

# PD 792

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

February 7, 2023

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

**Re: Minor change to IPD No. 792, New Field School parking at N. Clark St. and W. Farwell Ave.**

Dear Mr. Borstein:

Please be advised that your request for a minor change to Institutional Planned Development No. 792 ("IPD 792") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 792.

The sole property owner, the Chicago Board of Education, is seeking a minor change to allow non-accessory parking at the 35-space parking lot at the southeast corner of N. Clark St. and W. Farwell Ave. The underlying zoning of IPD 792 is a RT-4 district. Statement No. 5 of IPD 792 provides for educational and recreational uses, office and accessory parking and related uses. The Chicago Board of Education is seeking to utilize the parking lot for non-accessory parking during after school hours pursuant to Section 17-9-0111.5 of the Chicago Zoning Ordinance. A Landscape Plan of the parking lot is attached, and as noted, all remaining, proposed landscaping is scheduled for planting in the spring.

Regarding your request, the Department of Planning and Development has determined that allowing this use 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 IPD 792, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Noah Szafraniec  
Assistant Commissioner

C: Mike Marmo, Erik Glass, Janice Hill, Main file



*Reclassification Of Area Shown On Map Number 3-J.*

(As Amended)

(Application Number A-4680)

IPD 792

*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, C1-2 Restricted Commercial District and C2-2 General Commercial District symbols and indications as shown on Map Number 3-J in the area bounded by:

West Morse Avenue; a line 386 feet east of North Clark Street and perpendicular to West Morse Avenue; the alley next south of and parallel to West Morse Avenue; a line 150 feet east of and parallel to North Clark Street; West Farwell Avenue; a line 88 feet east of and parallel to North Clark Street; the alley next south of and parallel to West Farwell Avenue; and North Clark Street,

to those of an R4 General Residence District which is hereby established in the area above.

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

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

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

*Institutional Planned Development Number 792.*

*Plan Of Development Statements.*

1. The area delineated herein as an institutional planned development consists of approximately one hundred four thousand eight hundred seventy-nine (104,879) square feet (two and forty-one hundredths (2.41) 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 Chicago Board of Education ("the Applicant") and the City of Chicago (Rogers Park Library).
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-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 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 Site and Landscape Plan; and Building Elevations prepared by Swann, Weiskopf, Woo, Bednarowicz, Ltd. Architects, Inc. dated August 16, 2001. Full size sets of the Site and Landscape Plan and Building Elevations are on file with the Department of Planning and Development. 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.
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 prescribed on the building, elevations attached 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. 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.
15. 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 R4 General Residence District, C1-2 Restricted Commercial District and C2-2 General Commercial District designations.

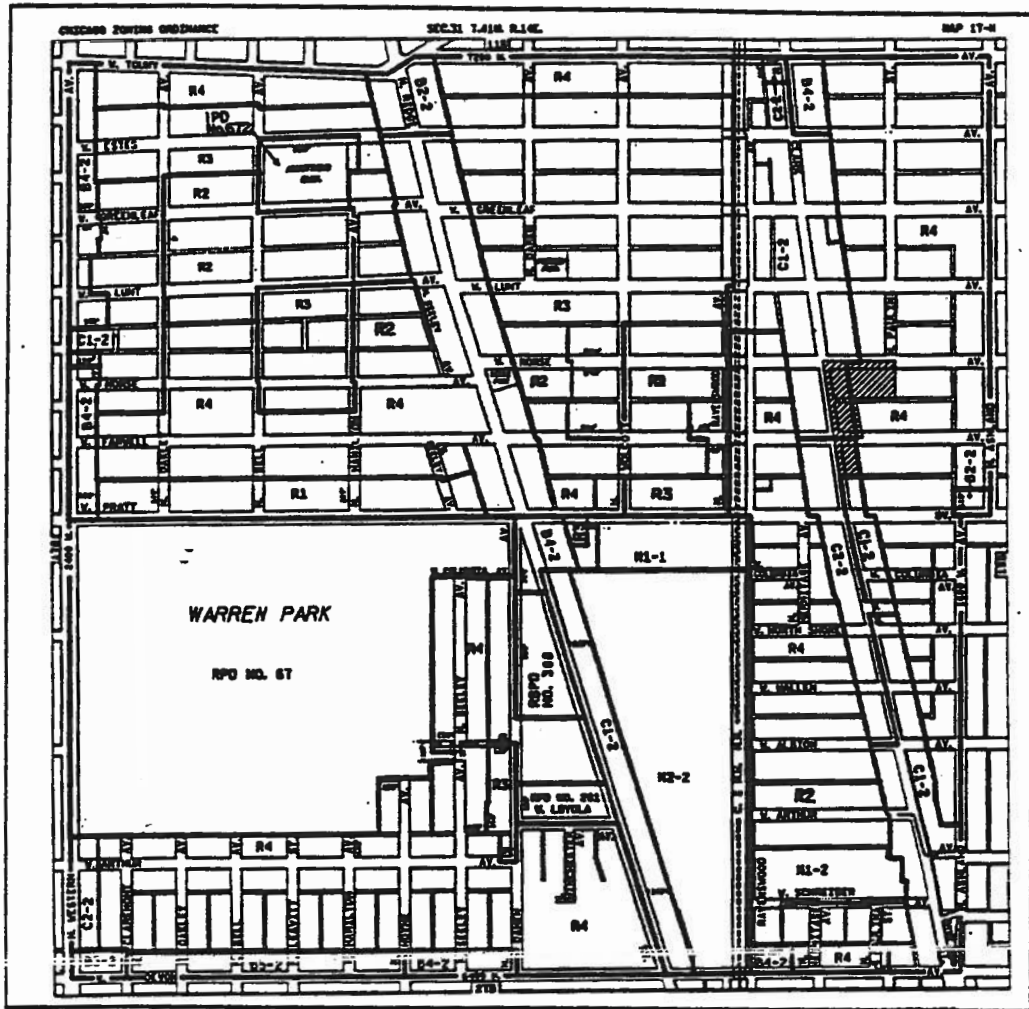
[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site and Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 66541 through 66545 of this Journal.]

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

*Institutional Planned Development Number 792.**New Field Area Elementary School**Bulk Regulations And Data Table.*

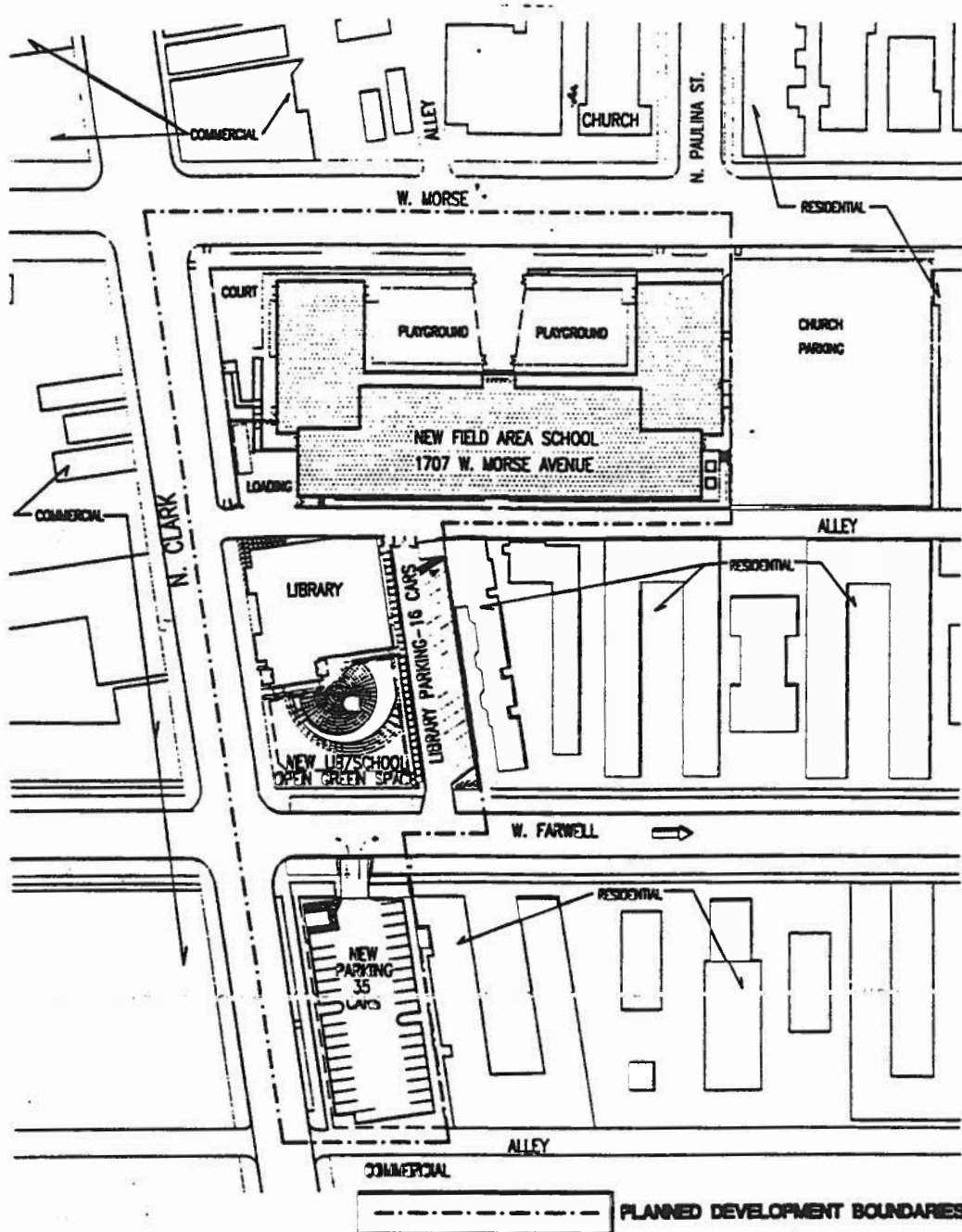
Gross Site Area	Public Right-Of-Way	Net Site Area
158,102 square feet (3.63 acres)	53,223 square feet (1.22 acres)	104,879 square feet (2.41 acres)
<b>Maximum Permitted Floor Area Ratio for Total Net Site Area:</b>		
	1.2.	
<b>Maximum Number of Off-Street Parking Spaces:</b>		
School Parking	35.	
Library Parking	16.	
<b>Minimum Number of Off-Street Loading Spaces:</b>		
School Loading	1.	
Library	1.	
<b>Maximum Building Height:</b>		
School Including Rooftop		
Mechanical Equipment	60 feet, 0 inches.	
Library Including Rooftop		
Mechanical Equipment	46 feet, 0 inches.	
Minimum Setbacks:	Per Site Plan.	

Existing Zoning Map.



PLANNED DEVELOPMENT BOUNDARIES

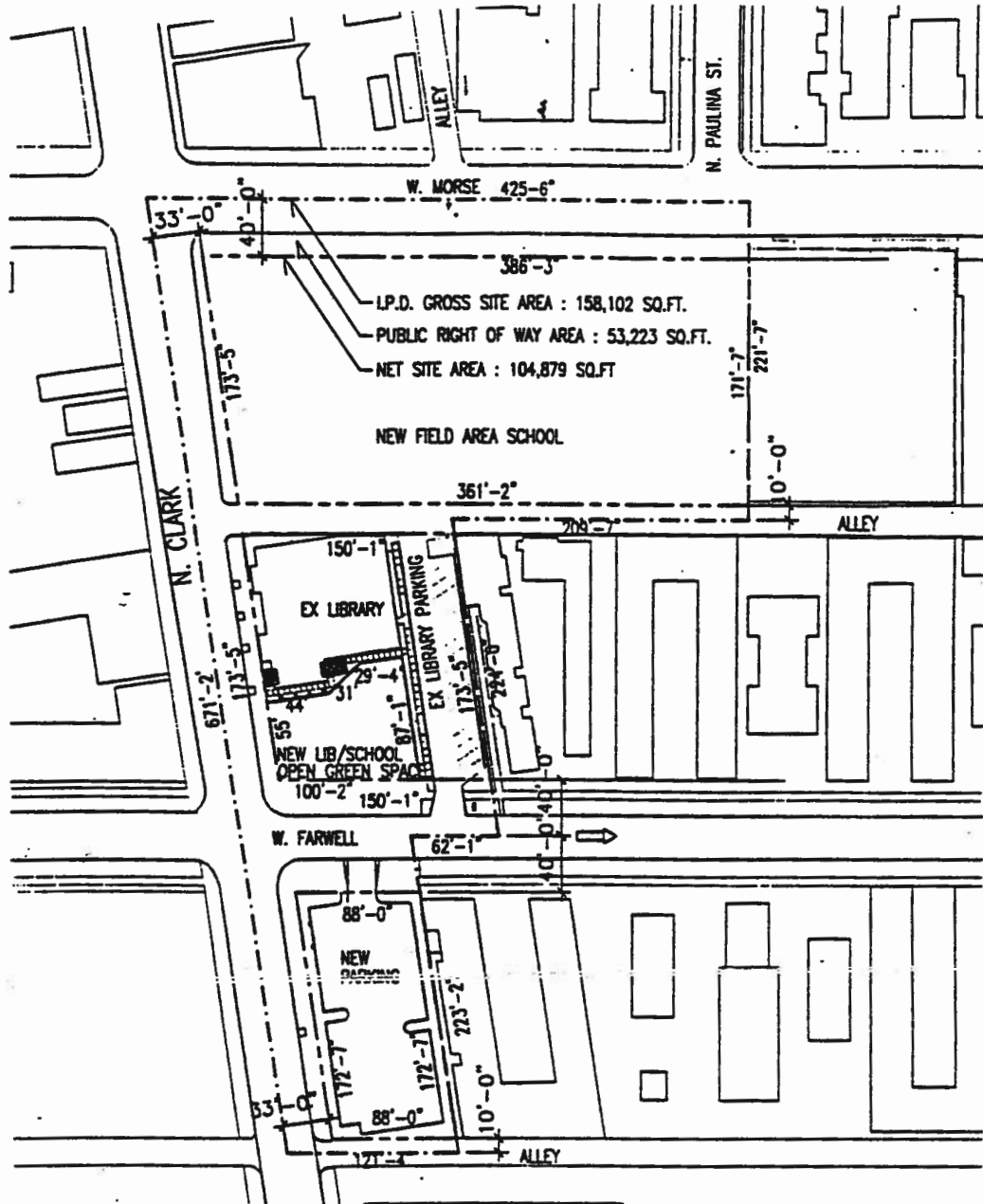
Existing Land-Use Map.



SCALE: 1"=100'-0"  
 CLIENT: BOARD OF EDUCATION OF CHICAGO  
 ADDRESS: 1707 WEST MORSE AVENUE

REVISED DATE: AUGUST 16, 2001  
 DATE: JULY 12, 2001  
 PREPARED BY: ARCHITECTS

### Planned Development Boundary And Property Line Map.



PLANNED DEVELOPMENT BOUNDARIES  
 PROPERTY LINE

SCALE: T-100'-0"  
 APPLICANT: BOARD OF EDUCATION OF CHICAGO  
 ADDRESS: 1707 WEST MORSE AVENUE

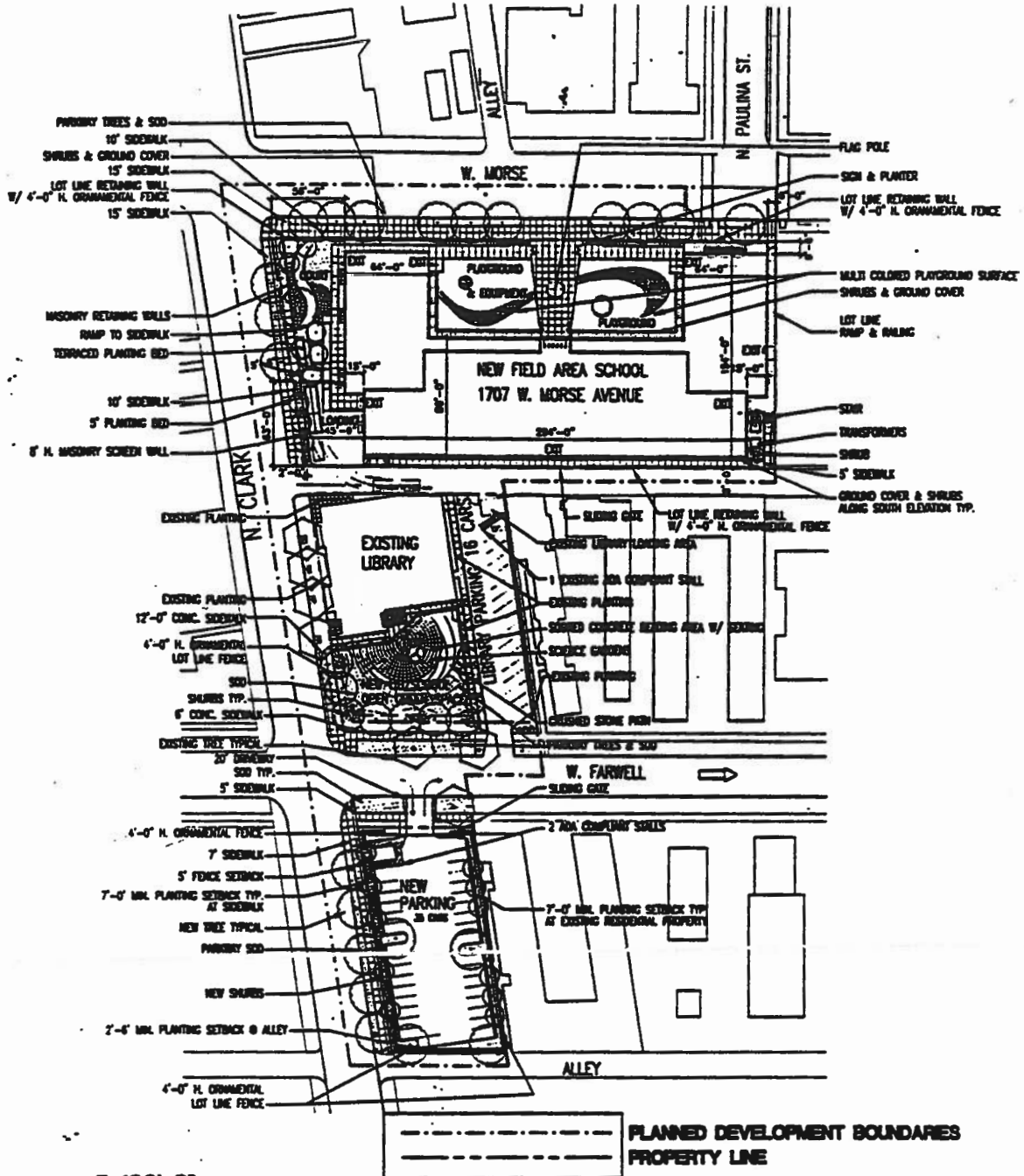
REVISED DATE: AUGUST 18, 2001  
 DATE: JULY 12, 2001  
 PREPARED BY: architects

CITY OF CHICAGO  
 MAYOR RICHARD M. DALEY

CHICAGO PUBLIC SCHOOLS  
 CAPITAL PROGRAM  
 NEW CONSTRUCTION



Site And Landscape Plan.



SCALE: T-100'-0"  
 APPLICANT: BOARD OF EDUCATION OF CHICAGO  
 ADDRESS: 1707 WEST MORSE AVENUE

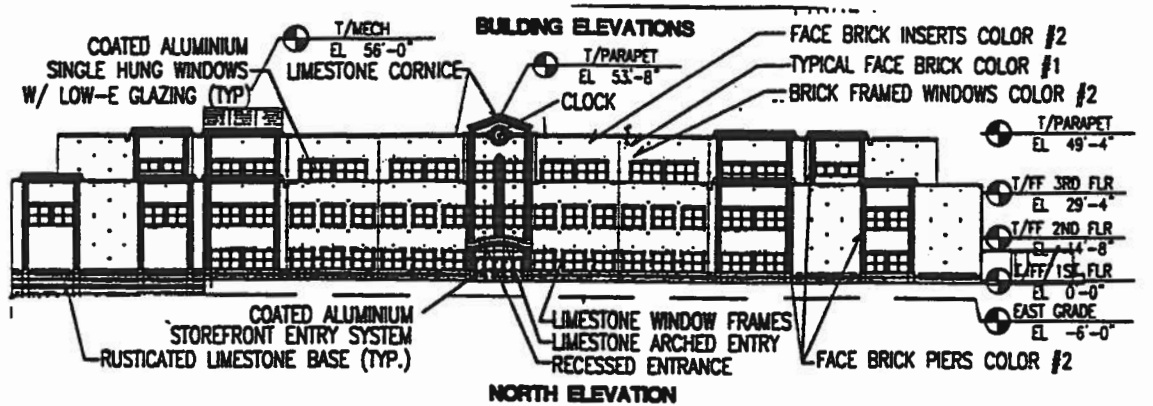
REVISED DATE: AUGUST 18, 2001  
 DATE: JULY 12, 2001  
 PREPARED BY: ARCHITECTS

CITY OF CHICAGO  
 FOR: RICHARD M. DALEY

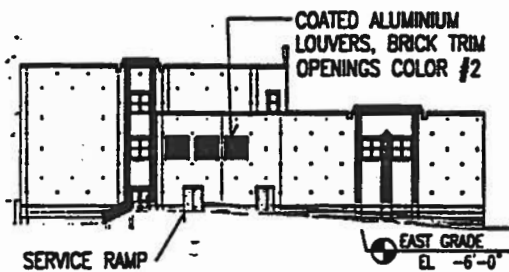
CHICAGO PUBLIC SCHOOLS  
 CAPITAL PROGRAM



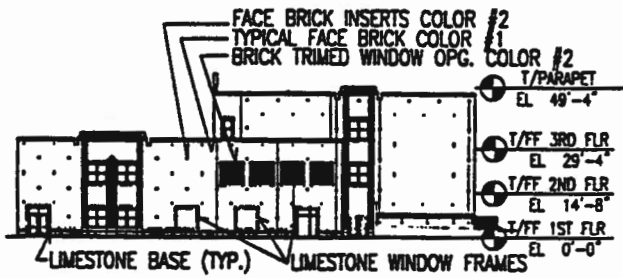
Building Elevations.



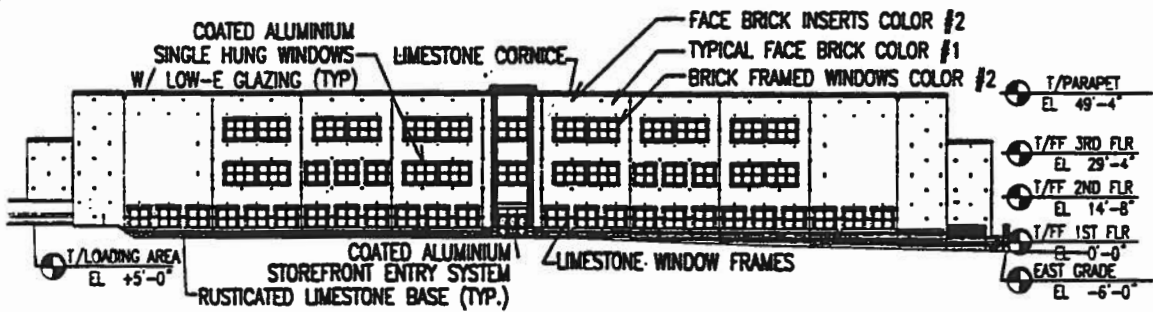
NORTH ELEVATION



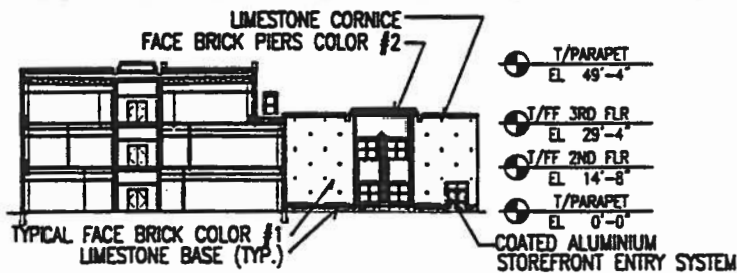
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



COURTYARD ELEVATION

SCALE: 1/50'-0"  
 APPLICANT: BOARD OF EDUCATION OF CHICAGO  
 ADDRESS: 1707 WEST MORSE AVENUE

REVISED DATE: AUGUST 18, 2001  
 DATE: JULY 12, 2001  
 PREPARED BY: architects