

# PD 891

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

October 27, 2017

Richard Klawiter  
DLA Piper LLP  
444 W. Lake St., Suite 900  
Chicago, IL 60606-0089

**Re: Administrative Relief request for Planned Development No. 891  
Second pedestrian bridge at the Latin School, 45 and 59 W. North Avenue**

Dear Mr. Klawiter:

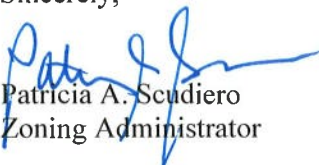
Please be advised that your request for a minor change to Institutional Planned Development No. 891 ("PD 891"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD 891.

Your client and the owner of all of the property within PD 891, The Latin School of Chicago, is seeking administrative relief to allow for the addition of a second pedestrian bridge to connect the existing school buildings within Sub area A and B, at 45 and 59 W. North Avenue. An existing pedestrian bridge at the second floor of each building traverses a 20 foot wide alley. Your client is seeking to construct a new enclosed, one-story pedestrian bridge at the fourth floor, as shown on the attached plans and elevation.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed addition 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. While the request will reduce the distance between structures at the fourth floor, Statement Number 11 of the PD specifically allows minor changes which may include a reduction in the minimum required distance between structures.

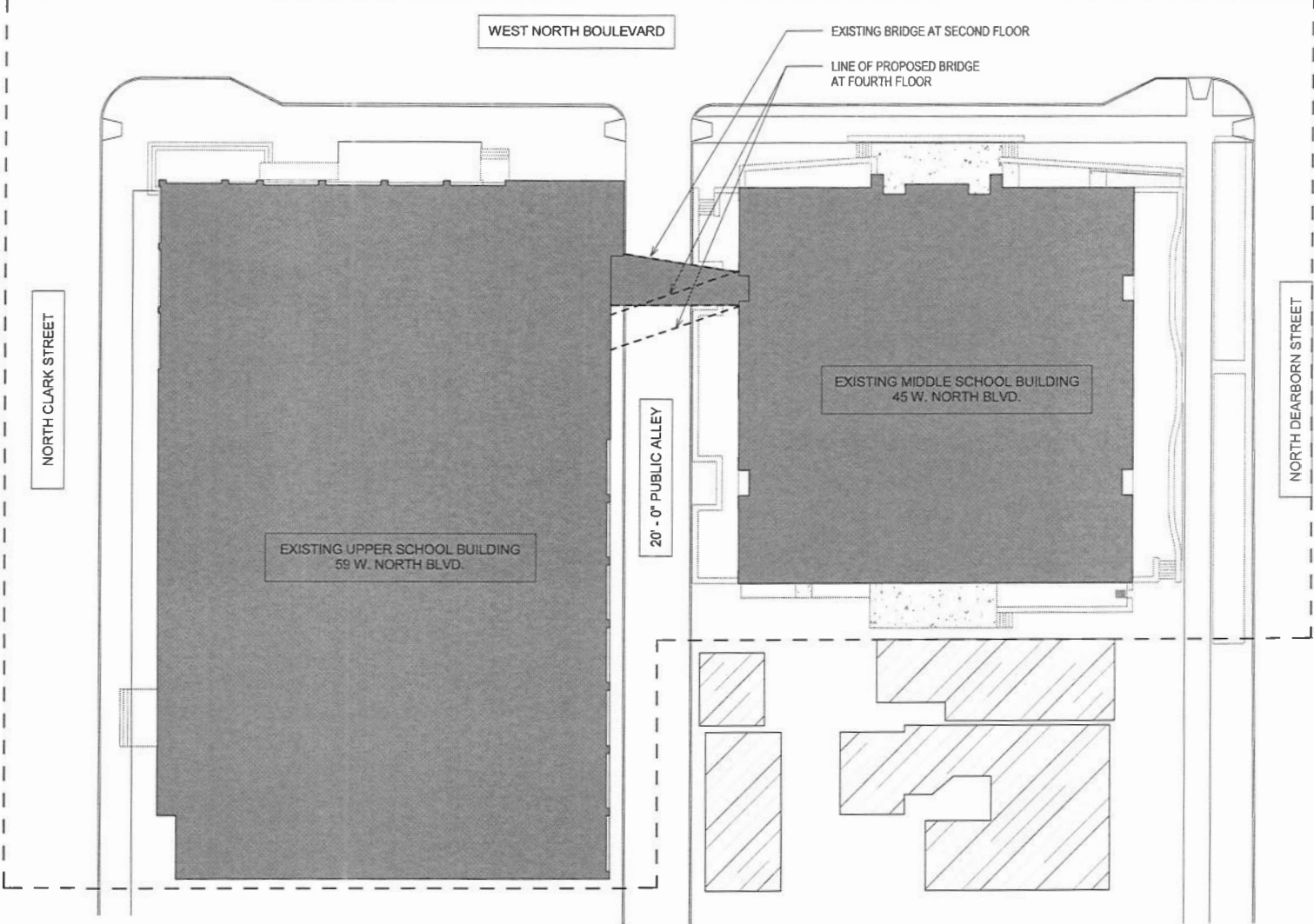
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 891, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless 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,

  
Patricia A. Scudiero  
Zoning Administrator

C: Mike Marmo, Erik Glass, Main file

PLANNED DEVELOPMENT BOUNDARY



WEST NORTH BOULEVARD

EXISTING BRIDGE AT SECOND FLOOR

LINE OF PROPOSED BRIDGE AT FOURTH FLOOR

NORTH CLARK STREET

EXISTING UPPER SCHOOL BUILDING  
59 W. NORTH BLVD.

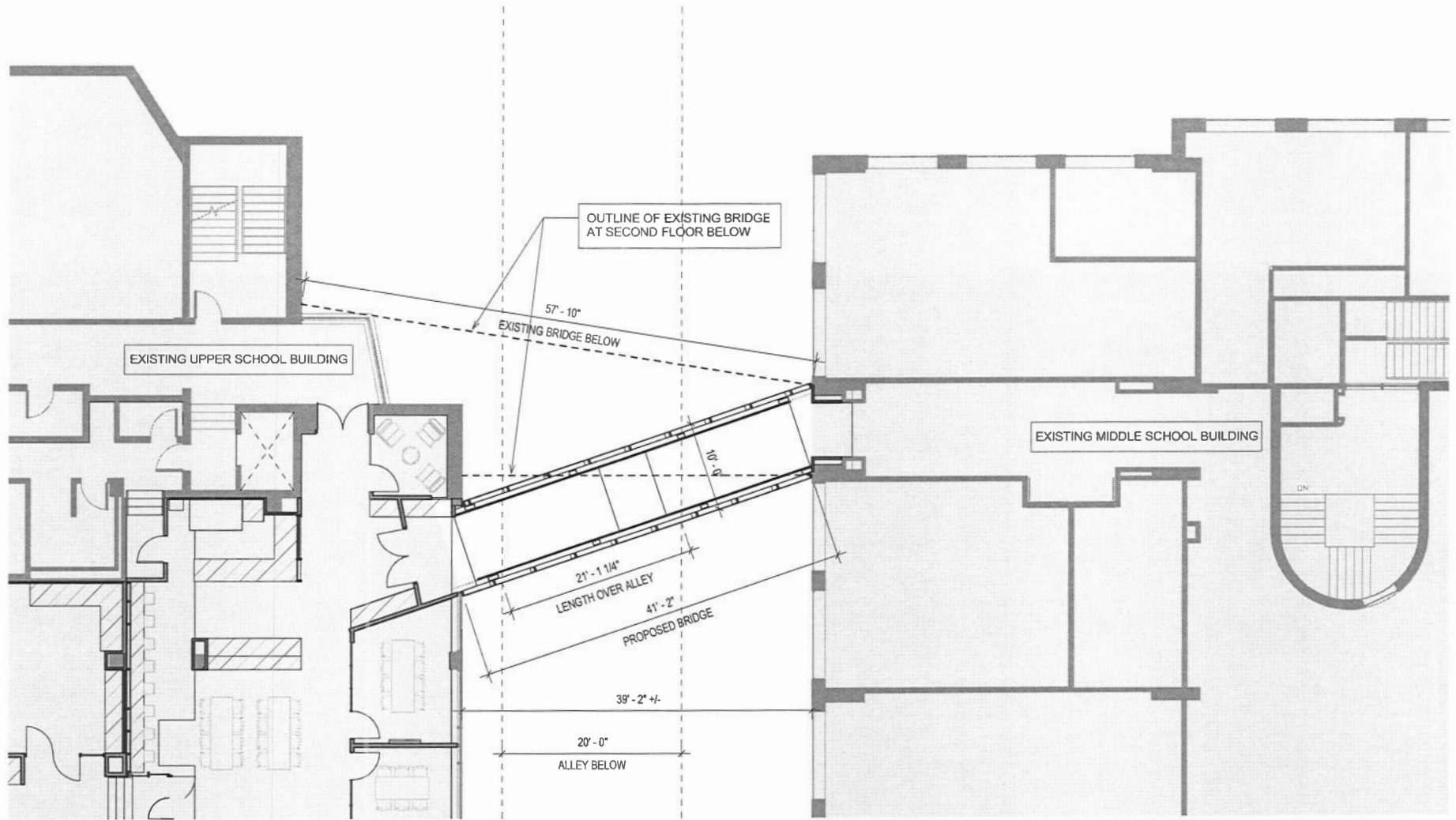
20'-0" PUBLIC ALLEY

EXISTING MIDDLE SCHOOL BUILDING  
45 W. NORTH BLVD.

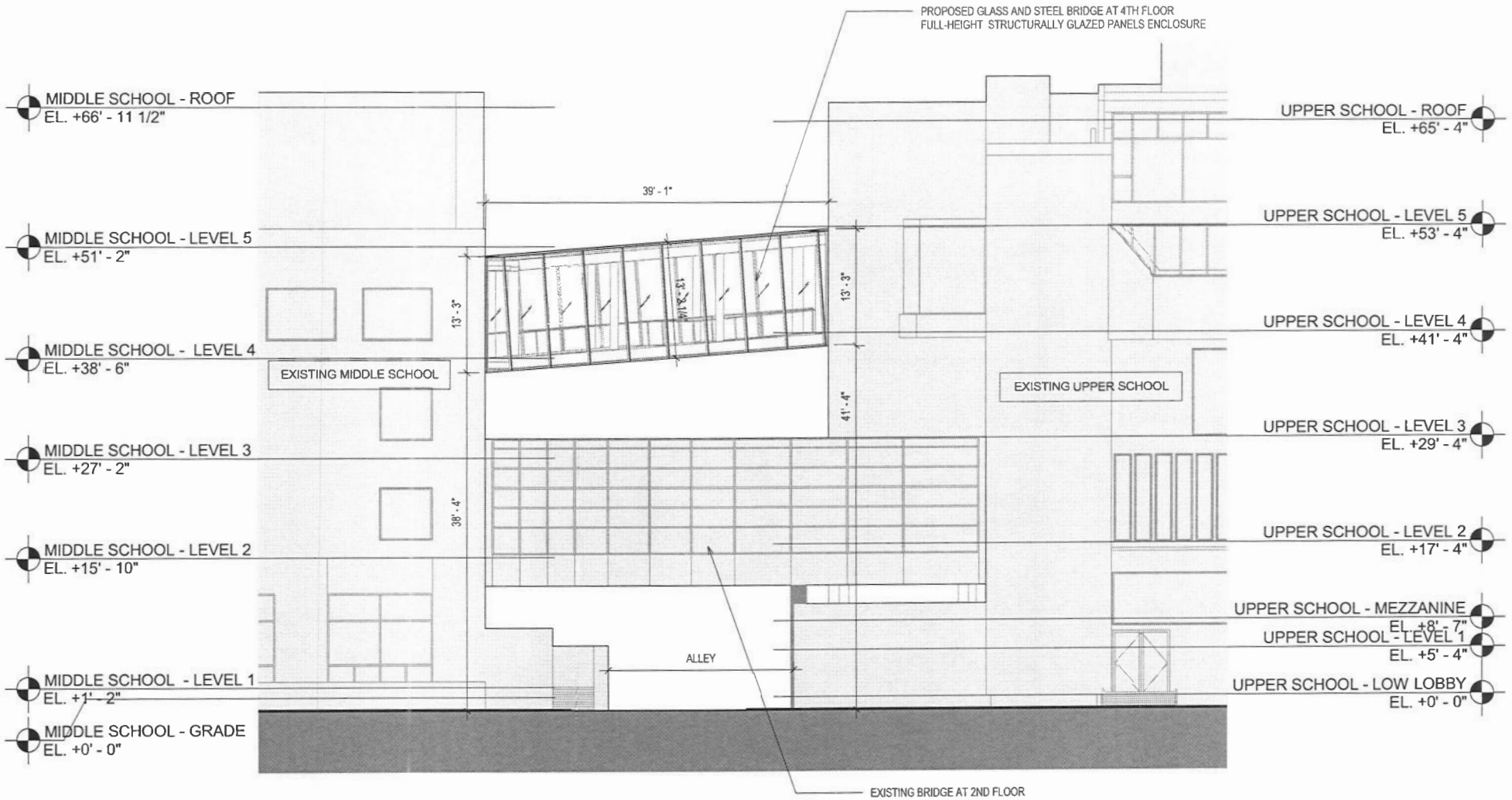
NORTH DEARBORN STREET



**LATIN SCHOOL LEARNING COMMONS**  
**BRIDGE - SITE PLAN**



**LATIN SCHOOL LEARNING COMMONS**  
**BRIDGE - ENLARGED FOURTH FLOOR PLAN**



**LATIN SCHOOL LEARNING COMMONS**  
BRIDGE - ENLARGED ELEVATION AT BRIDGE



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

March 4, 2014

Eric D. Penney  
Nagle Hartray Architecture  
30 West Monroe Street  
Suite 700  
Chicago, Illinois 60603

**Re: Lake Michigan and Chicago Lakefront Protection Ordinance Waiver for the Latin School of Chicago at 59 West North Boulevard, Institutional Planned Development No. 891**

Dear Mr. Penney:

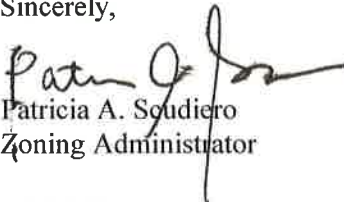
Please be advised that your request for a Lake Michigan and Chicago Lakefront Protection Ordinance (the "Lakefront Ordinance") waiver has been considered by the Department of Planning and Development. The Latin School of Chicago is located at 59 West North Boulevard, within Institutional Planned Development No. 891 ("IPD 891") and within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District.

Your firm has prepared the attached exhibits for the repair and rehabilitation of the Latin School's main entrance and lobby as a result of ongoing water and air penetration problems. Located at the southeast corner of North Boulevard and Clark Street, the main entrance will be enclosed, the school lobby will be renovated and an entry canopy will be added. The proposed entry canopy was included in the last amendment to IPD 891 and Lake Michigan and Chicago Lakefront Protection Application No. 450, both of which were approved on December 17, 2003.

On behalf of the Latin School, you are requesting an exemption from the Lakefront Ordinance pursuant to Section 16-4-150 so as to receive approval for the proposed renovation without the necessity of securing approval of the Chicago Plan Commission. Pursuant to the Lakefront Ordinance, repairs and rehabilitations which do not exceed 50% of the total cost of replacement of the existing structure are exempt from securing approval of the Chicago Plan Commission. Based on the calculations included with your request letter, the estimated cost of the proposed project (\$2,400,000) is approximately 6% of the total cost of replacement.

Therefore, I hereby approve your request for a waiver from the Chicago Plan Commission approval provisions of the Lake Michigan and Chicago Lakefront Protection Ordinance for the above-referenced work at the Latin School of Chicago at 59 W. North Boulevard.

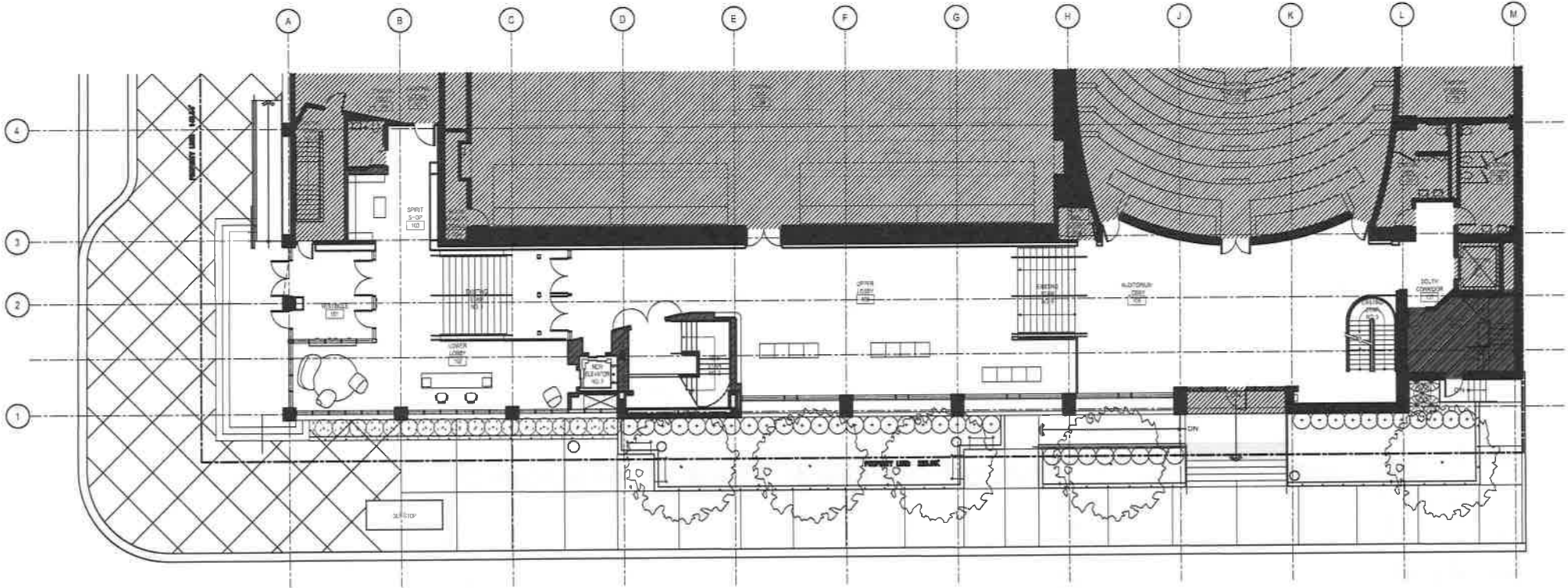
Sincerely,

  
Patricia A. Soudiero  
Zoning Administrator

PAS:HG:tm  
c: Mike Marmo, Erik Glass, main file















12/17/2003

REPORTS OF COMMITTEES

13964  
16287

*Reclassification Of Area Shown On Map Number 3-F.  
(As Amended)  
(Application Number 13964)*

*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 and R7 General Residence District symbols and indications as shown on Map Number 3-F in the area bounded by:

West North Avenue; North Dearborn Street; a line 150.67 feet south of and parallel to West North Avenue; the public alley next west of and parallel to North Dearborn Street; a line 225.73 feet south of and parallel to the West North Avenue; and North Clark Street,

to those of an Institutional Planned Development 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.

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

*Institutional Planned Development Number 891.*

*Plan Of Development Statements.*

1. The area delineated herein as Institutional Planned Development Number 891 (the "Planned Development"), consists of approximately fifty-six thousand one hundred fifty-one and thirty-five hundredths (56,151.35) net square feet (approximately 1.2897 acres) of property located in the area generally bounded on the north by West North Avenue; on the east by North Dearborn Street; on the south by certain lines parallel to and south of West North Avenue; and on the west by the North Clark Street (the "Property"). The Property is owned or controlled by the applicant, The Latin School of Chicago, an Illinois not-for-profit corporation.

2. All applicable official reviews, approvals or permits are required to be obtained by the applicant. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the applicant, its successors, assignees or grantees and approval by the City Council. In connection therewith, the one-story pedestrian bridge connecting Subarea A and Subarea B, as depicted on the attached Pedestrian Bridge Plan, shall be permitted within the Planned Development.
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 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 1 1. 1 1- 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 Statement 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 of the Property.
4. This Plan of Development consists of these fourteen (14) statements; a Transportation Management Plan, a Bulk Regulations and Data Table; and the following documents prepared by Nagle Hartray Danker Kagan McKay dated December 11, 2003 (collectively, the "Plans"): an Existing Zoning Map; a Planned Development Property Line and Boundary Map; an Existing Land-Use Map; a Site Plan/Generalized Land-Use Plan; a Landscape Plan; a Landscape Section; a Roof Plan; a Pedestrian Bridge Elevation; North Avenue Middle School Elevations; Dearborn Street Middle School Elevations; and North Avenue Upper School Elevation. Full-sized copies of the Plans are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This 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 in the area delineated herein as an Institutional Planned Development shall include educational and institutional uses, including related cafeteria, office, unenclosed and enclosed playground and active recreational facilities and any uses accessory to the foregoing.
6. Business identification signs and temporary signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. In connection therewith, the signage depicted on the North Avenue Entry Elevation (Upper School) shall be permitted within the Planned Development.
7. Any service drive 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. Any changes to ingress and egress as depicted in the Plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. The applicant has adopted and will continue to support a Transportation Management Plan, dated December 11, 2003, a complete copy of which is on file with the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in accordance with the Municipal Code of Chicago.
8. The maximum height of improvements on Subarea A of the Property shall not exceed the maximum height depicted on the Plans and shall not exceed eighty-five (85) feet as measured from grade, and the maximum height of improvements on Subarea B of the Property shall not exceed the maximum height depicted on the Plans and shall not exceed fifty-three (53) feet as measured from grade, provided that elevator shafts, mechanical penthouses and enclosures, telecommunications facilities and architectural design elements shall be excluded in calculating such height limitation. In addition to the maximum height of the building and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.

9. The future improvements on the Property shall be designed, constructed and maintained in substantial conformance with the Bulk Table and the Plans, all as described in Statement Number 4. In addition, the future parkway trees depicted on the Landscape Plan shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
10. For purposes of Floor Area and Floor Area Ratio calculations, the definitions of the Chicago Zoning Ordinance in effect as of the date hereof shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, floor area devoted to mechanical equipment that exceeds five thousand (5,000) square feet in any single location within any building and all rooftop mechanical equipment shall be excluded.
11. The requirements of the Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon application and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner of the Department of Planning and Development, including any reductions in bulk standards applied for by the applicant, 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. Notwithstanding the provisions 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, and an increase of the maximum percent of land covered.
12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The applicant shall use commercially reasonable efforts to design, construct and maintain all buildings located within the Property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating.

13. 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 new 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 11.1 1-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each new building or improvement.
14. Unless substantial construction of the new building contemplated for Subarea B by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion of such building is diligently pursued thereafter, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of Subarea A shall automatically revert to the pre-existing classification of R7 General Residence District, and the zoning of Subarea B shall automatically revert to the pre-existing classification of R5 General Residence District. Said six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for such an extension is shown.

[Existing Zoning Map; Planned Development Property Line and Boundary Map; Existing Land-Use Map; Site Plan/Generalized Land-Use Plan; Landscape Plan; Landscape Section; Roof Plan; Pedestrian Bridge Elevation; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 16297 through 16307 of this Journal.]

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

*Bulk Regulations And Data Table.*

Gross Site Area=Net Site Area + Area in Public Rights-of-Way: **±88,116.48** gross square feet (2.02 acres) = **±56,151.35** gross square feet [1.29 acre?] + **31,965.13** square feet (0.73 acres) in public rights-of-way.

## Net Site Area:

Property:	<b>±56,151.35</b> gross square feet
Subarea A:	<b>±33,674.4</b> gross square feet
Subarea B:	<b>±22,476.95</b> gross square feet

## Maximum Floor Area Ratio:

Subarea A:	4.1
Subarea B:	2.8

## Minimum Number of Off-Street Parking Spaces:

Subarea A:	12
Subarea B:	0**

## Minimum Number of Off-Street Loading Berths:

Subarea A:	1
Subarea B:	1

## Maximum Percentage of Land Covered:

As per the Site Plan

## Minimum Building Setbacks from Property Line:

As per the Site Plan

## Maximum Building Height:

As per Statements 8 and 9

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\*\* Rights to use a minimum of eight (8) parking spaces will be obtained by the applicant or employees of the applicant through off-site arrangements prior to Certificate of Occupancy for the improvements on Subarea B.

*The Latin School Of Chicago Transportation  
Management Plan.*

December 11, 2003.

The Latin School of Chicago agrees to implement this Transportation Management Plan and to carry out its components in good faith.

- A. Create And Maintain Physical Traffic Improvements That Enhance The Efficiency Of Pick-up And Drop-Off And Minimize Traffic Conflicts.
1. In the event the Chicago Department of Transportation ("C.D.O.T.") determines a new curb elongation should be installed along North Boulevard in front of the new middle school building: (i) if Latin has not yet undertaken construction of its other improvements to this area, Latin will incorporate the elongation into Latin's initial construction; and (ii) if Latin has already undertaken construction of its other improvements to this area, Latin will cooperate with C.D.O.T.'s construction of an elongation and participate in cost-sharing commensurate with Latin's role in the initial elongation in front of the Upper School, which occurred in November, 2003.
  2. During 2003 -- 2004 school year, with adjustments in future as needed: For morning drop-off and afternoon pick-up at Upper School (59 West North Boulevard), Latin will maintain traffic chute with placement of cones on the south side of North Boulevard, east of the Clark Street intersection to the next alley east. Designated personnel will direct drivers to move forward in chute, prohibit drivers from parking in front of the School, and allow drivers to stop only when their child is in front and ready to be picked up. Latin will maintain chute and personnel for appropriate time periods. (For example, during 2003 -- 2004 school year, morning operation is in place between 7:15 and 8:05 A.M., with school beginning at 8:00 A.M.; afternoon operation is in place between 2:00 -- 4:00 P.M.)
  3. Following construction of new Middle School (1550 North Dearborn Parkway), Latin will devise and implement traffic chute system similar to Upper and Lower School systems as needed.
  4. During 2003 -- 2004 school year, with adjustments in future as needed: For morning drop-off at Lower School (153 1 North Dearborn Parkway),

Latin will maintain traffic chute with placement of cones on the east side of Dearborn in front of school. Designated personnel will direct drivers to move forward in chute, prohibit drivers from parking in front of the School. Latin will maintain chute and personnel for appropriate time periods. (For example, during 2003 -- 2004 school year, operation is in place between 7:45 and 8:35 A.M., with school beginning at 8:15 and 8:30 A.M.)

**B. Create And Support Efficient Pick-Up And Drop-Off Conduct By Parents That Seeks To Minimize Traffic Conflicts.**

1. Latin will support police officers assigned to the area in their efforts to ticket parents and others who are parked illegally or otherwise violate traffic rules during pick-up and drop-off. Latin will supplement police efforts and other communications (see below) by placing flyers under windshields of illegally parked cars notifying drivers that they will be ticketed or towed if parked illegally.
2. Latin will continue mailed communications with parents: (i) detailing community concerns that arise about school-related traffic, (ii) announcing current guidelines for drop-off and pick-up ("Guidelines"), (iii) informing parents about commercial parking options in the area, and (iv) advising parents that illegal parking will be ticketed.
3. Latin will discuss traffic and parking issues at all opening meetings with parents as needed.
4. Latin will prepare and update the Guidelines for parents as needed. For example, in 2003 -- 2004 school year, the Guidelines: (i) instruct parents not to arrive more than ten (10) minutes before their child's dismissal time; (ii) urge parents to never block driveways, crosswalks, or intersections, and (iii) urge parents to follow all traffic regulations.

**C. Have Sufficient Personnel To Assist Traffic Management.**

1. Unless City personnel are provided (see below), Latin will provide the personnel needed to facilitate pick-up and drop-off operations described

above. Latin will continue to request from the City the services of additional crossing guards or other traffic aides commensurate with the level of assistance the City is providing to other independent and parochial schools in the area. (As of fall, 2003, the City is providing two crossing guards at Francis W. Parker School.) Latin will determine appropriate cost-sharing, if any, for such service. As of fall, 2003, Latin has offered to reimburse the City for traffic aide or crossing guard assistance that could be provided over and above the level of assistance provided to other independent and parochial schools in the area. Latin will utilize City personnel, to the extent provided, in lieu of current Latin personnel for pick-up and drop-off operations.

2. Latin or City personnel assigned to assist pick-up and drop-off operations will be familiar with and act consistently with the current Transportation Management Plan and Guidelines. Prior to the beginning of each school year, such personnel will: (i) review the Plan and Guidelines and (ii) complete a City of Chicago training for crossing guards, if available.

D. Maintain Efficient Staggering Of Student Dismissal Times, Subject To Educational And Extra-Curricular Needs Of Students, Faculty And staff.

E. Elicit And Listen To Community Concerns/Evaluate And Adjust Transportation Management Plan.

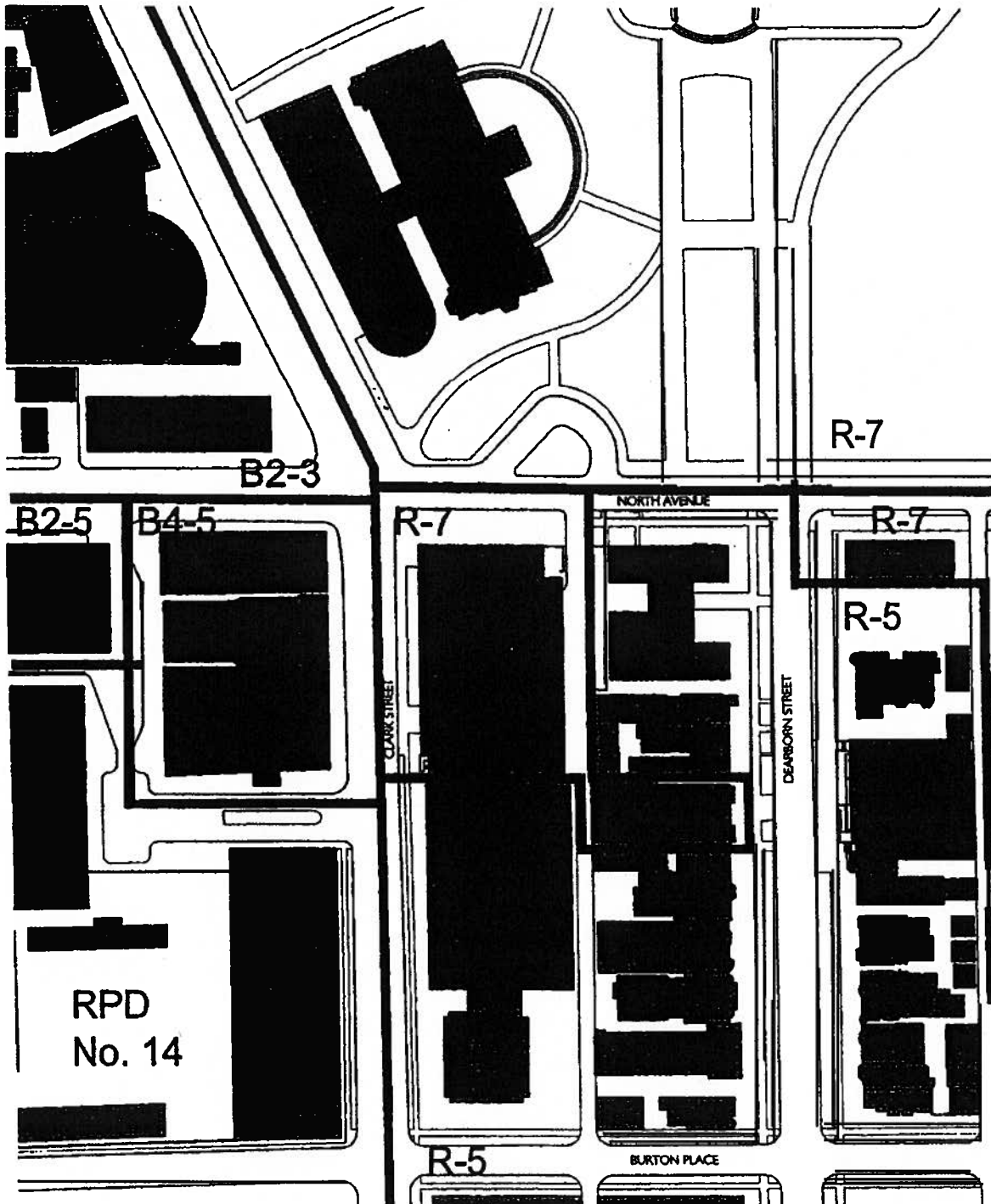
1. Designate and support a School representative to serve in the capacity of a community liaison to discuss neighborhood transportation management issues with community representatives twice annually. These neighborhood representatives should include one representative each from the Boards of the Constellation, 1530 North Dearborn, and the North Dearborn Association.
2. At such meetings, the School's community liaison also will: (i) provide copies of the current Transportation Management Plan, (ii) present in writing any proposed changes to the Transportation Management Plan and (iii) solicit

comments from the community representatives regarding the proposed changes before they are adopted and implemented by the School. The School also will provide the Department of Planning and Development with copies of any revisions to the Transportation Management Plan prior to their implementation.

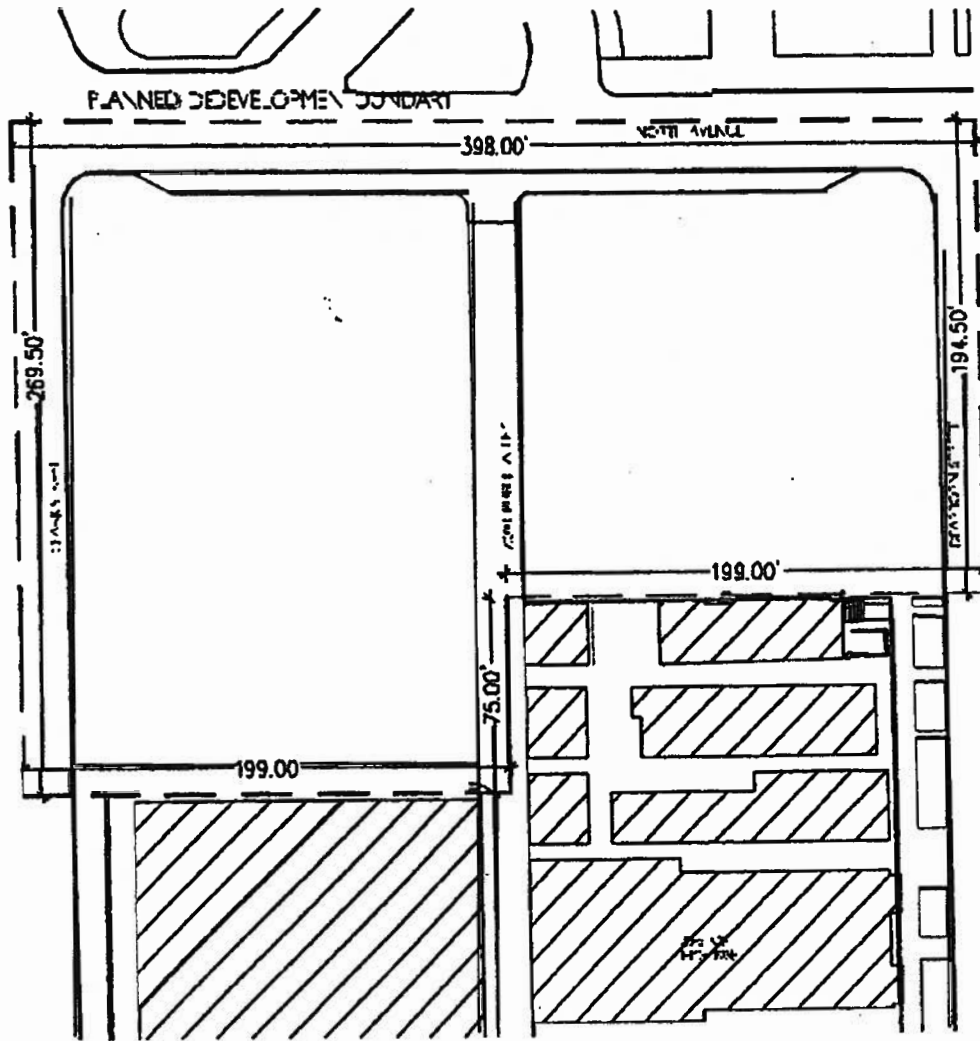
**F. Maintain The Existing Twelve On-Site Parking Spaces For The Upper School And Middle School To Discourage Increases In Employee Parking-Related Traffic Movements In Vicinity Of School.**

1. Continue to publicize to faculty and staff the availability of off-site parking facilities in the vicinity of the School. As of the 2003 -- 2004 school year, these include: (i) Chicago Historical Society between Clark and Stockton; (ii) Piper's Alley at North Avenue and Wells Street; (iii) Constellation at 1555 North Dearborn Parkway; (iv) James House at 1560 North Sandburg Terrace; (v) Faulkner House at 70 West Burton Place ; and (vi) Lincoln Park Zoo along Canon Drive. Prior to obtaining a Certificate of Occupancy for the new Middle School improvements, the School must submit documentation to the Department of Planning and Development for at least eight (8) of these off-site parking spaces indicating that the School or employees of the School have made these off-site arrangements.
2. Monitor semi-annually the continuing availability of off-site parking resources.
3. Continue to encourage faculty and staff to utilize alternative transportation methods and to monitor same. For example, an in-house survey in 2003 determined that approximately forty-four percent (44%) of Latin's employees take public transportation, walk, bike, or are dropped off at work and do not require any parking.
4. Maintain and continue to communicate to parents the School policy with respect to visits (for School events, parent-teacher conferences and other purposes) that there will be no available parking at the school and that parents should utilize public transportation, cabs, or the nearby garages.
5. Maintain and continue to communicate to the few older senior high school students who may occasionally drive the School policy that there will be no available parking at the school and that students should utilize public transportation, cabs, or the nearby garages.

Existing Zoning Map



Planned Development Property Line  
And Boundary Map.



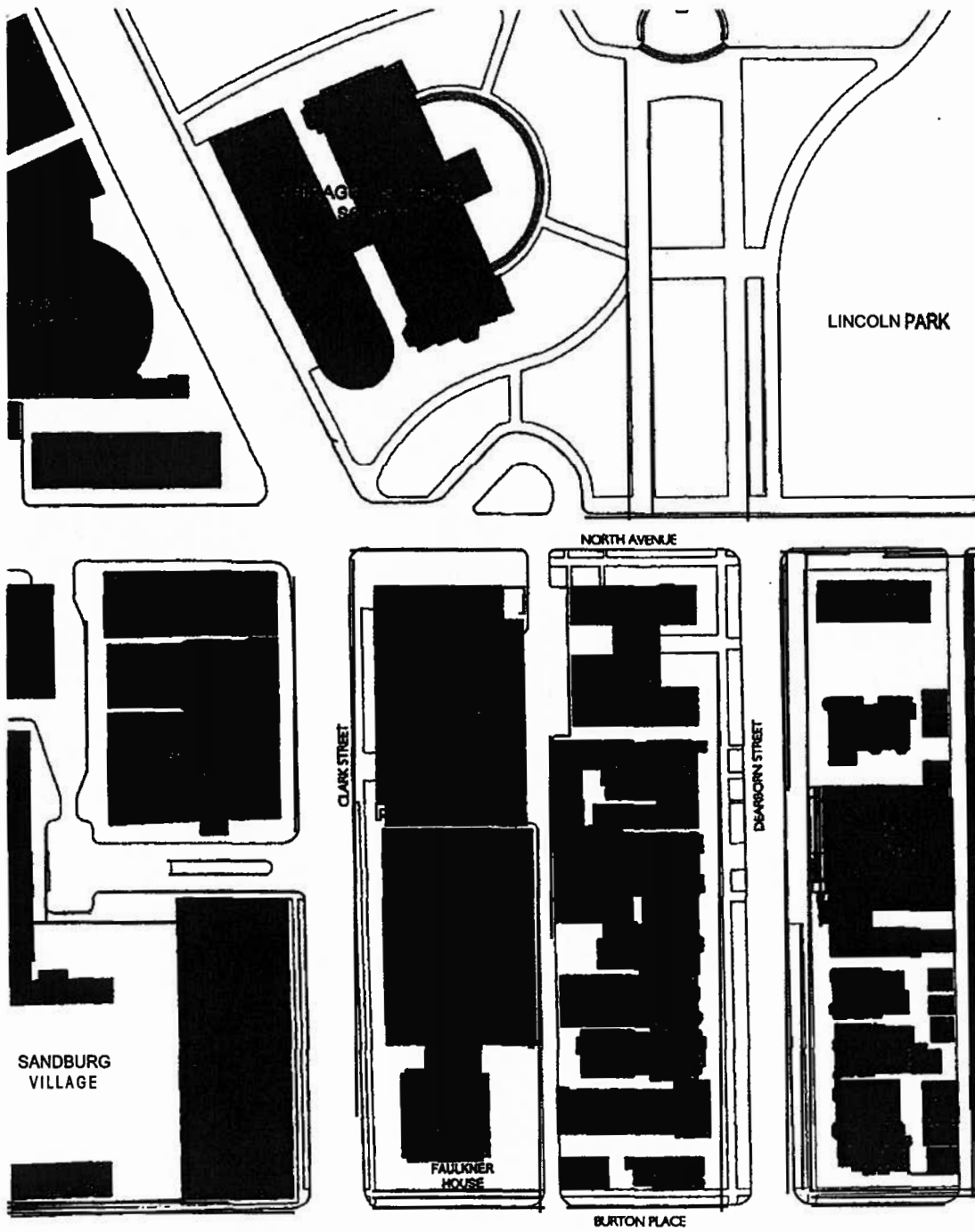
PLANNED DEVELOPMENT PROPERTY LINE AND BOUNDARY MAP  
1"=50'-0"

Architects: [illegible]  
[illegible]  
[illegible]

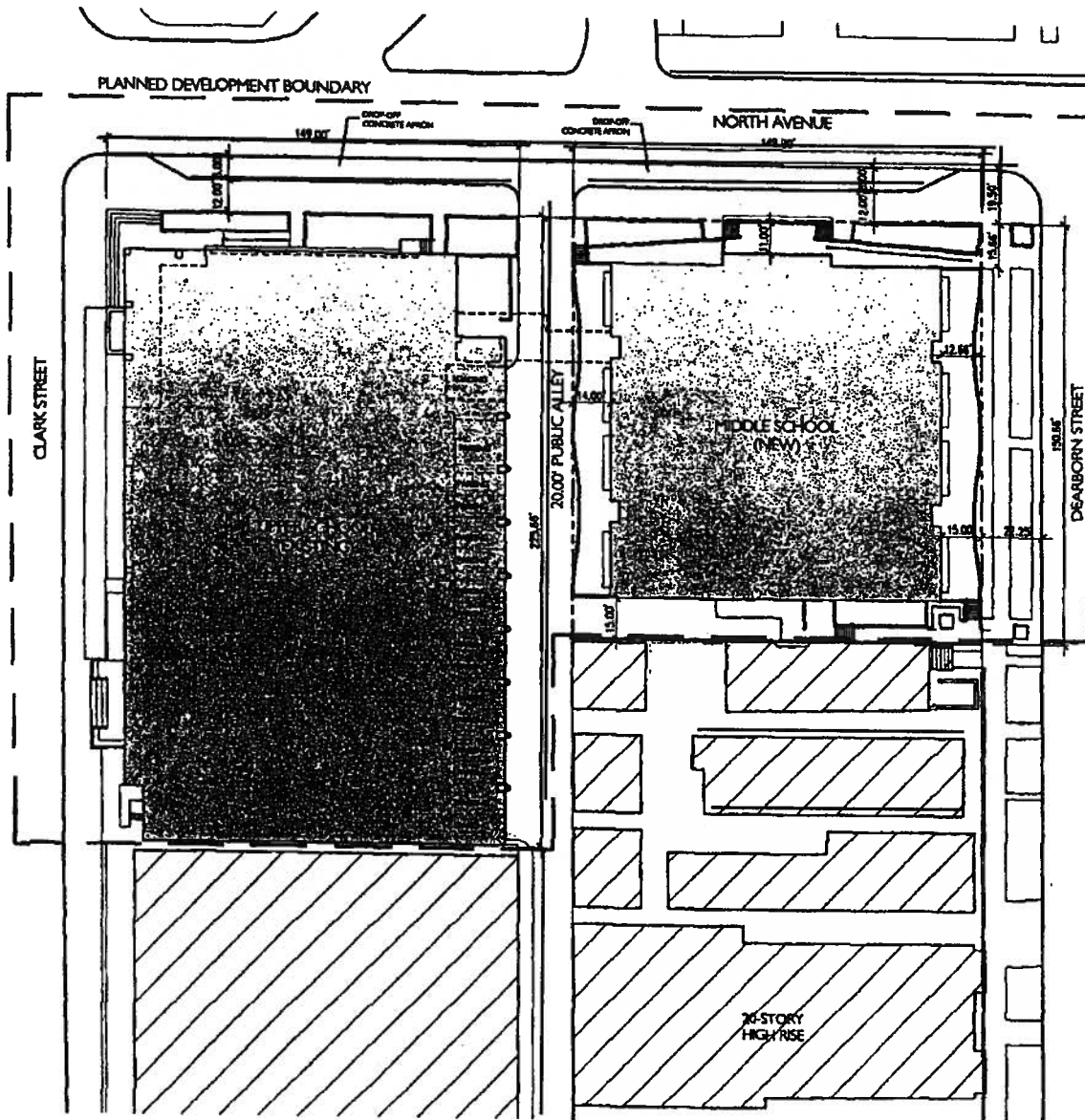
Latin School of Chicago

11 December 2003

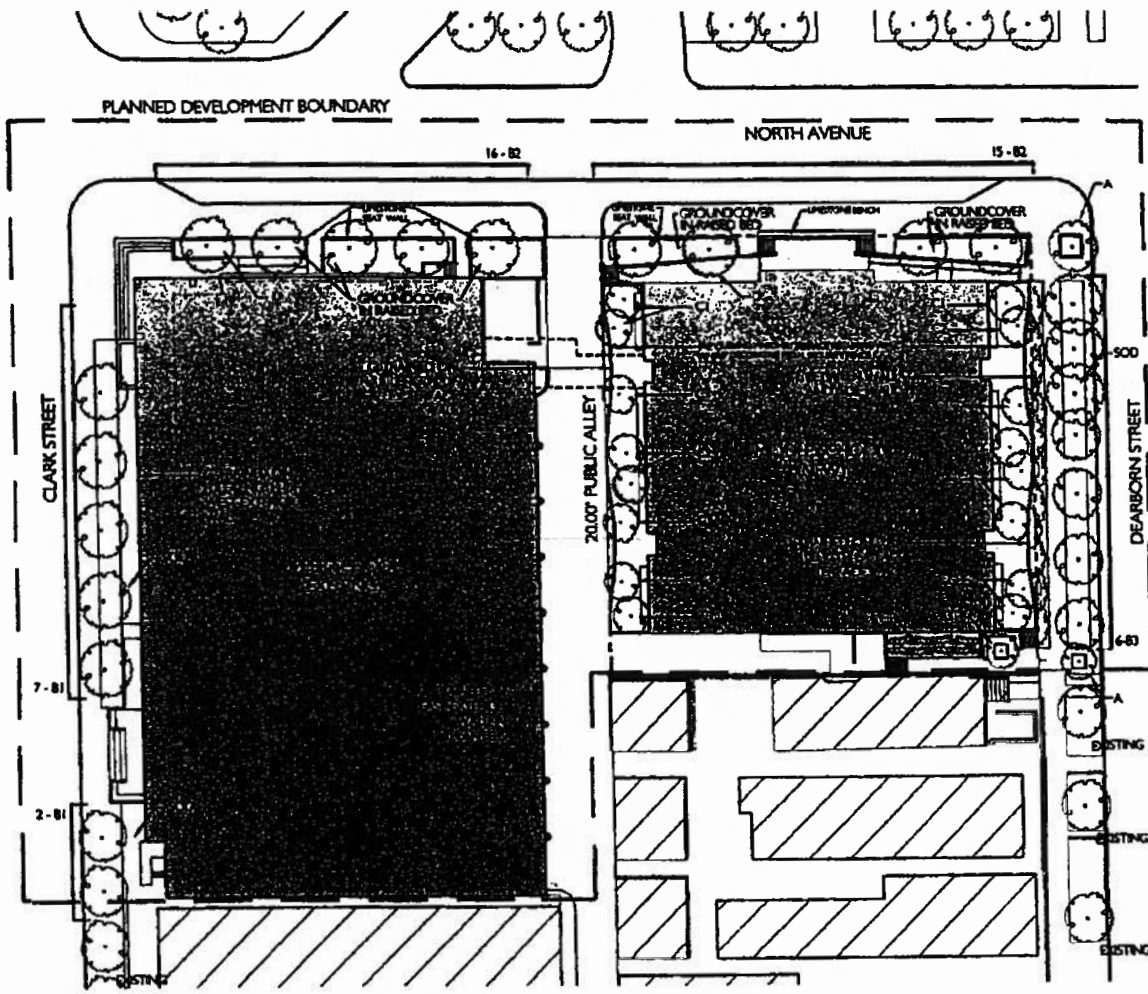
Existing Land-Use Map.



Site Plan/Generalized Land-Use Plan.

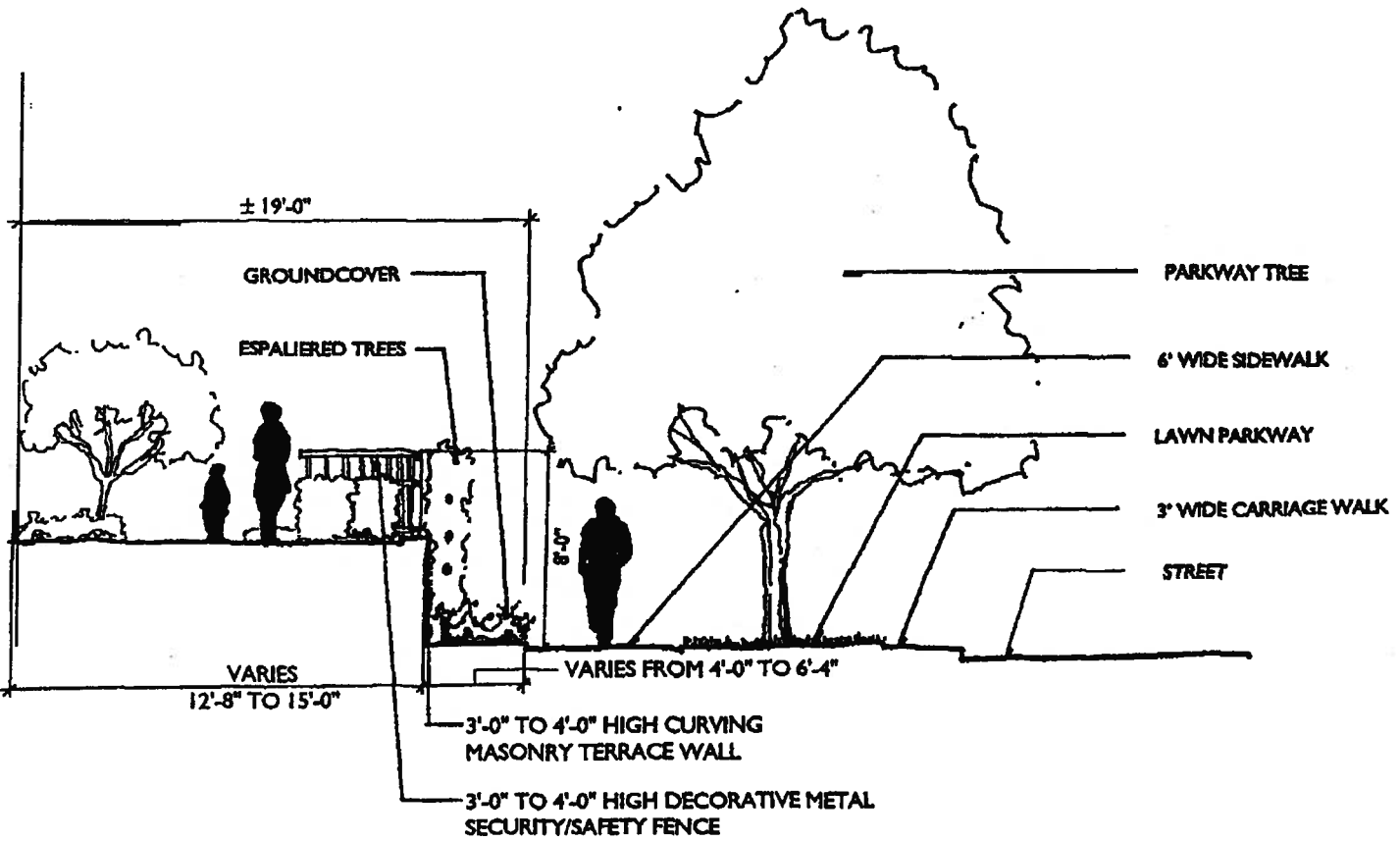


Landscape Plan



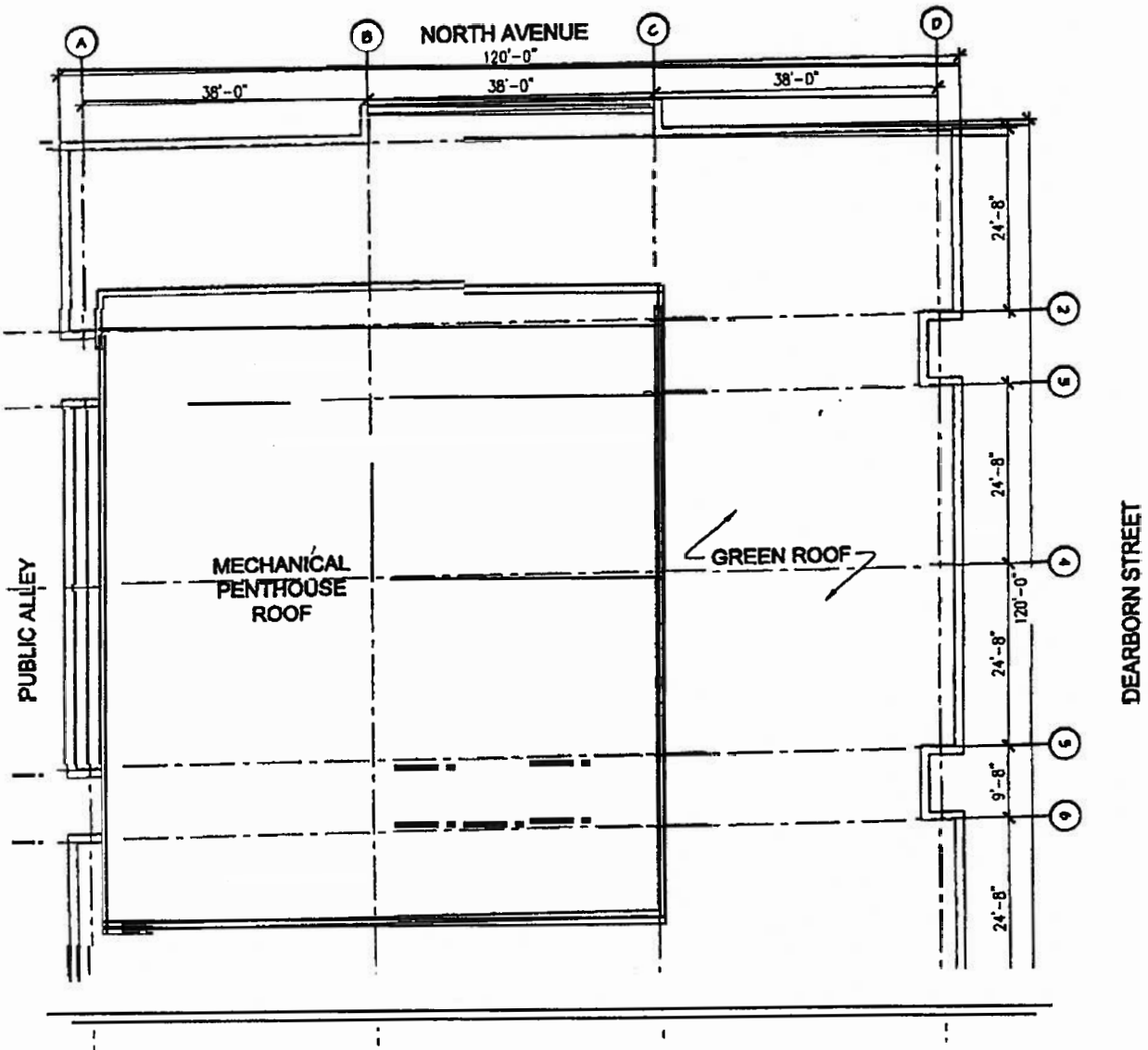
W.M.	NAME	SIZE
A	LONDON PLANETREE	6
B1	THORNLESS HONEYLOCUST	4'
B2	FASTIGATE EUROPEAN HORNBEAM	4'
B3	ACCOLADE ELM	4'
C1	REDBUD	10 ft.
C2	PAGODA DOGWOOD	10 ft.
C3	KOUSA DOGWOOD	10 ft.
D	ESPALIERED CRABAPPLE	6 ft.
E	DENSE YEWE	36"
F	PURPLELEAF WINTERCREEPER	3" pot
G	ENGLISH IVY	1 gal.

LANDSCAPE PLAN  
1"=50'-0"

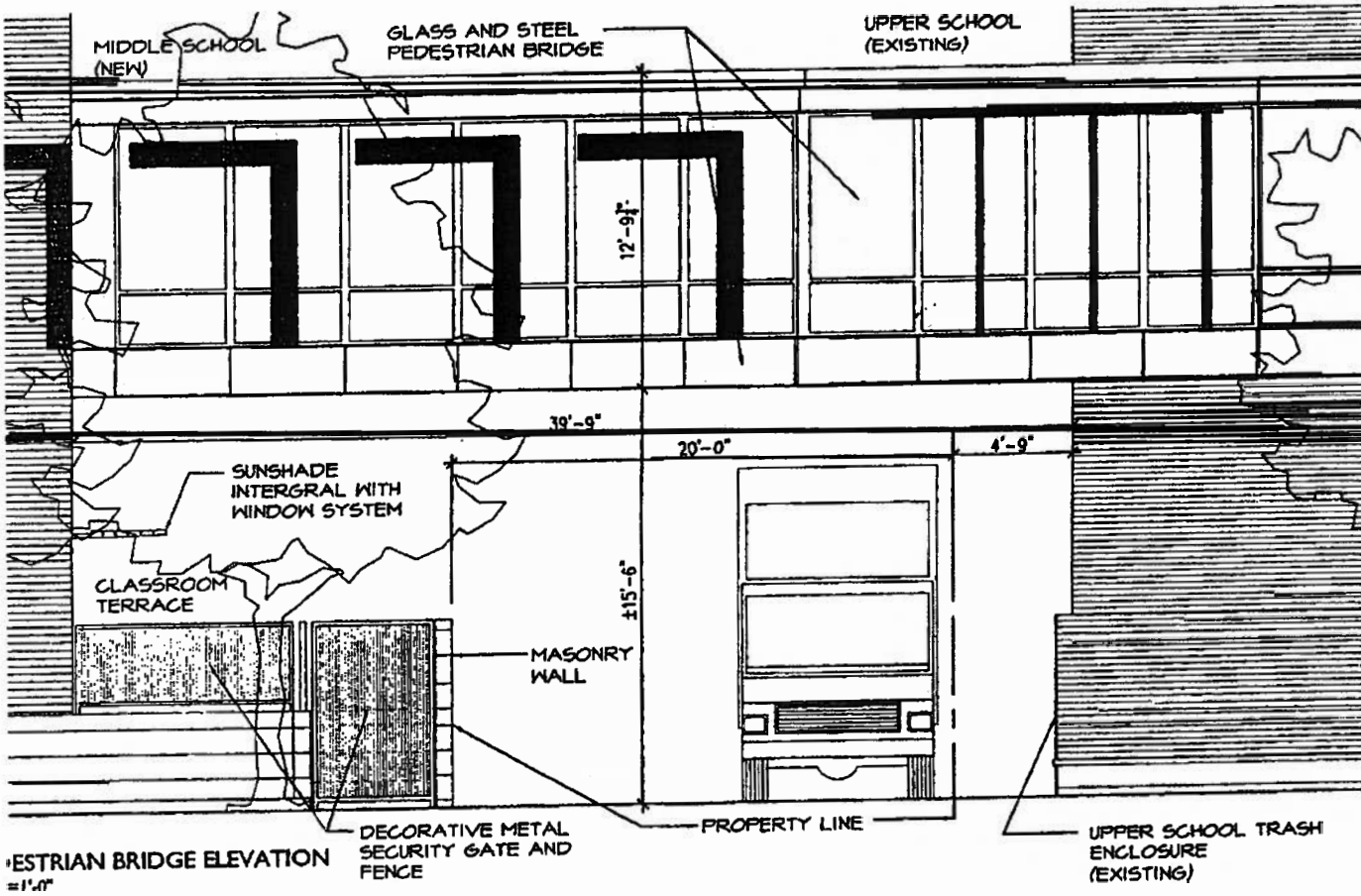


Landscape Section.

Roof Plan.



Pedestrian Bridge Elevation.

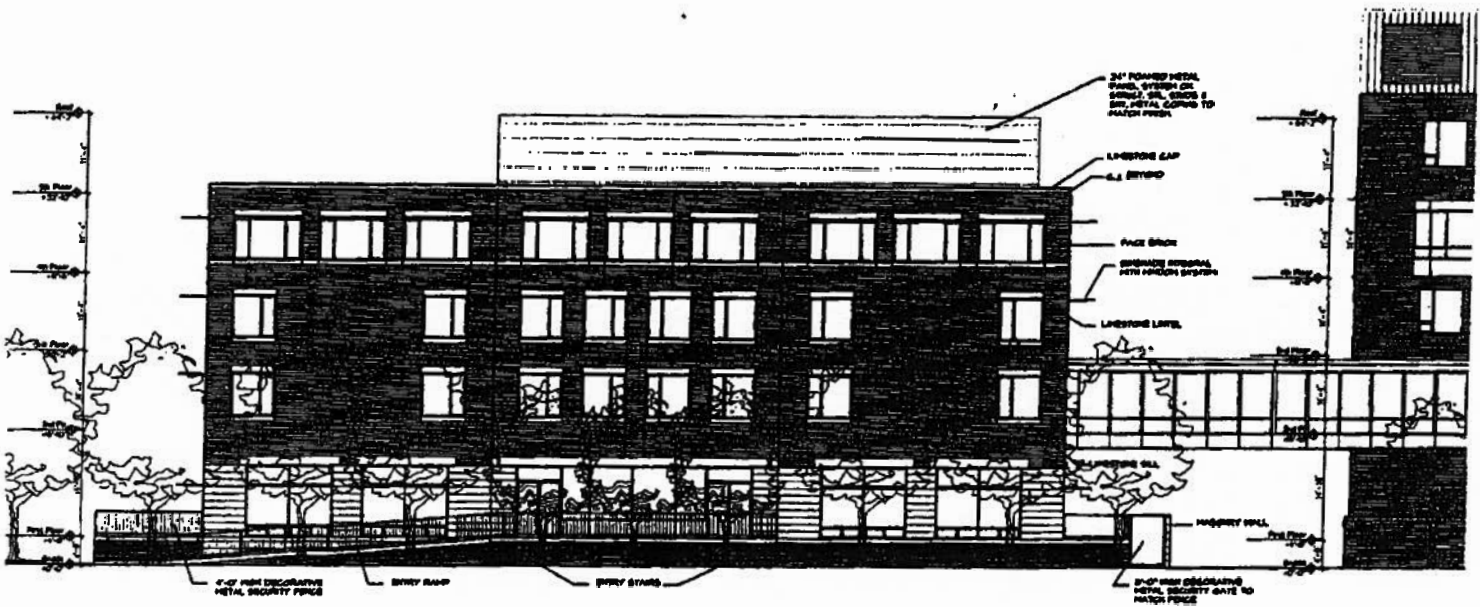


12/17/2003

REPORTS OF COMMITTEES

16305

North Avenue Middle School Elevation.



NORTH AVENUE MIDDLE SCHOOL ELEVATION

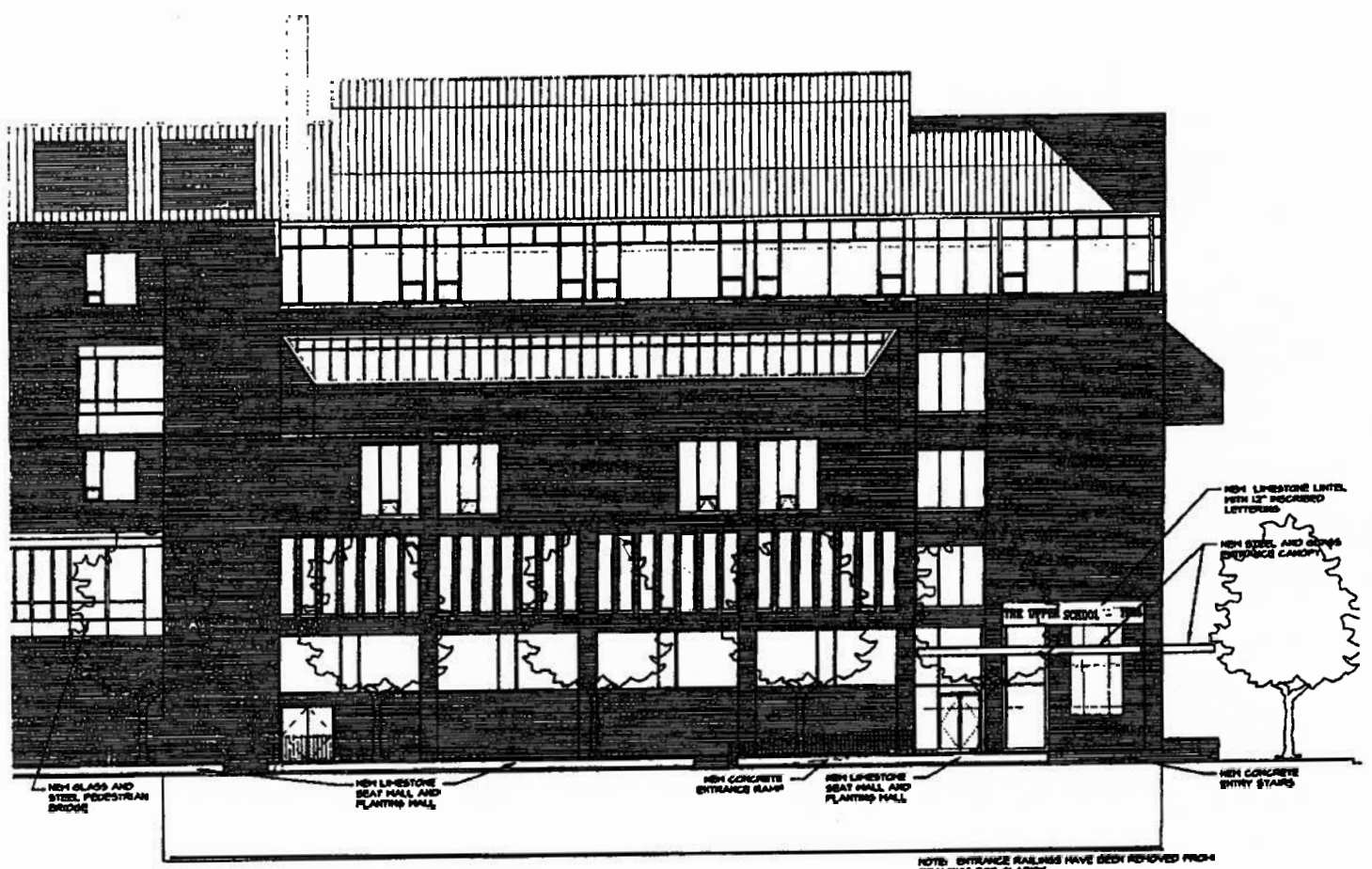


12/17/2003

REPORTS OF COMMITTEES

16307

North Avenue Upper School Elevation.



RTN AVENUE UPPER SCHOOL ELEVATION