

PD 806

Table of Contents

07/22/2002 Minor Change **2**
02/27/2002 Minor Change **3**
10/31/2001 PD Adoption **4**
 Ordinance 4
 Statements 4
 Bulk Table 8
 Exhibits 9



July 22, 2002

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>

Mr. Richard L. Wexler
Lord Bissell Brook
115 South LaSalle Street
Chicago, Illinois 60603-3902

**Re: Request for a minor change to Institutional
Planned Development No. 806
Location: 3145 West Pratt Avenue**

Dear Mr. Wexler::

Please be advised that your request for a minor change to Institutional Planned Development No. 806 has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No 13 of the Planned Development.

In your letter, you requested a reduction in the required number of parking spaces from 71 to 70 as a result of providing additional landscaping within the parking lot area. The school facility would be adequately served by this number of parking spaces.

With regard to your request, the Department of Planning and Development has determined that this revision would constitute a minor change pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing minor change, but no other changes to Institutional Planned Development No. 806.

Sincerely,

Alicia Mazur Berg
Commissioner

cc: Jack Swenson, Philip Levin, Michael Marmo, Carmen Vidal-Hallett, Ed Kus





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
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<http://www.cityofchicago.org>

February 27, 2002

Mr. Marc Amstadter
Amstadter Architects
200 West Superior Street
Suite 400
Chicago, IL 60610

Re: Request for minor changes to Institutional
Planned Development No. 806
Location: 3145 West Pratt Avenue, Chicago,
Illinois

Dear Mr. Amstadter:

Please be advised that your request for minor changes to Institutional Planned Development No. 806, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No 13 of the Planned Development.

In your letter, you requested the following changes:

1. To add a yard storage shed at the extreme southeast corner of the site.
2. To relocate eleven (11) parking spaces from the east edge of the east drive, nine (9) parking spaces would be relocated to the south side of the building, two (2) spaces to the front parking lot.
3. To reconfigure the geometry of the east drive to provide a wider drive aisle and sidewalk along the east side of the building.
4. To relocate the truck dock along the south elevation of the building.
5. To allow for the construction of a small green house (20'x30') at the far northwest corner of the playground area subject to design approval by the Department of Planning and Development.

With regard to your request, the Department of Planning and Development has determined that these revisions would constitute a minor changes pursuant to Section 11.11-3 (c) of the Chicago Zoning



*Reclassification Of Area Shown On Map Number 17-I
(As Amended)
(Application Number A-4718)*

Be It Ordained by the City Council of the City of Chicago: IPD 806,00 Amended

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-1 Restricted Manufacturing District symbols as shown on Map Number 17-I in the area bounded by:

West Pratt Avenue; a line 202.63 feet east of and parallel to North Kedzie Avenue; a line 489.20 feet south of and parallel to the center of West Pratt Avenue; and North Kedzie Avenue,

to those of an R3 General Residence District and a corresponding use district which is hereby established in the area above described.

SECTION 2. In the area above described, the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols to those of an Institutional Planned Development and a corresponding use district, 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:

Institutional Planned Development Number 806.

Plan Of Development Statements.

1. The area delineated herein as an institutional planned development consists of a net site area of approximately ninety-four thousand four hundred fourteen (94,414) square feet (two and seventeen hundredths (2.17) acres) and is controlled by the applicant, the J.F.M.C. Facilities Corporation (the "Applicant") for purposes of this institutional planned development.

2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Plan of Development. Any dedication or vacation of streets, or alleys or easements or adjustment of rights-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 holders. 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 holders. 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 successors and assigns.
4. This Plan of Development consists of these sixteen (16) statements; a Bulk Regulations and Data Table, an Existing Zoning Map, an Existing Land-Use Map, a Planned Development Property Line and Boundary Map, a Site Plan, a Landscape Plan, Building Elevations and exhibits prepared by Amstadter Architects dated May 9, 2001, revised October 11, 2001. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria of a Planned Development. These and no other zoning controls shall apply to the area delineated herein.
5. The following uses shall be permitted in the area delineated herein: school-related uses, offices, accessory uses, open space and accessory parking.
6. Identification signs shall be permitted within the planned development subject to review and approval of the Department of Planning and Development. Temporary construction signs shall be permitted within the planned development subject to the approval of the Department of Planning and Development.

7. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic, and the Department of Planning and Development. Ingress and 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. 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. Off-street parking shall be provided in compliance with this Plan of Development subject to review of the Departments of Transportation and Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table.
9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, 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.") for the entire parcel shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
11. Improvements of the property shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site Plan, the Landscape Plan and the Building Elevations 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 Landscape Plan.
12. Issuance of a building permit shall be contingent upon completion of any required environmental cleanup pursuant to existing State of Illinois requirements.
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, appropriate and is consistent with the nature of the improvements contemplated in this planned development. 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 building in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use reasonable efforts to design, construct and maintain the building located within this planned development in an energy efficient manner consistent with the 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.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the building in a manner which promotes, enables and maximizes universal access throughout the property. Plans for the building 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 for the building and improvements.
16. Unless substantial construction of the improvements contemplated by this planned development has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the property shall automatically revert to that of its pre-existing M1-1 Manufacturing Zoning District.

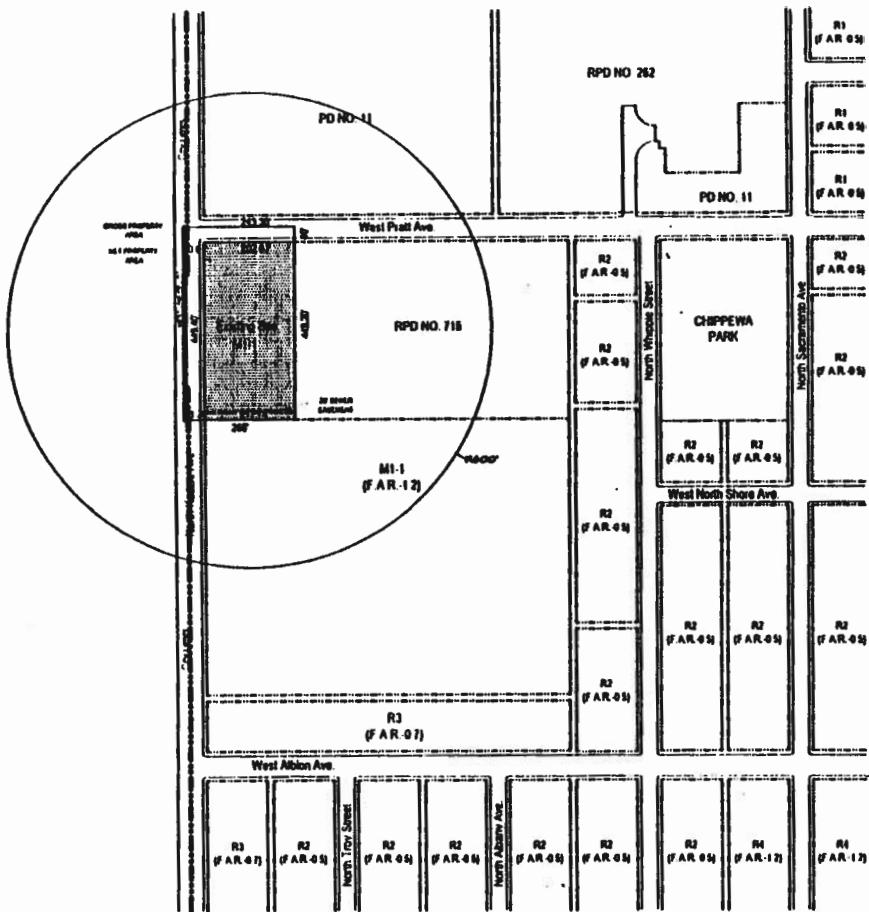
[Existing Zoning Map; Planned Development Property Line and Boundary Map; Existing Land-Use Map; Site Plan; Landscape Plan; Landscape Plan List; Building Elevation Drawing; Building Elevations/ Materials Key; View At Entry; and Monument Sign Details referred to in these Plan of Development Statements printed on pages 71743 through 71752 of this Journal.]

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

Bulk Regulations And Data Table.

Gross Site Area:	124,128 square feet (2.85 acres)
Net Site Area:	Total = Gross Site Area (124,128 square feet) - Area in Public Streets (29,714 square feet) = Net Site Area (94,414 square feet) (2.17 acres).
Maximum Floor Area Ratio:	0.7.
Maximum Site Coverage:	In accordance with Site Plan.
Minimum Building Setbacks:	In accordance with Site Plan.
Minimum Number of Off-Street Parking Spaces:	71 spaces.
Minimum Number of Off-Street Loading Berths:	1 berth (10 feet by 25 feet).
Maximum Building Height:	In accordance with Building Elevations.

Existing Zoning Map.



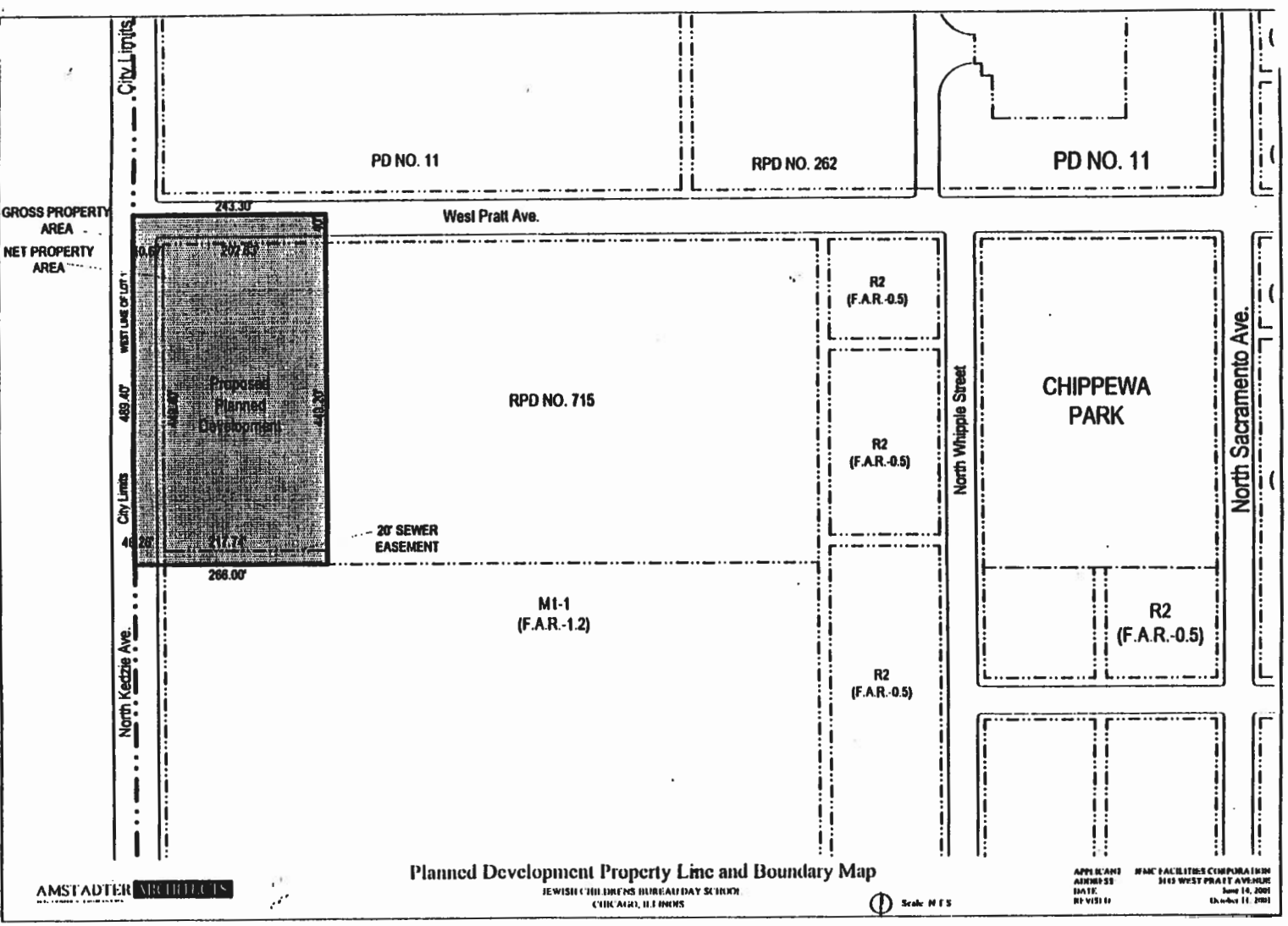
AMSTADTER ARCHITECTS

Existing Zoning Map
JEWISH CHILDREN'S BUREAU DAY SCHOOL
CHICAGO, ILLINOIS

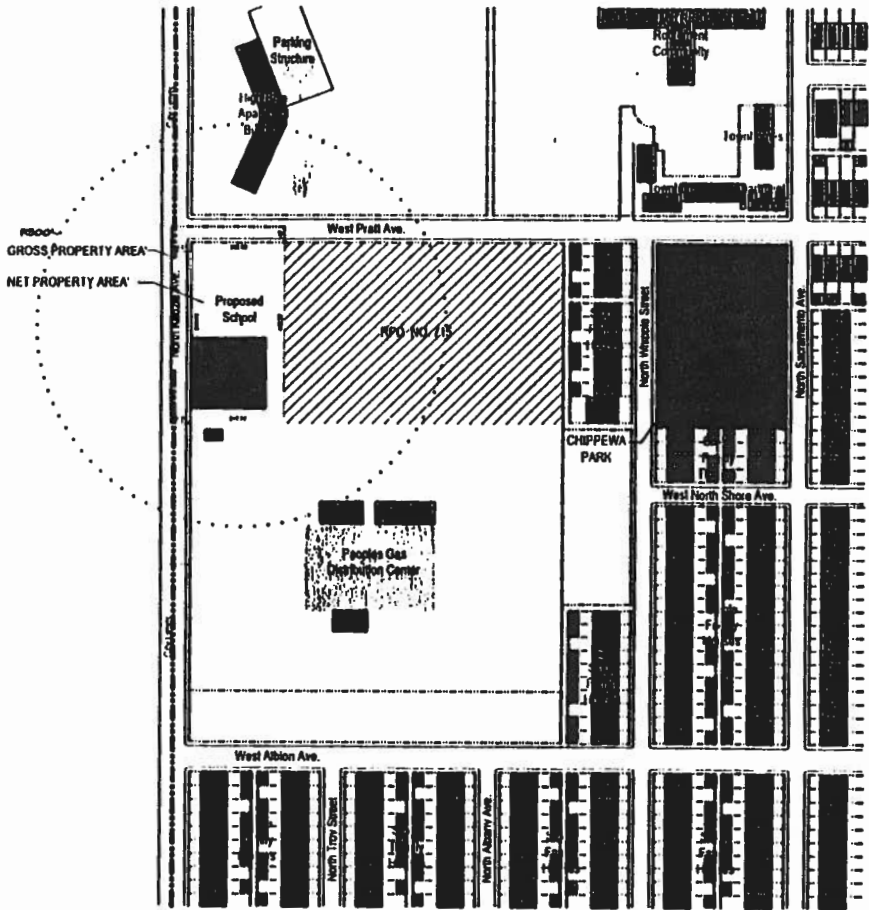
Scale N 15

APPLICANT: J.M. FACILETTI CORPORATION
ADDRESS: 3143 WEST PRATT AVENUE
DATE: June 14, 2001
REVISED: October 11, 2001

Planned Development Property Line
And Boundary Map.



Existing Land-Use Map.



LAND USE LEGEND:

-  Residential
-  Industrial
-  Religious Institution/
Church /School
-  Parking Lot
-  Public Park

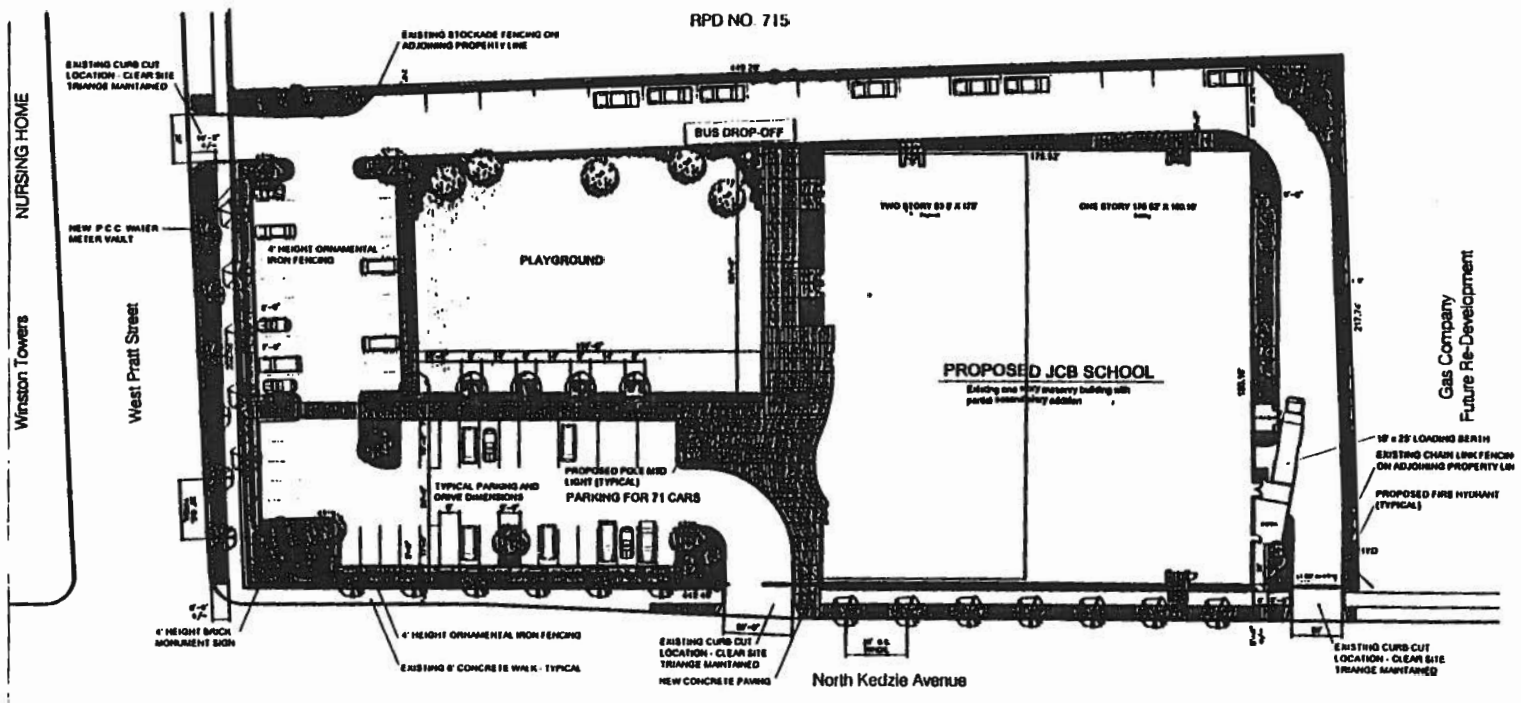
AMSTADTER ARCHITECTS

Existing Land Use Map
 16 WISH CONCRETE'S BUREAU DAY SCHOOL
 CHICAGO, ILLINOIS

 Scale 1/8"

APPLICANT: RMC FACILITIES CORPORATION
 ADDRESS: 3145 WEST PRAIRIE AVENUE
 DATE: June 14, 2001
 REVISED: October 11, 2001

Site Plan.



AMSTADTER ARCHITECTS

Site Plan
RE: WEST CHICAGO P.S. BUREAU ADJUTANT GENERAL
CUBA ACADEMY

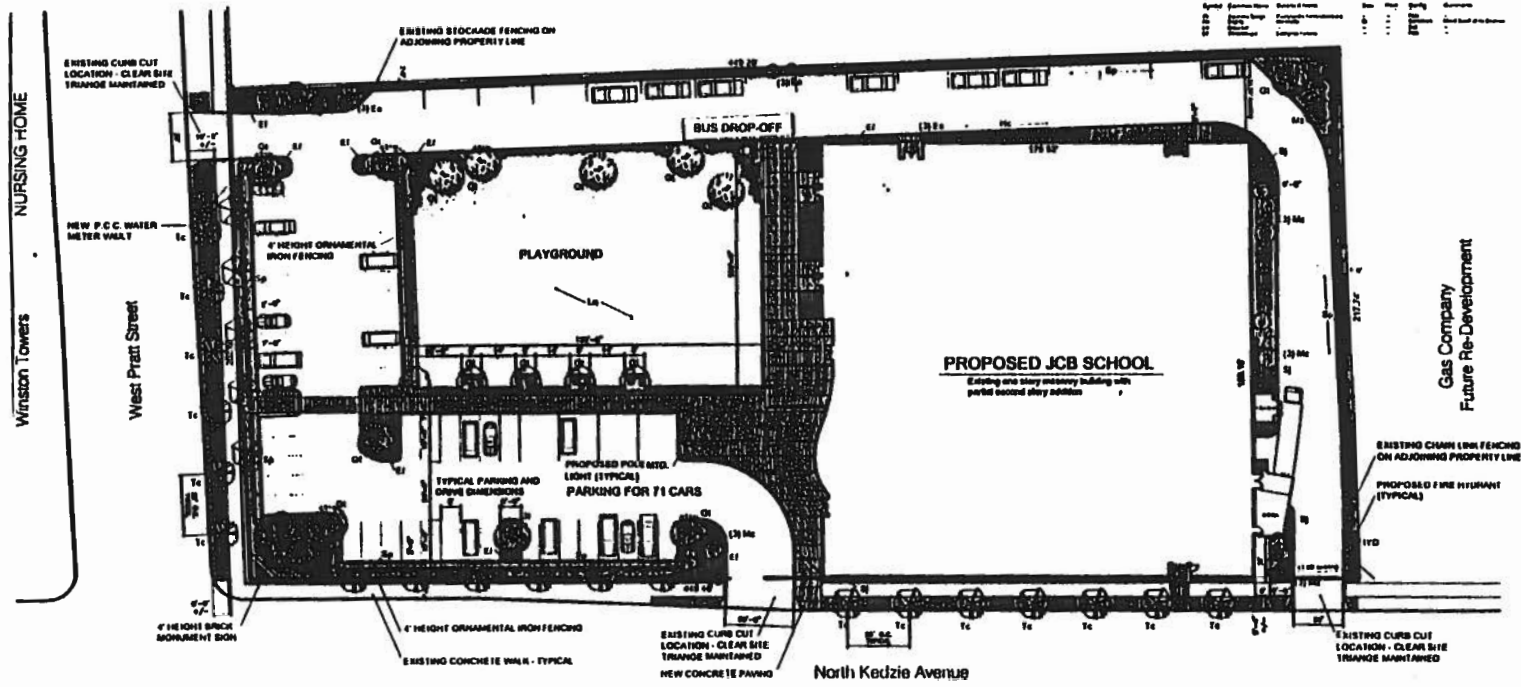
Scale 1" = 40'

APPLICANT: JCB COMPANY
ADDRESS: 3149 WEST PRATT AVENUE
TEL: (773) 487-1111
DATE: June 14, 2001
BY: VSI/JP

RPD NO 715

PLANT LIST

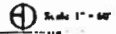
Standard Tree	Symbol	Quantity	Notes
Large American Elm	(Symbol)	1	
Medium American Elm	(Symbol)	1	
Small American Elm	(Symbol)	1	
Large Norway Spruce	(Symbol)	1	
Medium Norway Spruce	(Symbol)	1	
Small Norway Spruce	(Symbol)	1	
Large Red Pine	(Symbol)	1	
Medium Red Pine	(Symbol)	1	
Small Red Pine	(Symbol)	1	
Large White Pine	(Symbol)	1	
Medium White Pine	(Symbol)	1	
Small White Pine	(Symbol)	1	
Large Eastern White Pine	(Symbol)	1	
Medium Eastern White Pine	(Symbol)	1	
Small Eastern White Pine	(Symbol)	1	
Large Norway Spruce	(Symbol)	1	
Medium Norway Spruce	(Symbol)	1	
Small Norway Spruce	(Symbol)	1	
Large Red Pine	(Symbol)	1	
Medium Red Pine	(Symbol)	1	
Small Red Pine	(Symbol)	1	
Large White Pine	(Symbol)	1	
Medium White Pine	(Symbol)	1	
Small White Pine	(Symbol)	1	
Large Eastern White Pine	(Symbol)	1	
Medium Eastern White Pine	(Symbol)	1	
Small Eastern White Pine	(Symbol)	1	



AMSTADLER ARCHITECTS

Landscape Plan

12-1516 C (THE) INS BUREAU DAY SCHOOL
 1100 AVENUE B B B B B



ALPHACANT
 ADDRESS
 DATE
 REVISED

IFMC FACILITIES CORPORATION
 3441 WEST PRATT AVENUE
 CHICAGO, ILLINOIS 60641
 (October 11, 2001)

Landscape Plan Plant List.

PLANT LIST

Deciduous Trees:

Symbol	Common Name	Botanical Name	Size	Root	Config.	Comments
Gt	Skyline Locust	Gleditsia triacanthos inermis 'skyline'	3"	B&B	Branch @ 6'	Specimen
Tc	Little Leaf Linden	Tilia cordate 'saalem'	3"	B&B	Branch @ 4'	---

Ornamental Trees:

Symbol	Common Name	Botanical Name	Size	Root	Config.	Comments
Ms	Sargent Crab	Malus Sargentii	4' to 6'	B&B	Branch @ 2'	--
Mz	Red Zuni Crab	Malus X 'colocarpa'	6' to 8'	B&B	Branch @ 2'	Multi-stem

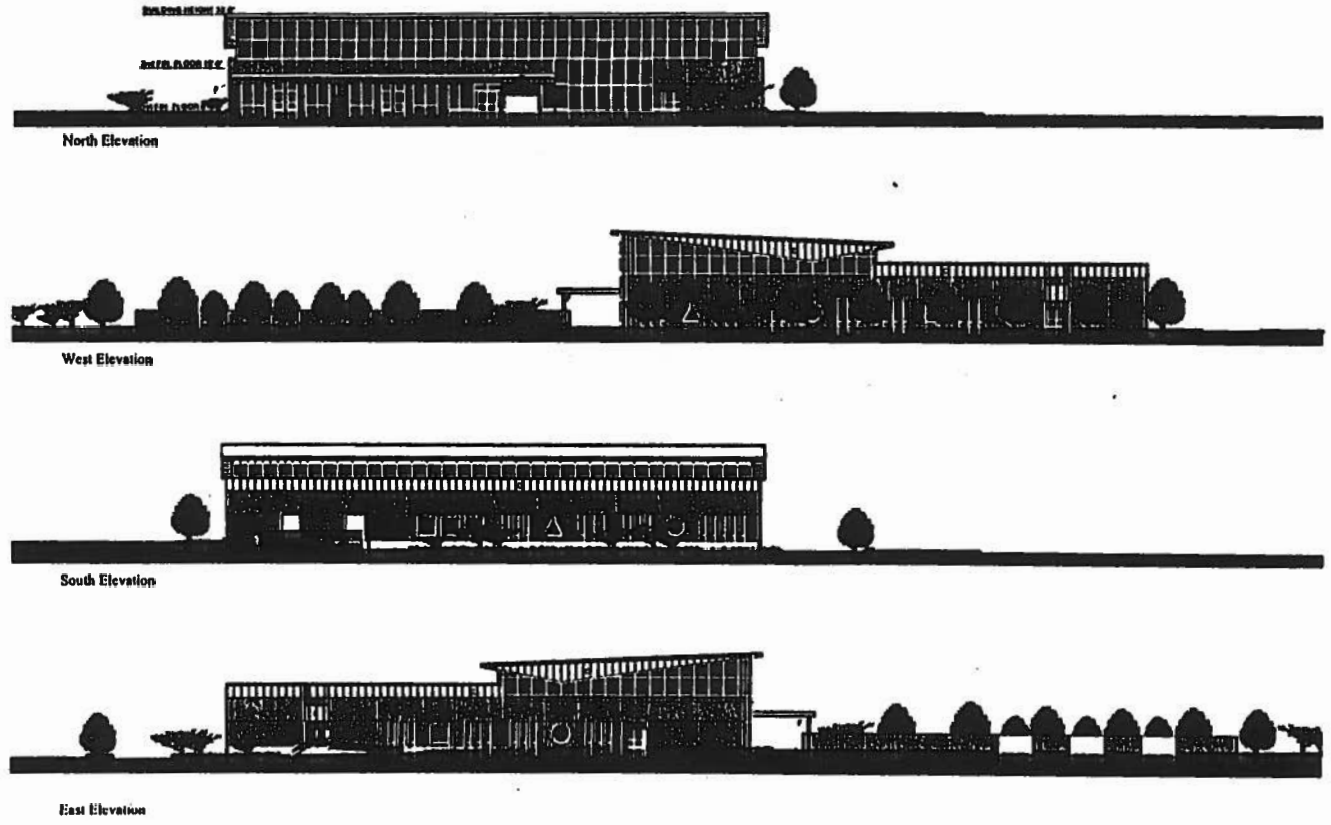
Shrubs:

Symbol	Common Name	Botanical Name	Size	Root	Config.	Comments
Sj	Spiraea	Spiraea japonica	2'	B&B	---	Cut back 2nd year
Ea	Burning Bush	Euonymus alatus	3'	B&B	---	---
Sp	Meyers Lilac	Syringa meyeri Palibin	2'	B&B	---	---

Ground Covers, Perennials & Annuals:

Symbol	Common Name	Botanical Name	Size	Root	Config.	Comments
Pt	Japanese Spurge	Pachysandra Terminalisericana	--	---	Flats	---
Hc	DayLily	Hereracallis	Qt.	---	Containers	Mixed Sum/Fall Re-Bloomers
Ln	Grass turf	---	---	---	Sod	---
Ef	Wintercreeper	Euonymus Fortunei	---	---	Flats	---

Building Elevations.



- BUILDING MATERIAL KEY**
- A NEW FACE BRICK
 - B 2" HOLLOW FACE BRICK WITH
 - C CLEAR ANODIZED ALUMINUM METAL
 - D BRICK PANEL
 - E CLEAR ANODIZED ALUMINUM METAL
 - F GLASS PANEL
 - G TONED SPINKLE GLASS IN
 - H 2" HOLLOW FACE BRICK WITH CLEAR ANODIZED
 - I ALUMINUM FINISH
 - J PAINTED METAL CANOPY & BRICK FACE
 - K PAINTED CONCRETE WITH FINISH

AMSTADLER ARCHITECTS

Building Elevations
 NEWELL CITY BUILDING URBAN DAY SCHOOL
 1700 ALMA, BOSTON

Scale 1"=30'

APPLICANT: PAC FACILITIES CORPORATION
 ADDRESS: 3145 WEST PRATT AVENUE
 DALLAS, TEXAS 75241
 DATE: June 14, 2001
 DRAWN BY: [Signature]

Building Elevations/Materials Key.

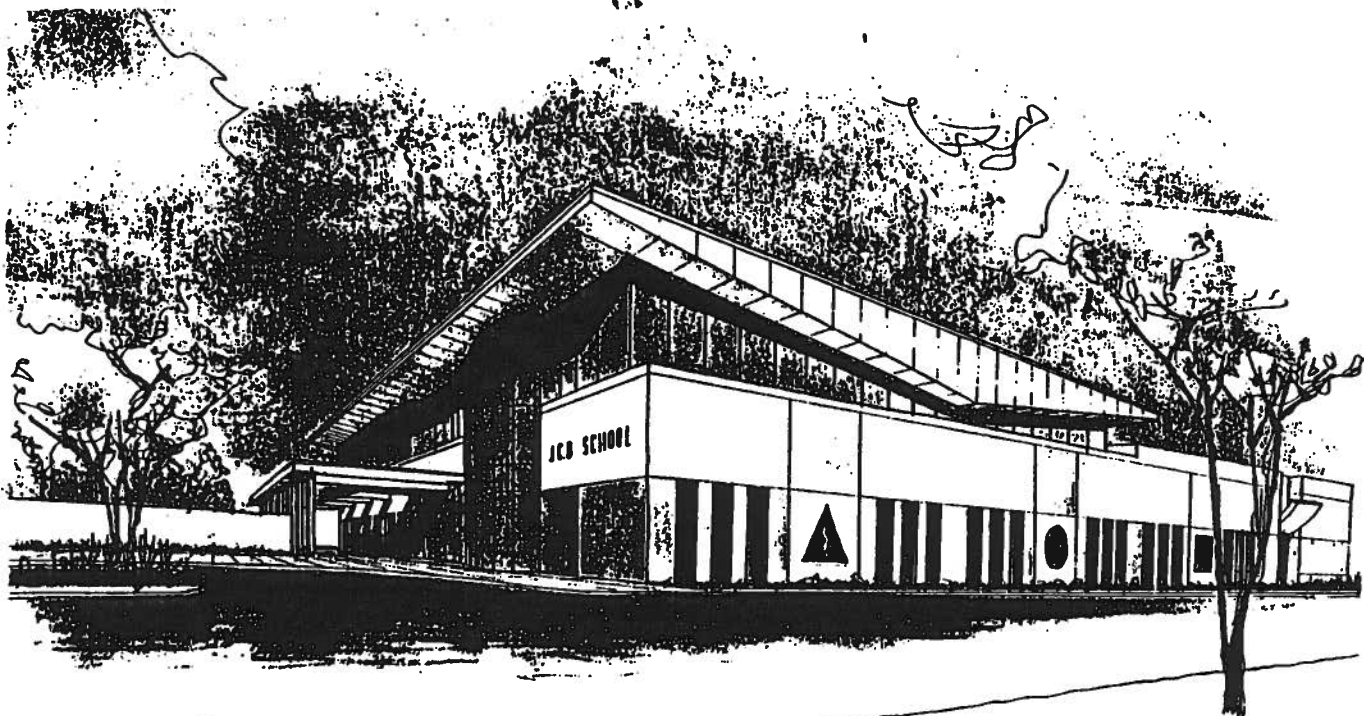
BUILDING MATERIALS KEY

- A NEW FACE BRICK
- B 6' HEIGHT FACE BRICK WALL
- C CLEAR ANODIZED ALUMINUM METAL WALL PANEL
- D CLEAR ANODIZED ALUMINUM METAL SOFFIT PANEL
- E TINTED INSULATED GLASS IN THERMALLY BROKEN CLEAR ANODIZED ALUMINUM FRAME
- F PAINTED METAL CANOPY STRUCTURE
- G PAINTED ORNAMENTAL IRON FENCING

10/31/2001

REPORTS OF COMMITTEES

View At Entry.



AMSTADTER ARCHITECTS

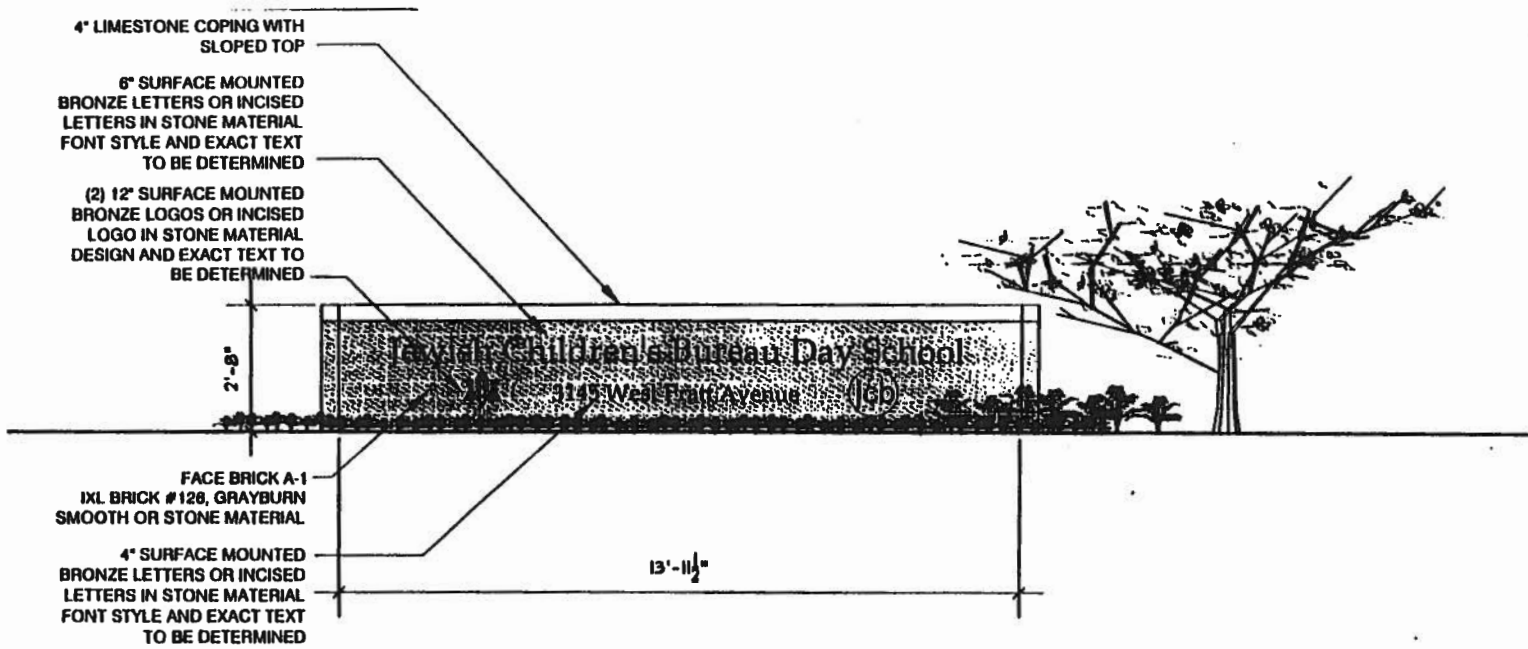
View at Entry

JEWISH CHILDRENS BUREAU DAY SCHOOL
CHICAGO, ILLINOIS

APPLICANT: JPMC FACILITIES CORPORATION
ADDRESS: 3145 WEST PRATT AVENUE
DATE: June 14, 2001
REVISED: October 11, 2001

71751

Monument Sign Details.



2 ELEVATION AT MONUMENT SIGN
scale 1/2" = 1'-0"



1 PLAN AT MONUMENT SIGN
scale 1/2" = 1'-0"

Monument Sign Details
RUE WISH CHILDRENS BUREAU DAY SCHOOL
CHICAGO, ILLINOIS

APPLICANT: JPMC FACILITIES CORPORATION
ADDRESS: 3145 WEST PRATT AVENUE
DATE: June 14, 2001
REVISED: October 11, 2001

AMSTADTER ARCHITECTS