

PD 1443

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SECTION 2. This ordinance shall be effective after its passage and publication.

—
Reclassification Of Area Shown On Map No.20-F. IPD 1443, 99
(As Amended)
(Application No. 22492)
(Common Address: 631 W. 81st St. And 650 W. 83rd St.)
[O2024-0011157]

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 M3-2 Heavy Industry District and Industrial Planned Development Number 1443 symbols and indications as shown on Map Number 20-F in the area bounded by:

West 81st Street; a line 290.97 feet west of and parallel to South Wallace Street; a line 150 feet south of and parallel to West 81st Street; a diagonal line beginning at a point located 150 feet south of West 81st Street and 252.66 feet west of South Wallace Street and extending southeasterly 70.10 feet to a point 205.84 feet west of South Wallace Street; a line 205.84 feet west of and parallel to South Wallace Street; a line 581.96 feet south of and parallel to West 81st Street; South Wallace Street; West 83rd Street; and the easterly right-of-way line of the Chicago, Rock Island, and Pacific Railroad running to the northeast back to the point of beginning,

to those of an M3-2 Heavy Industry District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the M3-2 Heavy Industry District symbols and indications within the area herein above described to the designation of Industrial Planned Development Number 1443, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in this 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:

Industrial Planned Development No. 1443, As Amended.

Planned Development Statements.

1. The area delineated herein as Industrial Planned Development Number 1443, as amended ("Planned Development"), consists of approximately 577,672 net square feet of property, which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, Green Era Educational NFP.
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 titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 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 Chicago 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, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the 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 the Department of Transportation's Division of Infrastructure Management:

- Full width of streets;
- Full width of alleys;
- Curb and gutter;
- Pavement markings;
- Sidewalks;
- Americans with Disabilities Act ("ADA") crosswalk ramps; and
- Parkway and landscaping.

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II Review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's 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 Department of Transportation's 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 the Department of Transportation.

4. This plan of development consists of 16 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; and a Site and Landscape Plan, prepared by TERRA Engineering Ltd., dated March 25, 2024 and submitted herein. Full-sized copies of the Site Plan and Landscape Plan are on file with the Department of Planning and Development ("DPD"). In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago 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 Chicago Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are allowed in the area delineated herein as an Industrial Planned Development: anaerobic digester, community garden, indoor, outdoor and rooftop farm operation, food and beverage retail sales, general retail sales, artisanal, limited, general and intensive manufacturing and industrial service, liquid waste handling

facilities, resource recovery facilities, transfer station, modified transfer station, wireless communication facilities, utilities minor and major, including solar power generation, office, accessory parking, Class I, II and III recycling facilities, waste-related uses, all other related and accessory uses.

6. On-premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago 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 Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 577,672 square feet.
9. Upon review and determination, "Part II review", pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance, a Part II review fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plan shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review of Part II reviews are conditional until final Part II approval.

In addition, because of the long-term phasing of the Planned Development, design aspects of the Planned Development such as phasing, building footprints, vehicular access and tower locations may be modified through the Site Plan approval process, but shall still be considered to be in general conformance with this Planned Development provided such modifications do not violate the bulk and density regulations of this Planned Development.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.

12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Chicago 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 titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all 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.
14. 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. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. 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 contracts and jobs on construction projects approved through the planned development process. 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 three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of: (i) 26 percent MBE and six (6) percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, 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) updates (if any) to the applicant's preliminary 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) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, 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.

16. This Planned Development shall be governed by Section 17-13-0612 of the Chicago Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the Property to the existing Industrial Planned Development Number 1443 and M3-2 Heavy Industry Districts.

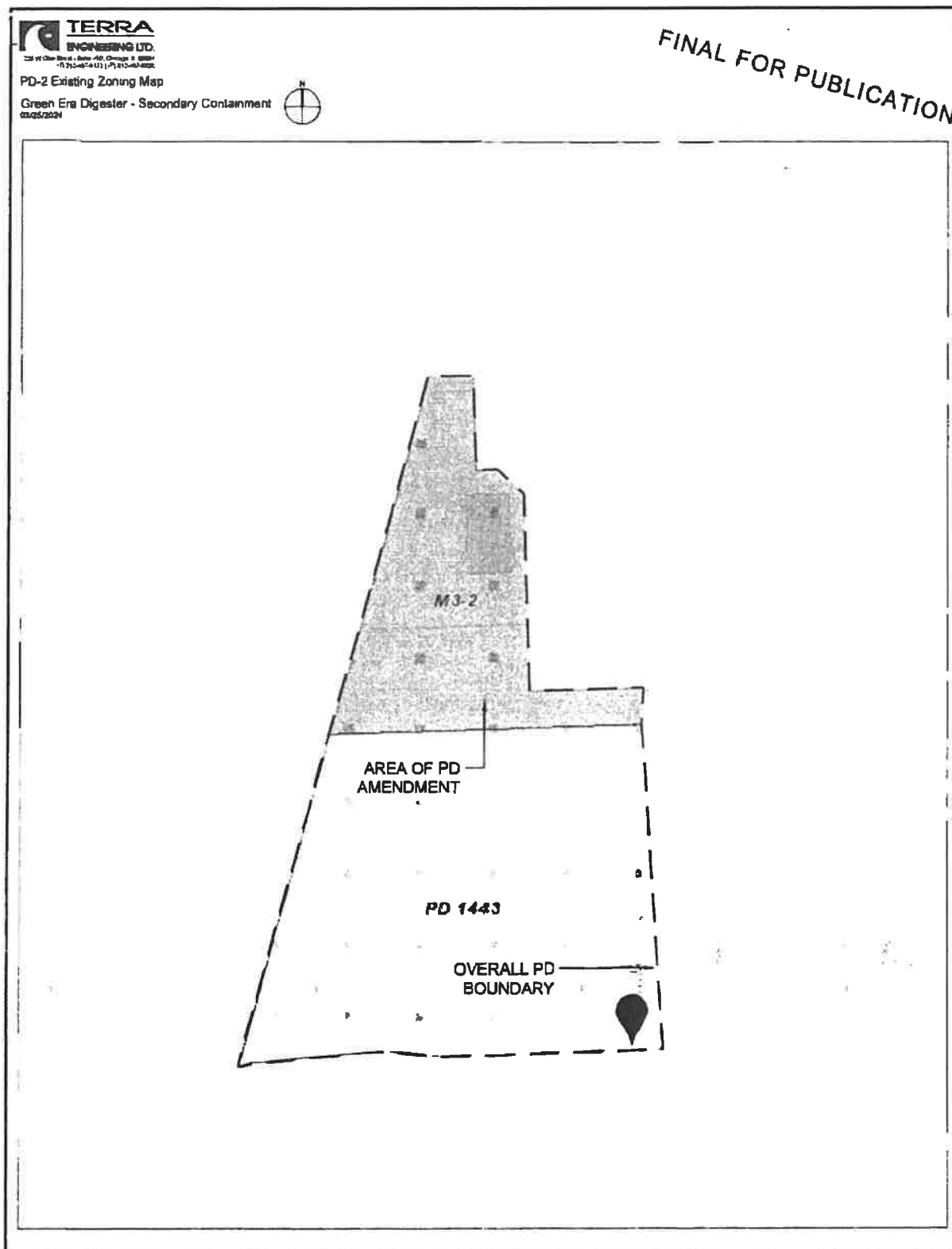
[Existing Zoning Map; Existing Land-Use Plan; Planned Development Boundary and Property Line Map; and Site/Landscape Plan referred to in these Plan of Development Statements printed on pages 17151 through 17154 of this *Journal*.]

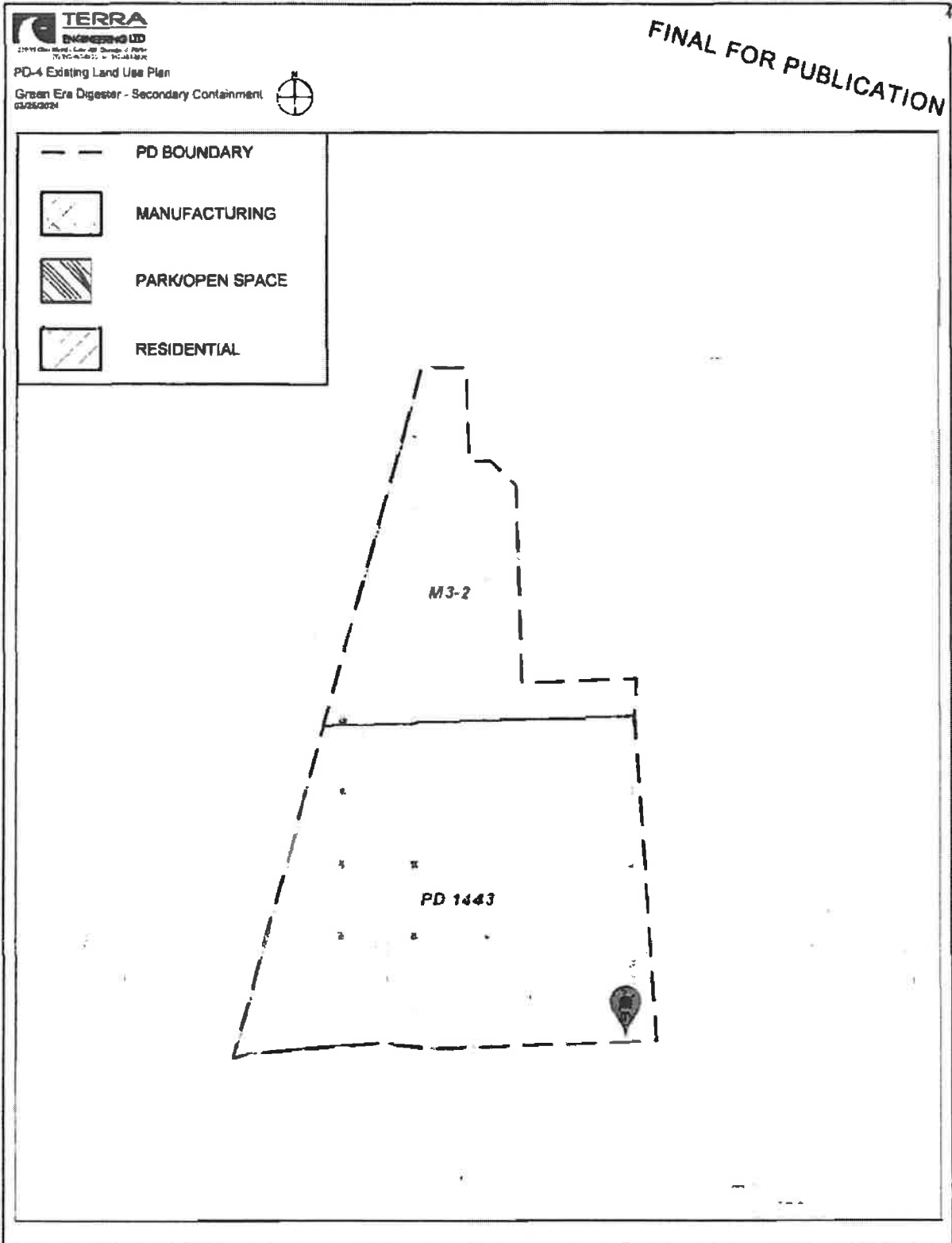
Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

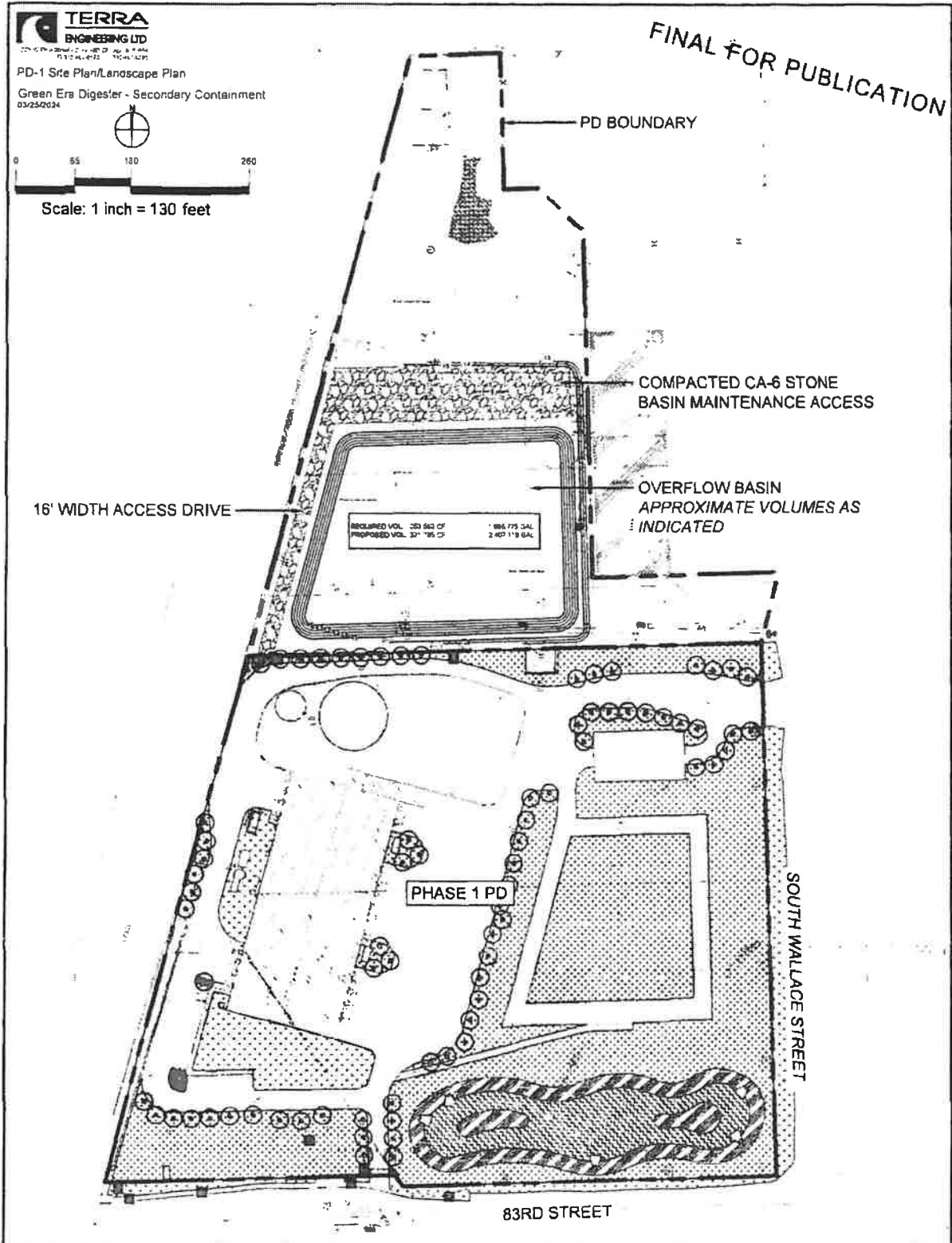
Industrial Planned Development No. 1443, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:	645,476 square feet
Net Site Area:	577,672 square feet
Public Right of Way Area:	67,804 square feet
Maximum Floor Area Ratio:	2.2
Minimum Number of Off-Street Loading Spaces:	1 loading space: 10 feet by 25 feet
Minimum Number of Off-Street Parking Spaces:	22 spaces
Maximum Building Height:	75 feet
Minimum Required Setback:	Per Site Plan







19881

100874

JOURNAL--CITY COUNCIL--CHICAGO

4/10/2019

~~Reclassification Of Area Shown On Map No. 18-D.
(Application No. 19908)
(Common Address: 8158 S. Woodlawn Ave.)~~

[O2018-9890]

~~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 RS3 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 18-D in the area bounded by:~~

~~a line 36 feet north of and parallel to East 72nd Street; South Woodlawn Avenue; East 72nd Street; and the alley next west of and parallel to South Woodlawn Avenue,~~

~~to those of a B1-2 Neighborhood Shopping 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. 20-F.
(As Amended)
(Application No. 19881)
(Common Address: 650 W. 83rd St.)

IPD1443

[SO2018-9262]

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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 20-F in the area bounded by:

beginning at a line 594 feet north of and parallel to West 83rd Street, as measured from the intersection of South Wallace Street and West 83rd Street; South Wallace Street; West 83rd Street; and the easterly right-of-way line of the Chicago, Rock Island, and Pacific Railroad running to the northeast, back to the point of beginning,

to those of an M3-2 Heavy Industry District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the M3-2 Heavy Industry District symbols and indications within the area herein above described to the designation of Industrial Planned Development Number 1443, 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.

Industrial Planned Development Statements referred to in this ordinance read as follows:

Industrial Planned Development Statements.

1. The area delineated herein as Industrial Planned Development Number 1443 ("Planned Development") consists of approximately 387,902 net square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned by the City of Chicago. The Applicant is Green Era Educational, NFP.
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 titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 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, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the 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 the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II Review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's 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 Department of Transportation's 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 the Department of Transportation.

4. This plan of development consists of 16 Statements; a Bulk Regulations Table; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; and Building Elevations dated March 21, 2019 submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this 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 following uses are allowed in the area delineated herein as an Industrial Planned Development: anaerobic digester, community garden, indoor, outdoor and rooftop farm operation, food and beverage retail sales, general retail sales, artisanal, limited, general and intensive manufacturing and industrial service, liquid waste handling facilities, resource recovery facilities, transfer station, modified transfer station, wireless communication facilities, utilities minor and major, office, accessory parking, Class I, II and III recycling facilities, waste-related uses all other related and accessory uses.

The applicant acknowledges that all operations will follow the use standards of Section 17-9-0117A with respect to Class III recyclers. The applicant acknowledges that any and all composting on the property would be conducted in-vessel and be in compliance with the standards as listed in the Chicago Municipal Code under Section 7-28-215.

- *5. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
6. 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.
7. 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 387,923 square feet.
8. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.

* Editor's Note: Numbering sequence error; Statement 5 duplicated in original document.

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 Department of Planning and Development. 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 titleholders and any ground lessors.
- *13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all 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.
14. 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. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time of the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. 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 contracts and jobs on construction projects approved through the planned development process. 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 three points in the City approval process. First, the Applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must

* Editor's Note: Numbering sequence error; Statement 12 missing in original document.

identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent City resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, 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) updates (if any) to the applicant's preliminary 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) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, 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.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to the M3-2.

[Planned Development Area; Site Plan; Architectural Site Plan; Floor Plan;
and Building Elevations A, B, C and D referred to in these Industrial
Planned Development Statements printed on pages 100881
through 100887 of this *Journal*.]

* Editor's Note: Numbering sequence error; (i) missing in original document.

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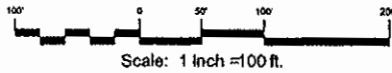
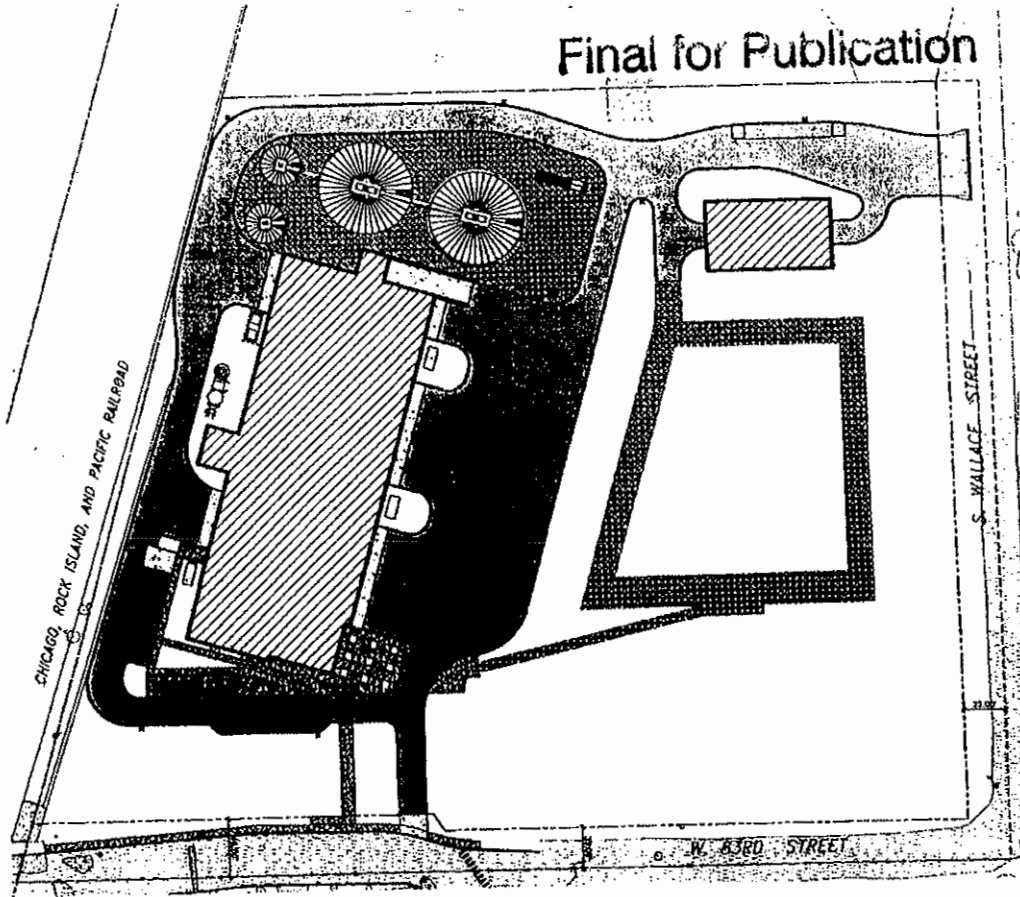
JOURNAL--CITY COUNCIL--CHICAGO

4/10/2019

Bulk Regulations and Data Table referred to in these Industrial Planned Development Statements read as follows:

Bulk Regulations And Data Table.

Gross Site Area:	437,923 square feet
Net Site Area:	387,902 square feet
Right-Of-Way Area:	50,021 square feet
Maximum Floor Area Ratio:	2.2
Principal Building Height Maximum:	75 feet
Accessory Building Height Maximum:	95 feet
Minimum Number of Off-Street Loading Spaces:	1 at 10 by 50
Minimum Number of Off-Street Parking Spaces:	22
Minimum Number of Bike Parking Spaces:	4
Minimum Required Setbacks:	Per Site Plan



Scale: 1 inch = 100 ft.

LEGEND:

- PROPERTY LINE
- - - (PD NET AREA)
367,902.33 SQ. FT.
(8.90 ACRES)
- - - (PD GROSS AREA)
437,922.80 SQ. FT.
(10.05 ACRES)

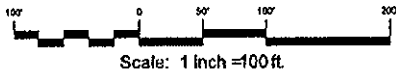
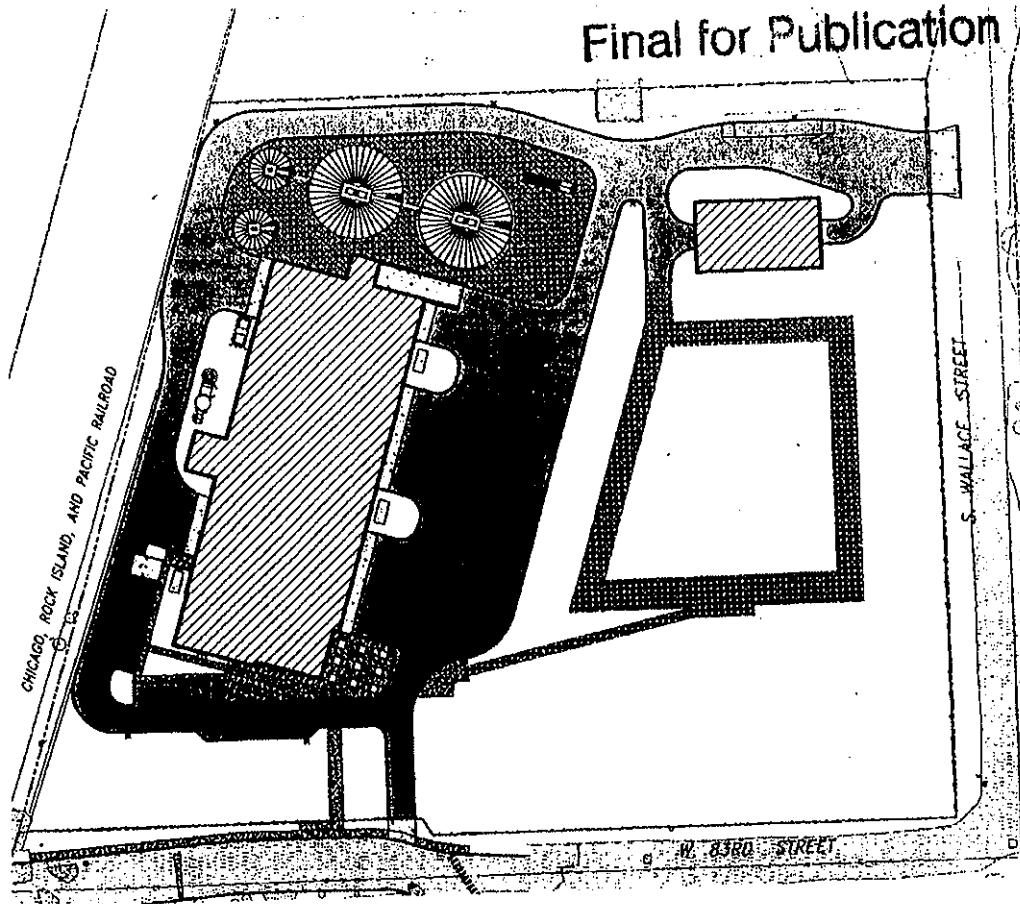
PD AREA

SCALE: 1" = 100'

APPLICANT: GREEN ERA EDUCATIONAL NFP
 ADDRESS: 650 W 83RD STREET CHICAGO, IL 60620
 INTRODUCTION: DECEMBER 5, 2018





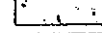
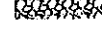

TERRA
 ENGINEERING LTD.
 225 N. CHICAGO STREET, SUITE 400, CHICAGO, IL 60610
 (312) 487-0123 / (312) 487-0225

McBride
 Kelley
 Baurer
 Architects / Planners



Scale: 1 inch = 100 ft

LEGEND:

-  PROPERTY LINE
-  BUILDING
-  CONCRETE WALK AND RISE
-  ASPHALT PAVEMENT AND BASE
-  CONCRETE PAVEMENT AND BASE
-  GRAVEL
-  CONCRETE CURB AND GUTTER

SITE PLAN

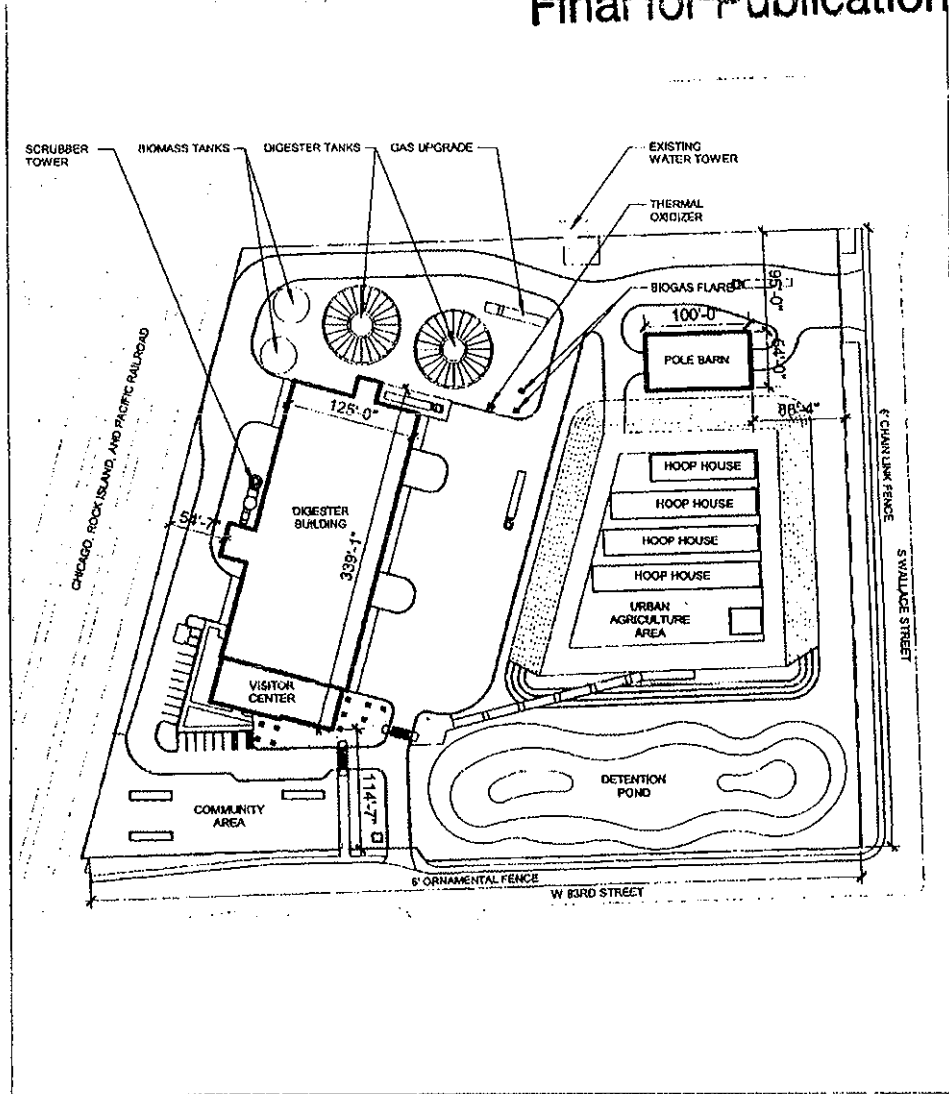
SCALE: 1" = 100'

APPLICANT: GREEN ERA EDUCATIONAL NFP
 ADDRESS: 650 W 83RD STREET CHICAGO, IL 60620
 INTRODUCTION: DECEMBER 5, 2018

TERRA
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227 W. Oak Street - Suite 400 - Chicago, IL 60604
 (312) 447-0751 / (773) 451-0729

**McBride
 Kelley
 Baurer**
 Architects / Planners

Final for Publication



ARCHITECTURAL SITE PLAN

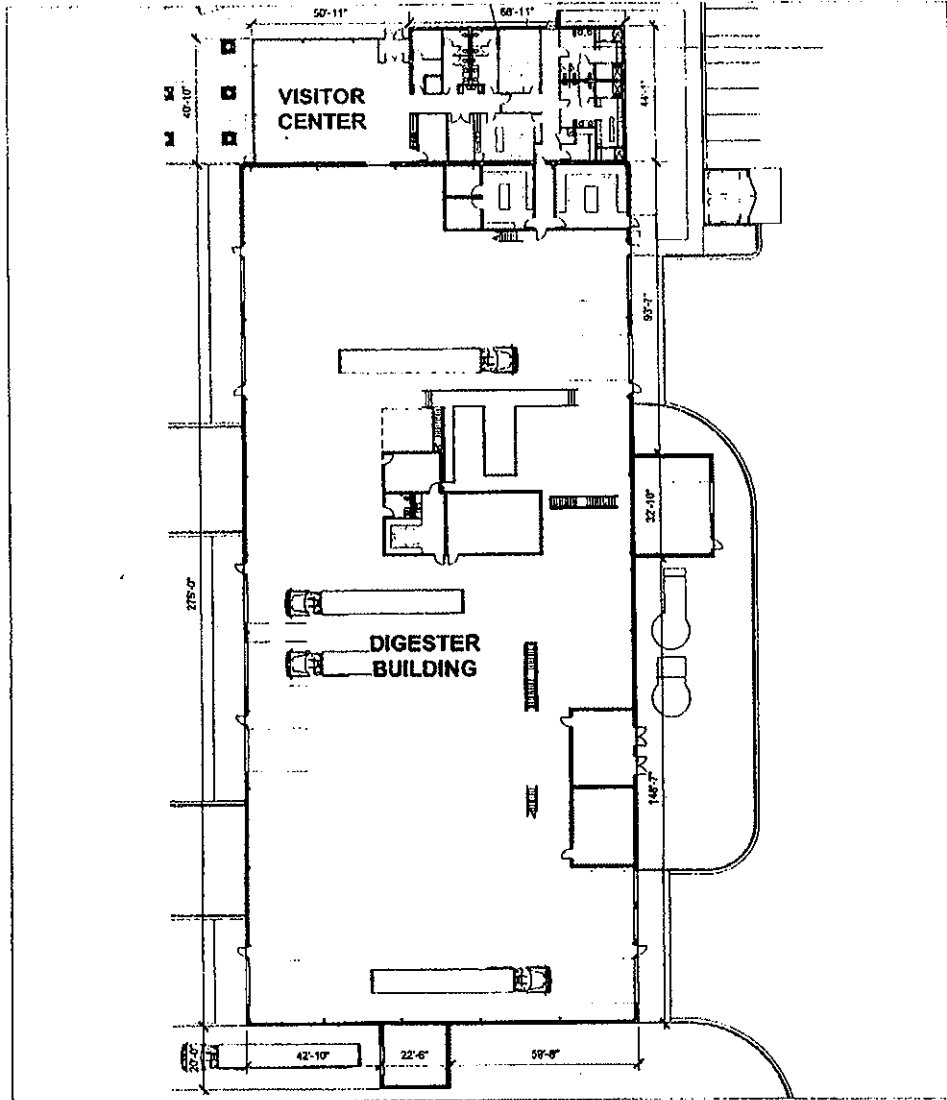
SCALE: 1" = 120'-0"



APPLICANT: GREEN ERA EDUCATIONAL NFP
 ADDRESS: 650 W 83RD STREET CHICAGO, IL 60620
 INTRODUCTION: DECEMBER 5, 2018

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Final for Publication



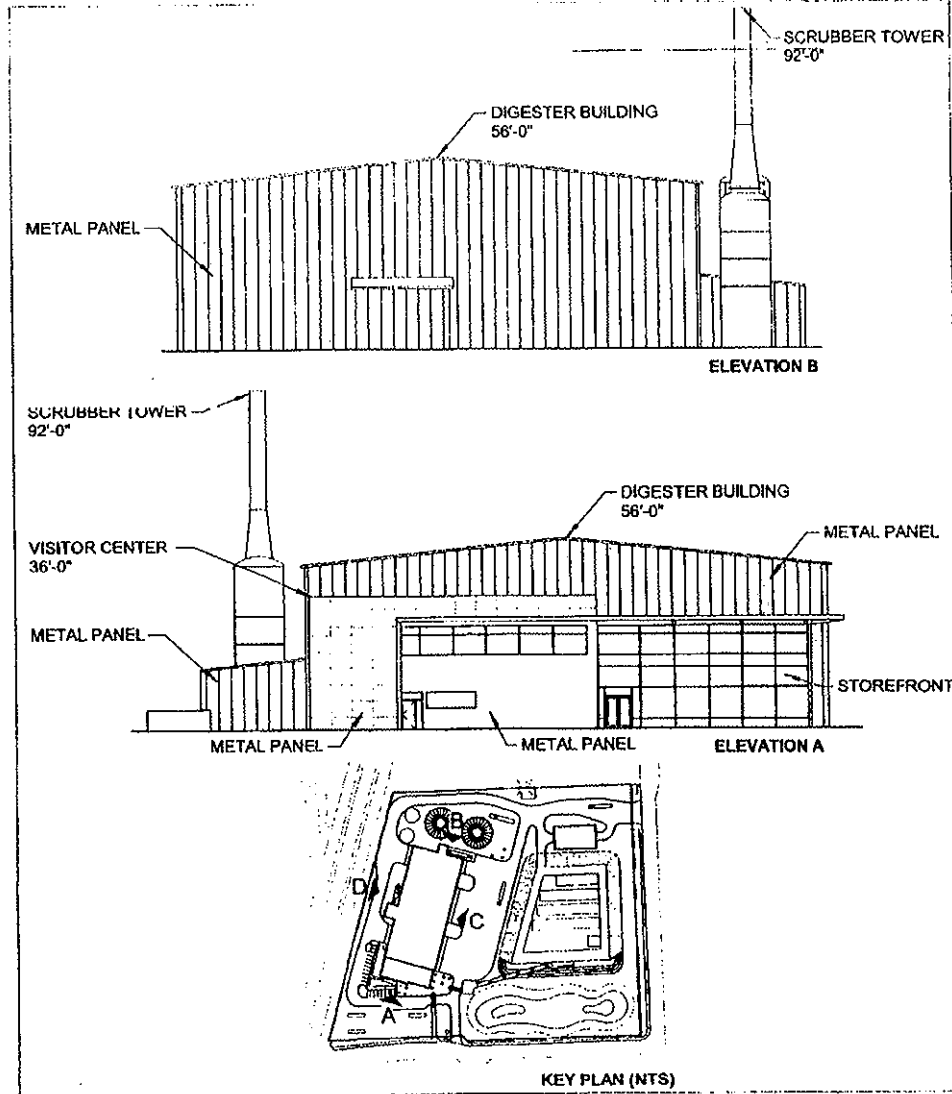
FLOOR PLAN

SCALE: 1" = 40'-0"

APPLICANT: GREEN ERA EDUCATIONAL NFP
ADDRESS: 650 W 83RD STREET CHICAGO, IL 60620
INTRODUCTION: DECEMBER 5, 2018

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Kelley
Baurer
Architects / Planners

Final for Publication



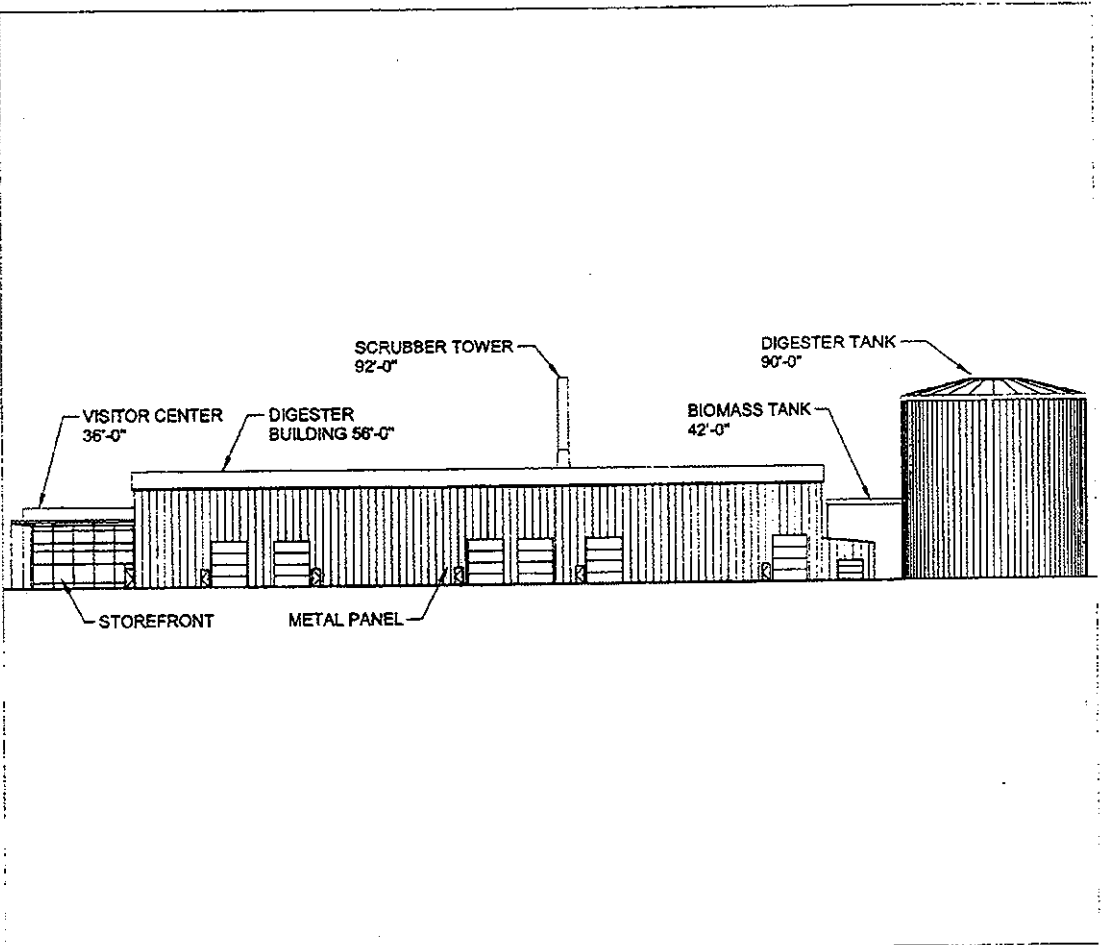
ELEVATIONS A & B

SCALE: 1" = 30'-0"

APPLICANT: GREEN ERA EDUCATIONAL NFP
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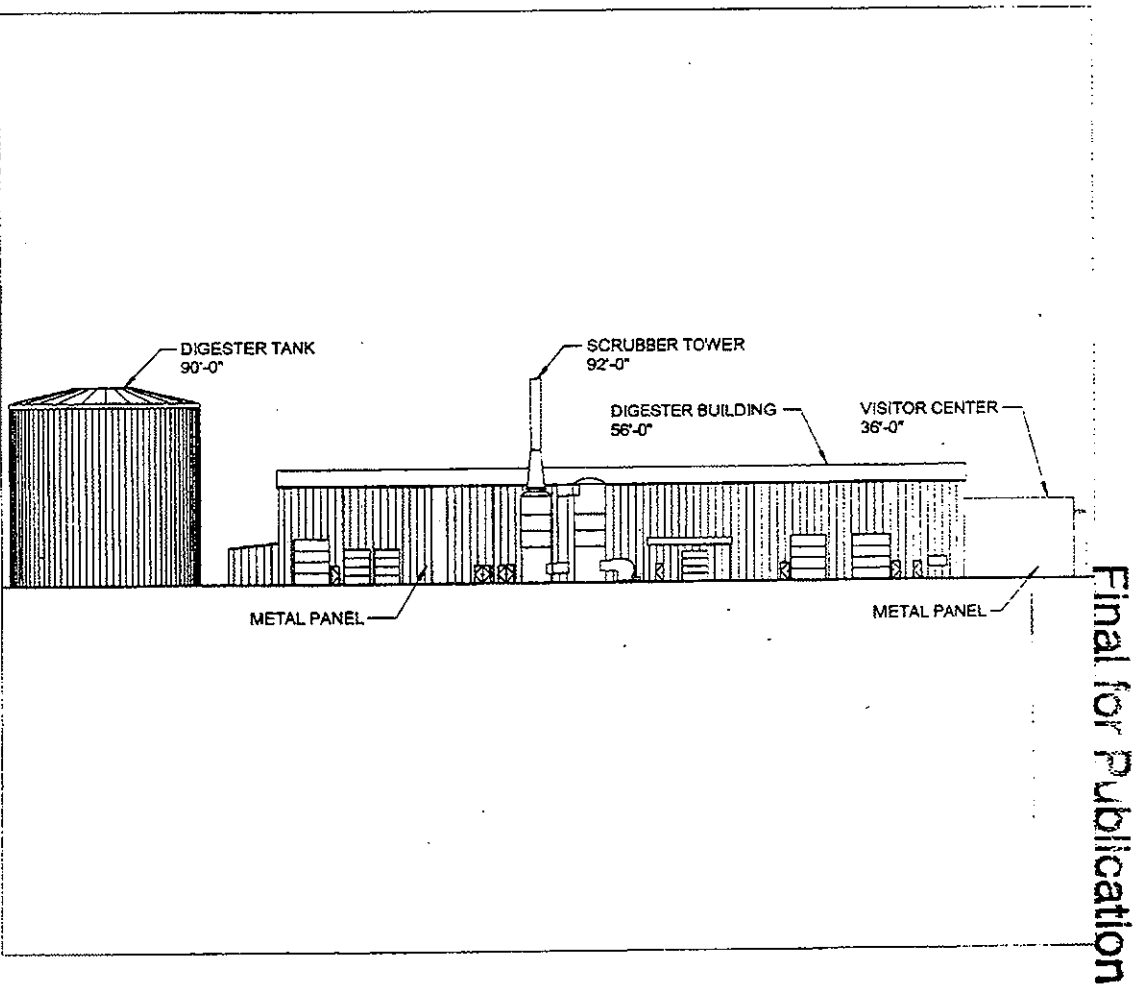


ELEVATION C

SCALE: 1" = 50'-0"

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ELEVATION D

SCALE: 1" = 50'-0"

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