

PD 801

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City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

April 18, 2003

Mr. Rick Danaher
Assistant General Counsel
Board of Education of the City of Chicago
121 South Clark Street
Suite 700
Chicago, IL 60603

RE: Request for a minor change to Institutional Planned
Development No. 801 (Moos Elementary School - 1711 North
California Avenue)

Dear Mr. Danaher:

Please be advised that your request for a minor change to
Institutional Planned Development No.801, on behalf of the Board of
Education of the City of Chicago, has been considered by the
Department of Planning and Development pursuant to Section 11.11-
3(c) of Chicago Zoning Ordinance and Statement No.15 of the
Planned Development.

Specifically, you requested to modify the Site Plan to include a 17
space parking lot on a portion of the site along North Fairfield Avenue
which is currently depicted on the Site Plan as a sodded area. This
parking area, which currently exists and serves the existing school,
would be accessed from the adjacent alley to the south with no
additional driveway on Fairfield Avenue. This lot would increase the
number of parking spaces within the Planned Development to 65.

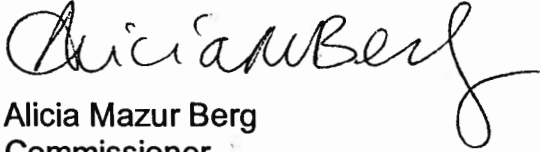
The Department has reviewed the request and has determined that
the provision of an additional parking lot with 17 spaces would be
appropriate to serve the expanded school. The plan for this school
expansion includes a significant amount of open space along North
California Avenue which would not be impacted by this modification.

Accordingly, pursuant to the authority granted by the Chicago Zoning



Ordinance, I hereby approve the requested minor change, but no other changes to this Planned Development.

Very truly yours,

A handwritten signature in black ink that reads "Alicia Mazur Berg". The signature is written in a cursive style with a large, looping initial "A" and a long, sweeping tail on the "g".

Alicia Mazur Berg
Commissioner

CC: Jack Swenson, Philip Levin, Michael Marmo, Ed Kus, Mary Bonome

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-H.
(Application Number 13422)*

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:

a line 149.25 feet northwest of the intersection of West Caton Street and North Milwaukee Avenue; as measured at the southwest right-of-way line of North Milwaukee Avenue and parallel to West Caton Street; North Milwaukee Avenue; West Caton Street; and the northeasterly right-of-way line of the Chicago Transit Authority elevated structure,

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 5-I.

*(As Amended)
(Application Number A-4707) IPID 801*

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 and C1-1 Restricted Commercial District symbols and indications as shown on Map Number 5-I in the area bounded by:

North California Avenue; Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way; North Fairfield Avenue; the alley next south of and parallel to the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way; the alley next west of and parallel to North Fairfield Avenue; and West Wabansia Avenue,

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 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 301

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development consists of approximately one hundred fifty-one thousand six hundred forty-eight (151,648) square feet (three and forty-eight hundredths (3.48) acres) net site area which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and which is owned or controlled by the Chicago Board of Education ("Applicant") and the Public Building Commission of Chicago.
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 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 sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map, and a Site/Landscape Plan and Building Elevations prepared by RGI Architects dated September 13, 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.
5. The planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the requirements thereof, and satisfies the established criteria for approval as a planned development.
6. The uses permitted within the area of delineated herein as "Institutional Planned Development" shall be educational and recreational facilities, accessory parking and related uses incidental thereto.
7. 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.

8. 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. All ingress and egress issues for loading in this planned development shall be resolved prior to Part II approval.
9. Service drives or other means of ingress or egress, including for emergency vehicles shall be adequately designed and paved in accordance with 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 fire lanes. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
10. 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.
11. 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.
12. Improvements of the Property, including landscaping and, all entrances and exits to the parking area, 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, City regulations and guidelines.
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 most current energy efficiency standards published by the American Society of Heating, Refrigeration 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. 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. 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 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.
16. 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 its prior R3 General Residence District and C1-1 Restricted Commercial District designation.

[Planned Development Boundary and Property Line Map; Existing Land-Use Map; Existing Zoning Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 68909 through 68914 of this Journal.]

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

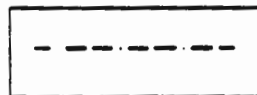
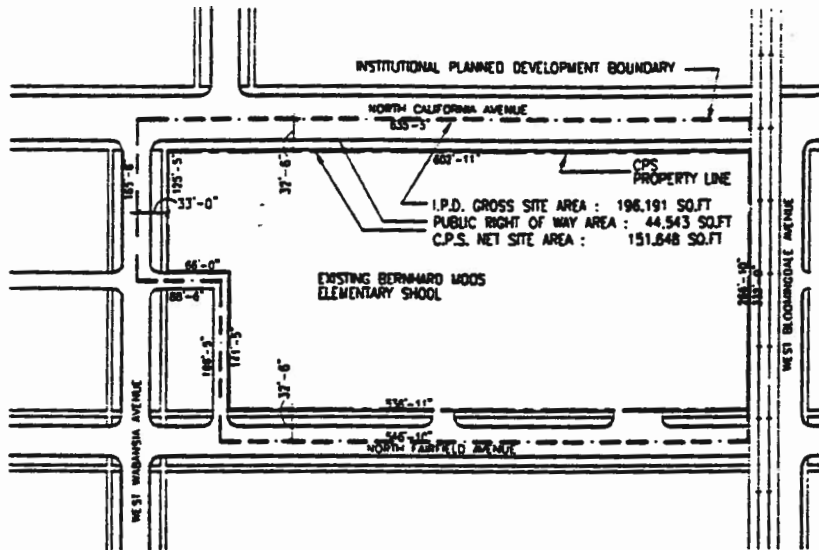
Institutional Planned Development

Bernard Moos Elementary School

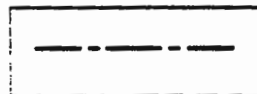
Bulk Regulations And Data Table.

Gross Site Area	Public Right-Of-Way	Net Site Area
196,191 square feet (4.50 acres)	44,543 square feet (1.02 acres)	151,648 square feet (3.48 acres)
Maximum Permitted Floor Area Ratio for Total Net Site Area:	1.2.	
Minimum Number Of Off-Street Parking Spaces:	34.	
Minimum Number Of Off-Street Loading Spaces:	1.	
Maximum Building Height:	62 feet, 0 inches.	
Minimum Sethbacks:	Per site plan.	

Planned Development Boundary And Property Line Map.



PLANNED DEVELOPMENT BOUNDARIES



PROPERTY LINE



SCALE: 1" = 150'-0"

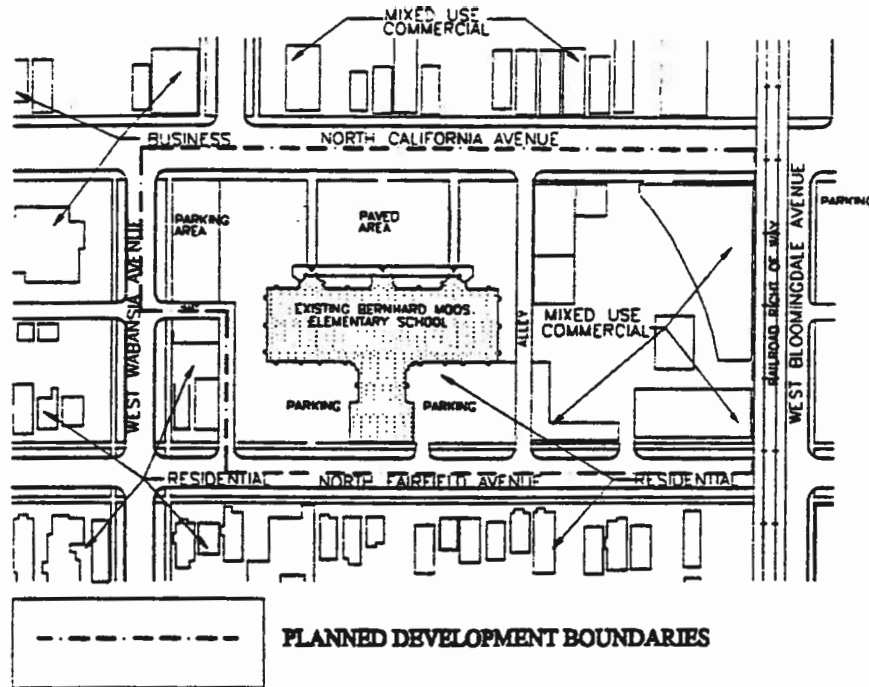
APPLICANT: BOARD OF EDUCATION OF CHICAGO
ADDRESS: 1711 N. CALIFORNIA AVENUE

REVISED: SEPTEMBER 13, 2001
DATE: JUNE 6, 2001
PREPARED BY: RGI ARCHITECTS

CITY OF CHICAGO
MAYOR RICHARD M. DALEY

CHICAGO PUBLIC SCHOOLS
CAPITAL PROGRAM

Existing Lane-Use Map.



SCALE: 1" = 150'-0"

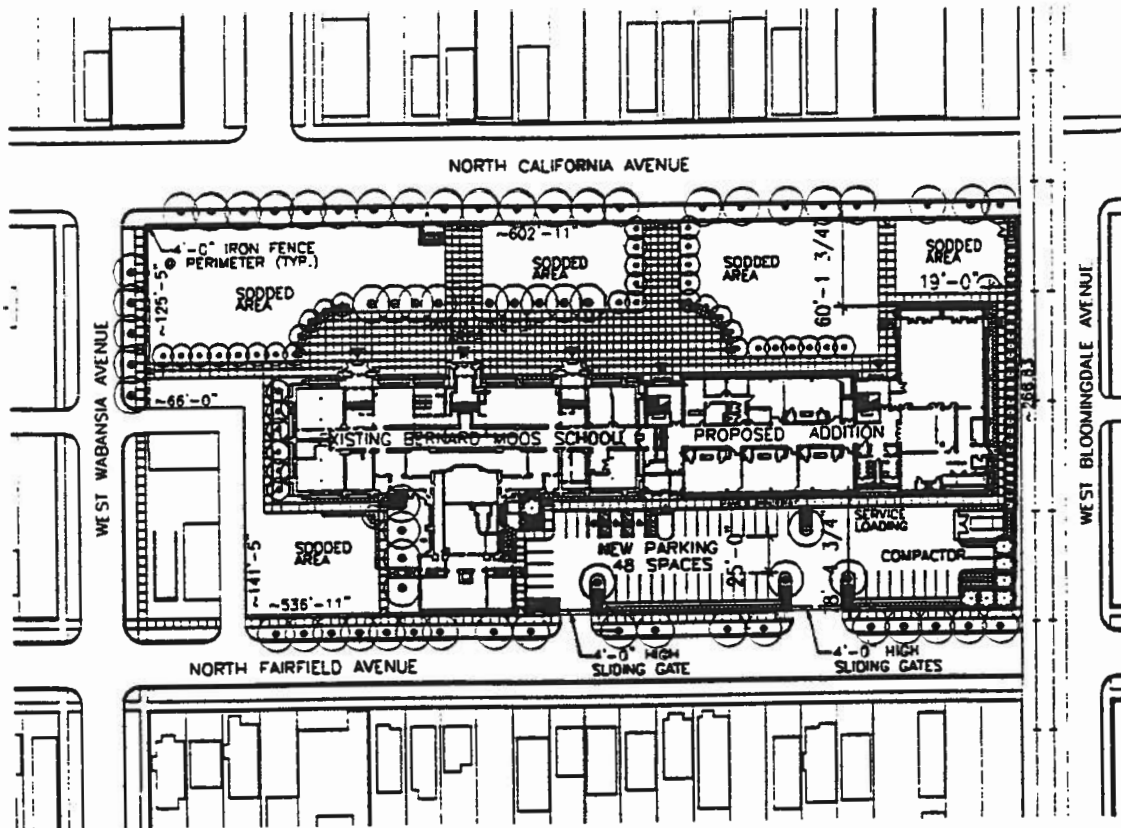
APPLICANT: BOARD OF EDUCATION OF CHICAGO
ADDRESS: 1711 N. CALIFORNIA AVENUE

REVISED: SEPTEMBER 13, 2001
DATE: JUNE 6, 2001
PREPARED BY: RGI ARCHITECTS

CITY OF CHICAGO

CHICAGO PUBLIC SCHOOLS
CAPITAL PROGRAM

Site/Landscape Plan.
(Page 1 of 2)



SCALE: 1" = 100'-0"

REVISED: SEPTEMBER 13, 2001

DATE: JUNE 6, 2001

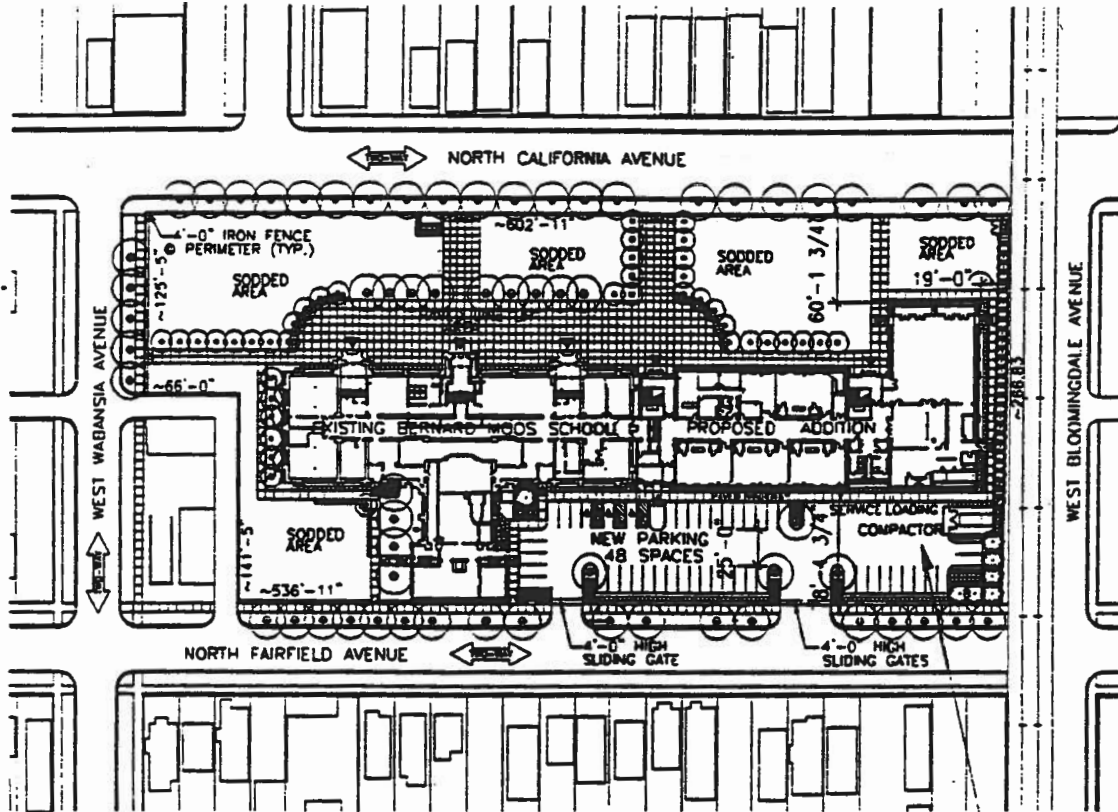
PREPARED BY: RGI A' ARCHITECTS

APPLICANT: BOARD OF EDUCATION OF CHICAGO
ADDRESS: 1711 N. CALIFORNIA AVENUE

CHICAGO PUBLIC SCHOOLS
CAPITAL PROGRAM
www.chicagoschools.net

CITY OF CHICAGO
111 N. DEARBORN ST., 4TH FLOOR
CHICAGO, IL 60642

Site/Landscape Plan.
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NOTE: Loading egress to be resolved by part 2 approval.



SCALE: 1" = 100'-0"

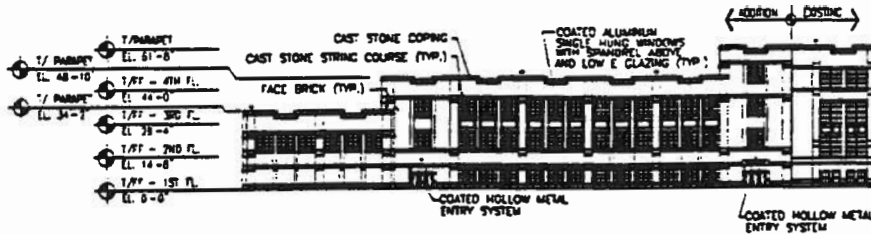
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REVISED: SEPTEMBER 13, 2001
DATE: JUNE 6, 2001
PREPARED BY: RGI ARCHITECTS

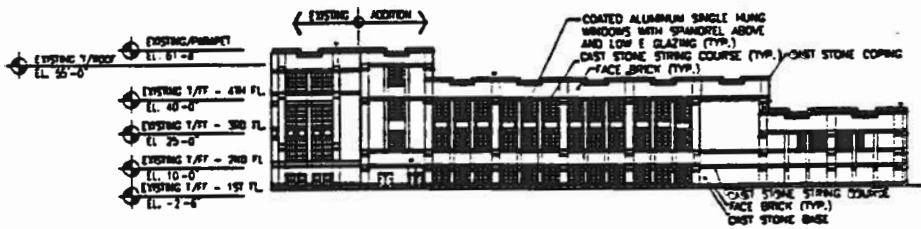
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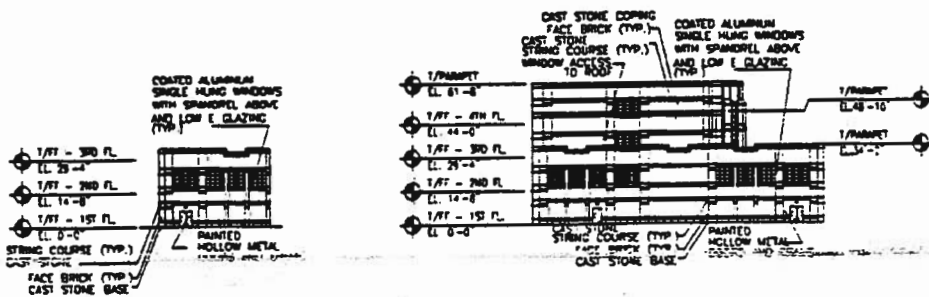
Building Elevations.



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION

SCALE: 1" = 64'-0"

APPLICANT: BOARD OF EDUCATION OF CHICAGO
ADDRESS: 171' N. CALIFORNIA AVENUE

REVISED: SEPTEMBER 13, 2001
DATE: JUNE 6, 2001
PREPARED BY: RGI ARCHITECT

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