



City of Chicago



SO2022-644

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 2/23/2022

Sponsor(s): Brookins (21)

Type: Ordinance

Title: Zoning Reclassification Map No. 20-F at 8147 S Vincennes Ave, 8134-8158 S Vincennes Ave and 442-450 W 82nd St

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

SUBSTITUTE ORDINANCE

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, RS-3 Residential Single Unit (Detached House) District and Institutional Planned Development # 783 symbols and indications as shown on Map Number 20-F in the area bounded by:

beginning along West 81st Street; South Stewart Avenue; West 83rd Street; South Vincennes Avenue; West 82nd Street; a line 148.58 feet west of South Vincennes Avenue running to the northeast a distance of 97 feet on a bearing of N.8 degrees, 24 minutes, 53 seconds; a line 97 feet north of and parallel to West 82nd Street; a line 197.65 feet west of South Vincennes Avenue running southwest for a distance of 97.34 feet on a bearing of S.4 degrees, 26 minutes, 50 seconds; West 82nd Street; a line from a point 311.65 feet west of South Vincennes 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 82nd 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 82nd 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 82nd Street and perpendicular thereto (ToB),

to those of an RT-4 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 RT-4 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 81st Street; South Stewart Avenue; West 83rd Street; South Vincennes Avenue; West 82nd Street; a line 148.58 feet west of South Vincennes Avenue running to the northeast a distance of 97 feet on a bearing of N.8 degrees, 24 minutes, 53 seconds; a line 97 feet north of and parallel to West 82nd Street; a line 197.65 feet west of South Vincennes Avenue running southwest for a distance of 97.34 feet on a bearing of S.4 degrees, 26 minutes, 50 seconds; West 82nd Street; a line from a point 311.65 feet west of South Vincennes 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 82nd 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 82nd 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 82nd Street and perpendicular thereto (ToB),

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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.

Applicant: Alderman Howard J. Brookins on behalf of the Chicago Board of Education
Address: 8147 S. Vincennes Avenue ("Simeon Career Academy", also with an address range of 401-17 W. 81st St., 8000-8264 S. Stewart Ave., 404-48 W. 83rd St. and 8101-8239 S. Vincennes Ave.), and 442-54 W. 82nd St., 460-504 W. 82nd St., 8133-41 S. Normal Ave., and 8134 -8158 S. Vincennes Avenue
Introduced: February 23, 2022
Plan Commission: October 20, 2022

*Institutional Planned Development Number 783, As Amended.
Plan Of Development Statements.*

1. The area delineated herein as an Institutional Planned Development # 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 title holders, 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 title holder, 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:

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Introduced:	February 23, 2022
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Full width of street

Full width of alleys

Curb and gutter

Pavement markings

Sidewalks

ADA crosswalk ramps

Parkway & 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 Ed 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 # 783, As Amended," shall be educational and recreational facilities, including driver's education, and offices, accessory parking, and related uses incidental thereto.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be

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Introduced: February 23, 2022

Plan Commission: October 20, 2022

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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 title holders, 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

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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% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% 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 forgoing, 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.

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 # 783.

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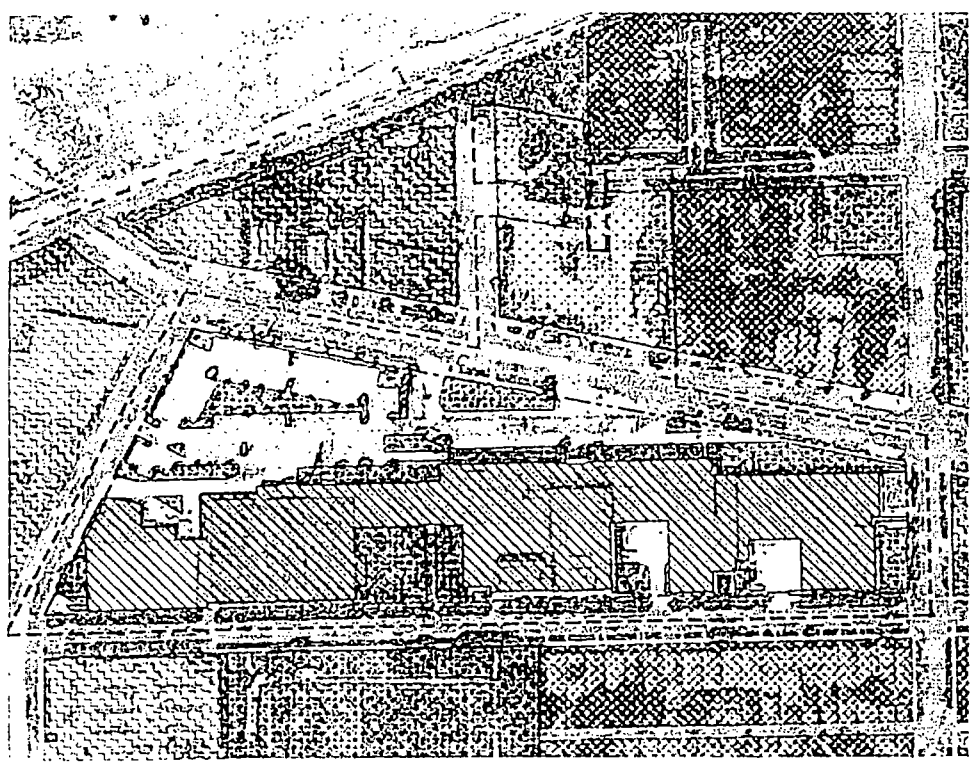
Bulk Regulations and Data Table referred to in these Plan of Development
Statements reads as follows:

**Institutional Planned Development Number 783, As Amended
Planned Of Development 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 sq ft. (9.53) acres
Maximum Permitted F.A.R. 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

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- INSTITUTIONAL
- OPEN SPACE/LANDSCAPE
- RESIDENTIAL
- INDUSTRIAL
- PROPRIETARY LINE
- PROJECT DEVELOPMENT BOUNDARY

NORTH

GRAPHIC SCALE

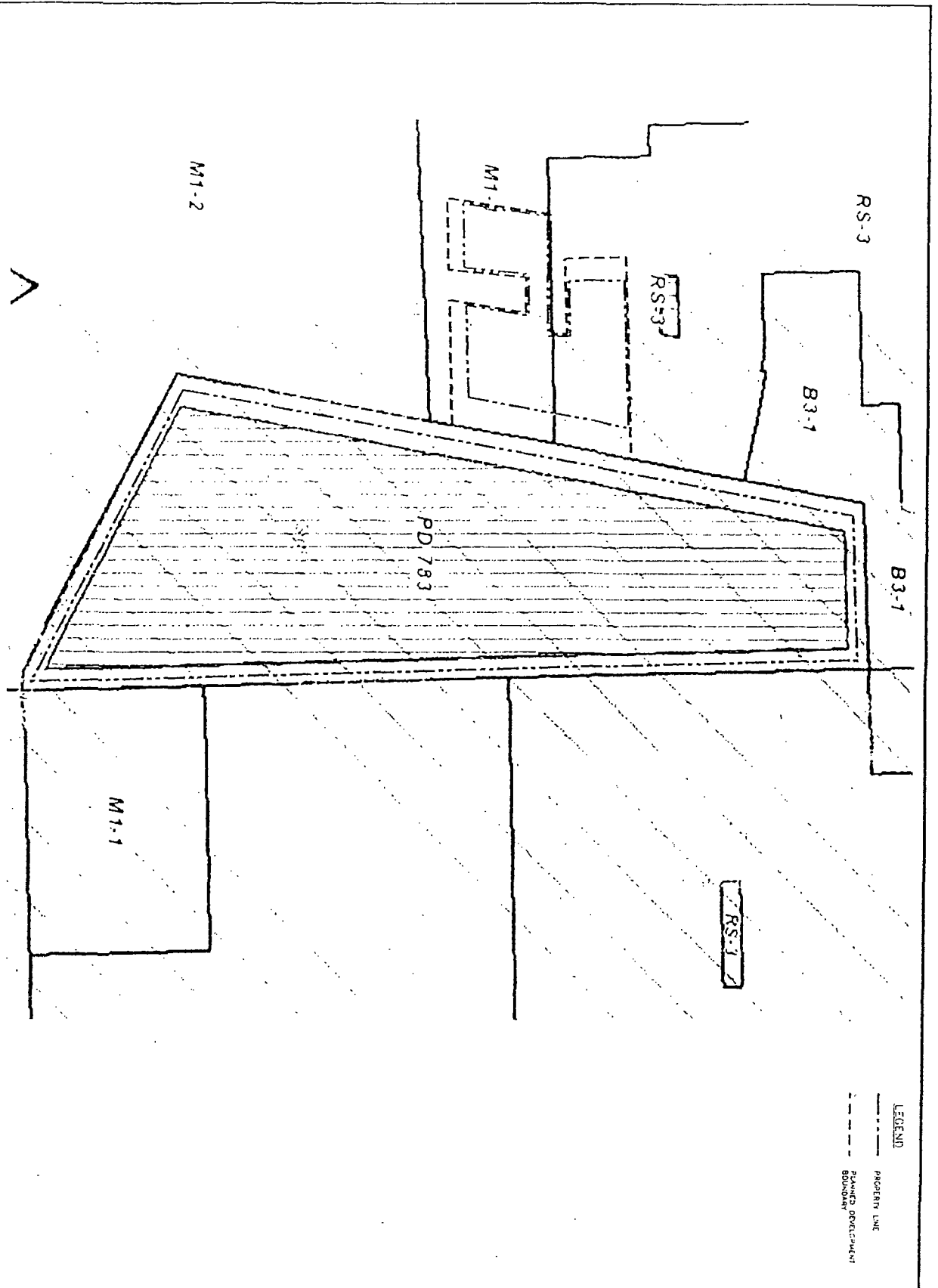
0 100 200

0 100 200

AS SHOWN ON THE PLAN, THE DISTANCE FROM ANY POINT

<p>CHICAGO PUBLIC SCHOOLS</p>	<p>DAVID MASON ARCHITECTS</p>	<p>SWEDEHORN HIGH SCHOOL</p> <p>1101 S. WENDELL AVENUE CHICAGO, ILLINOIS 60607</p>	<p>DATE: 11/11/11</p> <p>PROJECT: SWEDEHORN HIGH SCHOOL</p>	<p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 11/11/11</p> <p>PROJECT: SWEDEHORN HIGH SCHOOL</p>	<p>EXISTING LAND USE MAP</p> <p>DATE: 11/11/11</p>	<p>P1.0</p>
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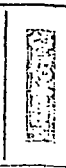
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LEGEND
 ——— PROPERTY LINE
 - - - - - PLANNED DEVELOPMENT BOUNDARY

Chicago Public Schools
 ZONING & MAPS
 1200 N. LAUREL ST.
 CHICAGO, IL 60642

DMF
 DAVID MASON

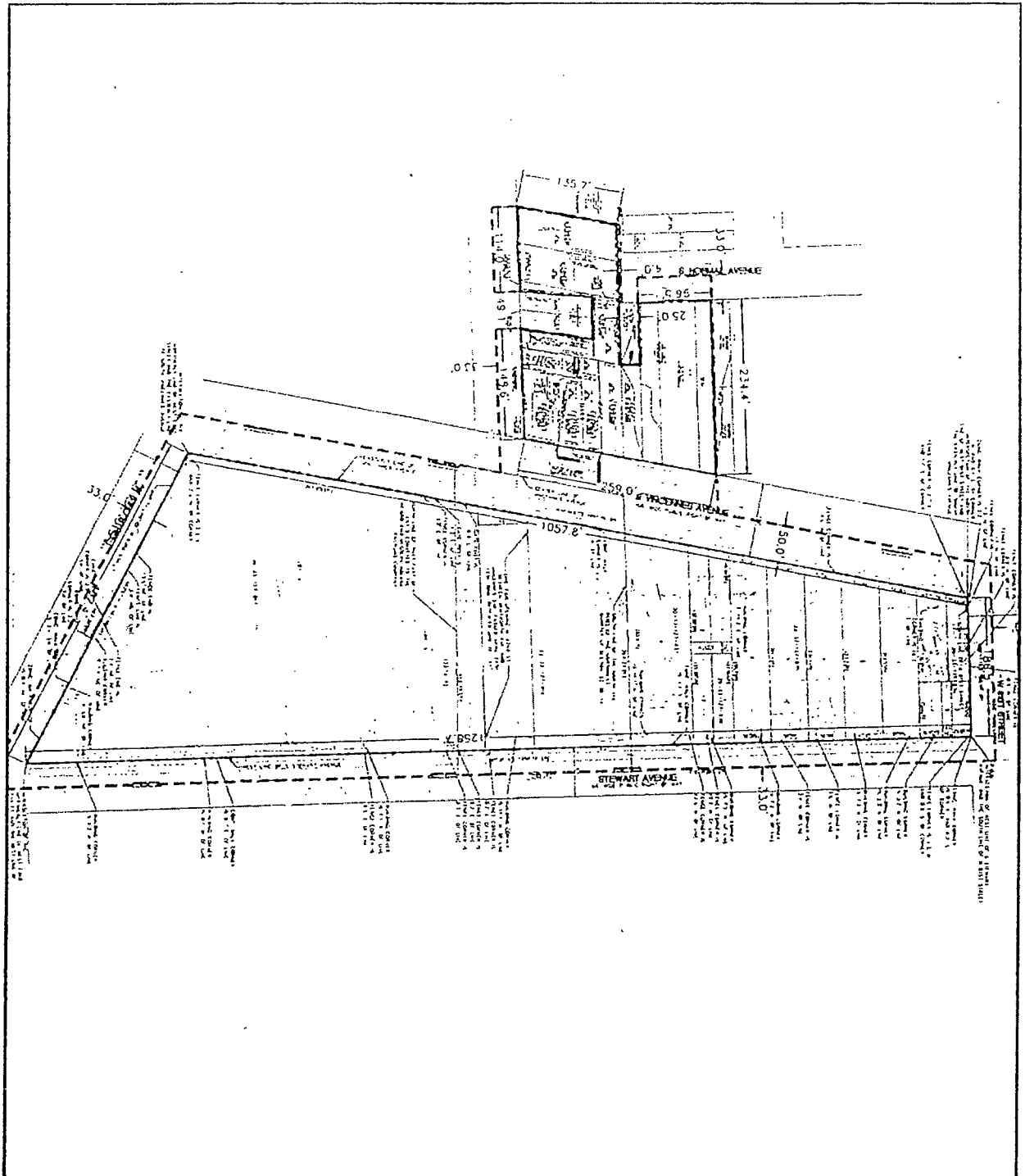


SECTION NAME: SECTION -	DATE: 10/22/2013
DRAWN BY: J. MASON	CHECKED BY: J. MASON
DATE: 10/22/2013	DATE: 10/22/2013
PROJECT: 1433771	PROJECT: 1433771

SHEET NO. 9
 SHEET TITLE:

EXISTING ZONING: M1-2
 DRAWING NO: P2.0

FINAL FOR
ON



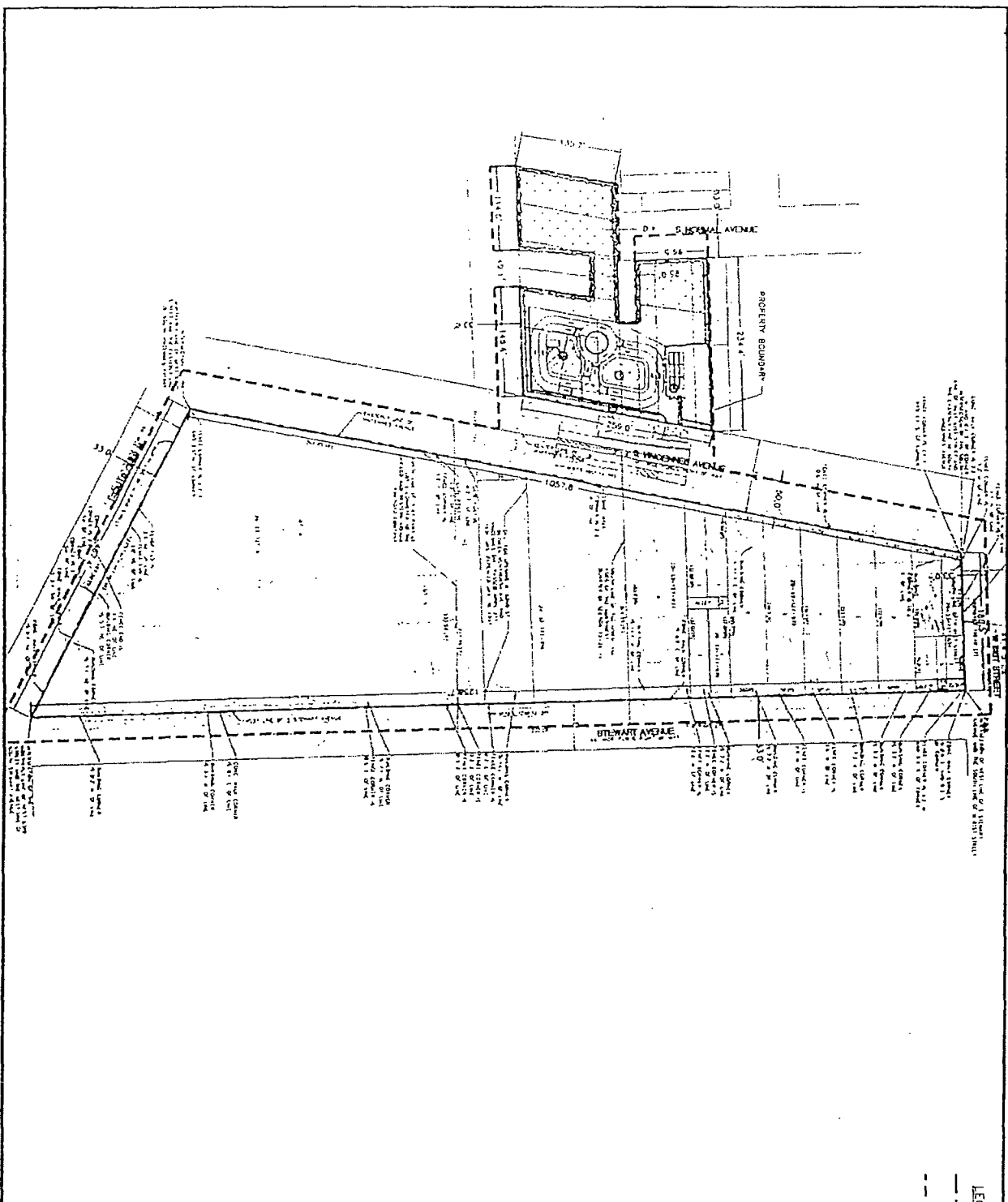
LEGEND
 - - - - - PROPERTY LINE
 - - - - - PRODUCT DEVELOPMENT BOUNDARY

GRAPHIC SCALE
 0 50 100 150
 1" = 50' 0"

NORTH

<p>Chicago Public Schools</p>	
<p>DAVID MASON</p>	
<p>SHEET TITLE: PD BOUNDARY & PRESENT LINE MAP</p>	
<p>DATE: 12/18/22</p>	
<p>PROJECT NO: 22-1234</p>	
<p>SCALE: AS SHOWN</p>	
<p>PROJECT NO: P.3.0</p>	

FINAL FOR P4.0

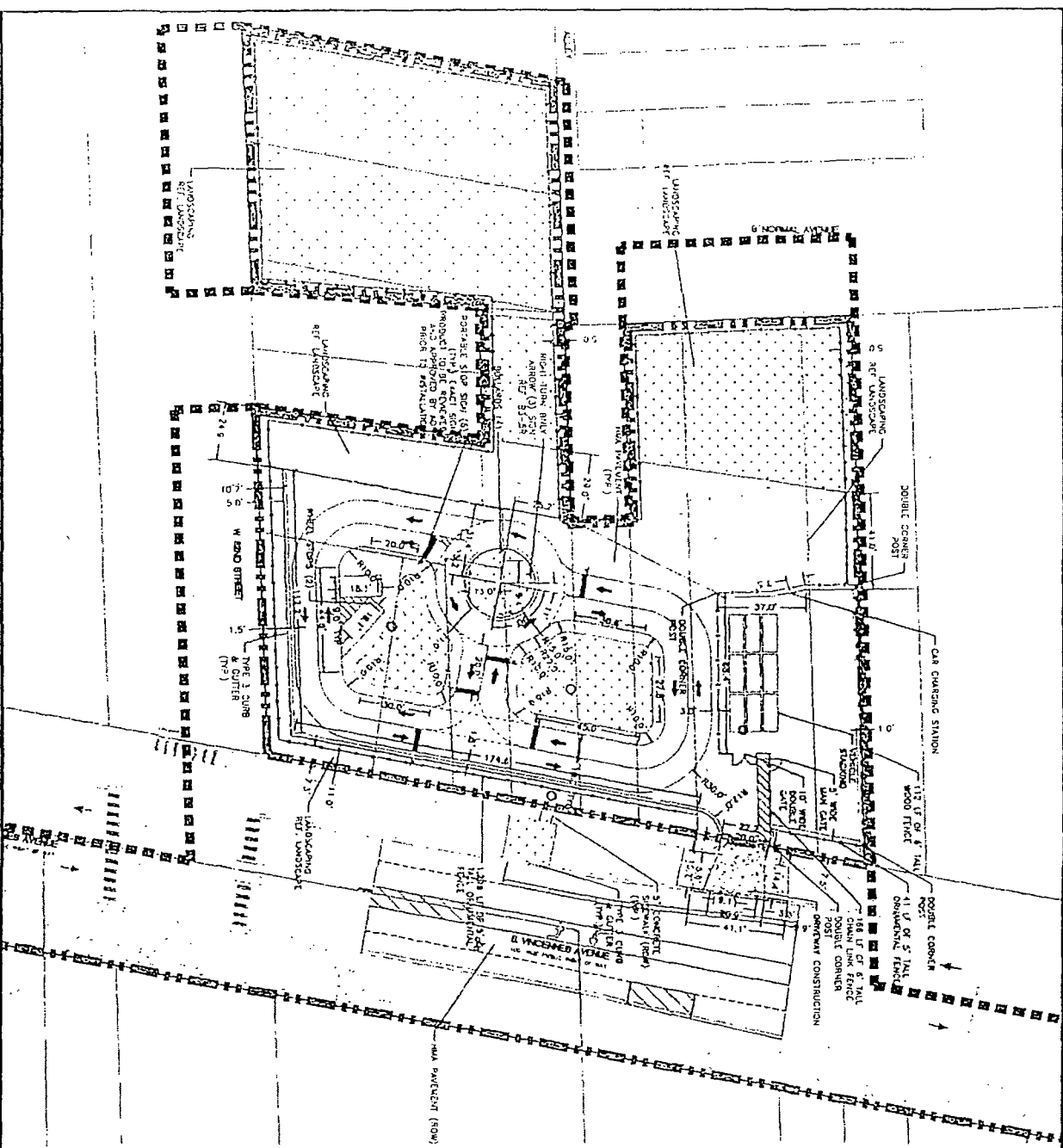


LEGEND
 ——— PROPERTY LINE
 - - - - - PROPERTY BOUNDARY

GRAPHIC SCALE
 0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100' 120'
 NORTH

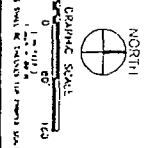
<p>Chicago Public Schools</p>	<p>DAVID MASON</p>	<p>SUDOR HIGH SCHOOL</p>	<p>DATE: 11/11/11</p> <p>BY: [Signature]</p>
			<p>PROJECT: SUDOR HIGH SCHOOL</p> <p>PHASE: LANDSCAPE ARCHITECTURE</p>
<p>OVERALL SITE AND LANDSCAPE PLAN</p>			<p>P4.0</p>

FINAL FOR PUBLICATION



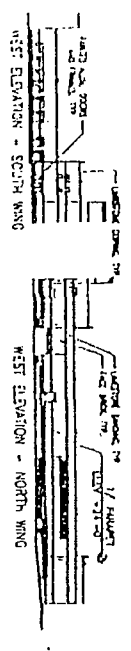
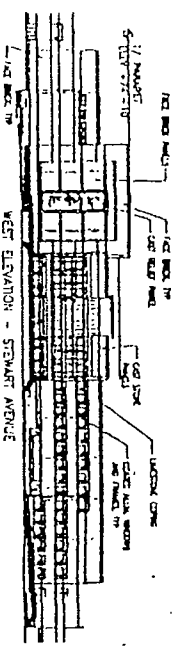
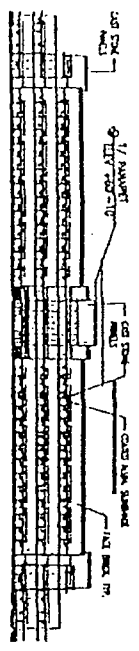
LEGEND SITE

[Symbol]	HMA PAVEMENT
[Symbol]	HMA PAVEMENT (ROW)
[Symbol]	5' CONCRETE SIDEWALK (ROW)
[Symbol]	9' CONCRETE SIDEWALK (ROW)
[Symbol]	DEP / DRAINAGE AREA REF. LANDSCAPE
[Symbol]	W/CH REF. LANDSCAPE
[Symbol]	TYPE 3 CURB & GUTTER
[Symbol]	DEPRESSIO CURB W. GUTTER
[Symbol]	5' TALL CHAIN LINK FENCE/CATCH
[Symbol]	6' TALL WOOD FENCE
[Symbol]	6' TALL WOOD FENCE/CATCH
[Symbol]	BOLLARD
[Symbol]	SIGN POST
[Symbol]	CATCH BASIN

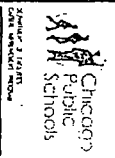


<p>Chicago Public Schools</p>	<p>DAVID MASON</p>	<p>CITY OF CHICAGO</p>	<p>SCHOOL HIGH SCHOOL</p>
			<p>DATE: 10/27/23</p>
<p>DRIVER'S ED SITE AND LANDSCAPE PLAN</p>			<p>SCALE: 1/8" = 1'-0"</p>
<p>P4.1</p>			<p>DATE: 10/27/23</p>

Exterior Building Elevations.



BOARD OF EDUCATION
 1201 SOUTH OGDON AVENUE
 CHICAGO, ILLINOIS 60607
 CITY OF CHICAGO
 1201 SOUTH OGDON AVENUE
 CHICAGO, ILLINOIS 60607
 PROJECT DIRECTOR
 CHICAGO PUBLIC SCHOOLS
 PROJECT DIRECTOR
 MAY 11, 2000, REVISED MAY 10, 2001
 HOH ARCHITECTS, INC.
 1" = 30'-0"



DAVID MASON
 ARCHITECTS



SCHOOL HIGH SCHOOL

2001 WINDING AVENUE
 CHICAGO, ILLINOIS 60607

DATE: MAY 11, 2000

PROJECT: CHICAGO PUBLIC SCHOOLS

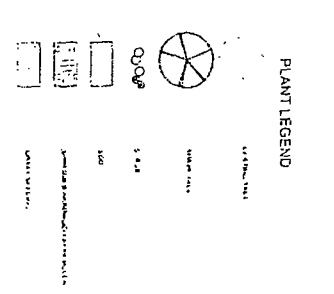
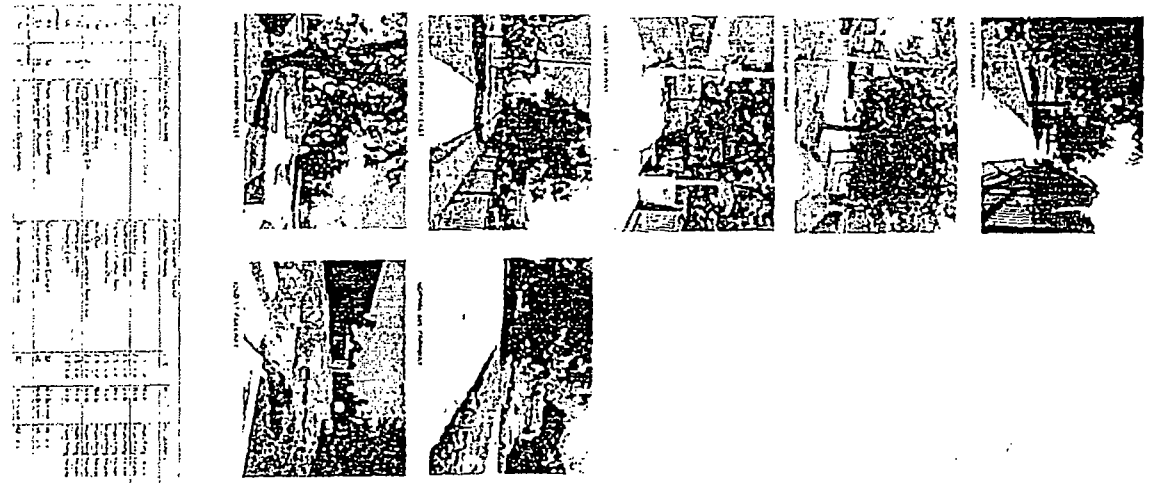
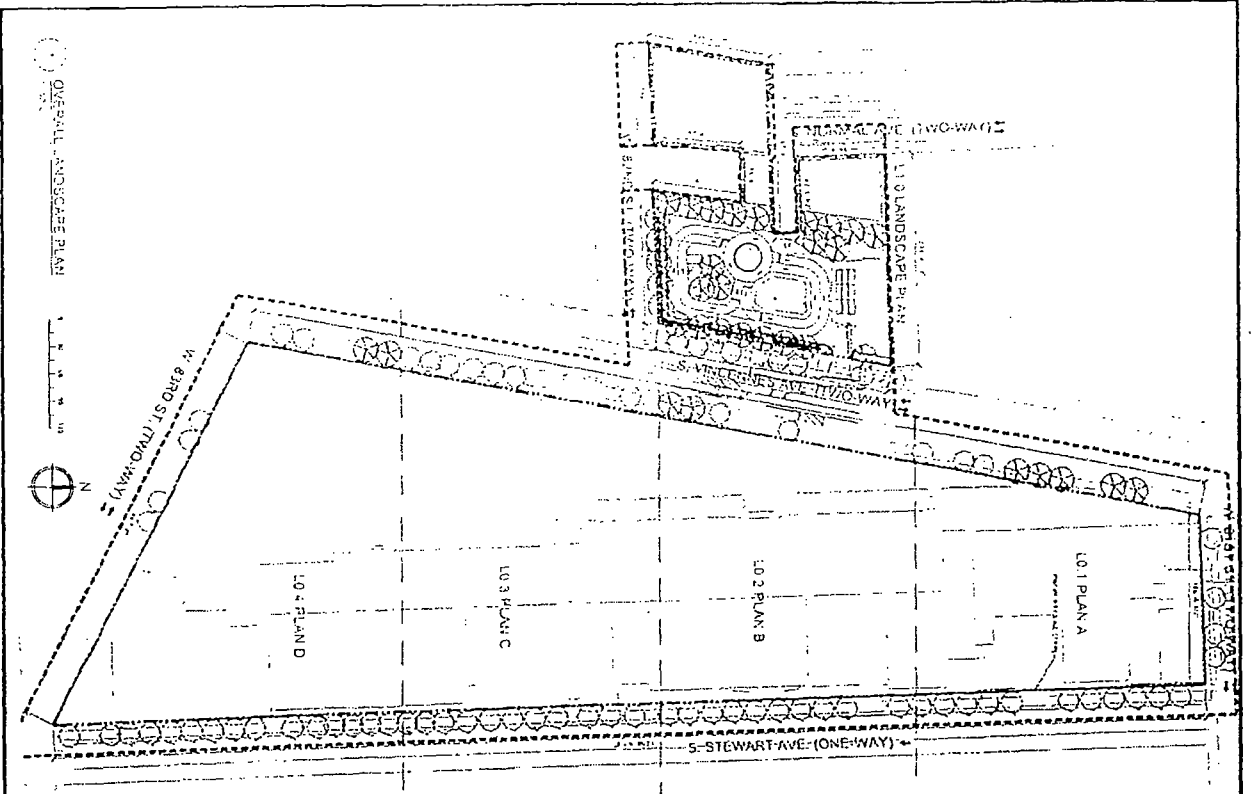
NO. 1201 SOUTH OGDON AVENUE

Scale: 1" = 30'-0"
 Date: MAY 11, 2000
 Project: CHICAGO PUBLIC SCHOOLS

Sheet No. 5 of 5
 Project No. 00-000000-0000

EXTERIOR ELEVATIONS
 DRAWING NO.
P5.0

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GENERAL NOTES

1. All work shall be in accordance with the City of Chicago Standard Specifications for Construction.
2. All plants shall be installed in accordance with the Chicago Botanic Garden Planting Guidelines.
3. All plants shall be installed in accordance with the Chicago Botanic Garden Planting Guidelines.
4. All plants shall be installed in accordance with the Chicago Botanic Garden Planting Guidelines.
5. All plants shall be installed in accordance with the Chicago Botanic Garden Planting Guidelines.
6. All plants shall be installed in accordance with the Chicago Botanic Garden Planting Guidelines.
7. All plants shall be installed in accordance with the Chicago Botanic Garden Planting Guidelines.
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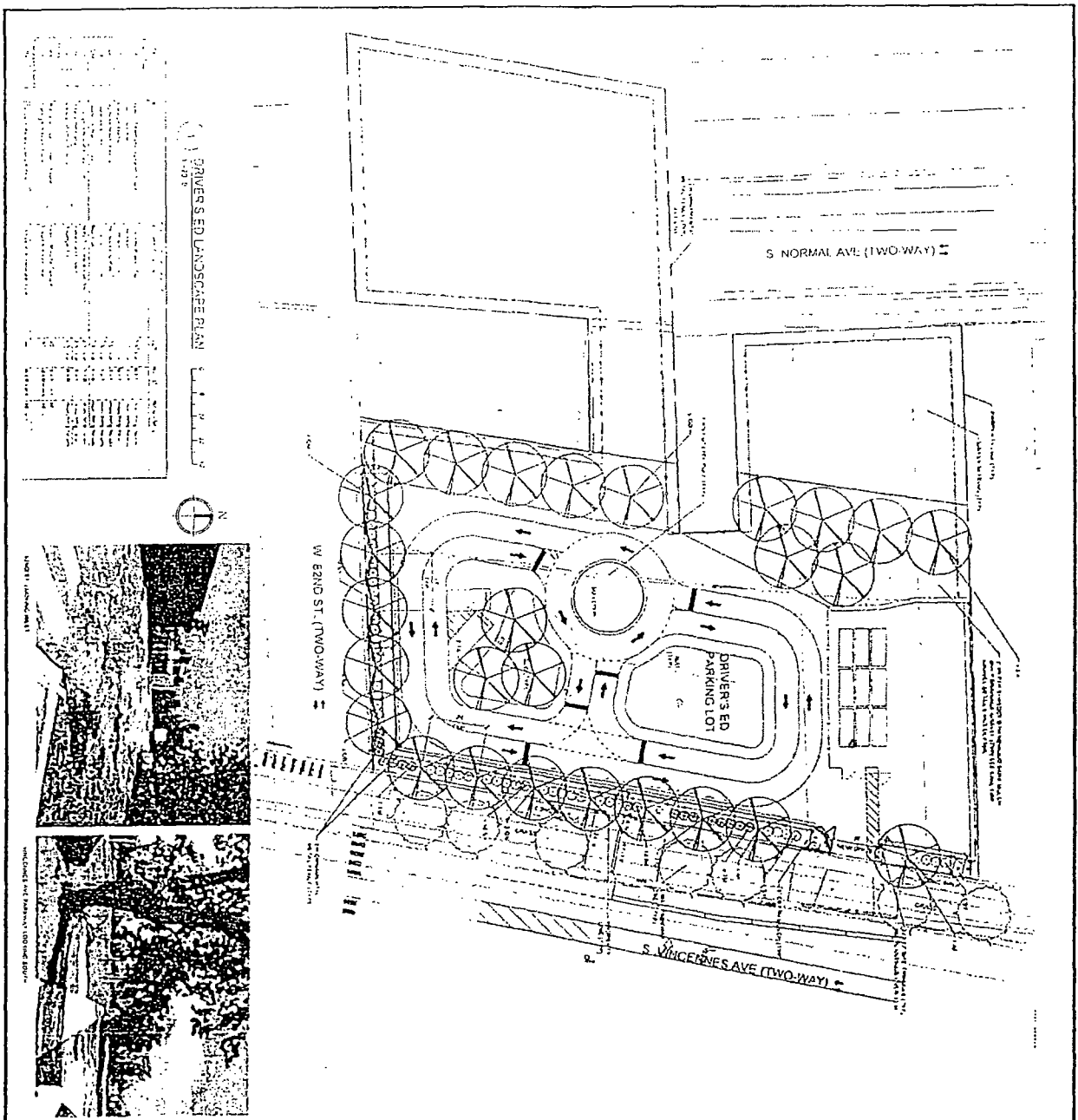
LANDSCAPE NOTES

1. All plants shall be installed in accordance with the Chicago Botanic Garden Planting Guidelines.
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NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	11/11/11	DM
2	ISSUED FOR PERMIT	11/11/11	DM
3	ISSUED FOR PERMIT	11/11/11	DM
4	ISSUED FOR PERMIT	11/11/11	DM
5	ISSUED FOR PERMIT	11/11/11	DM
6	ISSUED FOR PERMIT	11/11/11	DM
7	ISSUED FOR PERMIT	11/11/11	DM
8	ISSUED FOR PERMIT	11/11/11	DM
9	ISSUED FOR PERMIT	11/11/11	DM
10	ISSUED FOR PERMIT	11/11/11	DM

CHICAGO PUBLIC SCHOOLS
 DAVID MASON
 SCALE: 1" = 10'-0"
 DATE: 11/11/11
 DRAWN BY: DM
 SHEET NO: 0
 PROJECT: 10-2011-0011
 1575 N. Paulina St.
 CHICAGO, IL 60642

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DRIVER'S ED LANDSCAPE PLAN

1. All trees to be planted by the contractor and shall be of the following sizes and quantities:

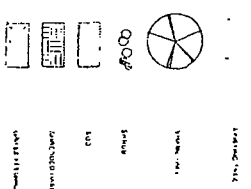
Tree Size	Quantity
100" DBH	10
101" DBH	10
102" DBH	10
103" DBH	10
104" DBH	10
105" DBH	10
106" DBH	10
107" DBH	10
108" DBH	10
109" DBH	10
110" DBH	10
111" DBH	10
112" DBH	10
113" DBH	10
114" DBH	10
115" DBH	10
116" DBH	10
117" DBH	10
118" DBH	10
119" DBH	10
120" DBH	10

2. All trees to be planted by the contractor and shall be of the following sizes and quantities:

Tree Size	Quantity
121" DBH	10
122" DBH	10
123" DBH	10
124" DBH	10
125" DBH	10
126" DBH	10
127" DBH	10
128" DBH	10
129" DBH	10
130" DBH	10



PLANT LEGEND



GENERAL NOTES

1. All trees to be planted by the contractor and shall be of the following sizes and quantities:
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3. All trees to be planted by the contractor and shall be of the following sizes and quantities:
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8. All trees to be planted by the contractor and shall be of the following sizes and quantities:
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10. All trees to be planted by the contractor and shall be of the following sizes and quantities:

LANDSCAPE NOTES

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7. All trees to be planted by the contractor and shall be of the following sizes and quantities:
8. All trees to be planted by the contractor and shall be of the following sizes and quantities:
9. All trees to be planted by the contractor and shall be of the following sizes and quantities:
10. All trees to be planted by the contractor and shall be of the following sizes and quantities:

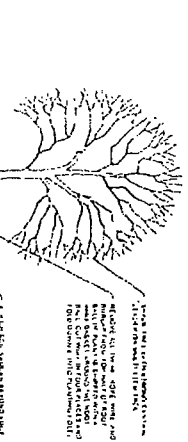
DATE: 10/15/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

CHICAGO PUBLIC SCHOOLS
 DAVID MASON

SHEET TITLE: DRIVER'S ED LANDSCAPE PLAN
 SHEET NO: L1.0

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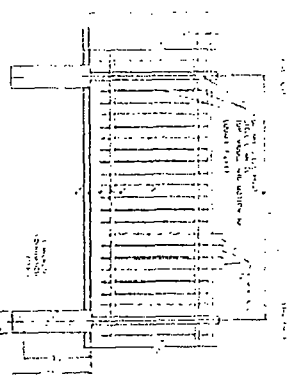
1. GENERAL NOTES
2. SHRUB PLANTING DETAIL
3. TREE PLANTING DETAIL
4. SHRUB PLANTING DETAIL (FOR REFERENCE ONLY)



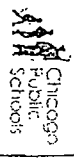
1 TREE PLANTING DETAIL



2 SHRUB PLANTING DETAIL



3 SHRUB PLANTING DETAIL (FOR REFERENCE ONLY)



SCALE: 1/8\"/>

DATE: 10/15/2014
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT: 14-001-001-001
 SHEET: 14-001-001-001-001

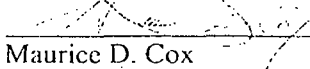
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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Thomas Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: October 21, 2022

Re: Amendment to Planned Development No. 783

On October 20, 2022, the Chicago Plan Commission recommended approval of the proposed amendment to Planned Development No. 783 submitted by Alderman Howard Brookins, Jr. on behalf of The Board of Education. A copy of the proposed amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Patrick Brutus at 744-4565.

Cc: Noah Szafraniec
PD Master File (Original PD, copy of memo)