



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**Amendment to Institutional Planned Development No. 783**

**401-17 W. 81st St.; 8000-8264 S. Stewart Ave.; 404-48 W. 83rd St.; 8101-8239 S. Vincennes Ave.; 442-54 W. 82nd St.; 462-506 W. 82nd St.; 8133-41 S. Normal Ave.; 8134-58 S. Vincennes Ave.(5<sup>th</sup> Ward)**

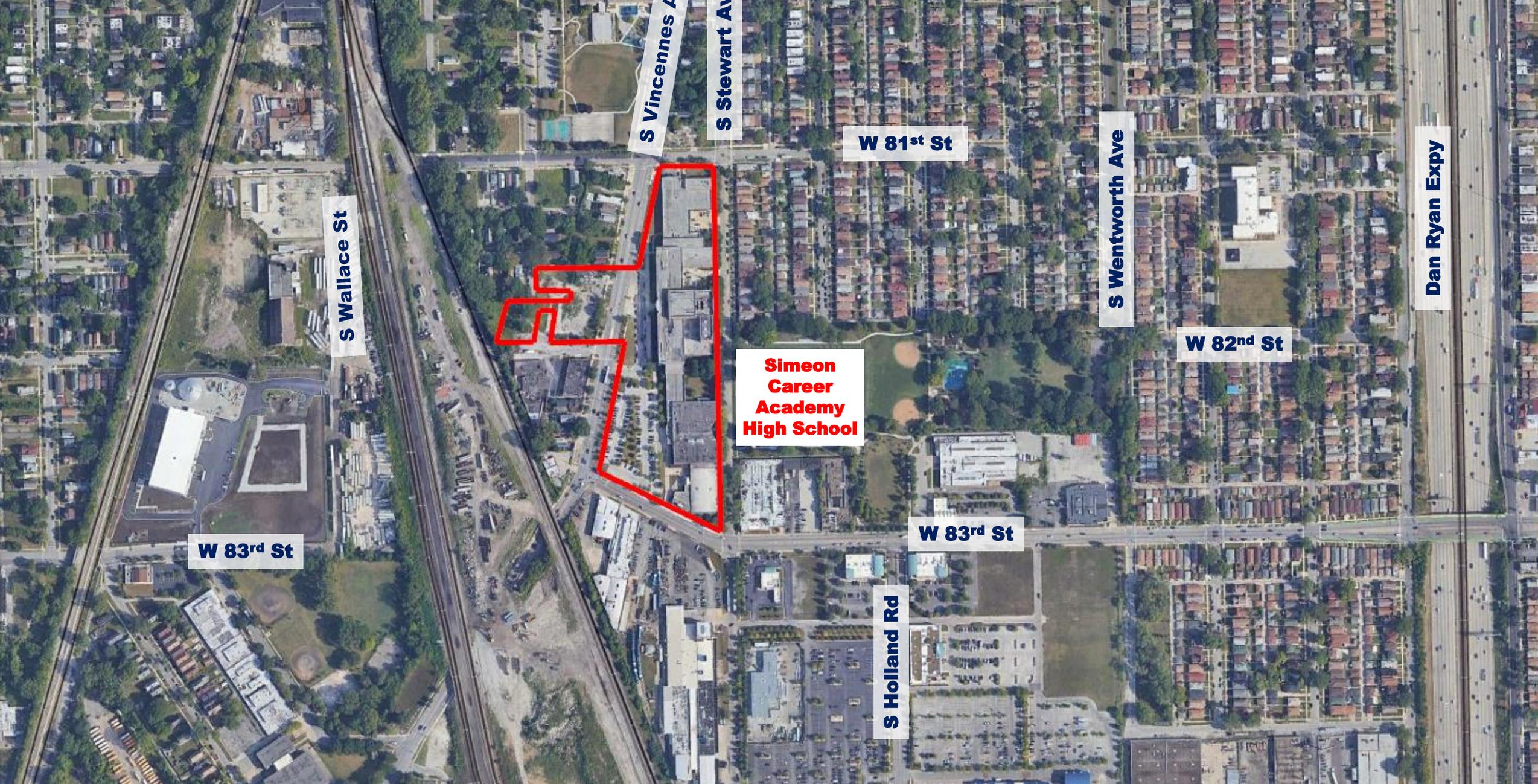
**Ald. Howard Brookins, Jr. on behalf of Chicago Board of Education**

October 2022



# Project Description

- The applicant proposes to expand the project development boundary around Simeon High School's main campus to include the west vacant lot across S Vincennes Ave.
- The lot is currently used as a drivers' education course, but lacks paving, striping, and landscaping which will be built under the proposed plans currently in review.
- No new parking is proposed or to be removed in the lot so overall accessory parking count will not change.



**S Vincennes Ave**

**S Stewart Ave**

**W 81st St**

**S Wentworth Ave**

**Dan Ryan Expy**

**S Wallace St**

**Simeon  
Career  
Academy  
High School**

**W 82nd St**

**W 83rd St**

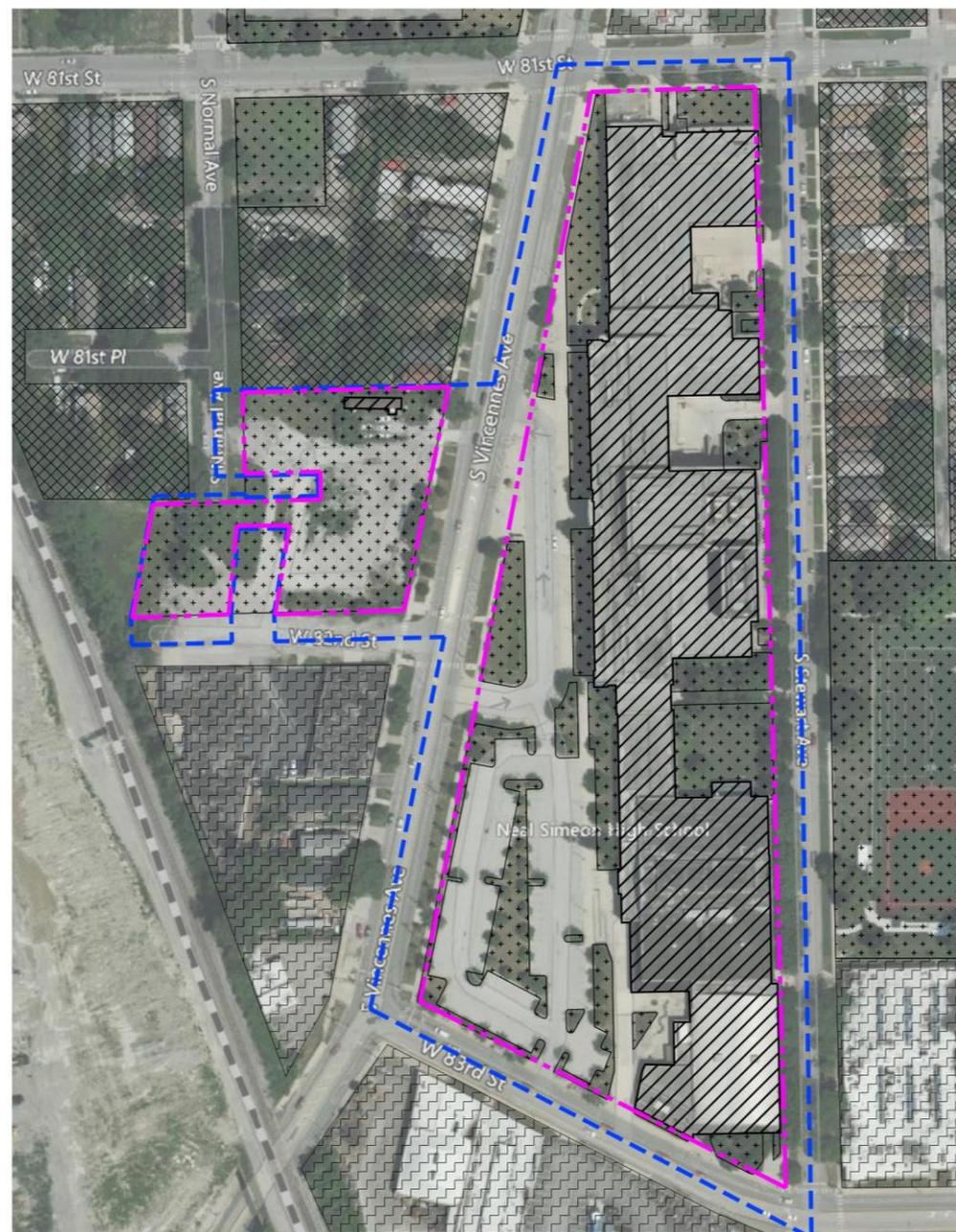
**W 83rd St**

**S Holland Rd**

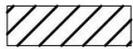
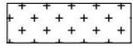
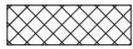
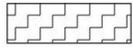
**SITE CONTEXT PLAN – AERIAL MAP**

# ★ Land Use

- Existing PD Site Area:  
354,586 sq ft
- Proposed Addition Area:  
60,890 sq ft
- Net Site Area:  
415,476 sq ft
- Surrounding Land Uses:
  - Residential
  - Commercial
  - Institutional
  - Industrial

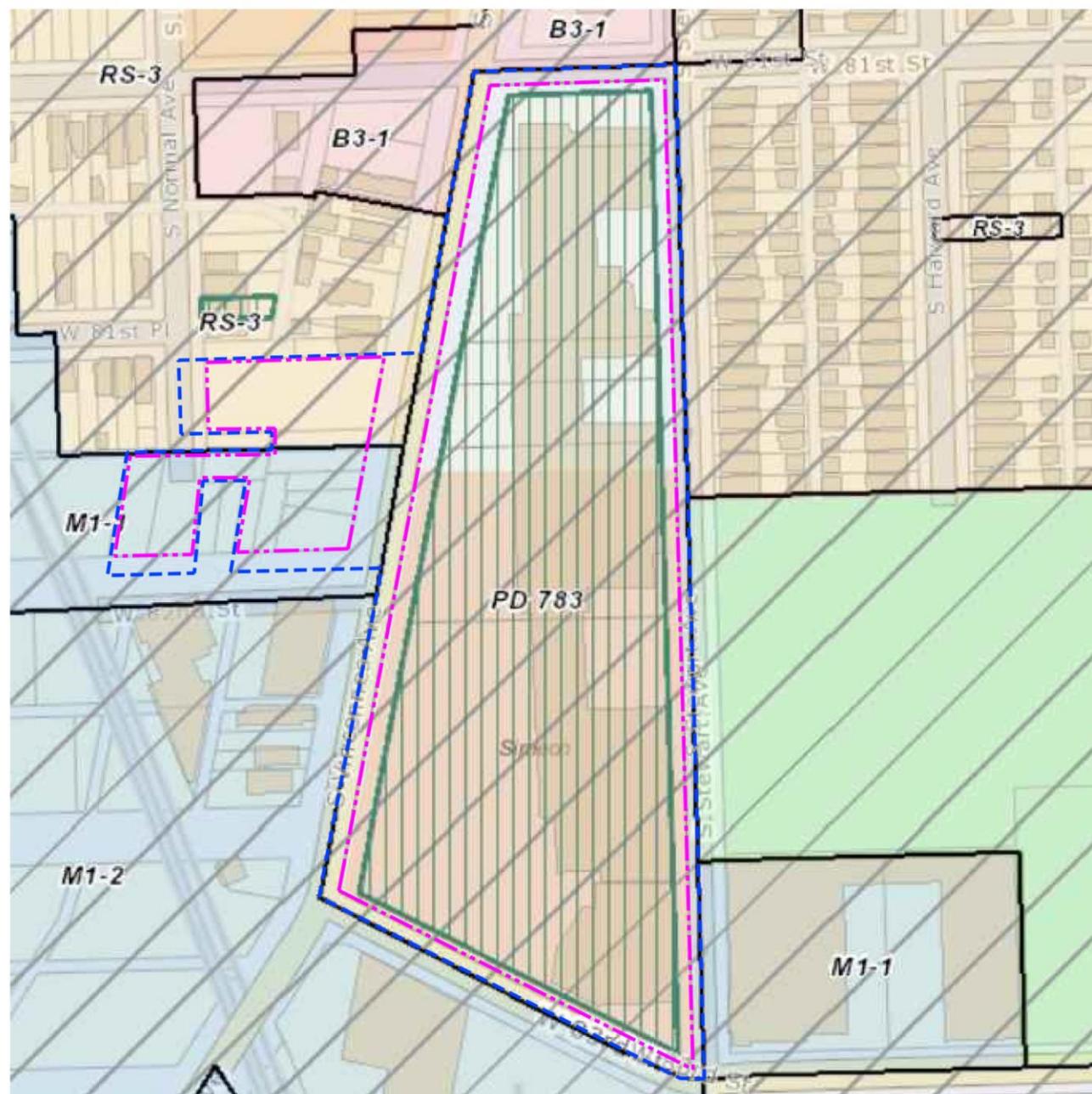


## LEGEND

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

# Zoning

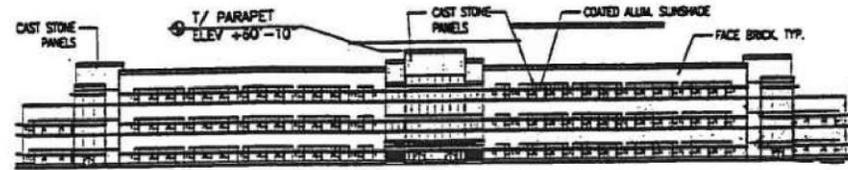
- **Current Zoning:** PD 783
- **Lot Zoning:** Primarily a mix of RS-3 & M1-1



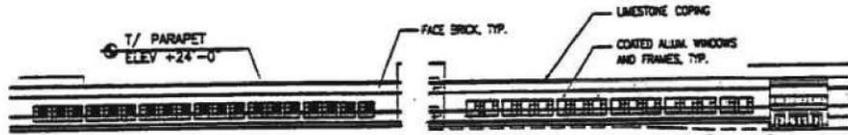


# Exterior Building Elevations

- Max Height: 74'-10"
- No new buildings are proposed as part of the lot improvements

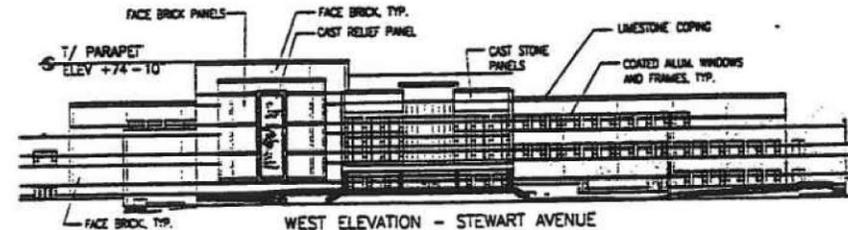


EAST ELEVATION - VINCENNES AVENUE

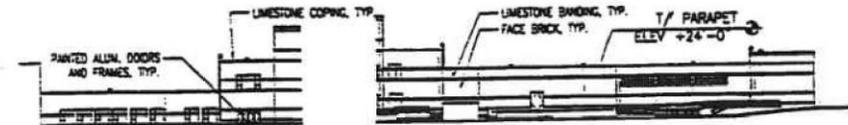


EAST ELEVATION - NORTH WING

EAST ELEVATION - SOUTH WING



WEST ELEVATION - STEWART AVENUE



WEST ELEVATION - SOUTH WING

WEST ELEVATION - NORTH WING

BOARD OF EDUCATION  
NEAL F. SIMMONS CAREER ACADEMY  
8147 S. VINCENNES AVE.

CITY OF CHICAGO  
MAYOR RICHARD M. DALEY

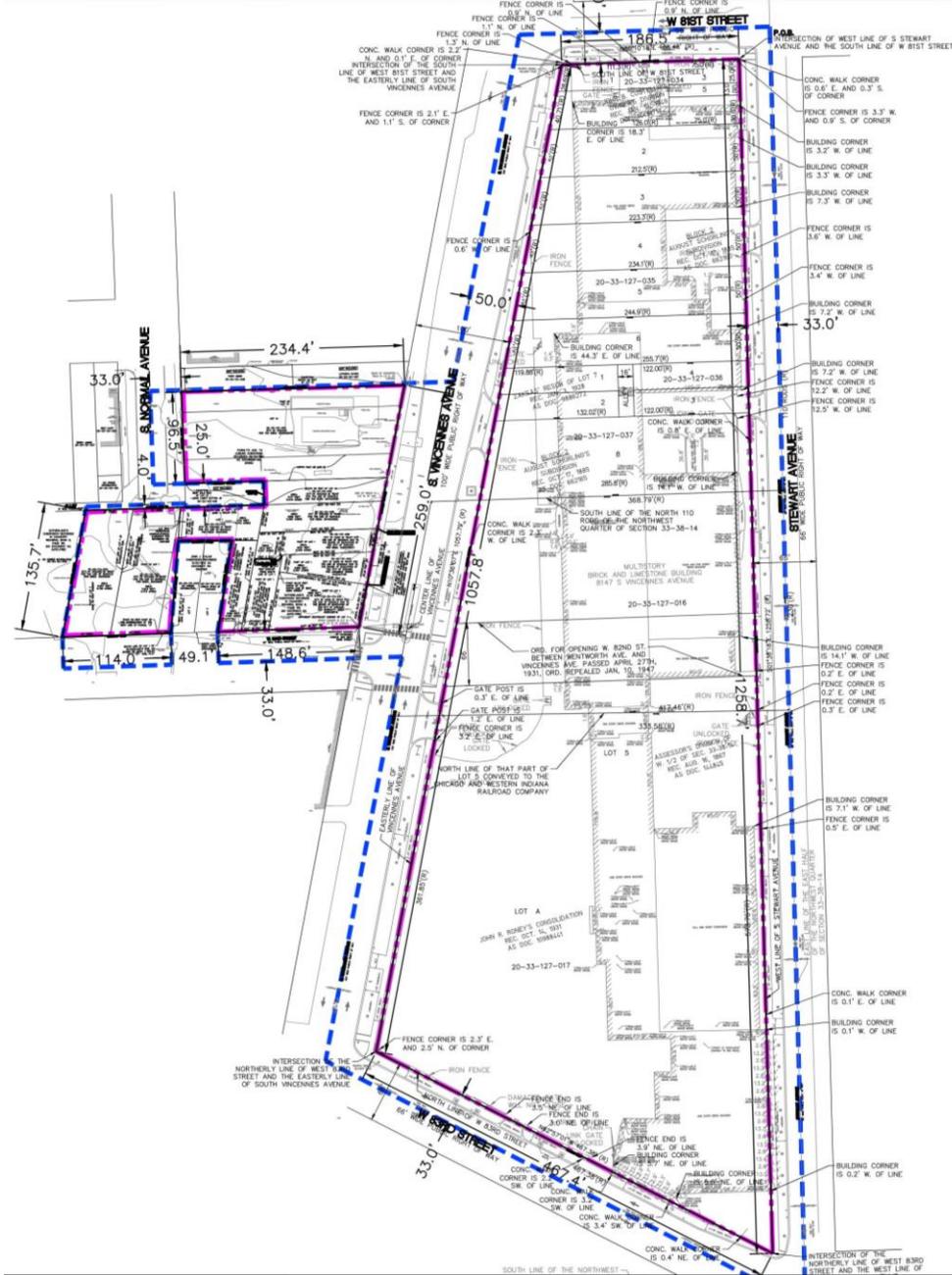
CHICAGO PUBLIC SCHOOLS  
CAPITAL PROGRAM  
NEW CONSTRUCTION

1" = 200'-0"  
MAY 17, 2000; REVISED: MAY 10, 2001

HOH ARCHITECTS, INC.

# ★ PD Limits

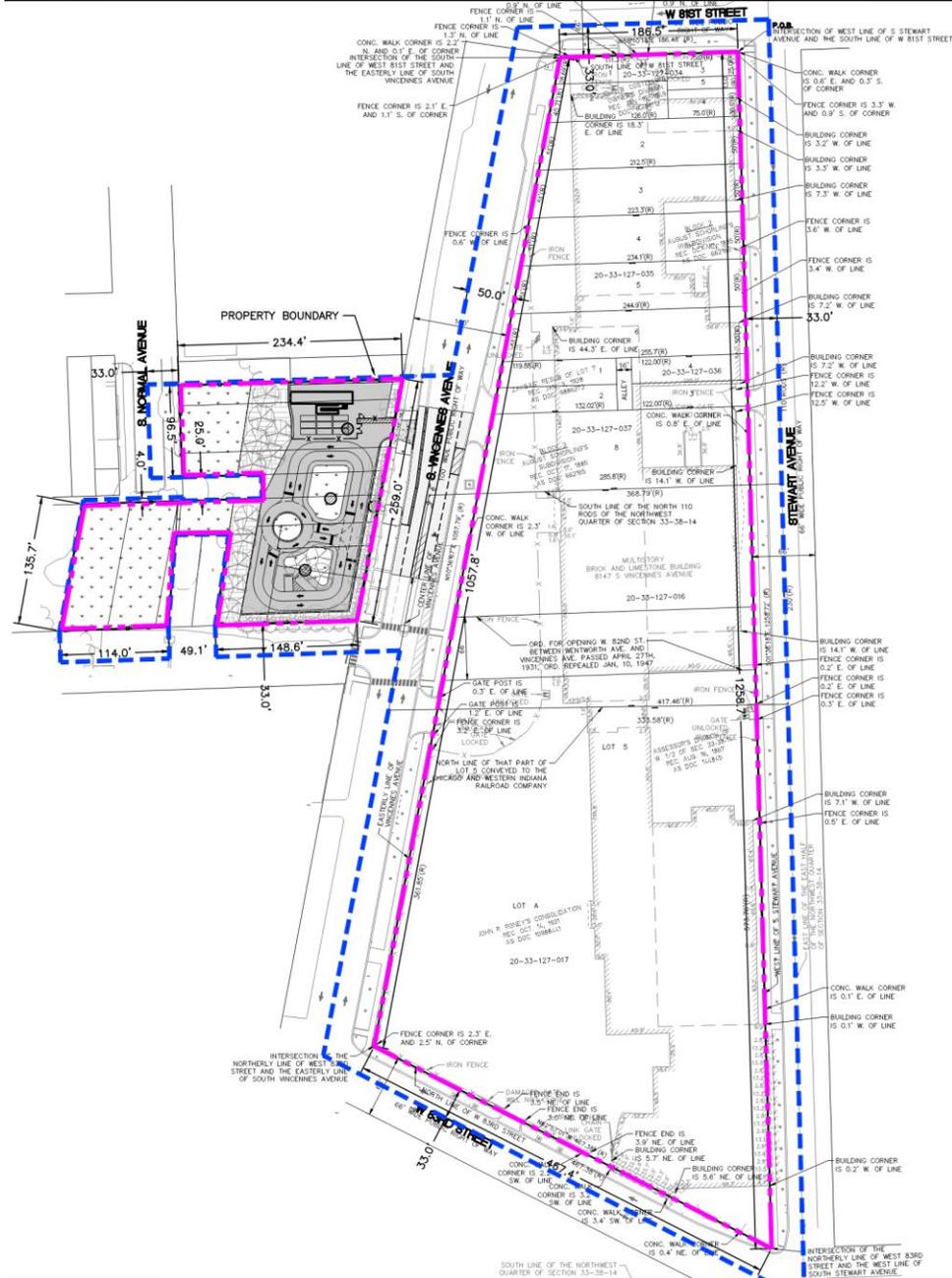
- **Current Property boundaries:**  
Extend around main school campus
- **Proposed Property Boundaries:**  
New boundaries would include all parcels owned by CPS in the adjacent lot





# Proposed Site Improvements

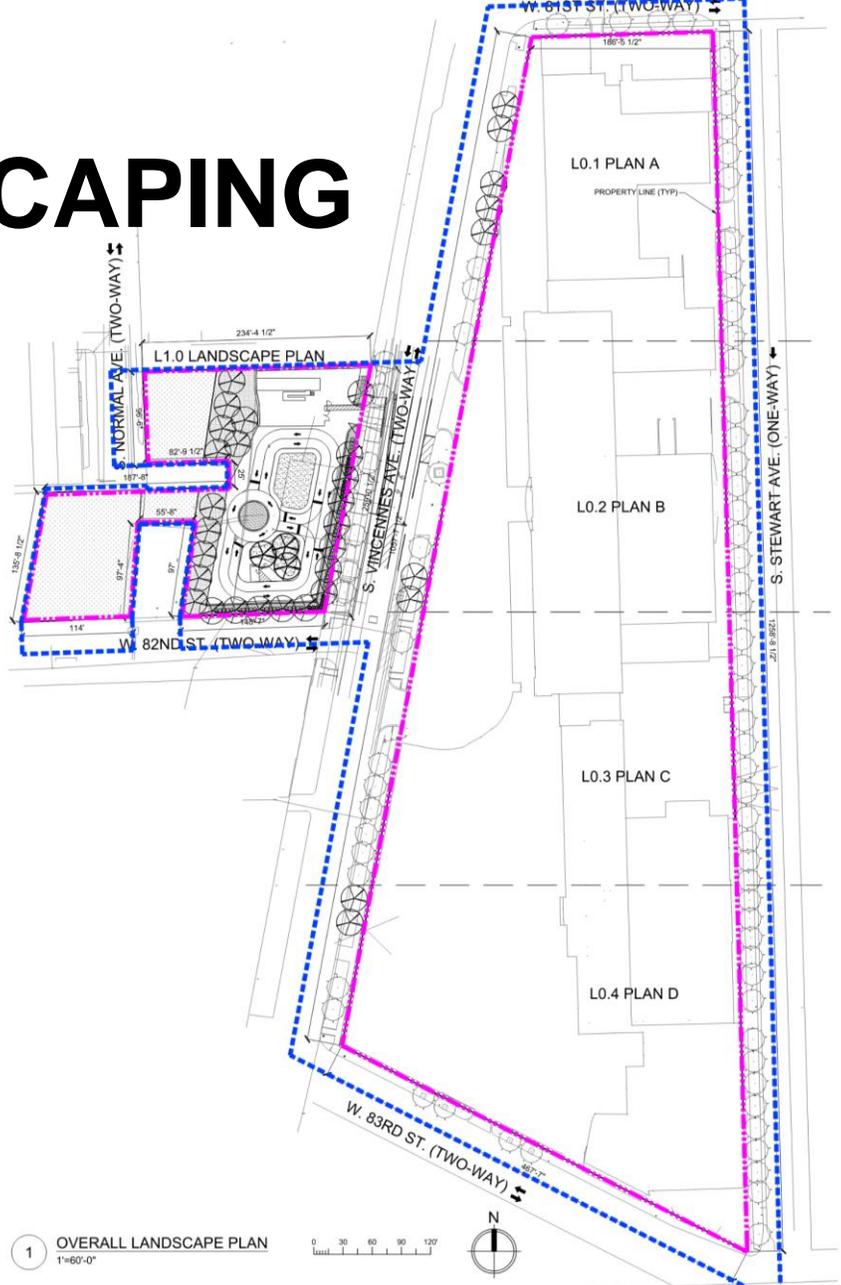
- **Proposed Drivers' Education Course:**  
CPS is seeking to provide students with a paved and lined course





# PD LANDSCAPING

- OFF-SITE LANDSCAPING:  
9 Easement Trees



**PLANT LEGEND**

- EXISTING TREE
- SHADE TREE
- SHRUB
- SOD
- SHREDED HARDWOOD BARK MULCH
- GRASS SEEDING

- GENERAL NOTES:**
- COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES FOR ALL WORK AND OPERATIONS.
  - KEEP ALL AREAS CLEAN, NEAT AND ORDERLY AT ALL TIMES. CLEAR OF RUBBISH AND DEBRIS. LEGALLY DISPOSE OF ALL MATERIALS REMOVED FROM THE SITE.
  - DO NOT INTERFERE WITH USE OF ADJACENT PROPERTIES INCLUDING BUT NOT LIMITED TO BUILDINGS, PARKING LOTS, STREETS OR ALLEYS.
  - PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, FENCING, FURNISHINGS AND PLANTINGS, TREES AND LAWNS FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS, AND OTHER HAZARDS CREATED BY SITE IMPROVEMENTS. IF ANY DAMAGE OCCURS, REPAIR TO ORIGINAL CONDITION AT NO ADDITIONAL COST.
  - PROTECT AND/OR RESTORE EXISTING LAWN TO EXCELLENT CONDITION WITH TOPSOIL AND SOD.
  - VERIFY SITE CONDITIONS BEFORE PROCEEDING WITH WORK AND REPORT ANY CONFLICT TO ACR.
  - VERIFY DIMENSIONS IN FIELD.
  - COORDINATE WORK WITH ALL OTHER TRADES.

- LANDSCAPE NOTES:**
- OBTAIN PERMIT FROM CITY OF CHICAGO BUREAU OF FORESTRY FOR ANY TREES REMOVED OR REPLACED IN THE PUBLIC R.O.W.
  - FOR PARKWAY LANDSCAPE PLANS A-D, SEE SHEETS L0.14.0 FOR LANDSCAPE PLAN AND VEHICLE USE AREA CALCULATIONS. SEE SHEET L1.0 FOR LANDSCAPE DETAILS. SEE SHEET L2.0.
  - PROVIDE TREE WATERING BAGS AS PER SPECIFICATION 30900 PLANTS.
  - IRRIGATION TO BE PROVIDED BY CONTRACTOR-SUPPLIED WATERING TRUCK FOR ONE FULL GROWING SEASON.

EXISTING PARKWAY & ON-SITE INTERIOR TREES ARE TO BE PROTECTED WHILE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER IF DAMAGED.

The undersigned acknowledges that the landscape planting shown on the attached landscape plan(s) for the property at 8147 S. Vincennes Ave., Chicago, Illinois 60620 has, to the best of the undersigned applicant's knowledge, been designed and will be installed, maintained, and replaced, as required, by current and subsequent owners in accordance with the requirements of Title 10, Chapter 32 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the "Guide to the Chicago Landscape Ordinance".

CODE	QUANTITY	BOTANICAL NAME	Plant Schedule - Master COMMON NAME	SIZE	ROOT	REMARKS
<b>Shade Trees</b>						
AF	2	Acer x freemantli 'Autumn Blaze'	Autumn Blaze Maple	2.5" cal	B&B	matching heads
CO	6	Celtis occidentalis	Hackberry	2.5" cal	B&B	matching heads
CS	6	Catalpa speciosa	Northern Catalpa	2.5" cal	B&B	matching heads
GD	6	Gymnocladia dioica	Kentucky Coffee Tree	2.5" cal	B&B	matching heads
QB	3	Quercus bicolor	Swamp White Oak	2.5" cal	B&B	matching heads
QM	5	Quercus macrocarpa	Bur Oak	2.5" cal	B&B	matching heads
JK	2	Syringa reticulata 'Vary Silk'	Very Silk Japanese Tree Lilac	2.5" cal	B&B	matching heads
TA	3	Tilia americana	American Linden	2.5" cal	B&B	matching heads
UL	4	Ulmus 'Morton Glossy'	Triumph Elm	2.5" cal	B&B	matching heads
<b>Shrubs</b>						
RA	20	Ribes alpinum 'Green Mound'	Green Mound Currant	30"	B&B/cont	48" o.c.
SY	28	Syringa meyeri 'Palitto'	Dwarf Korean Lilac	30"	B&B/cont	48" o.c.
<b>Evergreen Shrubs</b>						
TM	17	Taxus x media 'Densiformis'	Dense Intermediate Yew	30"	B&B/cont	48" o.c.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

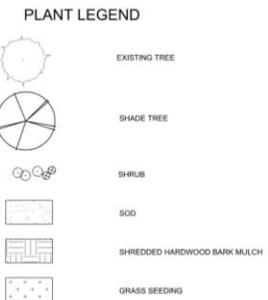
PLANTING TIME BY DECEMBER 15, 2022

The undersigned landscape architect, registered in the State of Illinois, acknowledges that the landscape planting plan and construction details shown on the attached landscape plan(s) for the property at 8147 S. Vincennes Ave., Chicago, Illinois 60620 has, to the best of the undersigned applicant's knowledge, been designed in accordance with the requirements of Title 10, Chapter 32 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the "Guide to the Chicago Landscape Ordinance".

REGISTERED LANDSCAPE ARCHITECT \_\_\_\_\_ DATE 10/21

1 OVERALL LANDSCAPE PLAN  
1"=60'-0"





**Vehicular Use Area Calculations**

Driver's Ed Parking Lot	23,073 sf
Total Vehicular Use Area	22073 x 7.5% = 1730 sf
Required Internal Landscaped Area	3834 sf
Actual Landscaped Area	1730/125 = 14
Required Internal Tree Planting	
Actual Tree Planting	

- ### GENERAL NOTES:
- COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES FOR ALL WORK AND OPERATIONS.
  - KEEP ALL AREAS CLEAN, NEAT AND ORDERLY AT ALL TIMES. CLEAR OF RUBBISH AND DEBRIS. LEGALLY DISPOSE OF ALL MATERIALS REMOVED FROM THE SITE.
  - DO NOT INTERFERE WITH USE OF ADJACENT PROPERTIES INCLUDING BUT NOT LIMITED TO BUILDINGS, PARKING LOTS, STREETS OR ALLEYS.
  - PROTECT STRUCTURES, UTILITIES, SEWALKS, PAVEMENTS, FENCING, FURNISHINGS AND PLANTINGS, TREES AND LAWNS FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WAASHOUTS, AND OTHER HAZARDS CREATED BY SITE IMPROVEMENTS. IF ANY DAMAGE OCCURS, REPAIR TO ORIGINAL CONDITION AT NO ADDITIONAL COST.
  - PROTECT AND/OR RESTORE EXISTING LAWN TO EXCELLENT CONDITION WITH TOPSOIL AND SOD.
  - VERIFY SITE CONDITIONS BEFORE PROCEEDING WITH WORK AND REPORT ANY CONFLICT TO AOR.
  - VERIFY DIMENSIONS IN FIELD.
  - COORDINATE WORK WITH ALL OTHER TRADES.

- ### LANDSCAPE NOTES:
- OBTAIN PERMIT FROM CITY OF CHICAGO BUREAU OF FORESTRY FOR ANY TREES, REMOVED OR REPLACED IN THE PUBLIC R.O.W.
  - FOR LANDSCAPE DETAILS, SEE SHEET L2.0.
  - PROVIDE TREE WATERING BAGS AS PER SPECIFICATION 32930 PLANTS.
  - IRRIGATION TO BE PROVIDED BY CONTRACTOR-SUPPLIED WATERING TRUCK FOR ONE FULL GROWING SEASON.
  - SEEDED AREA TO HAVE KENTUCKY BLUEGRASS SEED WITH EROSION CONTROL BLANKET OVER 6\"/>

EXISTING PARKWAY & ON-SITE INTERIOR TREES ARE TO BE PROTECTED WHILE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER IF DAMAGED.

The undersigned acknowledges that the landscape planting shown on the attached landscape plan(s) for the property at 8147 S. Vincennes Ave., Chicago, Illinois 60620 has, to the best of the undersigned applicant's knowledge, been designed and will be installed, maintained, and replaced, as required, by current and subsequent owners in accordance with the requirements of Title 10, Chapter 32 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the "Guide to the Chicago Landscape Ordinance".

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

PLANTING TIME BY DECEMBER 15, 2022

The undersigned landscape architect, registered in the State of Illinois, acknowledges that the landscape planting plan and construction details shown on the attached landscape plan(s) for the property at 8147 S. Vincennes Ave., Chicago, Illinois 60620 has, to the best of the undersigned applicant's knowledge, been designed in accordance with the requirements of Title 10, Chapter 32 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the "Guide to the Chicago Landscape Ordinance".

REGISTERED LANDSCAPE ARCHITECT \_\_\_\_\_ DATE 10/7/21

**1 DRIVER'S ED LANDSCAPE PLAN**  
1"=20'-0"



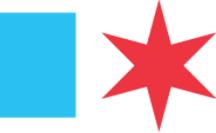
CODE	QUANTITY	BOTANICAL NAME	Plant Schedule - Landscape Plan COMMON NAME	SIZE	ROOT	REMARKS
Shade Trees						
AZ	2	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5" cal	B&B	matching heads
CO	6	Celtis occidentalis	Hackberry	2.5" cal	B&B	matching heads
CS	6	Catalpa speciosa	Northern Catalpa	2.5" cal	B&B	matching heads
CG	5	Gymnocladia dioica	Kentucky Coffee Tree	2.5" cal	B&B	matching heads
OM	5	Quercus macrocarpa	Bur Oak	2.5" cal	B&B	matching heads
TA	3	Tilia americana	American Linden	2.5" cal	B&B	matching heads
Shrubs						
RA	20	Ribes alpinum 'Green Mound'	Green Mound Currant	30"	B&B/cort	48" o.c.
SY	28	Syringa meyeri 'Palibvi'	Dwarf Korean Lilac	30"	B&B/cort	48" o.c.
Erosgreen Shrubs						
TM	17	Taxus x media 'Densaformis'	Dense Intermediate Yew	30"	B&B/cort	48" o.c.



82ND ST. LOOKING WEST



VINCENNES AVE PARKWAY LOOKING SOUTH



# DPD Recommendations

The proposed Amendment to rezone multiple parcels on and around the 8200 block of S. Vincennes AND incorporate the sites into Institutional Planned Development No. 783 is appropriate for the following reasons:

- It is consistent with the character of the area due to other rezonings and growth and development trends (17-13-0308-B); and
- It is compatible with surrounding zoning (17-13-308-D).

Any and all future improvements to the site require:

- Compliance with the design guidelines and regulations of PD No. 783
- Site Plan Review and Approval by DPD

The project meets the purpose and criteria set forth in the Chicago Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare.

Based on the foregoing, it is the recommendation of the Department of Planning and Development that this application for a planned development be approved and that the recommendation to the City Council Committee on Zoning, Landmarks and Building Standards be "Passage Recommended," as amended.