

Said ordinances, as passed read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

*Reclassification of Area Shown on Map No. 1-F
(As Amended).*

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 M1-5 Restricted Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by

W. Illinois Street; N. Franklin Street; the alley next south of and parallel to W. Illinois Street; and N. Orleans Street,

to those of a C2-4 General Commercial District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 2-G.

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 M1-3 Restricted Manufacturing District, the R5 General Residence District and C2-3 General Commercial District, symbols and indications as shown on Map No. 2-G in the area bounded by W. Monroe Street; S. Loomis Street; W. Adams Street; S. Throop Street; W. Jackson Street; S. Loomis Street; W. Van Buren Street; S. Laffin Street; W. Adams Street; a line 80 feet east of S. Laffin Street; a line 125 feet north of W. Adams Street; and S. Laffin Street to a Residential Planned Development in the area above described.

[Plan of Development printed on pages 6657 to 6661 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 5-G.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That Chapter 194A of the Municipal Code of Chicago, "The Chicago Zoning Ordinance", is hereby amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 5-G for the property bounded by

a line 401.37 feet north of W. Webster Avenue; the alley next east of and parallel to N. Lakewood Avenue; a line 233.29 feet north of W. Webster Avenue; and N. Lakewood Avenue,

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in full force and effect from and after its date of passage and due publication.

R Classification of Area Shown on Map No. 12-I.

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 B4-1 Restricted Service District symbols and indications as shown on Map No. 12-I in the area bounded by

the alley next north of and parallel to W. 51st Street; S. Rockwell Street; W. 51st Street; and S. Talman Avenue,

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

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 26-D.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District, M1-1 Restricted Manufacturing District and M2-1 General Manufacturing District symbols and indications as shown on Map No. 26-D in the area bounded by

E. 103rd Street; a line 756.79 feet east of S. Corliss Avenue; a line 290.20 feet south of E. 103rd Street; a line 1167.00 feet east of S. Corliss Avenue; E. 104th Street, or the line thereof if extended where no street exists; and S. Corliss Avenue,

to the designation of a Institutional Planned Development 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 hereof and to no others.

[Plan of Development printed on pages 6662 to 6666 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 3-E.

On motion of Alderman Fitzpatrick the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of November 14, 1973, page 654 recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify a particular area shown on Map No. 3-E.

Alderman Fitzpatrick moved to *Concur In* the committee's recommendation and pass said proposed ordinance. The motion *Prevailed*, and said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Evans, Sawyer, Jones, Adduci, Bilandic, Kwak, Madrzyk, Burke, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Keane, Gabinski, Sande, Frost, Laskowski, Aiello, Cullerton, Laurino, Simon, Pucinski, Natarus, Wigoda, Stone—35.

Nays—Aldermen Despres, Cousins, Langford, Singer—4.

PD
1041

A1320
PASSED 11-30-73
CJP. 6456

INSTITUTIONAL PLANNED DEVELOPMENT # 104

PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated hereon as "Institutional Planned Development" is owned and controlled by the Public Building Commission of the City of Chicago.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R3 General Residence District of the Chicago Zoning Ordinance.
3. Any dedication of streets or alleys or adjustments of the rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Public Building Commission, City of Chicago, and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Public Building Commission or its successors.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.

Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
6. Use of land will consist of Academic and related uses and areas as authorized by the Chicago Zoning Ordinance.
7. The following information sets forth data concerning the property included in said planned development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a R3 General Residence District classification and with regulations hereby made applicable thereto.

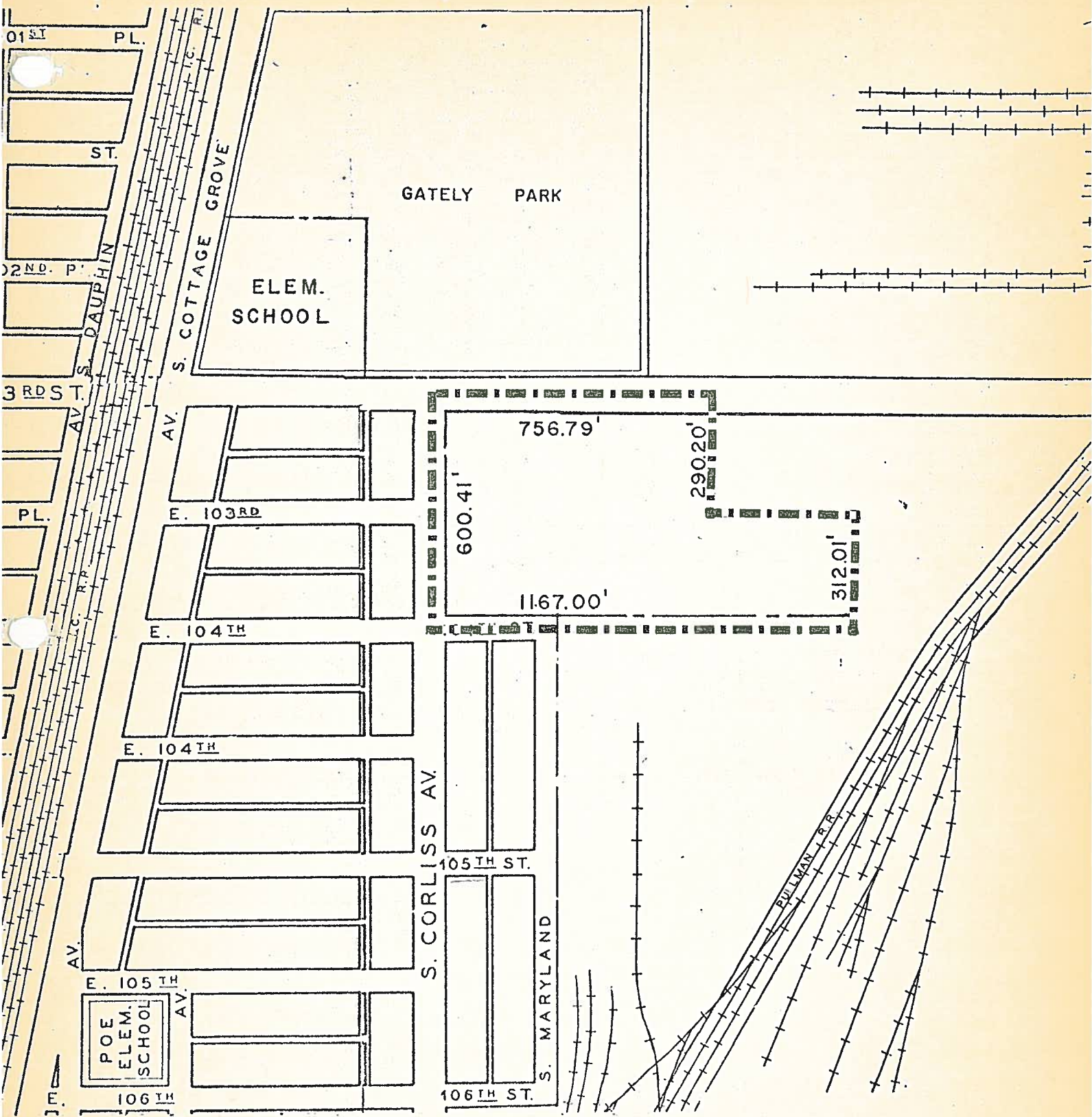
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments," as adopted by the Commissioner of Development and Planning.

APPLICANT: Public Building Commission,
City of Chicago

DATE: July 25, 1973

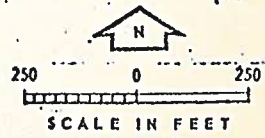
INSTITUTIONAL PLANNED DEVELOPMENT

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



----- PLAN DEVELOPMENT BOUNDARY

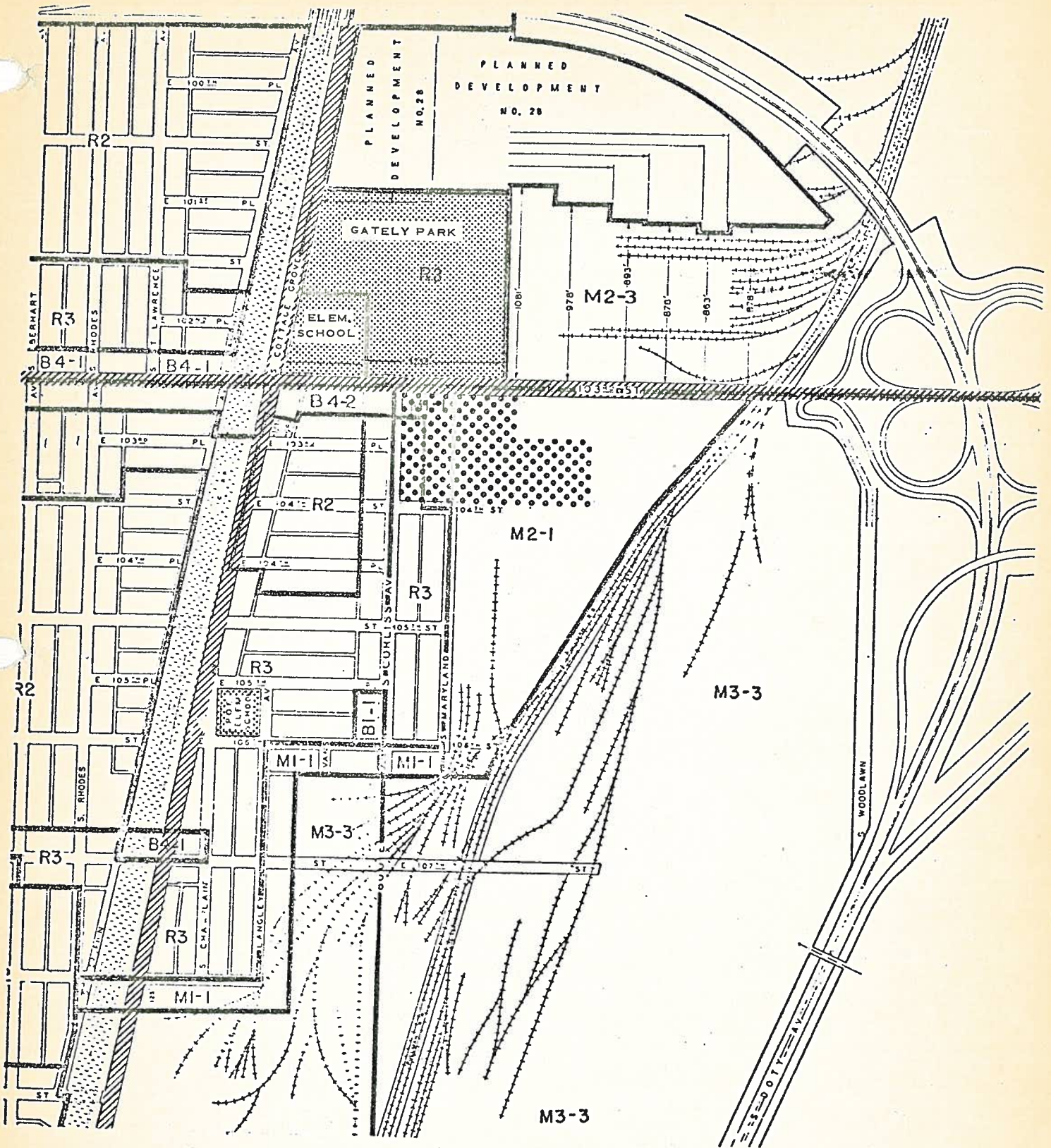
APPLICANT: PUBLIC BUILDING COMMISSION







DATE: JULY 25, 1973

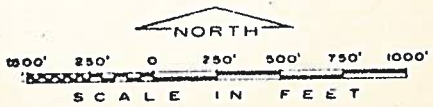
INSTITUTIONAL PLANNED DEVELOPMENT

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



-  PROPOSED PLANNED DEVELOPMENT
-  ZONING DISTRICTS
-  PREFERENTIAL STREETS
-  PUBLIC AND QUASI-PUBLIC FACILITIES

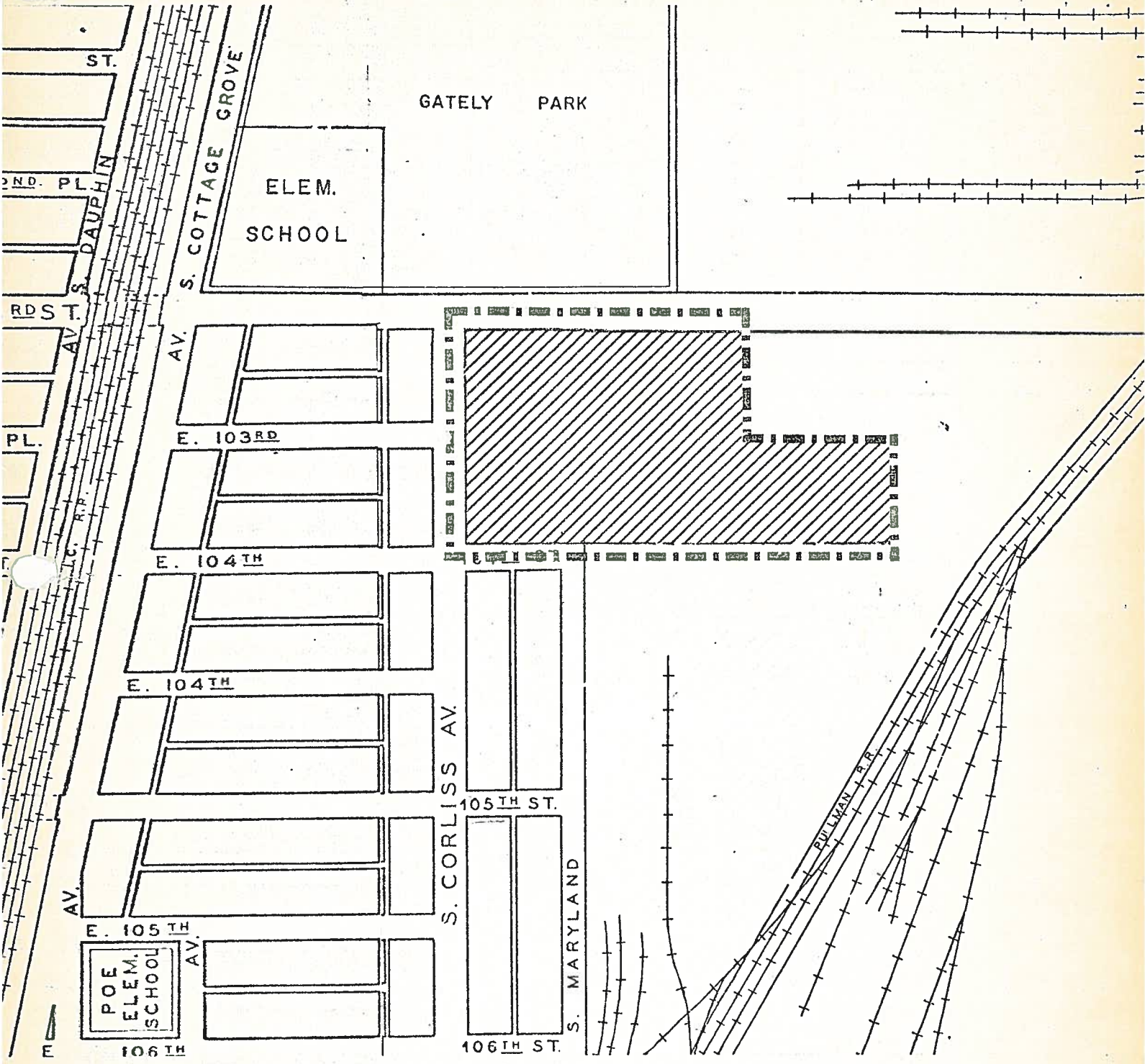
APPLICANT: PUBLIC BUILDING COMMISSION



DATE: JULY 25, 1973

INSTITUTIONAL PLANNED DEVELOPMENT

PERLIZED LAND USE PLAN



--- PLANNED DEVELOPMENT BOUNDARY

////// ACADEMIC AND RELATED USES

APPLICANT: PUBLIC BUILDING COMMISSION



DATE: JULY 25, 1973

INSTITUTIONAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Use	Maximum Floor Area Ratio	Maximum % of Land Covered
Square Feet	Acres			
582,795.28	13.38	Use of land will consist of Academic and related uses and areas as authorized by the Chicago Zoning Ordinance.	0.7	35%

Gross Area = Net Site Area 13.38 acres + Area of Public Streets 2.13 acres = 15.51 acres.

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 0.7

Minimum number of off-street parking spaces 136.

Off-street parking and loading requirements for proposed academic and related uses shall be provided as authorized by the R3 General Residence District classification of the Chicago Zoning Ordinance.

Minimum Periphery Building Setbacks: 20 feet.

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangements related to, existing structures, or when necessary because of technical reasons, subject to the approval of the Department of Development and Planning.

Maximum percentage of land covered for the Net Site Area: 35 per cent.

APPLICANT: Public Building Commission,
City of Chicago

DATE: July 25, 1973