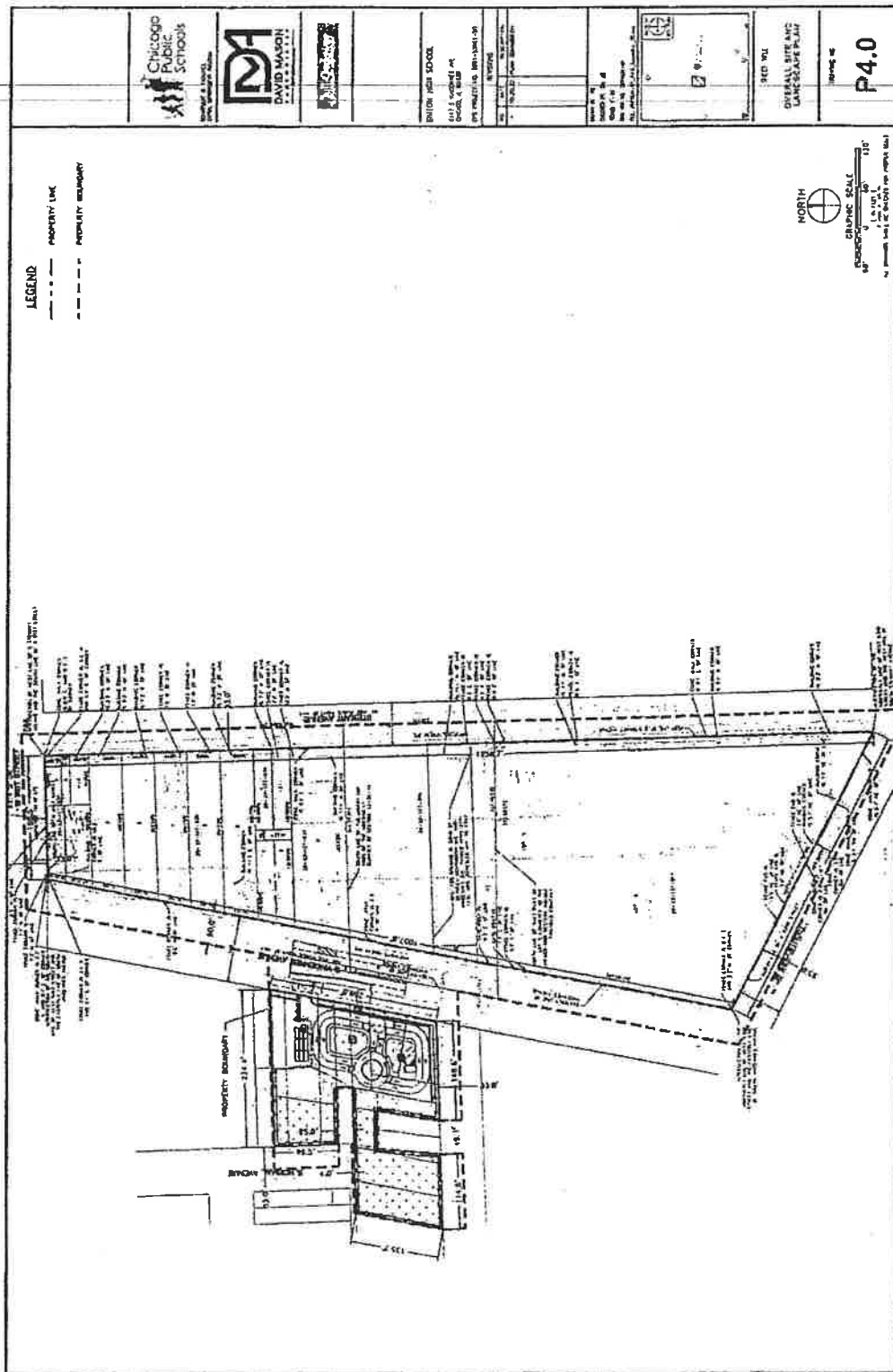
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DATE: 10/26/2022

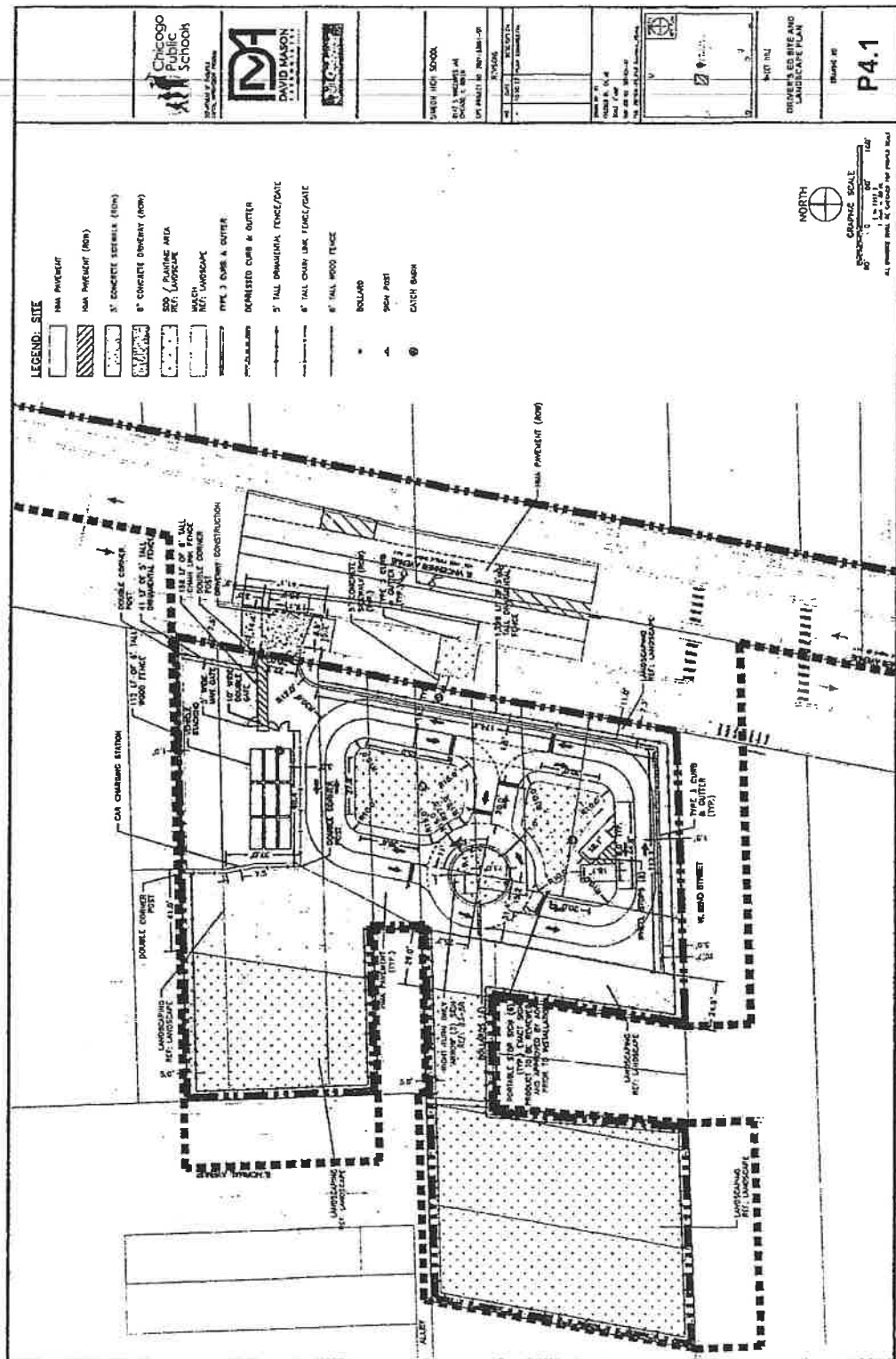
PROJECT NO: 2022-000000



FINAL FOR PUBLICATION

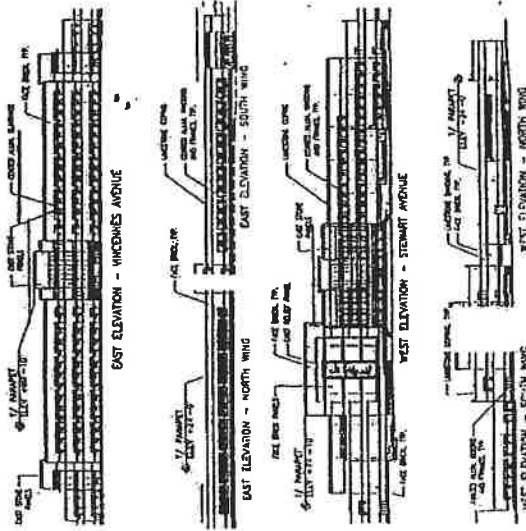


FINAL FOR PUBLICATION



FINAL FOR PUBLICATION

Exterior Building Elevations.



BOARD OF EDUCATION  
 CHICAGO PUBLIC SCHOOLS  
 210 L. WICKLIFFE AVE.  
 CHICAGO, ILL. 60608

REF. 17, 2000, BETHLEHEM, MAY 18, 2000

CHICAGO PUBLIC SCHOOLS  
 210 L. WICKLIFFE AVE.  
 CHICAGO, ILL. 60608

1" = 32'-0"  
 REF. 17, 2000, BETHLEHEM, MAY 18, 2000  
 HOK ARCHITECTS, INC.  
 200 N. LAUREL ST.  
 CHICAGO, ILL. 60601

Chicago Public Schools  
 David Mason  
 David Mason Architects

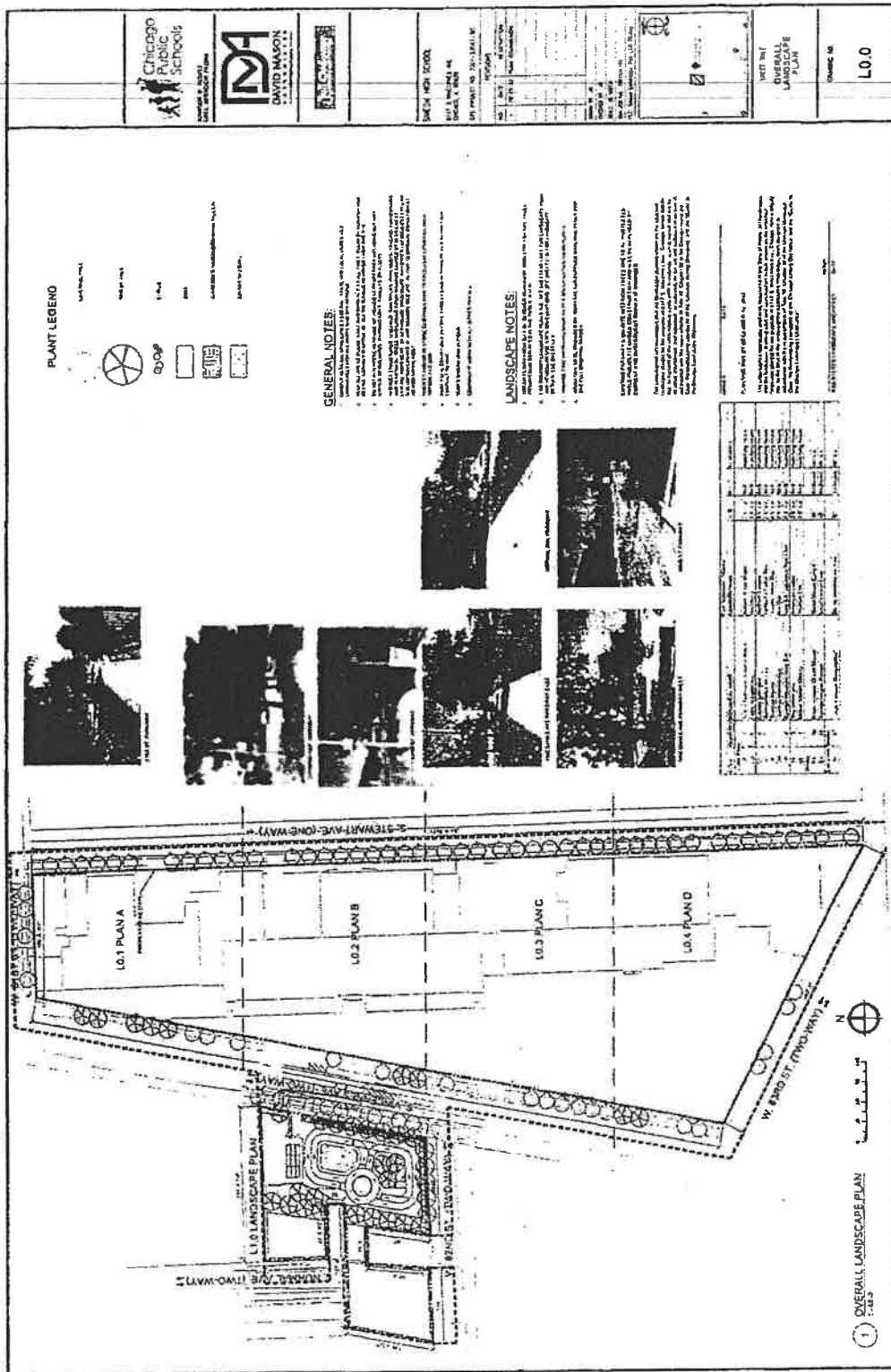
CHICAGO PUBLIC SCHOOLS  
 210 L. WICKLIFFE AVE.  
 CHICAGO, ILL. 60608

1" = 32'-0"  
 REF. 17, 2000, BETHLEHEM, MAY 18, 2000  
 HOK ARCHITECTS, INC.  
 200 N. LAUREL ST.  
 CHICAGO, ILL. 60601

EXTERIOR ELEVATIONS  
 10/26/2022

P5.0

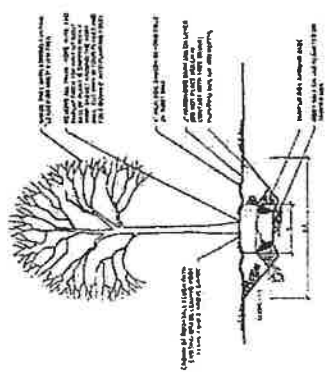
FINAL FOR PUBLICATION



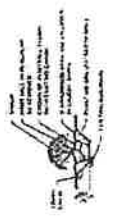


FINAL FOR PUBLICATION

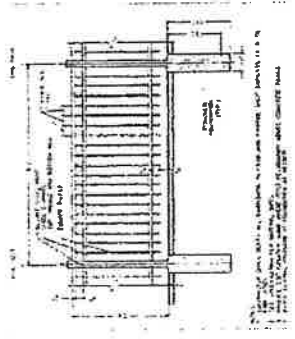
- 1. GENERAL PLANTING NOTES:
  - a. All plants shall be installed in accordance with the following specifications and standards.
  - b. All plants shall be installed in accordance with the following specifications and standards.
  - c. All plants shall be installed in accordance with the following specifications and standards.
  - d. All plants shall be installed in accordance with the following specifications and standards.
  - e. All plants shall be installed in accordance with the following specifications and standards.
  - f. All plants shall be installed in accordance with the following specifications and standards.
  - g. All plants shall be installed in accordance with the following specifications and standards.
  - h. All plants shall be installed in accordance with the following specifications and standards.
  - i. All plants shall be installed in accordance with the following specifications and standards.
  - j. All plants shall be installed in accordance with the following specifications and standards.
  - k. All plants shall be installed in accordance with the following specifications and standards.
  - l. All plants shall be installed in accordance with the following specifications and standards.
  - m. All plants shall be installed in accordance with the following specifications and standards.
  - n. All plants shall be installed in accordance with the following specifications and standards.
  - o. All plants shall be installed in accordance with the following specifications and standards.
  - p. All plants shall be installed in accordance with the following specifications and standards.
  - q. All plants shall be installed in accordance with the following specifications and standards.
  - r. All plants shall be installed in accordance with the following specifications and standards.
  - s. All plants shall be installed in accordance with the following specifications and standards.
  - t. All plants shall be installed in accordance with the following specifications and standards.
  - u. All plants shall be installed in accordance with the following specifications and standards.
  - v. All plants shall be installed in accordance with the following specifications and standards.
  - w. All plants shall be installed in accordance with the following specifications and standards.
  - x. All plants shall be installed in accordance with the following specifications and standards.
  - y. All plants shall be installed in accordance with the following specifications and standards.
  - z. All plants shall be installed in accordance with the following specifications and standards.



1 TREE PLANTING DETAIL

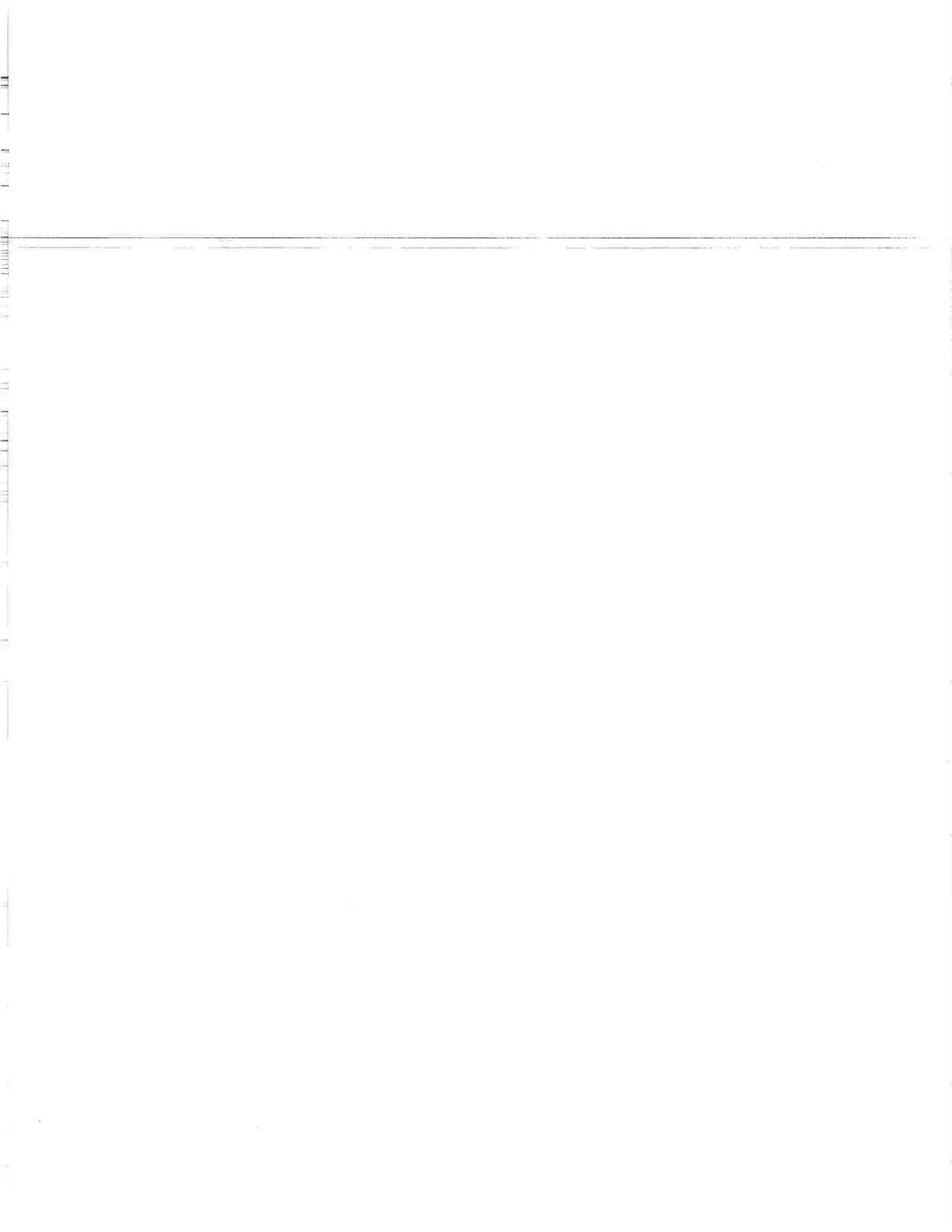


2 SHRUB PLANTING DETAIL



3 ORNAMENTAL METAL FENCE DETAIL (FOR REFERENCE ONLY)

Chicago Public Schools  
 INDA  
 DESIGN PARTNERSHIP  
 SMITHSONIAN INSTITUTION  
 METEN HENK SCHOEN  
 LANDSCAPE ARCHITECTS  
 1000 N. LAKE ST. SUITE 1000  
 CHICAGO, IL 60610  
 312.467.1000  
 www.mhsa.com  
 DATE: 10/26/2022  
 PROJECT: 2022-001-001  
 SHEET: 2  
 L2.0  
 LANDSCAPE DETAILS



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 20-F.*

*(As Amended)*

*(Application Number A-4401)*

*IPD 783*

*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 M1-1 and M1-2 Restricted Manufacturing Districts, B4-1 Restricted Service District and R3 Residence District symbols and indications as shown on Map Number 20-F in the area bounded by:

West 83<sup>rd</sup> Street; South Vincennes Avenue; West 81<sup>st</sup> Street; and South Stewart Avenue,

to those of an M1-2 Restricted Manufacturing District which is hereby established in the area above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as described in Section 1 above 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 783.*

*Plan Of Development Statements.*

1. The area delineated herein as an institutional planned development consists of approximately three hundred fifty-four thousand four hundred forty-four (354,444) square feet (eight and fourteen hundredths (8.14) acres) net site area which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and which will be owned or controlled by the applicant, the Chicago Board of Education.
2. The applicant ("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 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 Applicant, its successors and assigns, grantees and Lessees, if different than the Applicant, the legal title holders 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 Planned Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line Map and Right-of-Way Adjustment Map; and a Site/Landscape Plan and Building Elevations prepared by the Educational Design Group Enterprise (EDGE), dated May 10, 2001. 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 and recreational facilities, and offices, accessory parking and related uses incidental thereto. Driver Education use of the parking lot area shall be permitted at times when the lot is not being utilized for school operating purposes.
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 and approval of the Departments of Transportation and Planning and Development. 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 for emergency vehicles shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations 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 Departments of Transportation and Planning and Development.
9. In addition to the maximum height of any building or any appurtenance thereto, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
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. Improvements of the Property, including landscaping and all entrances and exits to the parking 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.
12. 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.
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 in nature, 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 shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
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 their prior M1-1 and M1-2 Restricted Manufacturing, B4-1 Restricted Service and R3 General Residence Districts designations.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site and Landscape Plan; and Exterior Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 60908 through 60912 of the Journal.]

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

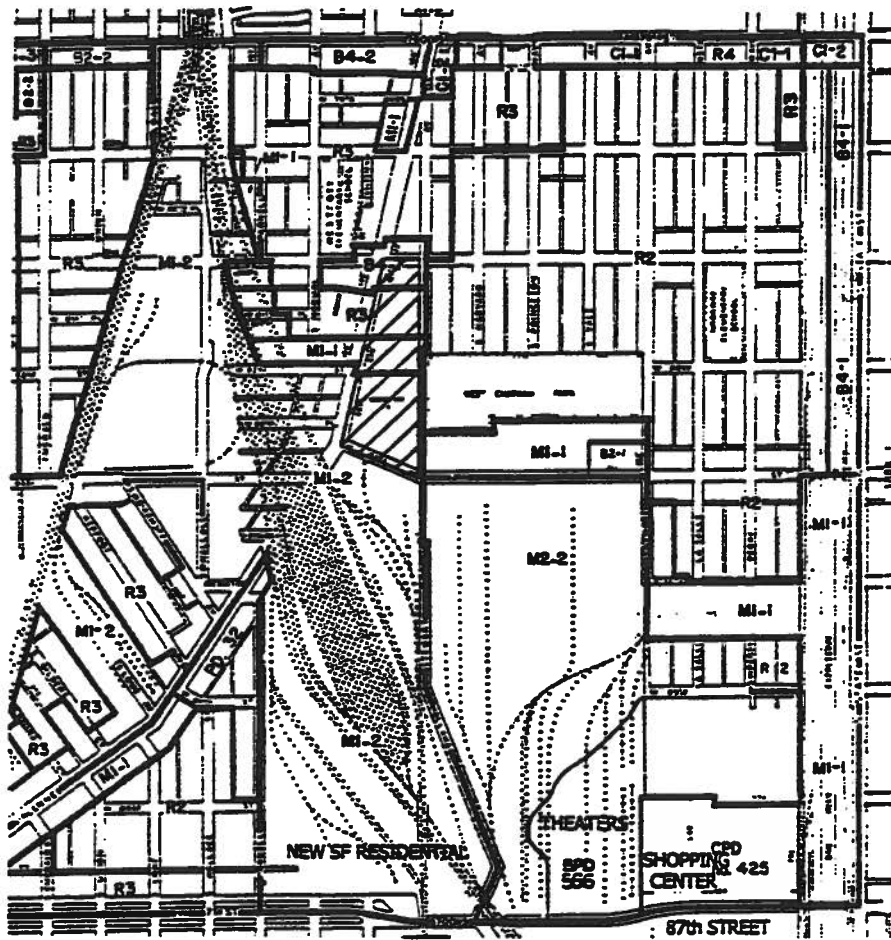
*Institutional Planned Development. No. 783*

*Simeon Career Academy.*

*Bulk Regulations And Data Table.*

Gross Site Area	Public Right-Of-Way	Net Site Area
475,862 square feet (10.92 acres)	121,418 square feet (2.78 acres)	354,444 square feet (8.14 acres)
Maximum Permitted Floor Area Ratio for Total Net Site Area:	1.0.	
Minimum Number of Off-Street Parking Spaces:	139.	
Minimum Number of Off-Street Loading Spaces:	2.	
Maximum Building Height:	80 feet, 0 inches.	
Minimum Setbacks:	Per Site Plan.	

Existing Zoning Map.



PLANNED DEVELOPMENT BOUNDARIES

JARD OF EDUCATION  
EAL F. SIMEON CAREER ACADEMY  
147 S. VINCENNES AVE.

MAY 17, 2000.

NOT TO SCALE  
REVISED: MAY 10, 2001

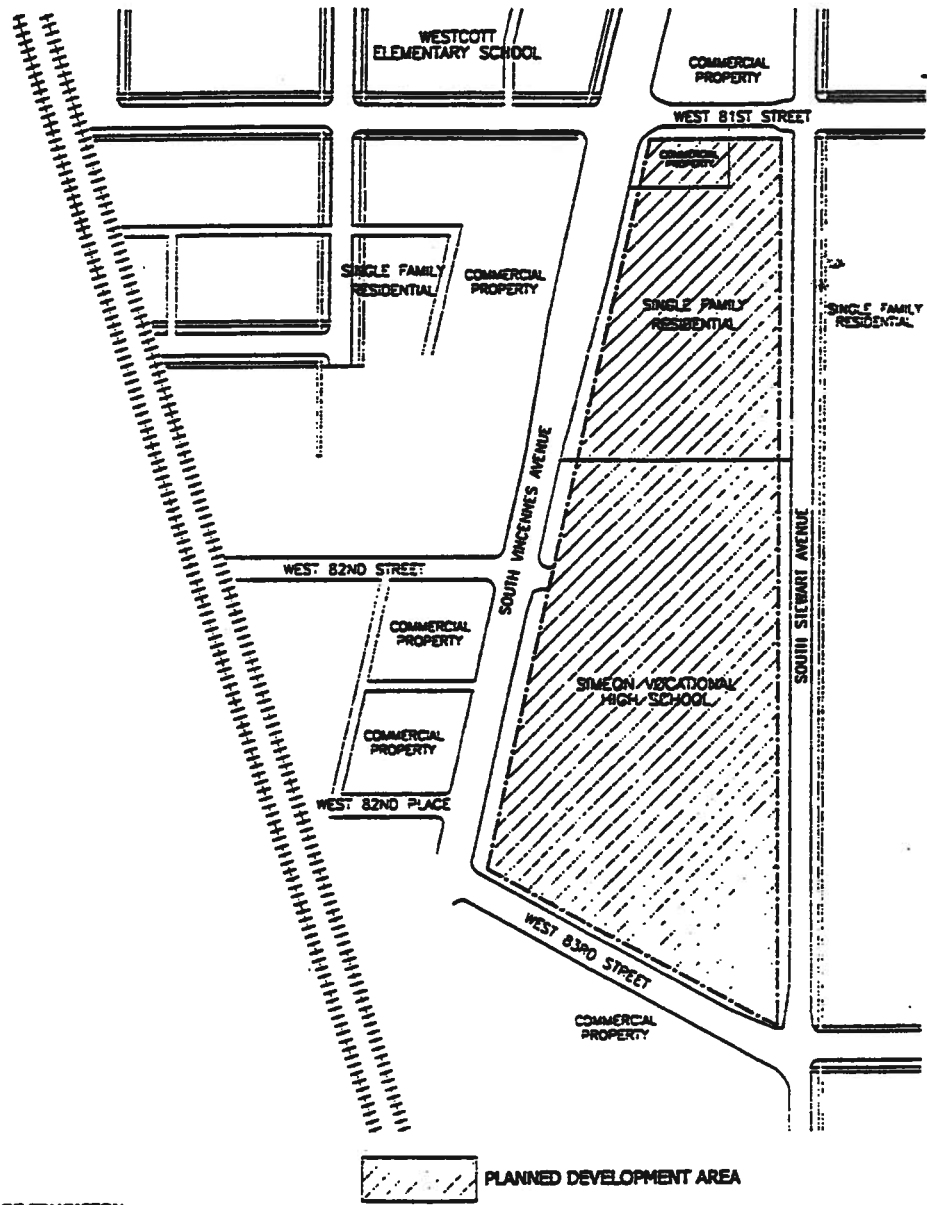


CITY OF CHICAGO  
BY: RICHARD M. DALEY

CHICAGO PUBLIC SCHOOLS  
CAPITAL PROGRAM  
NEW CONSTRUCTION

HOH ARCHITECTS, INC.

Existing Land-Use Map.



BOARD OF EDUCATION  
 LEAL F. SIMEON CAREER ACADEMY  
 147 S. VINCENNES AVE.

MAY 17, 2000; REVISED MAY 10, 2001

1" = 200'-0"

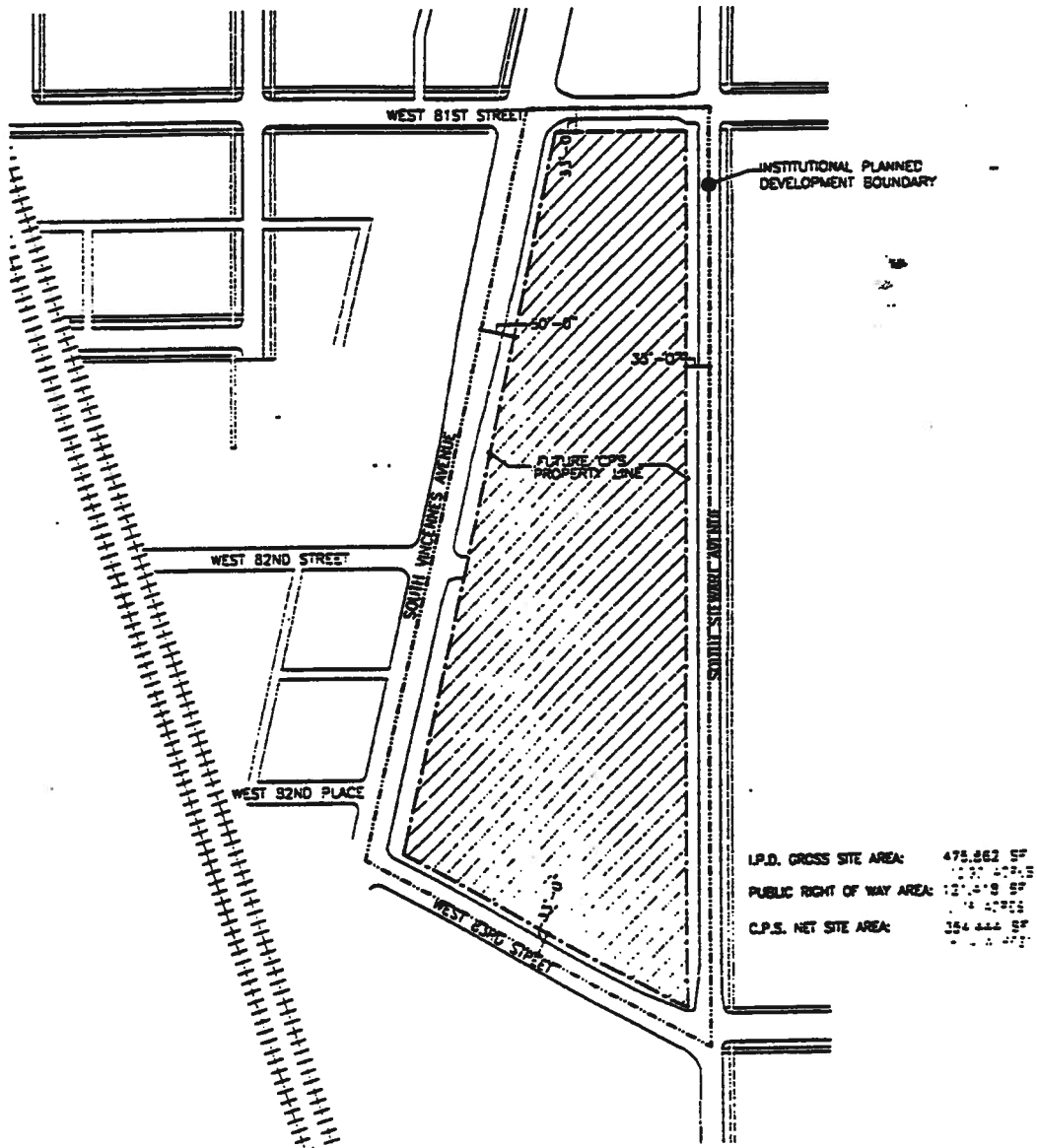


CITY OF CHICAGO  
 MAYOR RICHARD M. DALEY

CHICAGO PUBLIC SCHOOLS  
 CAPITAL PROGRAM  
 NEW CONSTRUCTION

HOH ARCHITECTS, INC.

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



BOARD OF EDUCATION  
NEAL F. SIMEON CAREER ACADEMY  
3147 S. VINCENNES AVE.

1" = 200'-0"   
MAY 17, 2000; REVISED: MAY 10, 2001

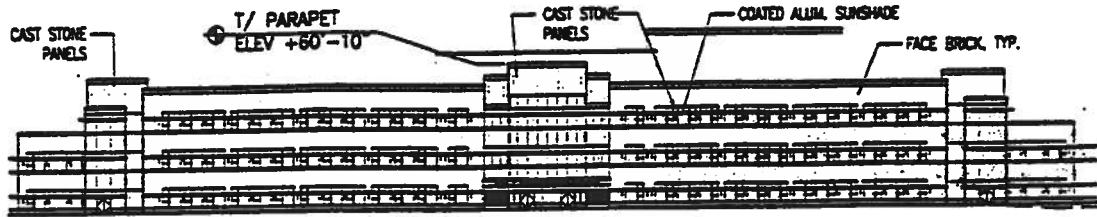
CITY OF CHICAGO  
MAYOR RICHARD M. DALEY

CHICAGO PUBLIC SCHOOLS  
CAPITAL PROGRAM  
NEW CONSTRUCTION

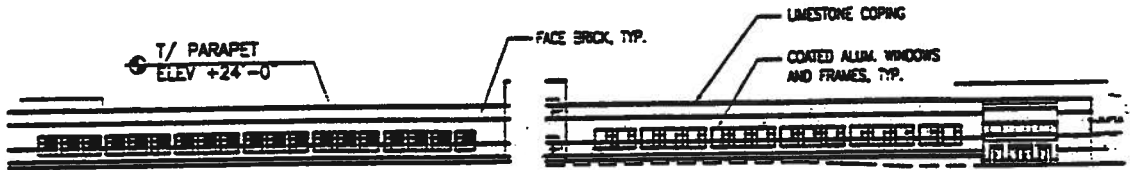
HOH ARCHITECTS, INC.



Exterior Building Elevations.

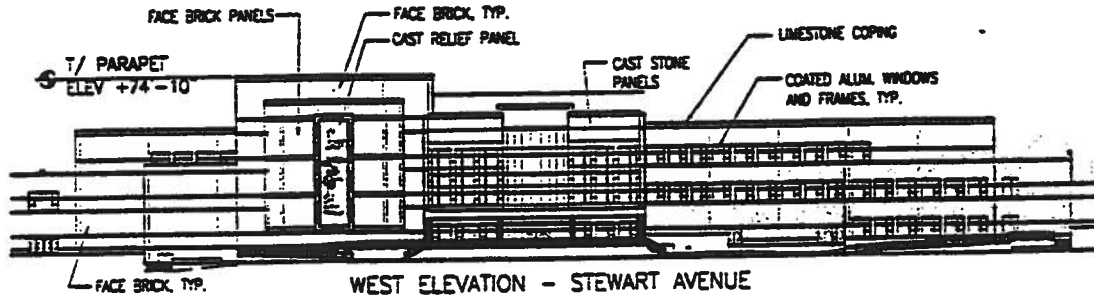


EAST ELEVATION - VINCENNES AVENUE

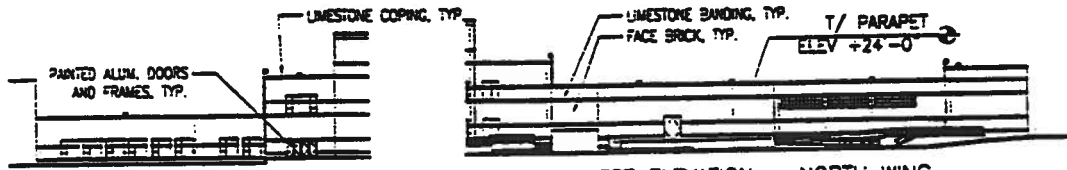


EAST ELEVATION - NORTH WING

EAST ELEVATION - SOUTH WING



WEST ELEVATION - STEWART AVENUE



WEST ELEVATION - SOUTH WING

WEST ELEVATION - NORTH WING

BOARD OF EDUCATION  
NEAL F. SIMEON CAREER ACADEMY  
8147 S. VINCENNES AVE.

CITY OF CHICAGO  
MAYOR RICHARD M. DALEY

CHICAGO PUBLIC SCHOOLS  
CAPITAL PROGRAM  
NEW CONSTRUCTION

1" = 200'-0"  
MAY 17, 2000; REVISED: MAY 10, 2001

HOH ARCHITECTS, INC.