

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map Number 10-F.
(Application Number 16612)*

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M2-3 Light Industry District symbols and indications as shown on Map Number 10-F in the area bounded by:

a line 44 feet east of and parallel to South Normal Avenue; West 41st Street; South Normal Avenue; and the public alley south of and parallel to West 41st Street,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map Number 11-G.
(As Amended)*

(Application Number 16572) IPD 120,000

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the C2-3 Motor Vehicle-Related Commercial District symbols and indications as shown on map Number 11-G in the area bounded by:

beginning at a point 434.74 feet south of West Wilson Avenue and 384.53 feet east of North Racine Avenue; a line from a point 434.74 feet south of West Wilson Avenue and 384.53 feet east of North Racine Avenue, to a point 431.16 feet south of West Wilson Avenue and 404.16 feet east of North Racine Avenue; a line from a point 431.16 feet south of West Wilson Avenue and 404.16 feet east of North Racine Avenue, to a point, 482.50 feet south of West Wilson Avenue and 434.54 feet east of North Racine Avenue a line from a point 482.50 feet south of West Wilson Avenue and 434.54 feet east of North Racine Avenue, to a point 576.99 feet south of West Wilson Avenue and

475.49 feet east of North Racine Avenue; the east right-of-way line of the former Chicago, Milwaukee, St. Paul and Pacific Railroad; a line from a point 826.39 feet south of West Wilson Avenue and 533.41 feet east of North Racine Avenue, to a point 830.75 feet south of West Wilson Avenue and 472.97 feet east of North Racine Avenue; and the westerly right-of-way line of the former Chicago, Milwaukee, St. Paul and Pacific Railroad to the point of beginning,

to those of an RM5 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the RM5 Residential Multi-Unit District and Institutional Planned Development 120 symbols and indications as shown on Map Number 11-G in the area bounded by:

West Wilson Avenue; the westerly right-of-way line of the former Chicago, Milwaukee, St. Paul and Pacific railroad; a line from a point 434.74 feet south of West Wilson Avenue and the westerly right-of-way line of the former Chicago, Milwaukee, St. Paul and Pacific Railroad (which is a point 384.53 feet east of North Racine Avenue), to a point 431.16 feet south of West Wilson Avenue and 404.16 feet east of North Racine Avenue; a line from a point 431.16 feet south of West Wilson Avenue and 404.16 feet east of North Racine Avenue, to a point 482.50 feet south of West Wilson Avenue and 434.54 feet east of North Racine Avenue; a line from a point 482.50 feet south of West Wilson Avenue and 434.54 feet east of North Racine Avenue, to a point 576.99 feet south of West Wilson Avenue and 475.49 feet east of North Racine Avenue; the easterly right-of-way line of the former Chicago, Milwaukee, St. Paul and Pacific Railroad; a line from a point 826.39 feet south of West Wilson Avenue and 533.41 feet east of North Racine Avenue, to a point 830.75 feet south of West Wilson Avenue and 472.97 feet east of North Racine Avenue (which is the westerly right-of-way line of the former Chicago, Milwaukee, St. Paul and Pacific Railroad); a line from a point 830.75 feet south of West Wilson Avenue and 472.97 feet east of North Racine Avenue (which is the westerly right-of-way line of the former Chicago, Milwaukee, St. Paul and Pacific Railroad), to a point 425.52 feet north of West Montrose Avenue (as measured along the east line of North Clifton Avenue) and the easterly right-of-way of North Clifton Avenue); North Clifton Avenue; a line from a point 200.49 feet south of West Sunnyside Avenue (as measured along the west line of North Clifton Avenue) to a point 221.94 feet south of West Sunnyside Avenue (as measured along the east line of the alley next west of North Clifton Avenue); the alley next west of North Clifton Avenue; a line 200 feet south of West Sunnyside Avenue; North Racine Avenue; West Sunnyside Avenue; and the alley next west of and parallel to North Racine Avenue,

to the designation of Institutional Planned Development Number 120, as amended, 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 120, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Institutional Planned Development Number 120, as amended, consists of a net site area of approximately four hundred twenty-six thousand four hundred ninety-six (426,496) square feet (nine and seventy-nine hundredths (9.79) acres), which is depicted on the attached Planned Development Boundary and Property Line Map, and is owned or controlled by the Board of Trustees of Community College District Number 508, County of Cook and State of Illinois ("Applicant") for the purposes of this 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 adjustments of rights-of-way or consolidation or resubdivision of parcels shall required separate submittal on behalf of the Applicant or its successors, assigns or grantees and approval by the City Council.
3. The requirements, obligations and conditions applicable within this planned development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the owners of all the property within the planned development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the planned development, the legal titleholder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors.

Furthermore, pursuant to the requirements of Section 17-13-0600 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 single designated control. Single designated control for the purpose of this paragraph shall mean that any application to the City for any amendment to this planned development or any modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, the owners of all the property within the planned development. Notwithstanding the foregoing, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the property or any rights, interest or obligation therein.

4. This plan of development consists of these sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning and Land-Use Map; a Planned Development Property Line and Boundary Line Map; Site Plan/Landscape Plan; and Building Elevations dated June 19, 2008, prepared by STV, Inc., Architects and Engineers which are all incorporated herein. Full-size sets of the Site Plan/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. This plan of 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 for approval of a planned development. These and no other zoning controls shall apply to the area delineated herein. In any instance, where a provision of this planned development conflicts with the City's Building Code, the Building Code shall apply.
5. The following uses shall be permitted within Institutional Planned Development Number 120, as amended: college campus, academic and administration offices, public services facilities, recreational facilities, entertainment and sports facilities, parking both accessory and non-accessory and accessory uses. Up to two hundred (200) parking spaces may be used for non-accessory public-transit, park and ride purposes. Accessory parking spaces may be used for non-accessory purposes at night and on the weekend or when the college is not in session.
6. On-premises business signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted within the planned development subject to review and approval of the Department of Planning and Development. No off-premises signs shall be permitted.
7. Off-street parking and loading facilities shall be in compliance with this planned development, subject to the review and approval of the Department of Transportation and the Department of Planning and Development. The planned development proposes a maximum of one thousand one hundred seven (1,107) on-site parking spaces to be located within a multi-story parking structure.
8. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. Ingress and egress have been reviewed and approved by the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work 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 the City of Chicago.

9. In addition to the maximum height of any building or any appurtenance attached thereto the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of F.A.R. calculations and floor area measurements, the definition in the Chicago Zoning Ordinance shall apply, except stated herein. Non-accessory public-transit, park and ride parking spaces shall count against the floor area ratio established in the bulk table as long as the spaces continue to be used as a park and ride. Should the park and ride cease to exist or become reduced in number, the spaces shall thereafter be considered accessory parking spaces and no longer count against the floor area. The floor area attributed to park and ride spaces shall be calculated as three hundred fifty (350) square feet for each space.
11. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square feet for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by D.P.D. during the actual Part II review. The fee as determined by D.P.D. staff at that time is final and binding on the Applicant and must be paid to the Department of Planning and Development prior to the issuance of any Part II approval.
12. Improvements of the property, including on-site exterior landscaping and the landscaping along the adjacent rights-of-way, and all entrances and exists shall be designed, installed and maintained in substantial conformance with the Site Plan/Landscape Plan, and the Bulk Regulations and Data Table attached hereto and made a part hereof Landscaping shall be installed and maintained at all times in accordance with the Site Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables and maximizes universal access throughout the property. Therefore, at the time when building permits are sought, the 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 standards of accessibility.
14. The terms, conditions and exhibits of this planned development ordinance may be modified, administratively, by the Commissioner of the Department of Planning Development upon the written request for such 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 modifications 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 17-13-0611 of the Chicago Zoning Ordinance.

15. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner, which promotes and maximizes the conservation of natural resources. The Applicant shall use commercially reasonable efforts to design, construct and maintain the building located within this planned development in a manner generally consistent with the leadership in Energy and environmental Design ("L.E.E.D.") Green Building Rating.
16. Unless substantial construction has commenced within the planned development within six (6) years of the date of the passage of the planned development, the zoning of that property shall revert to the zoning designations in effect prior to the adoption of this amendment: Institutional Planned Development Number 120 and C2-3 Community Shopping District. The six (6) year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that there is good cause for such an extension.

[Existing Zoning and Land-Use Map; Planned Development and Property Line Map; Proposed Overall Site Plan; Proposed Landscape Plans; and Building Elevations referred to in these Plan of Development Statements printed on pages 33480 through 33487 of this *Journal*.]

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

Institutional Planned Development Number 120, As Amended.

Bulk Regulations And Data Table.

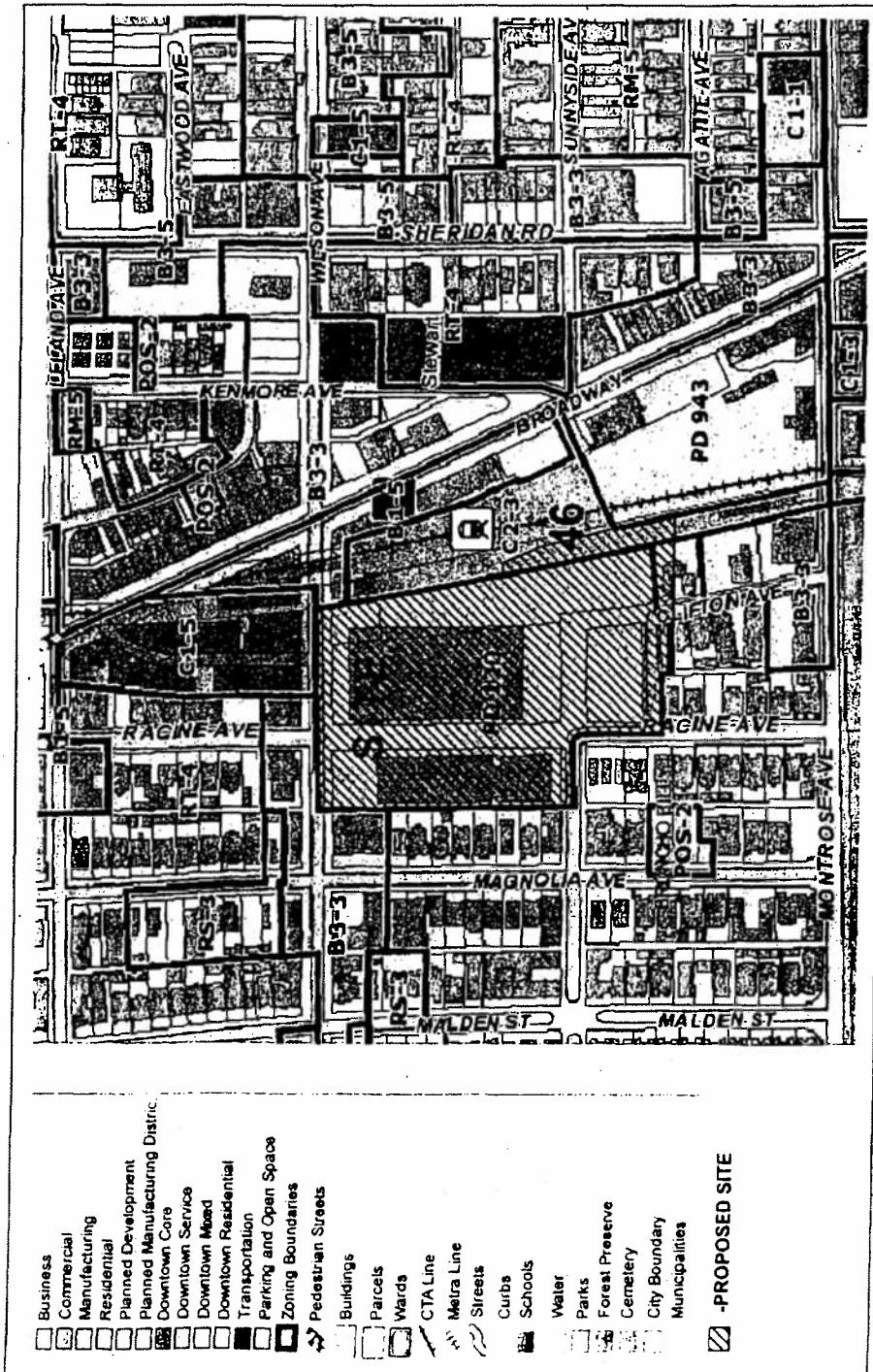
Gross Site Area:	518,373 square feet (11.9 acres)
Area of Public Ways:	91,877 square feet (2.1 acres)
Net Site Area:	426,496 square feet (9.8 acres)
Maximum Floor Area Ratio (F.A.R.):	2.0

Permitted Uses:	Institutional Uses, college campus, offices, public services and recreational facilities uses, accessory parking, loading, non-accessory public transit parking and uses as listed in Statement Number 5
Maximum Building Height:	70 feet (as defined in the City of Chicago Zoning Ordinance). Stair towers, elevator towers, parapet walls and similar structural elements may exceed this height.
Maximum Site Coverage:	In substantial conformance with the attached Site Plan.
Minimum Number of Accessory Off-Street Parking Spaces:	900
Maximum Number of Off-Street Parking Spaces:	
Accessory:	907
Non-Accessory Public Transit Park and Ride Spaces:	200
TOTAL:	1,107

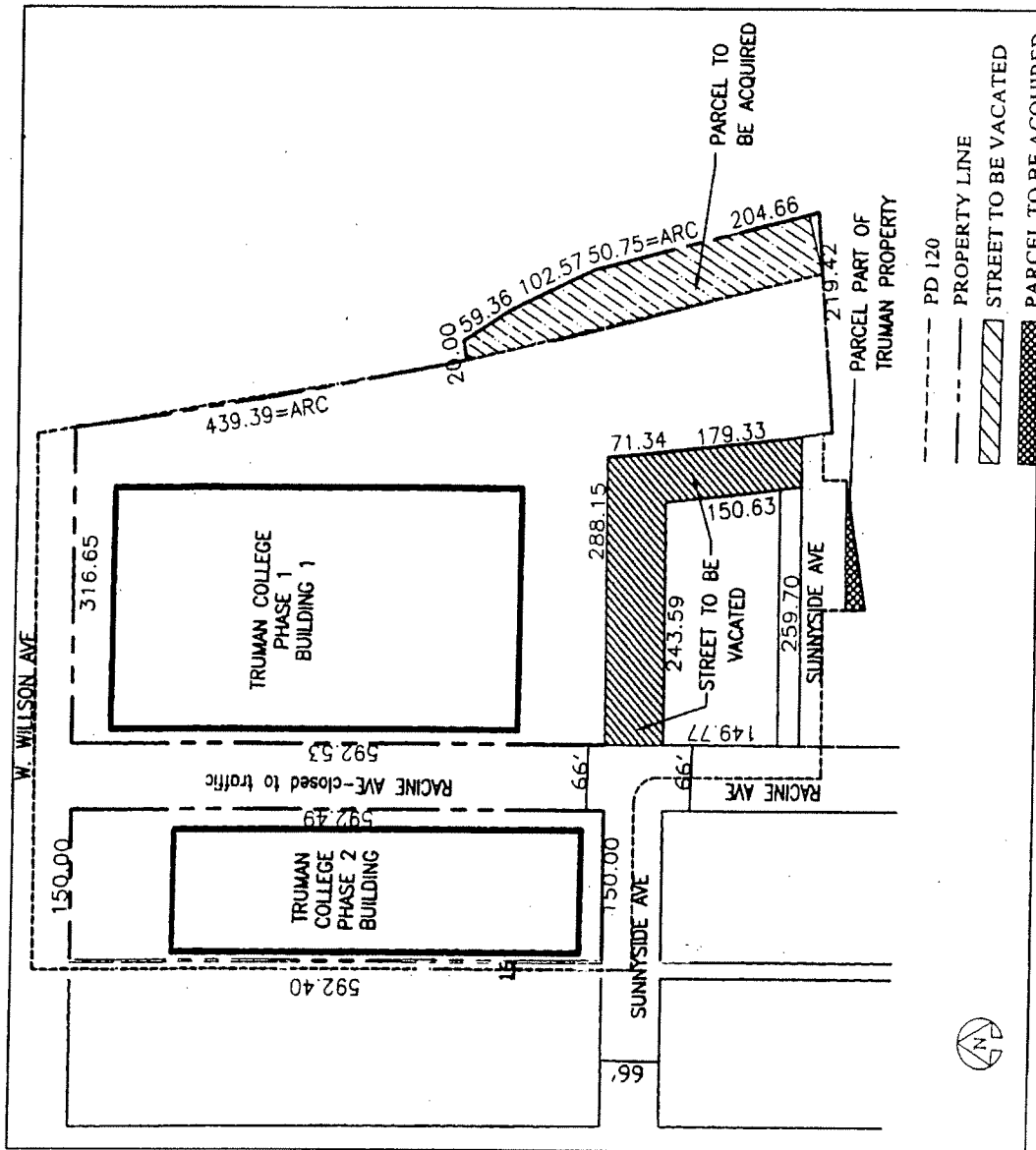
To the extent that the Park and Ride spaces are reduced in number, the accessory spaces shall be increased to reflect the changes on a one-for-one basis not to exceed the 200 parking spaces in the Park and Ride

Minimum Number of Off-Street Loading Spaces:	2
Size of Loading Spaces:	10 feet by 25 feet
Minimum Building Setbacks from Property Lines:	In substantial conformance with the attached Site Plan
Minimum Number of Bicycle Parking Spaces Required:	As required by Chapter 17-10-0300 of the Chicago Zoning Ordinance

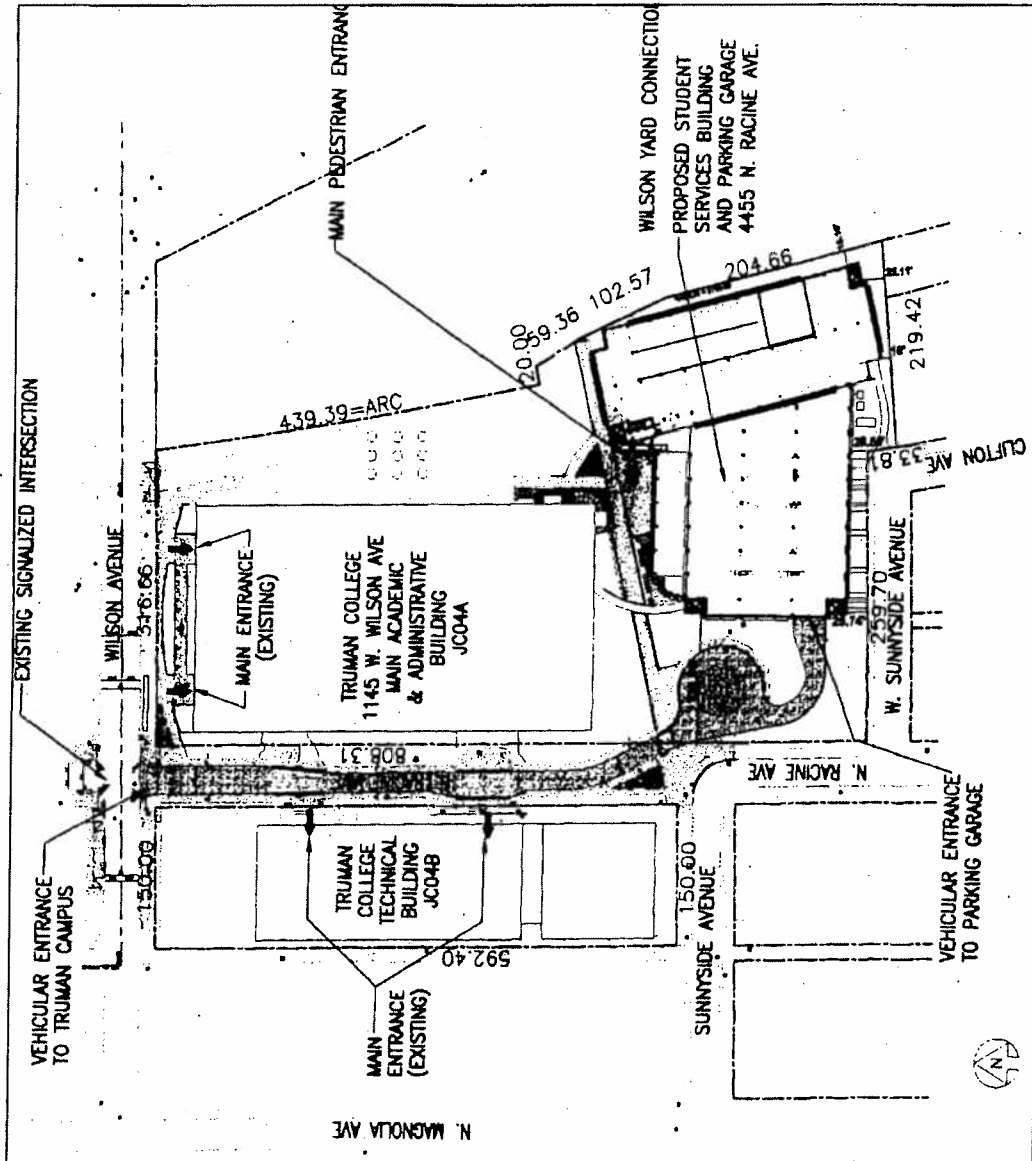
Existing Zoning And Land-Use Map.



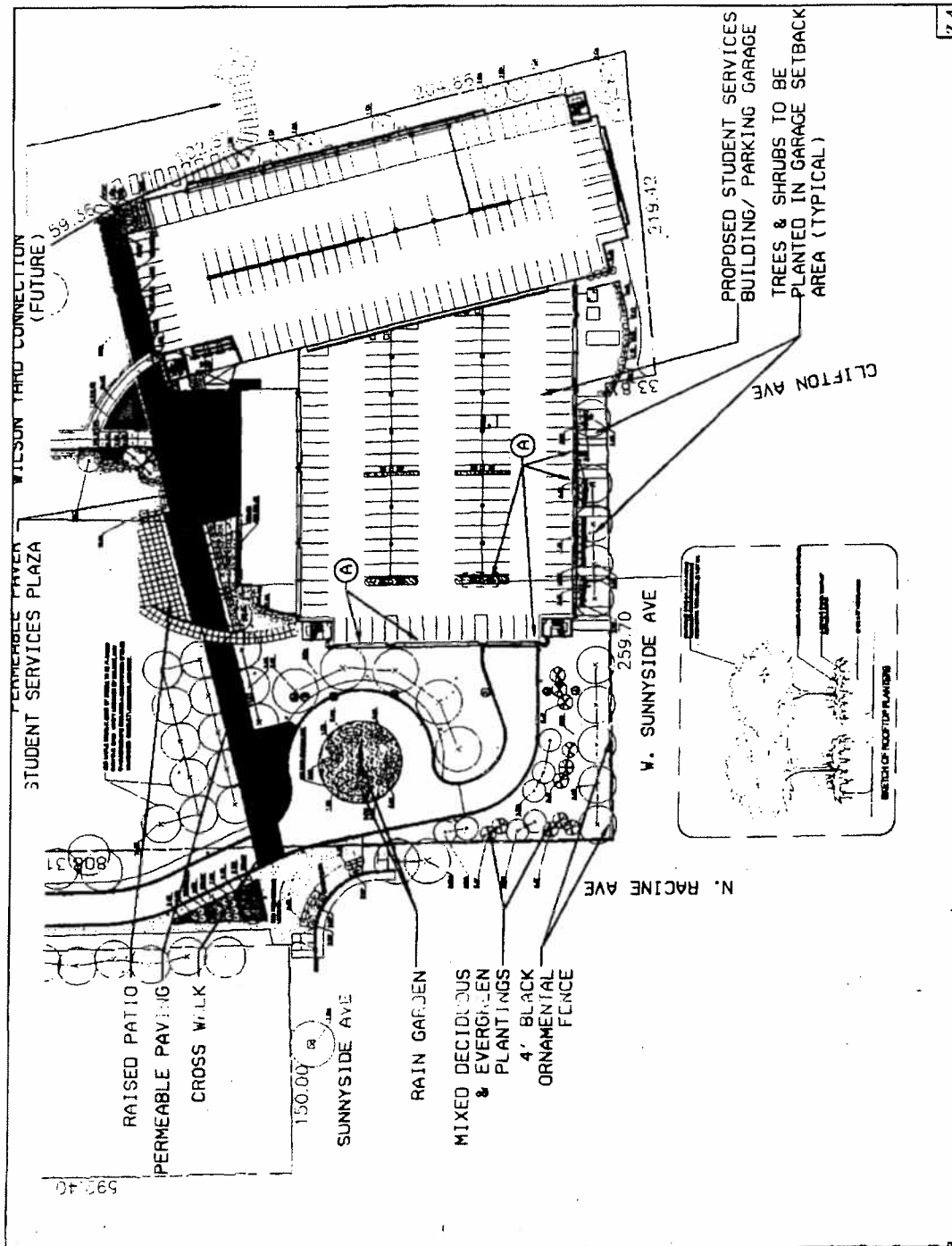
Planned Development Boundary And
Property Line Map.



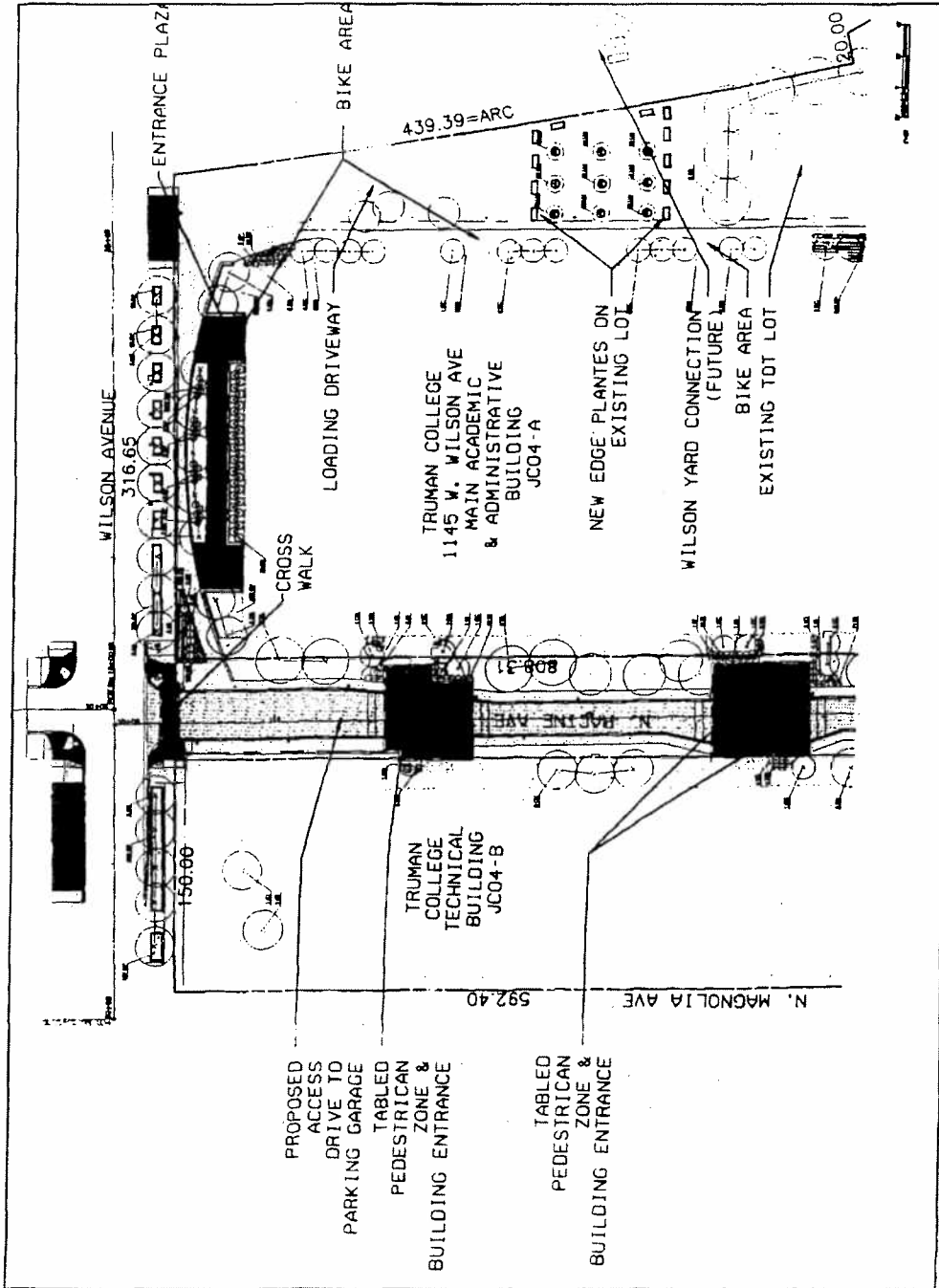
Proposed Overall Site Plan.



Proposed Landscape Plan South.



Proposed Landscape Plan North.



Reclassification of Area Shown on Map No. 8-F.

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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 8-F in the area bounded by

W. 32nd Street; the alley next east of and parallel to S. Canal Street; W. 33rd Street; the alley next west of S. Canal Street

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. 11-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 B3-5 General Retail District symbols and indications as shown on Map No. 11-G in area bounded by

W. Lawrence Avenue; a line 70 feet east of and parallel to N. Clifton Avenue; a line 430.35 feet south of and parallel to W. Lawrence Avenue; N. Clifton Avenue

to those of a B4-5 Restricted Service 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. 11-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 Planned Development No. 120 and R-5 General Residence District symbols and indications as shown on Map No. 11-G in the area bounded by

W. Wilson Avenue; the west line of the right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad; a line from a point 437.31 feet north of W. Montrose Avenue along the west line of the right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad to a point 425.52 feet north of W. Montrose Avenue along the east line of N. Clifton Avenue; N. Clifton Avenue; a line from a point 200.49 feet south of W. Sunnyside Avenue along the west line of N. Clifton Avenue, to a point 221.94 feet south of W. Sunnyside Avenue along the east line of the alley next west of N. Clifton Avenue; the alley next west of N. Clifton Avenue; a line 200 feet south of W. Sunnyside Avenue; N. Racine Avenue; W. Sunnyside Avenue; and the alley next west of and parallel to N. Racine Avenue

to the designation of Institutional Planned Development No. 120, as amended, 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.

[Plan of Development printed on pages 8585 to 8589 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. 12-K.

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 symbols and indications as shown on Map No. 12-K in the area bounded by

W. 53rd Street; the alley next west of and parallel to S. Kildare Avenue; the alley next north of and parallel to W. 55th Street; S. Kolin Avenue; W. 55th Street; S. Kolin Avenue; W. 55th Street; the alley next west of and parallel to S. Kilbourn Avenue; the alley next north of and parallel to W. 55th Street; the alley next west of and parallel to S. Kilbourn Avenue; the alley next north of the alley next north of and parallel to W. 55th Street; and S. Kilbourn Avenue, or the line thereof if extended where no street exists

to those of an R2 Single Family 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. 12-M.

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-M in area bounded by

S. Archer Avenue; a line 382.59 feet east of and parallel to S. Austin Avenue; a line beginning at a point 382.59 feet east of and parallel to S. Austin Avenue as measured along the south line of S. Archer Avenue; and extending due south thereof to a line intersecting it at right angle; a line 337.87 feet northeasterly of and parallel to S. Austin 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 force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 13-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 B2-4 Restricted Retail District symbols and indications as shown on Map No. 13-G in area bounded by

a line 351 feet north of and parallel to W. Argyle Street; N. Sheridan Road; a line 251 feet north of and parallel to W. Argyle Street; the alley next west of and parallel to N. Sheridan Road

to those of a B4-4 Restricted Service 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.

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INSTITUTIONAL PLANNED DEVELOPMENT NO. 120, AS AMENDEDPLAN OF DEVELOPMENTSTATEMENTS

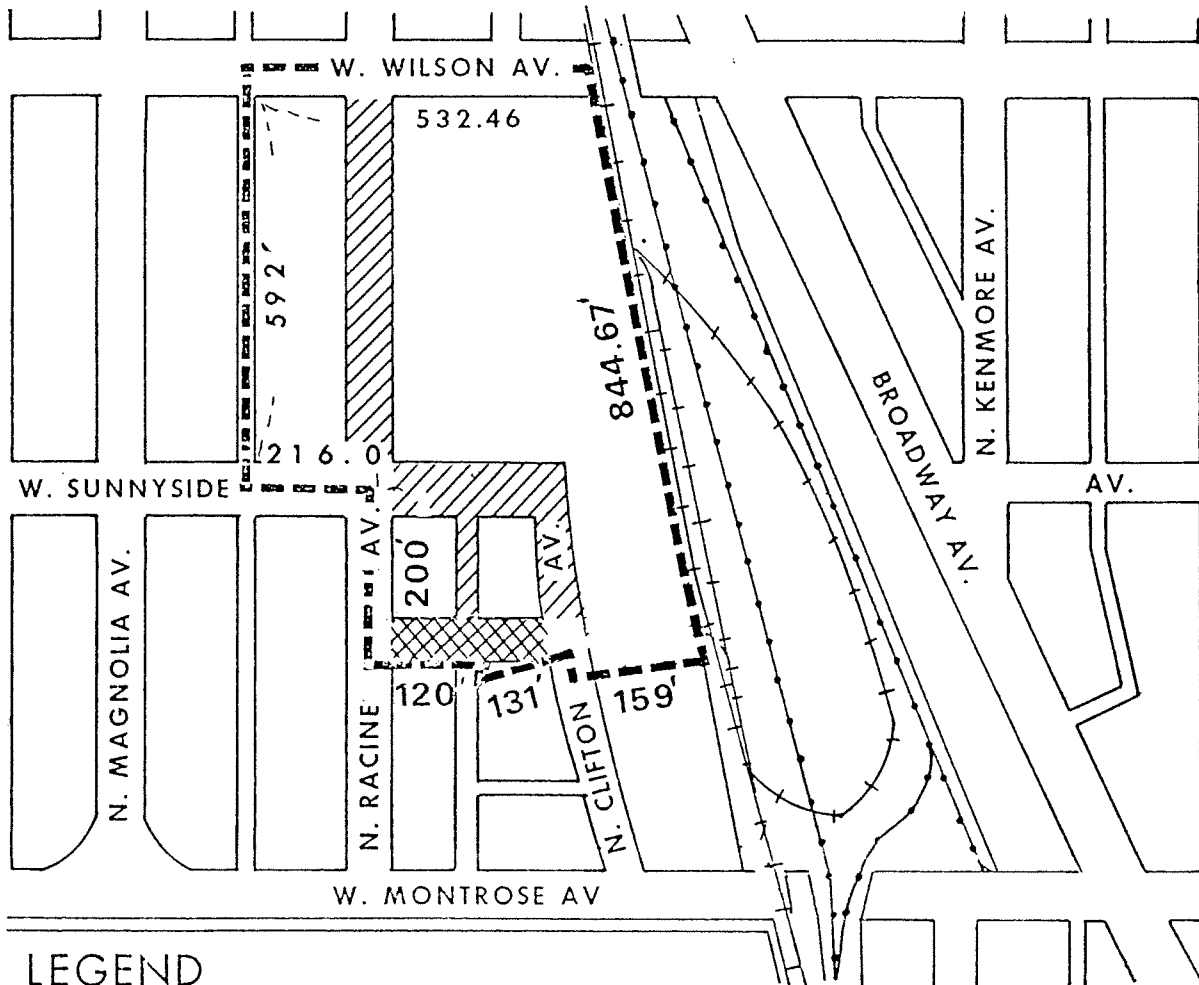
1. The area delineated hereon as "Institutional Planned Development" is owned and controlled by the Board of Junior College District No. 508, County of Cook and State of Illinois.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning. Parking is to be provided on land owned by the Chicago Transit Authority and leased to the Applicant. The parking area is to be located immediately east of and adjacent to the college site.
3. Off-street loading facilities will be provided in compliance with the provisions as authorized under the R5 General Residence District of the Chicago Zoning Ordinance.
4. 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 Board of Junior College District No. 508, County of Cook and State of Illinois, and approved by the City Council.
5. All applicable official reviews, approvals or permits are required to be obtained by the Board of Junior College District No. 508, County of Cook and State of Illinois.
6. Service drives or any other ingress or egress shall be adequately designed and paved in accord 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.
7. Use of land will consist of academic and related uses including off-street parking.

Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 zoning classification of the Chicago Zoning Ordinance.
8. 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 R5 General Residence District classification and with regulations hereby made applicable thereto.
9. Identification signs may be provided within the area delineated as Institutional Planned Development subject to the review of the Department of Planning, City and Community Development.
10. 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 Planning, City and Community Development.

Applicant: Board of Community College District No. 508,
County of Cook, and State of Illinois

Date: June 7, 1978

INSTITUTIONAL PLANNED DEVELOPMENT NO. 120, AS AMENDED PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  PUBLIC RIGHTS OF WAY TO BE VACATED
-  PUBLIC RIGHTS OF WAY TO BE DEDICATED

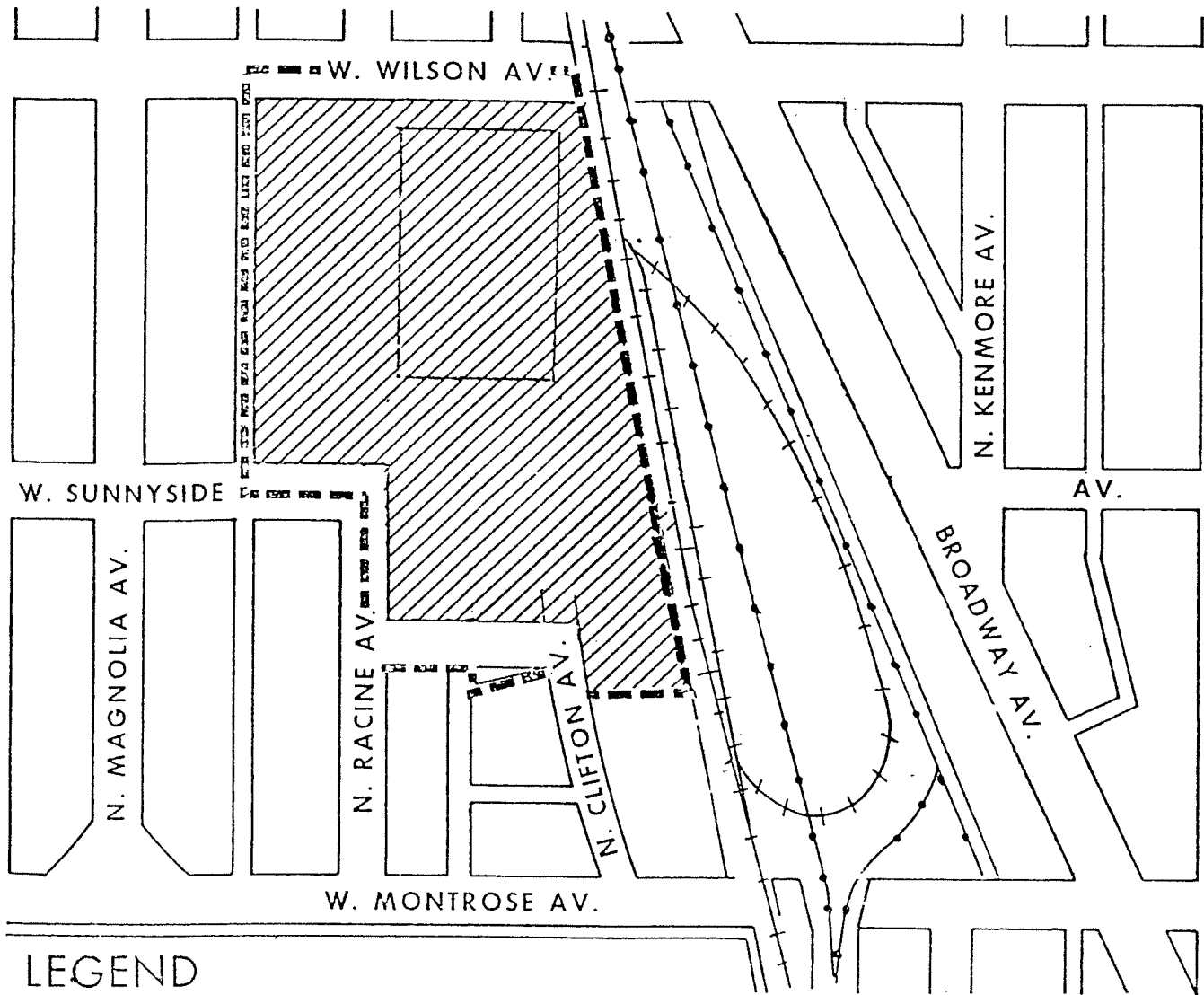
APPLICANT: BOARD OF JR. COLLEGE DISTRICT NO. 508
COUNTY OF COOK AND STATE OF ILLINOIS

DATE: JUNE 7, 1978


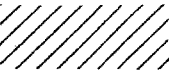
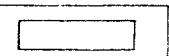


1"=250'

INSTITUTIONAL PLANNED DEVELOPMENT NO. 120, AS AMENDED GENERALIZED LAND USE PLAN

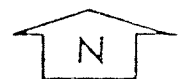


LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  ACADEMIC AND RELATED USES
-  EXISTING STRUCTURE TO REMAIN

APPLICANT: BOARD OF JR. COLLEGE DISTRICT NO. 508
COUNTY OF COOK AND STATE OF ILLINOIS

DATE: JUNE 7, 1978



1"=250'

INSTITUTIONAL PLANNED DEVELOPMENT NO. 120, AS AMENDEDPLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Sub Area	Net Site Area Square Feet	Acres	General Description of Land Use	Maximum Floor Area Ratio	Maximum % of Land Covered
A	404,787.33	9.29	Academic and related uses	2.0	50%

Gross Area = Net Site Area 8.57 acres (including rights-of-way to be vacated) + Area of Public Streets 1.23 acres = 9.80 acres

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 2.0

Anticipated Population:

1. Number of Students 10,000 (Maximum at any one time
2,100)
2. Faculty and Employees 325

Minimum number of off-street parking spaces for students, faculty, and employees: 400 spaces (See Statement No. 2)

Off-street parking and loading requirements for proposed academic and related uses shall be provided as authorized by the R5 General Residence District classification of the Chicago Zoning Ordinance.

Minimum Periphery Building Setbacks:

Wilson Avenue 45 feet
Sunnyside Avenue 25 feet
CTA 50 feet minimum

Maximum percentage of land covered (for the Net Site Area): 50%

APPLICANT: Board of Trustees of Community College District No. 508
County of Cook and State of Illinois

DATE: June 7, 1978

Avenue; a line from a point 150.44 feet south of W. Sunnyside Avenue along the west line of N. Clifton Avenue to a point 171.31 feet south of W. Sunnyside Avenue along the east line of the alley next west of N. Clifton Avenue; the alley next west of N. Clifton Avenue; a line 150 feet south of W. Sunnyside Avenue; N. Racine Avenue; W. Sunnyside Avenue; and the alley next west of and parallel to N. Racine Avenue

to the designation of Institutional Planned Development No. 120, as amended, 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.

[Plan of Development printed on pages 7128 to 7132 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. 13-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 B4-2 Restricted Service District symbols and indications as shown on Map No. 13-I in area bounded by

W. Carmen Avenue; the alley next east of and parallel to N. Kedzie Avenue; a line 60 feet south of and parallel to W. Carmen Avenue; and N. Kedzie Avenue

to those of a C1-2 Restricted 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. 18-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 18-D in the area bounded by

the alley next south of and parallel to the alley next south of and parallel to E. 76th Street; a line 76.1 feet southeast of and parallel to S. Dorchester Avenue; S. South Chicago Avenue; and S. Dorchester Avenue

to those of a 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. 18-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 C1-1 Restricted Commercial District symbols and indications as shown on Map No. 18-G in area bounded by

W. 73rd Street; the alley next east of and parallel to S. Ashland Avenue; a line 140.55 feet south of W. 73rd Place; and S. Ashland Avenue

to those of a C2-1 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. 26-A.

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 symbols and indications as shown on Map No. 26-A in area bounded by

E. 108th Street; the alley next east of and parallel to S. Ewing Avenue; a line 50 feet south of and parallel to E. 108th Street; and S. Ewing Avenue

to those of a B4-1 Restricted Service 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. 28-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 B4-1 Restricted Service District symbols and indications as shown on Map No. 28-G in area bounded by

W. 115th Street; S. Justine Street; and the alley next south of and parallel to W. 115th Street; and S. Ashland Avenue

to those of an R2 Single Family 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. 32-B.

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 R2 Single Family Residence District symbols and indications as shown on Map No. 32-B in the area bounded by

the right of way of the Chicago & Western Railroad tracks; S. Houston Avenue; E. 129th Street; and S. Carondelet Avenue

to those of a C1-1 Restricted 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.

INSTITUTIONAL PLANNED DEVELOPMENT NO. 120, AS AMENDEDPLAN OF DEVELOPMENTSTATEMENTS

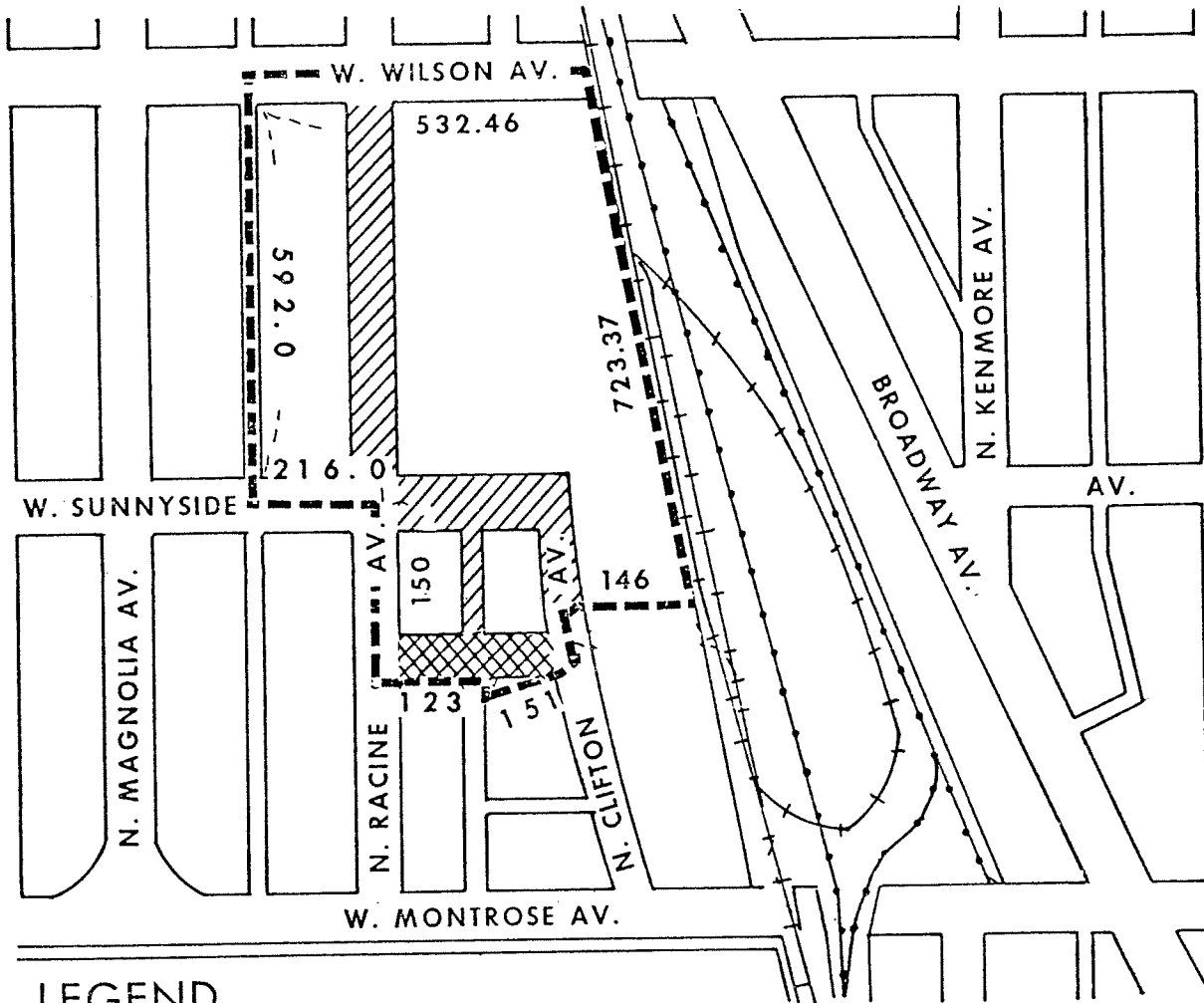
1. The area delineated hereon as "Institutional Planned Development" is owned and controlled by the Board of Junior College District No. 508, County of Cook and State of Illinois.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning. Parking is to be provided on land owned by the Chicago Transit Authority and leased to the Applicant. The parking area is to be located immediately east of and adjacent to the college site.
3. Off-street loading facilities will be provided in compliance with the provisions as authorized under the R5 General Residence District of the Chicago Zoning Ordinance.
4. Any dedication of streets or alleys or adjustments of the rights-of-way or consolidation of resubdivision of parcels shall require a separate submittal on behalf of the Board of Junior College District No. 508, County of Cook and State of Illinois, and approved by the City Council.
5. All applicable official reviews, approvals or permits are required to be obtained by the Board of Junior College District No. 508, County of Cook and State of Illinois.
6. Service drives or any other ingress or egress shall be adequately designed and paved in accord 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.
7. Use of land will consist of academic and related uses including off-street parking.

Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 zoning classification of the Chicago Zoning Ordinance.
8. 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 R5 General Residence District classification and with regulations hereby made applicable thereto.
9. Identification signs may be provided within the area delineated as Institutional Planned Development subject to the review of the Department of Buildings and the Department of Development and Planning.
10. 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: Board of Community College District No. 508,
County of Cook, and State of Illinois

Date: September 28, 1977
Amended: December 15, 1977

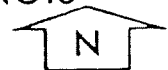
INSTITUTIONAL PLANNED DEVELOPMENT NO. 120, AS AMENDED PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  PUBLIC RIGHTS OF WAY TO BE VACATED
-  PUBLIC RIGHTS OF WAY TO BE DEDICATED

APPLICANT: BOARD OF JR. COLLEGE DISTRICT NO. 508
COUNTY OF COOK AND STATE OF ILLINOIS

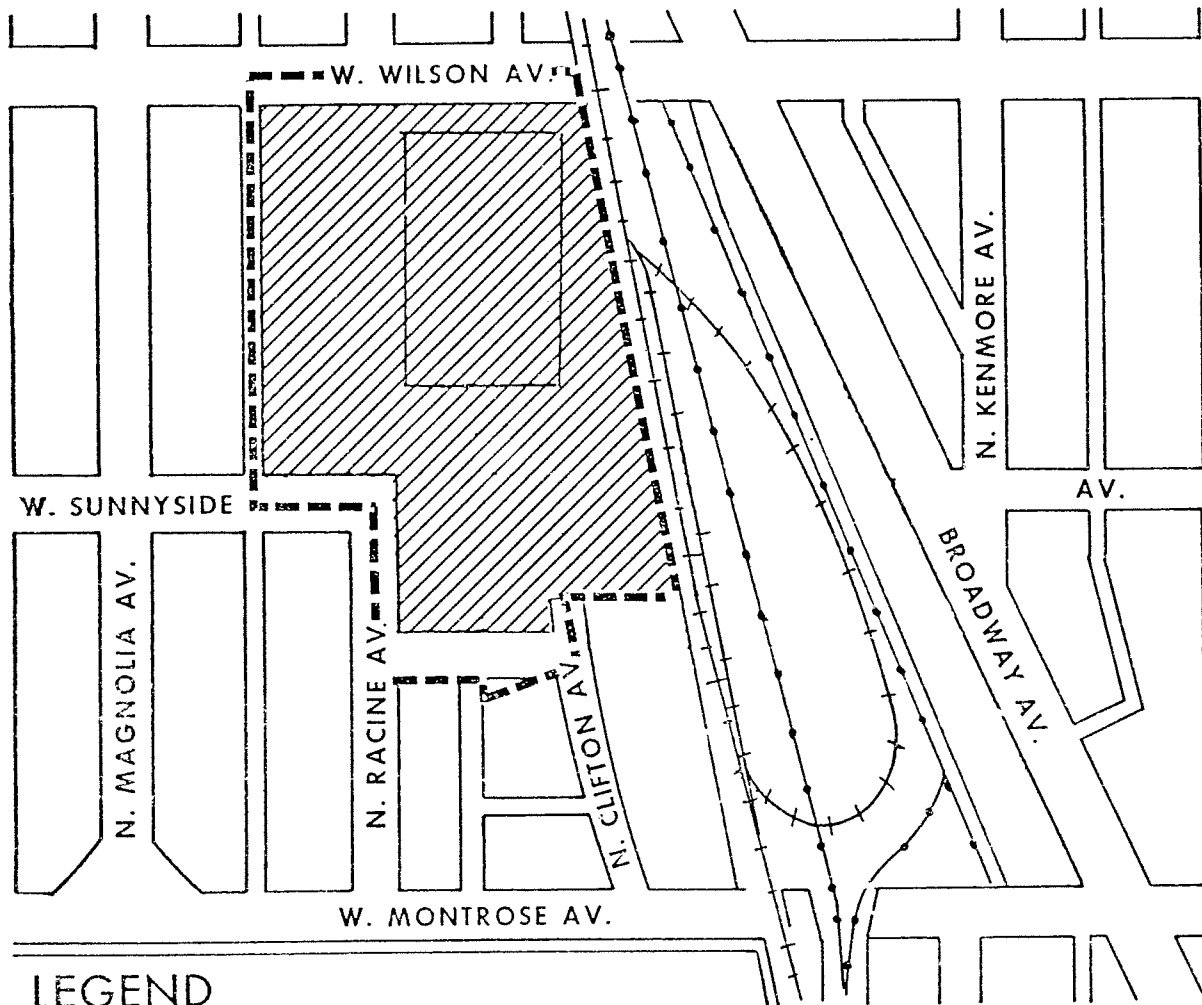


DATE: SEPTEMBER 28, 1977



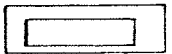
1"=250'

AMENDED: DECEMBER 15, 1977

INSTITUTIONAL PLANNED DEVELOPMENT NO. 120, AS AMENDED GENERALIZED LAND USE PLAN



LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  ACADMIC AND RELATED USES
-  EXISTING STRUCTURE TO REMAIN

APPLICANT: BOARD OF JR. COLLEGE DISTRICT NO. 508
 COUNTY OF COOK AND STATE OF ILLINOIS

DATE: SEPTEMBER 28, 1977
 AMENDED: DECEMBER 15, 1977



1"=250'

INSTITUTIONAL PLANNED DEVELOPMENT NO. 120, AS AMENDED
PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Sub Area	Net Site Area Square Feet	Acres	General Description of Land Use	Maximum Floor Area Ratio	Maximum % of Land Covered
A	373,255.76	8.57	Academic and related uses	2.0	50%

Gross Area = Net Site Area 8.57 acres (including rights-of-way to be vacated) + Area of Public Streets 1.23 acres = 9.80 acres

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 2.0

Anticipated Population:

1. Number of Students 10,000 (Maximum at any one time 2,100)
2. Faculty and Employees 325

Minimum number of off-street parking spaces for students, faculty, and employees: 400 spaces (See Statement No. 2)

Off-street parking and loading requirements for proposed academic and related uses shall be provided as authorized by the R5 General Residence District classification of the Chicago Zoning Ordinance.

Minimum Periphery Building Setbacks:

- | | |
|------------------|-----------------|
| Wilson Avenue | 45 feet |
| Sunnyside Avenue | 25 feet |
| CTA | 50 feet minimum |

Maximum percentage of land covered (for the Net Site Area): 50%

APPLICANT: Board of Trustees of Community College District No. 508
County of Cook and State of Illinois

DATE: September 28, 1977

AMENDED: December 15, 1977

Reclassification of Area Shown on Map No. 11-G.

An ordinance to classify as an Institutional Planned Development No. 120 instead of Planned Development No. 120, R5 General Residence, B3-5 General Retail, B4-3 Restricted Service, C2-3 General Commercial Districts, the area bounded by

W. Wilson Avenue; the east right-of-way line of the Chicago Transit Authority; W. Montrose Avenue; the west line of the right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad; a line from a point 437.41 feet north of W. Montrose Avenue along the west line of the right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad to a point 395.52 feet north of W. Montrose Avenue along the east line of N. Clifton Avenue; N. Clifton Avenue; a line from a point 150.44 feet south of W. Sunnyside Avenue along the west line of N. Clifton Avenue to a point 171.31 feet south of W. Sunnyside Avenue along the east line of the alley next west of N. Clifton Avenue; the alley next west of N. Clifton Avenue; a line 150 feet south of W. Sunnyside Avenue; N. Racine Avenue; W. Sunnyside Avenue; N. Racine Avenue; W. Sunnyside Avenue; and the alley next west of and parallel to N. Racine Avenue (Map No. 11-G).

Amended to Read

W. Wilson Avenue; the west line of the right of way of the Chicago Milwaukee St. Paul and Pacific Railroad; a line from a point 558.61 feet north of W. Montrose Avenue along the west line of the right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad to a point 545.52 feet north of W. Montrose Avenue along the east line of N. Clifton Avenue; N. Clifton Avenue; a line from a point 150.44 feet south of W. Sunnyside Avenue along the west line of N. Clifton Avenue to a point 171.31 feet south of W. Sunnyside Avenue along the east line of the alley next west of N. Clifton Avenue; the alley next west of N. Clifton Avenue; a line 150 feet south of W. Sunnyside Avenue; N. Racine Avenue; W. Sunnyside Avenue; and the alley next west of and parallel to N. Racine Avenue (Map No. 11-G).

Reclassification of Area Shown on Map No. 13-I.

An ordinance to classify as a C1-2 Restricted Commercial District instead of a B4-2 Restricted Service District, the area bounded by

W. Carmen Avenue; the alley next east of and parallel to N. Kedzie Avenue; a line 60 feet south of and parallel to W. Carmen Avenue; and N. Kedzie Avenue (Map No. 13-I).

Reclassification of Area Shown on Map No. 18-D.

An ordinance to classify as an R3 General Residence District instead of an M1-2 Restricted Manufacturing District, the area bounded by

the alley next south of and parallel to the alley next south of and parallel to E. 76th Street; a line 76.1 feet southeast of and parallel to S. Dorchester Avenue; S. South Chicago Avenue; and S. Dorchester Avenue (Map No. 18-D).

Reclassification of Area Shown on Map No. 18-G.

To classify as a C2-1 General Commercial District instead of a C1-1 Restricted Commercial District, the area bounded by

W. 73rd Street; the alley next east of and parallel to S. Ashland Avenue; a line 140.55 feet south of W. 73rd Street; and S. Ashland Avenue (Map No.

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

An ordinance to classify as a B4-1 Restricted Service District instead of an R3 General Residence District, the area bounded by

E. 108th Street; the alley east of and parallel to S. Ewing Avenue; a line 50 feet south of and parallel to E. 108th Street; and S. Ewing Avenue (Map No. 26-A).

Reclassification of Area Shown on Map No. 28-G.

An ordinance to classify as an R2 Single Family Residence District instead of a B4-1 Restricted Service District, the area bounded by

W. 115th Street; S. Justine Street; the alley next south of and parallel to W. 115th Street; and S. Ashland Avenue (Map No. 28-G).

Reclassification of Area Shown on Map No. 32-B.

An ordinance to classify as a C1-1 Restricted Commercial District instead of an R2 Single Family Residence District, the area bounded by

the right of way of the Chicago & Western Railroad tracks; S. Houston Avenue; E. 129th Street; and S. Carondelet Avenue (Map No. 32-B).

Action Deferred—ON PROPOSED ORDINANCES FOR AMENDMENT OF CHICAGO ZONING ORDINANCE TO RECLASSIFY PARTICULAR AREAS (Adverse Committee Recommendations).

The Committee on Buildings and Zoning submitted the following report which was, on motion of Alderman Roti and Alderman Barnett, *Deferred* and ordered published:

CHICAGO, December 20, 1977.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body *Do Not Pass* four proposed ordinances (under separate committee reports) transmitted herewith (referred to your committee on May 4, September 28 and October 26, 1977) to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

This recommendation was concurred in by 12 members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD R. VRDOLYAK,
Chairman.

(Signed) FRED B. ROTI,
Vice-Chairman.

The following are descriptive summaries of said four proposed ordinances transmitted with the foregoing committee report:

Reclassification of Area Shown on Map No. 13-G.

An ordinance to classify as an R3 General Residence District instead of a B4-2 Restricted Service District, the area bounded by

W. Gunnison Street; N. Marine Drive; W. Lawrence Avenue; a line 967 feet east of and parallel to the alley next east of N. Sheridan Road; the alley next south of and parallel to W. Gunnison Street; and a line 944 feet east of and parallel to the alley next east of N. Sheridan Road (Map

(continued from page 9070)

Reclassification of Area Shown on Map No. 11-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 B4-3 Restricted Service District, and R5 General Residence District symbols and indications as shown on Map No. 11-G in the area bounded by

W. Wilson Avenue; the west line of the Chicago Transit Authority right of way, the north line of W. Sunnyside Avenue, and the north line thereof where no street exists; and N. Racine Avenue

to the designation of an 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 9083 to 9087 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. 12-E.

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 B3-4 General Retail District and B5-3 General Service District symbols and indications as shown on Map No. 12-E in the area bounded by

E. 47th Street; a line 290 feet east of S. Dr. Martin Luther King, Jr. Dr.; E. 48th Street; S. Dr. Martin Luther King, Jr. Drive

to the designation of a Residential-Business 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 9088 to 9092 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. 16-F.

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 B4-2 Restricted Service District and R4 General Residence District symbols and indications as shown on Map No. 16-F in the area bounded by

S. Harvard Avenue, CTA right of way, a line 187 feet west of S. Yale Avenue, a line 150 feet south of W. 63rd Street, S. Yale Avenue, a line 150 feet north of W. 64th Street, a line 120 feet west of S. Yale Avenue, W. 64th Street, S. Yale Avenue, a line 51 feet south of W. 64th Street, a line 187 feet west of S. Yale Avenue, W. 64th Street, a line 104 feet east of S. Harvard Avenue, a line 126 feet south of W. 64th Street, S. Harvard

Avenue, W. 64th Street, a line 263 feet west of S. Harvard Avenue, and a line 250 feet north of W. 64th Street

to those of an Institutional Planned Development, and a corresponding use district is hereby established in the area above described.

[Plan of Development printed on pages 9093 to 9097 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. 17-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 B4-2 Restricted Service District symbols and indications as shown on Map No. 17-G in the area bounded by

the alley next north of and parallel to W. Pratt Boulevard; N. Glenwood Avenue; W. Pratt Boulevard; and a line 95 feet west of N. Glenwood 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 force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 18-E.

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 B4-2 Restricted Service District symbols and indications as shown on Map No. 18-E in the area bounded by

78th Street; alley next East and parallel to S. State Street, 79th Street; S. State Street

to those of a C2-2 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.

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

(as amended).

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 Proceedings of September 19, 1974, page 8897, recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify a particular area.

Alderman Fitzpatrick moved to *Concur In* the committee's recommendation and pass said proposed ordinance.

Alderman Singer next moved to *Re-refer* said ordinance to the Committee on Buildings and Zoning.

(continued on page 9098)

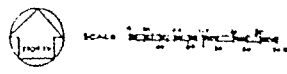
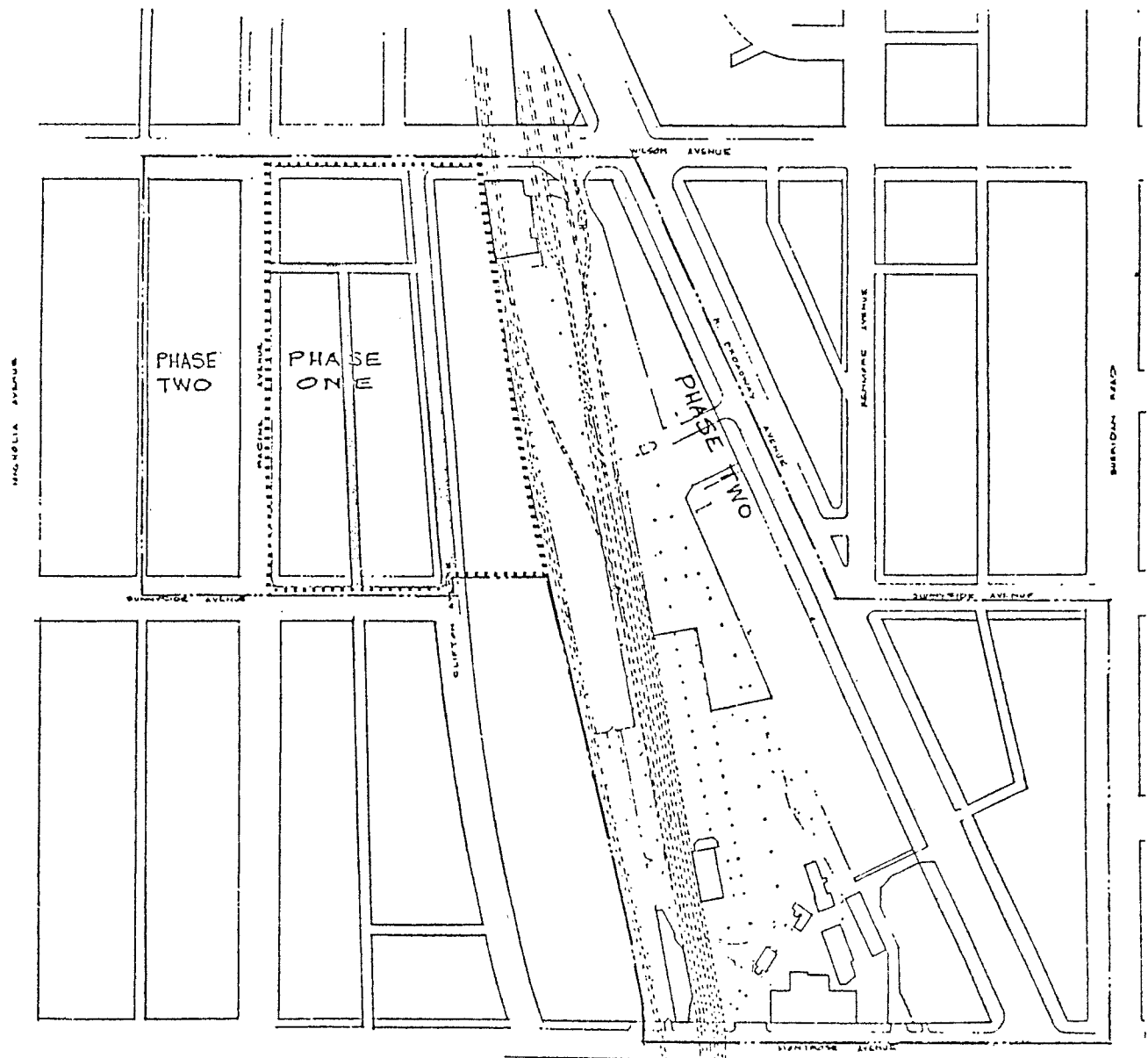
INSTITUTIONAL PLANNED DEVELOPMENT #120PLAN OF DEVELOPMENTSTATEMENTS

1. The area delineated hereon as "Institutional Planned Development" is owned and controlled by the Board of Junior College District No. 508, County of Cook and State of Illinois.
2. Off-street parking will be provided as described hereinafter and as described in the Letter of Intent, dated July 10, 1974, signed by Oscar E. Shabat, Chancellor of the City Colleges of Chicago, and attached hereto and made a part hereof:




The Applicant intends to provide parking for its North-eastern Community College in two steps: First, prior to the opening of the college facility at Racine and Wilson Avenues, the Applicant will lease space, sufficient to park a minimum of 260 automobiles, from the City of Chicago, which presently operates a parking facility on land owned by the Chicago Transit Authority immediately adjacent to the east side of the planned development area. This arrangement would continue until arrangements for the purchase of the land upon which the subject parking area is located are completed. Second, following purchase of said parking area from the Chicago Transit Authority, that area would be added to the planned development area by appropriately amending the Planned Development ordinance.
3. Off-street loading facilities will be provided in compliance with the provisions as authorized under the R5 General Residence District of the Chicago Zoning Ordinance.
4. 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 Board of Junior College District No. 508, County of Cook and State of Illinois, and approval by the City Council.
5. All applicable official reviews, approvals or permits are required to be obtained by the Board of Junior College District No. 508, County of Cook and State of Illinois.
6. Service drives or any other ingress or egress shall be adequately designed and paved in accord 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.
7. Use of land will consist of Academic and related uses as authorized by the Chicago Zoning Ordinance.

Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 zoning classification of the Chicago Zoning Ordinance.
8. 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 R5 General Residence District classification and with regulations hereby made applicable thereto.
9. 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.

RESIDENTIAL PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



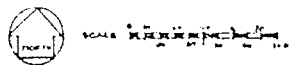
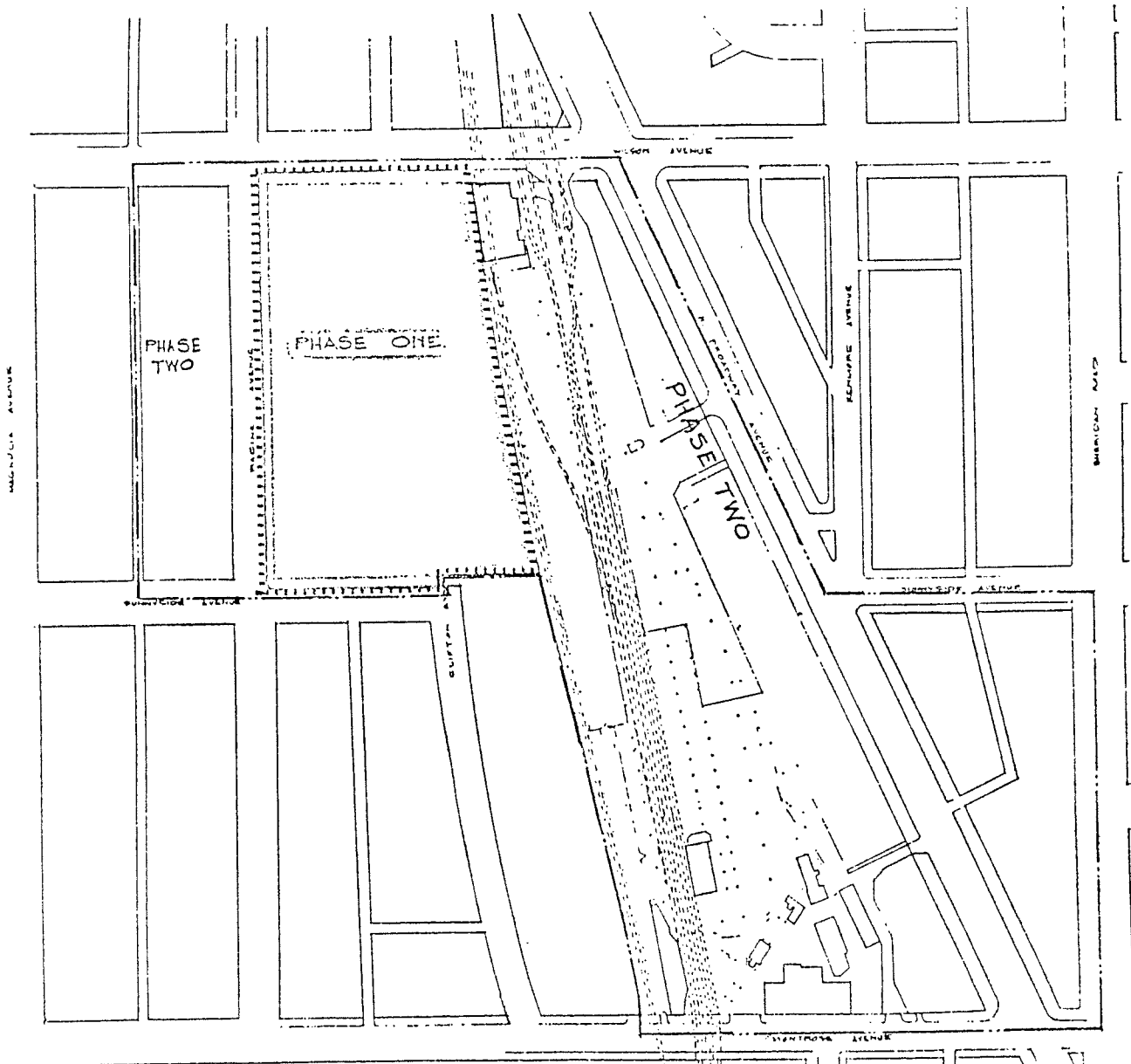
LEGEND:

-  PLANNED DEVELOPMENT BOUNDARY
-  STREETS AND ALLEYS - VACATED
-  JUNIOR COLLEGE SITE BOUNDARY AS APPROVED BY THE CHICAGO PLAN COMMISSION ON 9-24-70


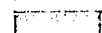
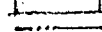
APPLICANT: BOARD OF JUNIOR COLLEGE
DISTRICT NO. 503 COUNTY
OF COOK STATE OF ILLINOIS

DATE: 7-10-74

RESIDENTIAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



LEGEND:

-  PLANNED DEVELOPMENT BOUNDARY
-  ACADEMIC AND RELATED USES
-  JUNIOR COLLEGE SITE BOUNDARY AS APPROVED BY THE CHICAGO PLAN COMMISSION ON 9-24-70

APPLICANT: BOARD OF JUNIOR COLLEGE
DISTRICT NO. 508 COUNTY
OF COOK STATE OF ILLINOIS

DATE: 7-10-74

RESIDENTIAL PLANNED DEVELOPMENT
(INSTITUTIONAL)

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			
215,433	4.947	Academic and related uses	2.2	55
		Phase II: Physical Ed and Community Center + recreation area & parking		

Gross Area = Net Site Area 4.947 acres + Area of Public Streets 0.69 acres = 5.637 acres

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 1.2

Anticipated Population:

- 1. Number of Students 10,000 (Maximum at any one time 2,100)
- 2. Faculty and Employees 325

Minimum number of off-street parking spaces for students, faculty, and employees: 267 spaces. Estimated number of spaces for Phase I and Phase II: 375 spaces.


Off-street parking and loading requirements for proposed academic and related uses shall be provided as authorized by the R5 General Residence District classification of the Chicago Zoning Ordinance.

Minimum Periphery Building Setbacks:

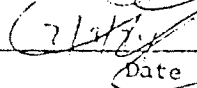
- Wilson Avenue 45 feet
- Racine Avenue 15 feet
- Sunnyside Avenue 98 feet
- CTA 50 feet minimum

Maximum percentage of land covered (for the Net Site Area): 55 per cent.

Applicant: Board of Trustees of Community College District No. 508
County of Cook and State of Illinois



 CHANCELLOR



 Date