

JOURNAL (October 11, 1996).

(Special Meeting)

The City Clerk submitted the printed Official Journal of the Proceedings of the special meeting held on October 11, 1996, at 10:00 A.M., signed by him as such City Clerk.

Alderman Burke moved to *Approve* said printed Official Journal and to dispense with the reading thereof. The question being put, the motion *Prevailed*.

JOURNAL CORRECTIONS.

(July 31, 1996)

Alderman Burke moved to *Correct* the printed Official Journal of the Proceedings of the regular meeting held on Wednesday, July 31, 1996, as follows:

Page 27208 -- by deleting in its entirety the Bulk Regulations and Data Table appearing in the seventh line from the top of the page through and including the twenty-second line from the top of the page and inserting in lieu thereof the following:

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

Institutional Planned Development No. 160.

Bulk Regulations And Data Table.
(As Amended)

Gross Site Area	Public Right-Of-Way	Net Site Area
291,475 square feet 6.69 acres	44,918 square feet 1.03 acres	246,557 square feet 5.66 acres

Maximum Permitted Floor Area Ratio for Total Net Site Area:	0.56.
Minimum Number of Off-Street Parking Spaces:	84.
Minimum Number of Off-Street Loading Spaces:	1.
Maximum Building Height:	55 feet, 0 inches.
Minimum Setbacks:	Per Site Plan.

Page 27211 -- by deleting the Institutional Planned Development Number 160 Site/Landscape Plan appearing on the page and inserting in lieu thereof the Amended Institutional Planned Development Number 160 Site/Landscape Plan printed on page _____ of this Journal.

The motion to correct *Prevailed*.

(July 10, 1996)

Alderman Banks moved to *Correct* the printed Official Journal of the Proceedings of the regular meeting held on Wednesday, July 10, 1996, as follows:

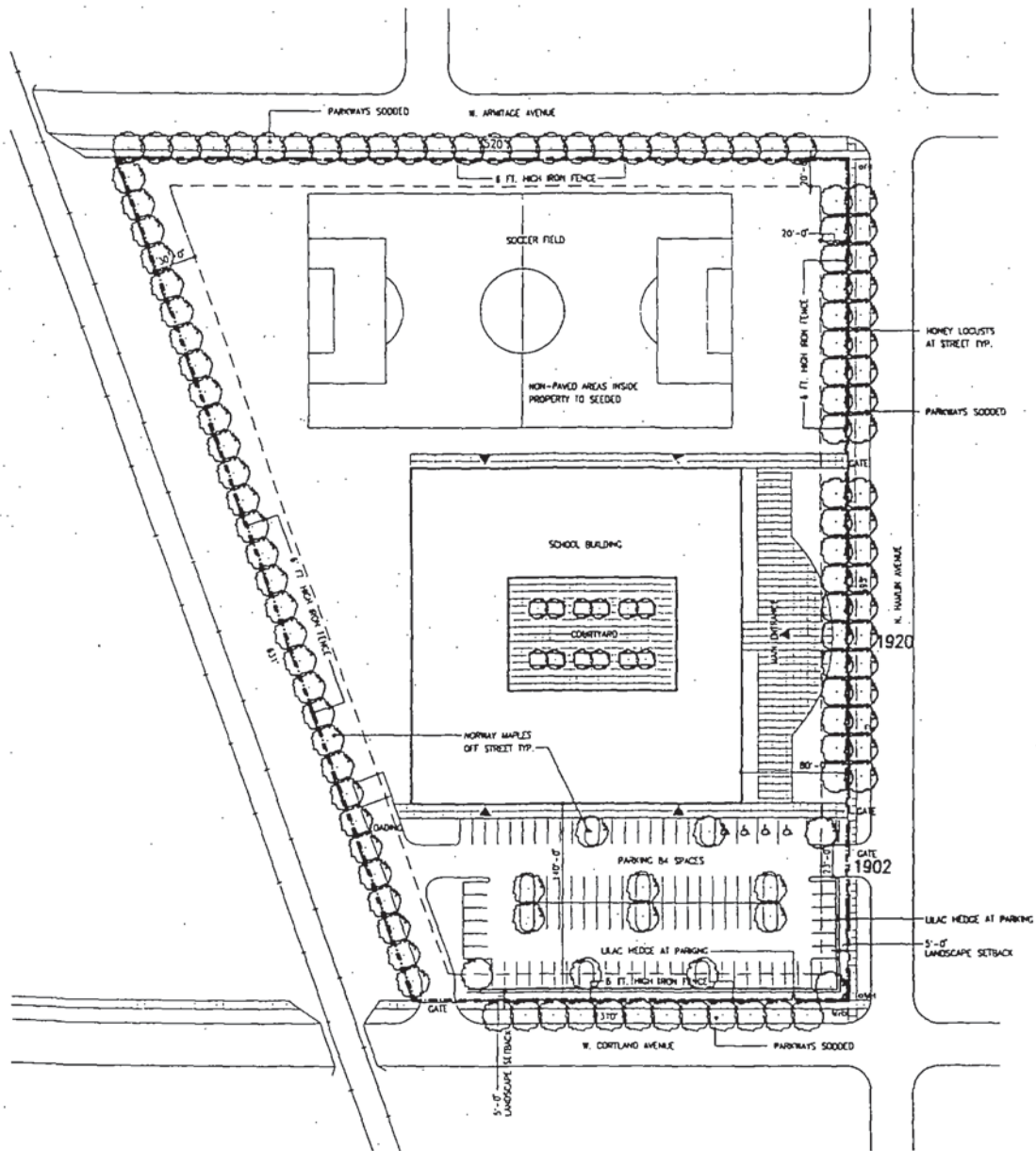
Pages 25732 and 25733 -- by deleting in its entirety the ordinance which reclassifies the area shown on Map No. 7-J beginning on the third line from the bottom of page 25732 through and including the twenty-second line from the top of page 25733 and inserting in lieu thereof the following:

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

(Continued on page 31907)

Amended Institutional Planned
Development Number 160
Site/Landscape Plan.

AMENDED INSTITUTIONAL PLANNED DEVELOPMENT #160
SITE / LANDSCAPE PLAN



APPLICANT: BOARD OF EDUCATION OF CHICAGO
ADDRESS: 3839 W. ARMITAGE

REV: OCT 11, 1996
DATE: JULY 22, 1996
PREPARED BY: DESTEFANO + PARTNERS

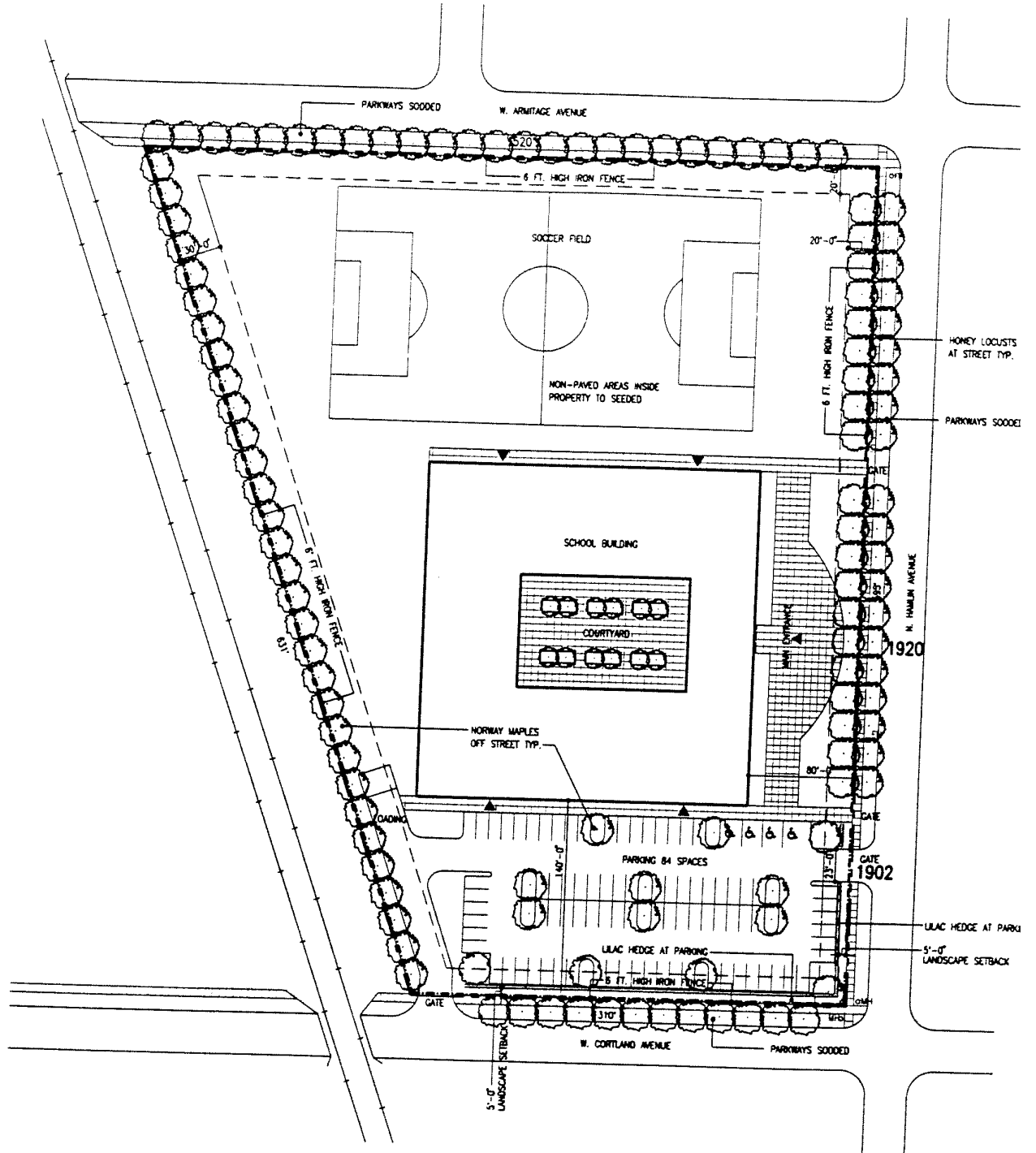
CHICAGO PUBLIC SCHOOLS
CAPITAL PROGRAM
NEW CONSTRUCTION

SCALE 1"=100'



AMENDED INSTITUTIONAL PLANNED DEVELOPMENT #160

SITE / LANDSCAPE PLAN



APPLICANT: BOARD OF EDUCATION OF CHICAGO
 ADDRESS: 3839 W. ARMITAGE

REV: OCT 11, 15
 DATE: JULY 22, 15
 PREPARED BY: DESTEFANO + PARTNER

SCALE: 1"=100'

CHICAGO PUBLIC SCHOOLS
 CAPITAL PROGRAM
 NEW CONSTRUCTION

**AMENDED INSTITUTIONAL PLANNED DEVELOPMENT #160
BULK REGULATIONS AND DATA TABLE
(AS AMENDED)**

GROSS SITE AREA	PUBLIC RIGHT OF WAY	NET SITE AREA
291,475 (6.69 ACRES)	44,918 (1.03 ACRES)	246,557 (5.66 ACRES)

Maximum Permitted FAR for Total Net Site Area:	0.56
Minimum Number of Off-Street Parking Spaces:	84
Minimum Number of Off-Street Loading Spaces:	1
Maximum Building Height:	55'-0"
Minimum Setbacks:	PER SITE PLAN

APPLICANT: BOARD OF EDUCATION OF CHICAGO
ADDRESS: 3839 W. ARMITAGE

DATE: MAY 9, 1996
REVISED DATE: JUNE 13, 1996
REVISED DATE: OCT. 11, 1996
PREPARED BY: DESTEFANO + PARTNERS

CHICAGO PUBLIC SCHOOLS
CAPITAL PROGRAM
NEW CONSTRUCTION

10/30/96

APPROVAL OF JOURNAL OF PROCEEDINGS

31905

Maximum Permitted Floor Area Ratio for Total Net Site Area:	0.56.
Minimum Number of Off-Street Parking Spaces:	84.
Minimum Number of Off-Street Loading Spaces:	1.
Maximum Building Height:	55 feet, 0 inches.
Minimum Setbacks:	Per Site Plan.

Page 27211 -- by deleting the Institutional Planned Development Number 160 Site/Landscape Plan appearing on the page and inserting in lieu thereof the Amended Institutional Planned Development Number 160 Site/Landscape Plan printed on page _____ of this Journal.

The motion to correct *Prevailed.*

(July 10, 1996)

Alderman Banks moved to *Correct* the printed Official Journal of the Proceedings of the regular meeting held on Wednesday, July 10, 1996, as follows:

Pages 25732 and 25733 -- by deleting in its entirety the ordinance which reclassifies the area shown on Map No. 7-J beginning on the third line from the bottom of page 25732 through and including the twenty-second line from the top of page 25733 and inserting in lieu thereof the following:

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

(Continued on page 31907)

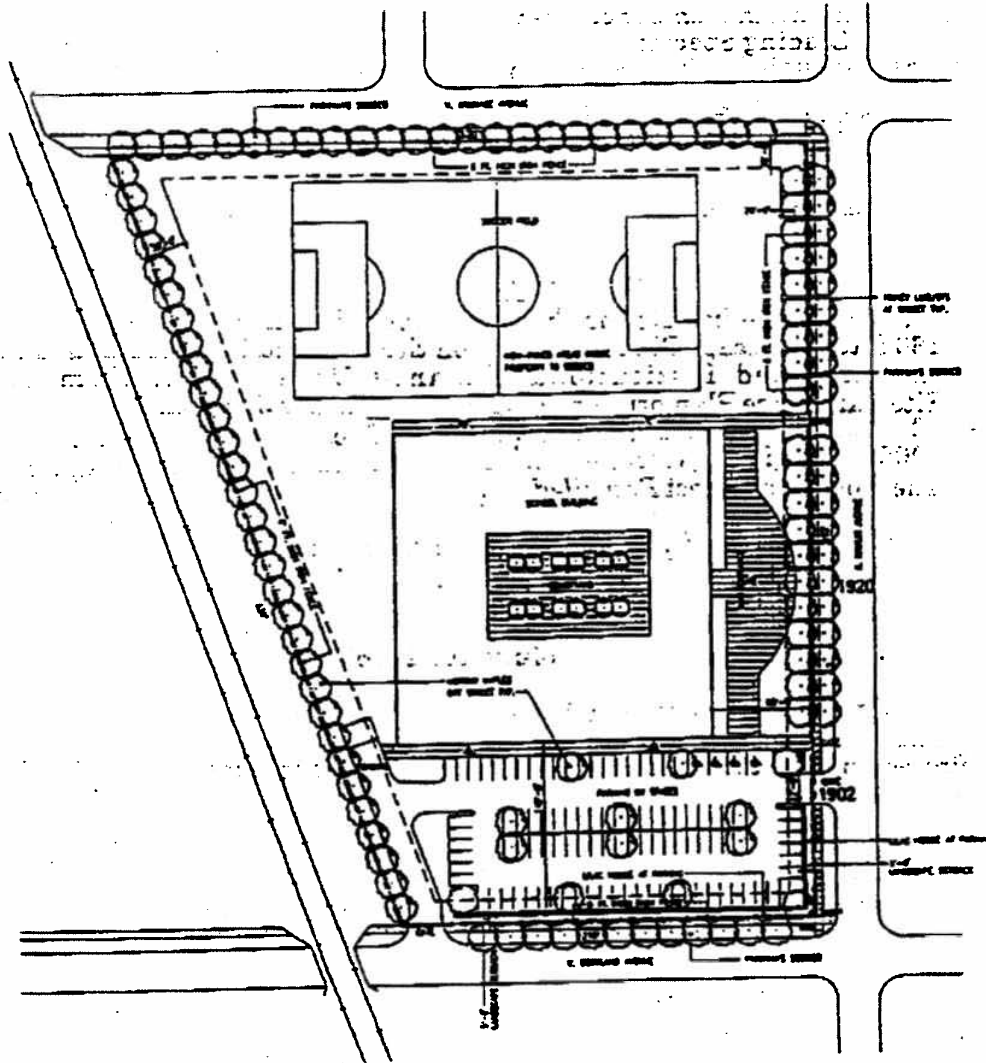
31906

JOURNAL-CITY COUNCIL-CHICAGO

10/30/96

Amended Institutional Planned
Development Number 160
Site/Landscape Plan.

AMENDED INSTITUTIONAL PLANNED DEVELOPMENT #160
SITE / LANDSCAPE PLAN



APPLICANT: BOARD OF EDUCATION OF CHICAGO
ADDRESS: 3839 W. ARMITAGE

REV: OCT 11, 1996
DATE: JULY 22, 1996
PREPARED BY: DESTEFANO - PARTNERS

SCALE 1"=100'

CHICAGO PUBLIC SCHOOLS
CAPITAL PROGRAM
NEW CONSTRUCTION



7/31/96

REPORTS OF COMMITTEES

27203

North Damen Avenue and 99.44 feet south of West Concord Place and ending at a point 51.13 feet south of West Concord Place and 39.77 feet west of the alley next east of North Damen Avenue,

to those of a B4-3 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 Number 5-H.

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. 5-H in the area bounded by:

West St. Paul Avenue; a line 663 feet east of the alley next east of and parallel to North Western Avenue; the alley next south of and parallel to West St. Paul Avenue; and a line 193 feet east of the alley next east of and parallel to North Western Avenue,

to those of an R5 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 Areas Shown On Map Number 5-J. IPD 160
(As Amended)*

As Amended

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Business Planned Development No. 160 symbols and indications as shown on Map No. 5-J in the area bounded by:

West Armitage Avenue; North Hamlin Avenue; West Cortland Street; and the easterly line of the right-of-way of the Chicago, Milwaukee and St. Paul Railroad Company,

to those of Institutional Planned Development No. 160, which is hereby established in the area above described subject to such Use and Bulk Regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the Business Planned Development No. 160 symbols and indications as shown on Map No. 5-J in the area bounded by:

the alley next north of and parallel to West Armitage Avenue; a line 83 feet east of North Avers Avenue; West Armitage Avenue; and North Avers Avenue,

to those of a C1-1 Restricted Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all the Business Planned Development No. 160 symbols and indications as shown on Map No. 5-J in the area bounded by:

West Armitage Avenue; a line 33 feet east of North Hamlin Avenue; the alley next south of and parallel to West Armitage Avenue; and North Hamlin Avenue,

to those of a B4-1 Restricted Service District and a corresponding use district is hereby established in the area above described.

SECTION 4. That the Chicago Zoning Ordinance be amended by changing all the Business Planned Development No. 160 symbols and indications as shown on Map No. 5-J in the area bounded by:

West Cortland Street; North Hamlin Avenue; a line 110.4 feet south of the south line of West Cortland Street; and the alley next west of and parallel to North Hamlin Avenue,

to those of an M1-1 Restricted Manufacturing District and a corresponding use district is hereby established in the area above described.

SECTION 5. This ordinance shall be in full 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 No. 160
Plan Of Development Statements.
(As Amended)*

1. The area delineated herein as an Institutional Planned Development consists of approximately 246,557 square feet (5.66 acres) net site area which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, the Chicago Board of Education.
2. The Applicant ("Applicant") shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or their successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns, grantees and lessees, if different than the Applicant, the legal title holders or any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under a single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors. Nothing herein shall be construed to mean that any individual owner, or any ground lessors, of the Property or any portion thereof is relieved of obligation imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, 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, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such

transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Planned Development consists of thirteen (13) statements; a Bulk Regulations and Data Table; an Existing and Proposed Zoning Map; a Planned Development Boundary and Property Line Map; and a Site/Landscape Plan and Building Elevations prepared by De Stefano & Partners, dated May 8, 1996 and revised June 13, 1996. Full size sets of Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The uses permitted within the area of delineated herein as "Institutional Planned Development" shall be educational facilities, accessory parking and related uses incidental thereto.
6. Identification and other necessary signs, including temporary construction signs, may be permitted within the area delineated herein as "Institutional Planned Development", subject to the review and approval by the Department of Planning and Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development, subject to review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.
8. Any service drives or any other means of ingress or egress, including for emergency vehicles, shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas, or within fire lanes. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
9. Height restriction of any building or any appurtenance thereto shall, in addition to the Bulk Regulations and Data Table, be subject to:
 - a) height limitations as certified on Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and

- b) airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law and approved by the City Council.
10. The maximum permitted Floor Area Ratio (F.A.R.) shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
 11. Improvements of the Property, including landscaping and all entrances and exits to the parking area, shall be designed and installed in substantial conformance with the Site/Landscape Plan, Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Site/Landscape Plan and the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
 12. 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 energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
 13. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, appropriate, and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification 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 11.11-3(c) of the Chicago Zoning Ordinance.

[Existing and Proposed Zoning Map; Planned Development Boundary and Property Line Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Developments Statements printed on pages 27209 through 27212 of this Journal.]

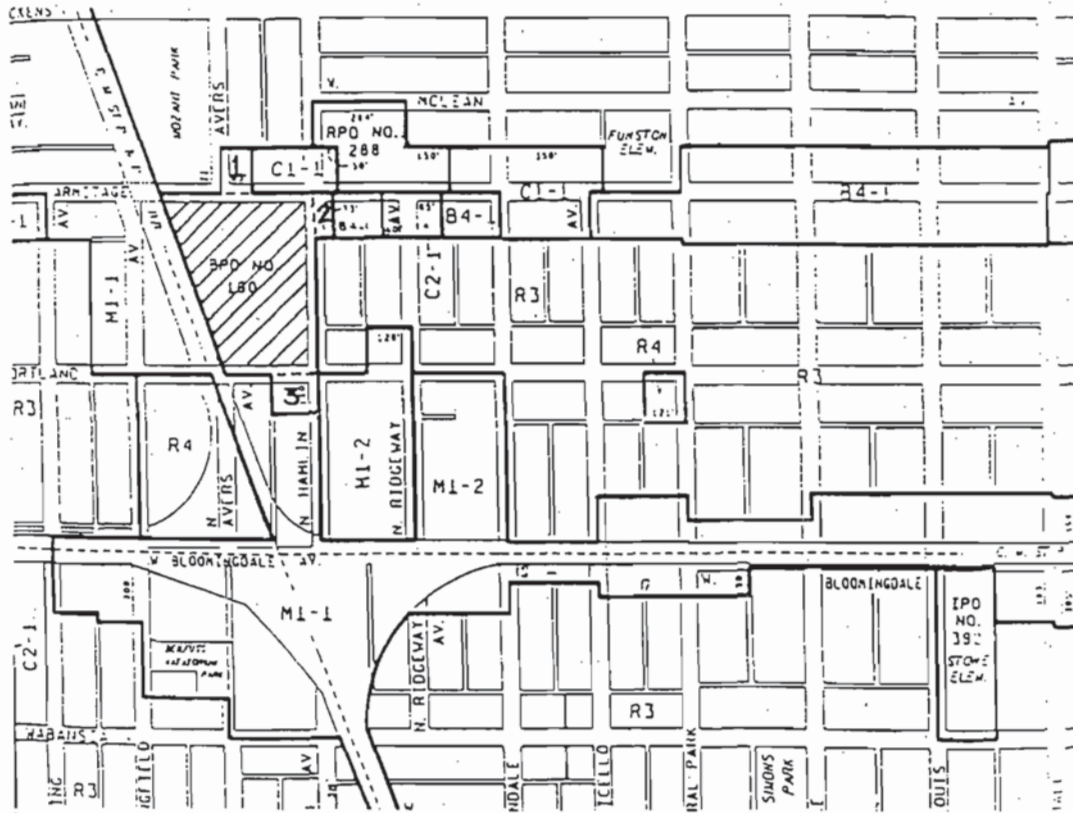
Bulk Regulations and Data Table referred to in these Plans of Development Statements reads as follows:

*Institutional Planned Development No. 160
Bulk Regulations And Data Table.
(As Amended)*

Gross Site Area	Public Right-of-Way	Net Site Area
291,475 square feet 6.69 acres	44,918 square feet 1.03 acres	246,557 square feet 5.66 acres
Maximum Permitted F.A.R. for Total Net Site Area:		0.50.
Minimum Number of Off-Street Parking Spaces:		84.
Minimum Number of Off-Street Loading Spaces:		1.
Maximum Building Height:		55 feet, 0 inches.
Minimum Setbacks:		Per Site Plan.

Existing And Proposed Zoning Map.

AMENDED INSTITUTIONAL PLANNED DEVELOPMENT #160
EXISTING AND PROPOSED ZONING MAP



- 1. TO BE REZONED TO C1-1
- 2. TO BE REZONED TO B4-1
- 3. TO BE REZONED TO M1-1

 Planned Development Boundaries

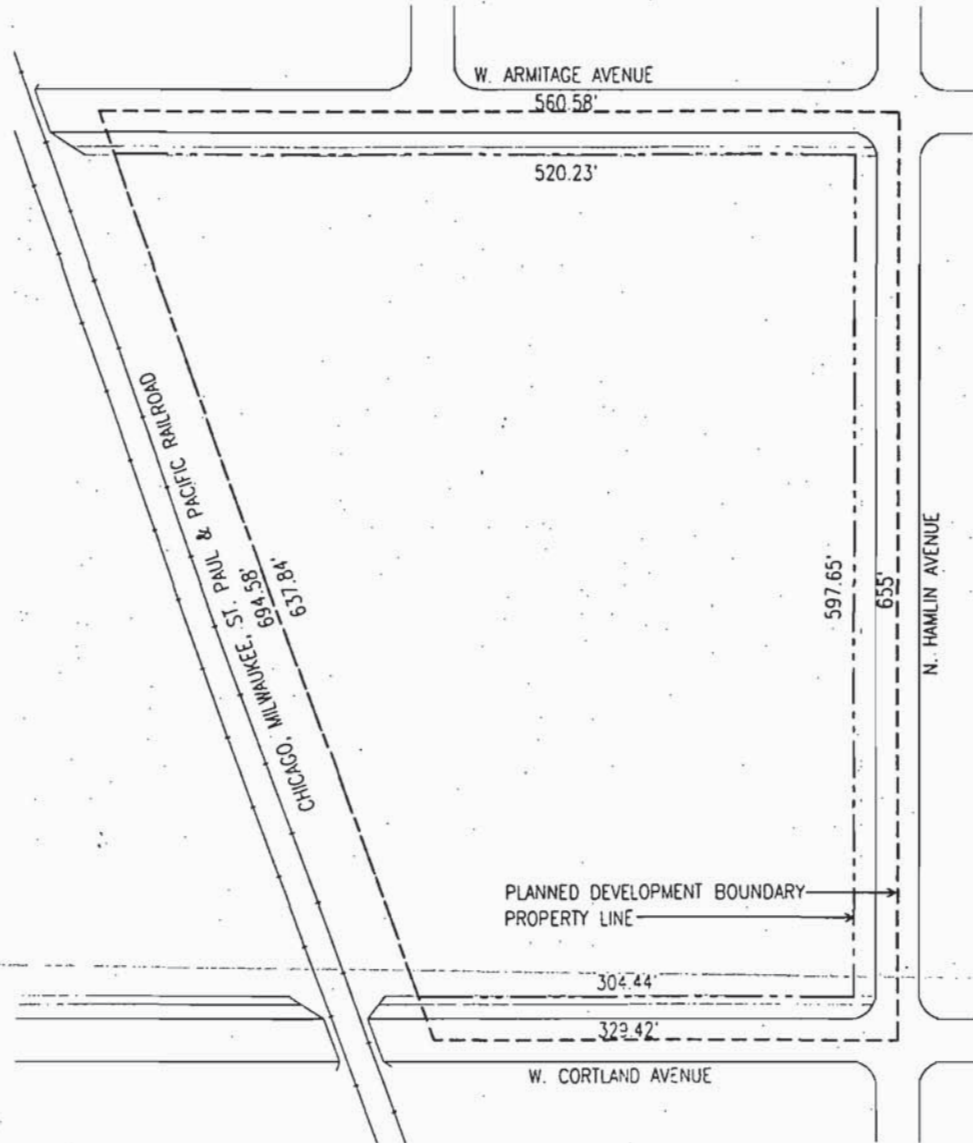
APPLICANT: BOARD OF EDUCATION OF CHICAGO
ADDRESS: 3839 W. ARMITAGE

DATE: MAY 9, 1996
REVISED DATE: JUNE 13, 1996
PREPARED BY: DESTEFANO + PARTNERS

CHICAGO PUBLIC SCHOOLS
CAPITAL PROGRAM
NEW CONSTRUCTION

Planned Development Boundary And Property Line Map.

AMENDED INSTITUTIONAL PLANNED DEVELOPMENT #160 BOUNDARY AND PROPERTY LINE MAP



APPLICANT: BOARD OF EDUCATION OF CHICAGO
 ADDRESS: 3839 W. ARMITAGE

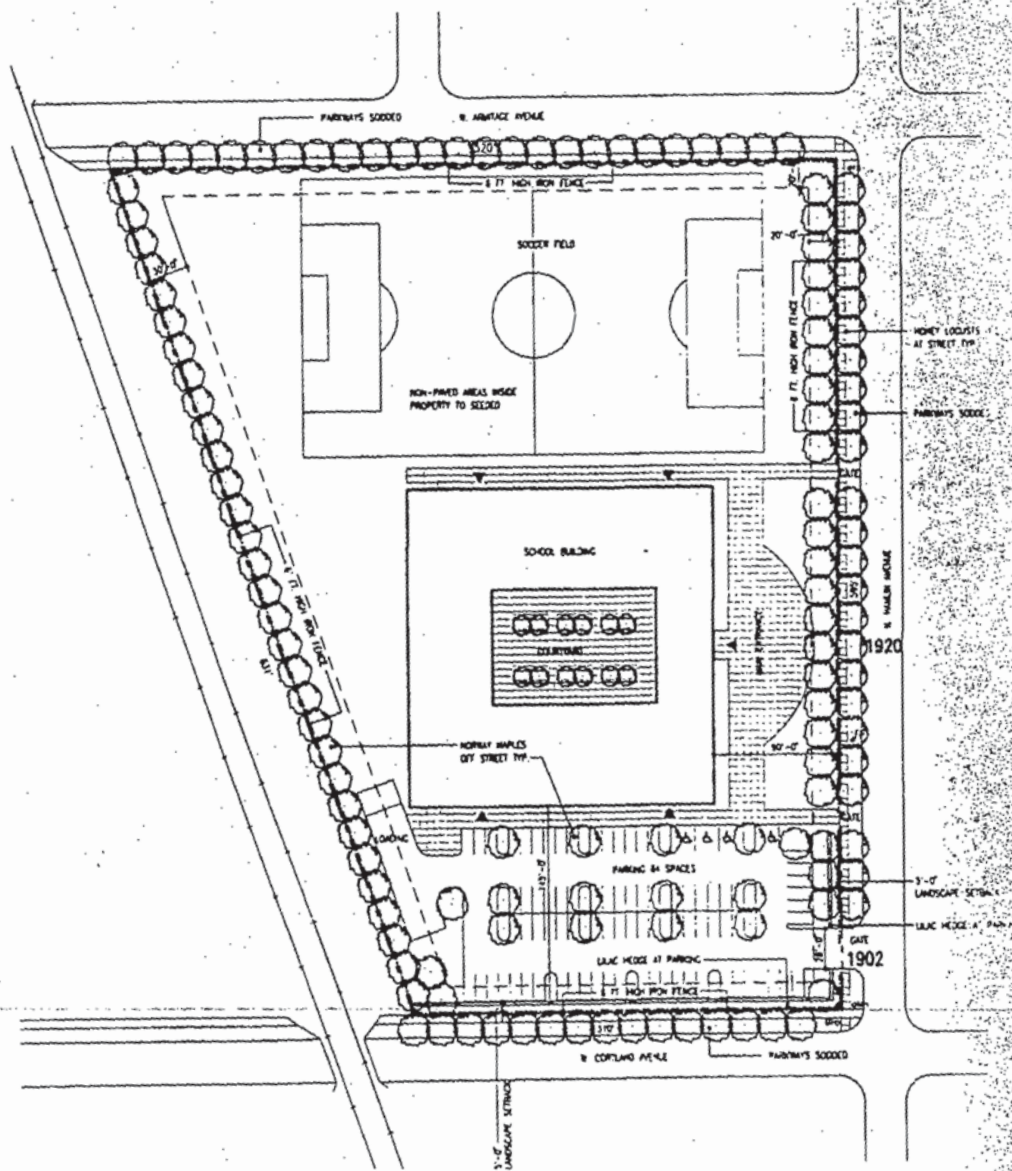
DATE: MAY 9, 1995
 REVISED DATE: JUNE 13, 1996
 PREPARED BY: DESTEFANO + PARTNERS

SCALE: 1"=100'

CHICAGO PUBLIC SCHOOLS
 CAPITAL PROGRAM
 NEW CONSTRUCTION

Site/Landscape Plan.

AMENDED INSTITUTIONAL PLANNED DEVELOPMENT #160
SITE / LANDSCAPE PLAN



DATE: MAY 9, 1995
REVISED DATE: JUNE 13, 1995

APPLICANT: BOARD OF EDUCATION OF CHICAGO
ADDRESS: 3839 W. ARMITAGE

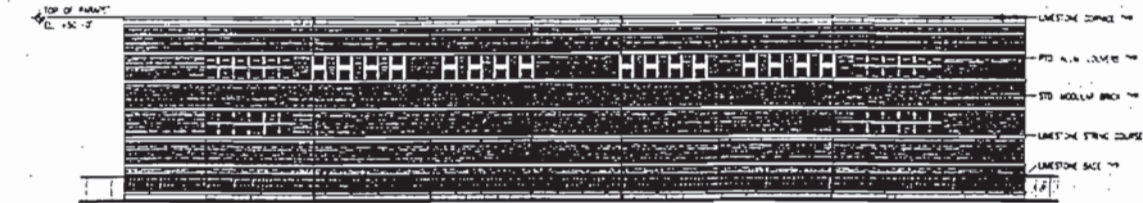
PREPARED BY: DESTEFANO • PART

CHICAGO PUBLIC SCHOOLS
CAPITAL PROGRAM
NEW CONSTRUCTION

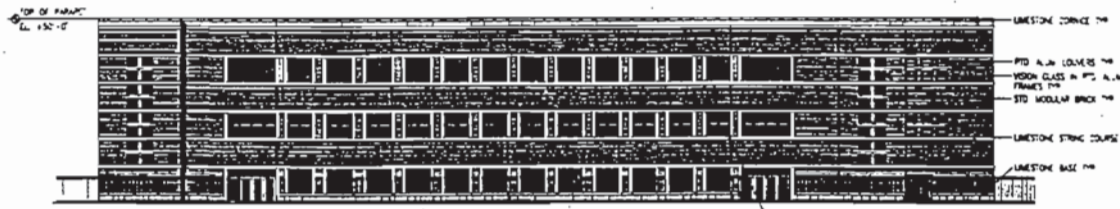
SCALE: 1"=100'

Building Elevations.

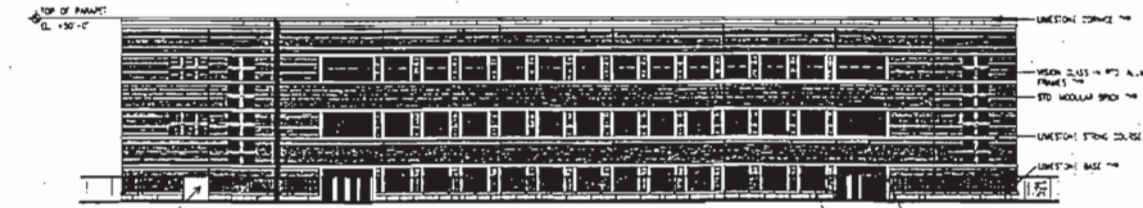
AMENDED INSTITUTIONAL PLANNED DEVELOPMENT #160
BUILDING ELEVATIONS



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

DATE: MAY 9, 1996
REVISED DATE: JUNE 13, 1996

APPLICANT: BOARD OF EDUCATION OF CHICAGO
ADDRESS: 3839 W. ARMITAGE

PREPARED BY: DESTEFANO • PARTNERS

CHICAGO PUBLIC SCHOOLS
CAPITAL PROGRAM
NEW CONSTRUCTION

Reclassification Of Area Shown On Map Number 5-L.

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. 5-L in area bounded by:

the public alley next north of and parallel to West Armitage Avenue; a line 84 feet west of and parallel to North LaCrosse Avenue; West Armitage Avenue; and a line 183.18 feet west of and parallel to North LaCrosse Avenue,

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.

Reclassification Of Area Shown On Map Number 6-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 R3 General Residence District symbols and indications as shown on Map No. 6-F in the area bounded by:

a line 100.75 feet north of and parallel to West 27th Street; South Normal Avenue; a line 59.75 feet north of and parallel to West 27th Street; and a line 54.60 feet west of and parallel to South Normal 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.

(Continued from page 11097)

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 Particular Areas.

On motion of Alderman Barnett the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of May 27, 1982, pages 10831-10832, recommending that the City Council pass two proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Barnett moved to *Concur In* the committee's recommendations and each of the two proposed ordinances was *Passed* by yeas and nays as follows:

Yeas--Aldermen Roti, Barnett, Kenner, Evans, Bloom, Bertrand, Humes, Shaw, Vrdolyak, Majerczyk, Madrzyk, Burke, Brady, Barden, Streeter, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Carothers, Davis, Hagopian, Martinez, Gabinski, Mell, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Merlo, Clewis, Axelrod, Schalter, Volini, Orr, Stone--48.

Nays--None.

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

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

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 Business Planned Development No. 160 symbols and indications as shown on Map No. 5-J in the area bounded by

W. McLean Avenue; a line 300.39 feet east of N. Hamlin Avenue; the alley next north of and parallel to W. Armitage Avenue; a line 450.58 feet east of N. Hamlin Avenue; W. Armitage Avenue; a line 50.06 feet east of N. Hamlin Avenue; the alley next north of and parallel to W. Armitage Avenue; and N. Hamlin Avenue,

to the designation of a Residential 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 thereof and to no others.

[Planned Development printed on pages 11104 thru 11108 of this Journal]

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

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

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 Business Planned Development No. 160 symbols and indications as shown on Map No. 5-J in the area bounded by

(Continued on page 11109)

(Continued from page 11103)

the alley next north of and parallel to W. Armitage Avenue; a line 83 feet east of the east line of N. Avers Avenue; W. Armitage Avenue; a line 33 feet east of the east line of N. Hamlin Avenue; the alley next south of and parallel to W. Armitage Avenue; N. Hamlin Avenue; a line 110.4 feet south of the south line of W. Cortland Avenue; the alley next west of and parallel to N. Hamlin Avenue; W. Cortland Street; the east line of the right of way of the Chicago, Milwaukee and St. Paul Railroad Company; W. Armitage Avenue; and N. Avers Avenue,

to the designation of a Business Planned Development No. 160, 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.

[Planned Development printed on pages 11110 thru 11114 of this Journal]

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

MISCELLANEOUS BUSINESS.

Committee Discharged—On Proposed Ordinance Concerning Establishment of Special Service Area No. Two.

Alderman Frost moved for the *Temporary Suspension of Rule 41* of the Council's Rules of Order for the purpose of discharging the Committee on Finance from further consideration of an ordinance concerning the establishment of a date for a Public Hearing of Special Service Area No. Two.

The motion *Prevailed*.

Alderman Frost then moved to *Discharge* the Committee on Finance from further consideration of the said proposed ordinance.

The motion *Prevailed*.

Thereupon Alderman Frost moved to *Pass*, the said proposed ordinance. The motion *Prevailed* by yeas and nays as follows:

Yeas--Aldermen Roti, Barnett, Kenner, Evans, Bloom, Bertrand, Humes, Shaw, Vrdolyak, Majerczyk, Madrzyk, Burke, Brady, Barden, Streeter, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Carothers, Davis, Hagopian, Martinez, Gabinski, Mell, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Merlo, Clewis, Axelrod, Schulter, Volini, Orr, Stone--48.

Nays--None.

The following is said ordinance as passed:

WHEREAS, Special service areas are established pursuant to Article VII, Section 6(1) of the Constitution of the State of Illinois in force July 1, 1971, which provides:

"The General Assembly may not deny or limit the power of home rule units (1) to make local improvements by special assessment and to exercise this power jointly with other counties and municipalities, and other classes or units of local government having that power on the effective date of this Constitution unless that power is subsequently denied by law to any such other units of local government or (2) to levy or impose additional taxes upon areas within their boundaries in the manner provided by law for the provision of special services to those areas and for the payment of debt incurred in order to provide those special services."

(Continued on page 11115)

BUSINESS PLANNED DEVELOPMENT
NO. 160 AS AMENDED

STATEMENTS

1. The area delineated herein as "Business Planned Development No. 160" is controlled by the First State Bank and Trust Company of Hanover Park under trust agreement no. 755.
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 Planning. These areas shall be suitably paved, lighted and screened.
3. The applicant or its successors, assignees, or grantees shall obtain all official reviews, approvals and permits.
4. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the applicant or its successors, assignees, or grantees, and approval by the City Council.
5. Any service drives or any other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
6. The following uses shall be permitted within the area delineated herein as Business Planned Development: retail and service-type business uses permitted under the B5 General Service Classification, except for dwelling units, lodging rooms, hotel/motel uses, and arcades, including, but not limited to the following:

Retail and service type business uses including the sale of food, food products and meat; sale of packaged alcoholic beverages; sale of clothing and apparel; sale of prescription drugs, pharmaceuticals and allied products; sale of hardware; furniture; sale of tires, batteries and automotive accessories.

Business establishments shall be unrestricted in respect to maximum gross floor areas, subject only to aggregate maximum floor area ratio. The maximum floor area ratio shall be .65.
7. Business and business identification signs may be permitted within the area delineated herein as Business Planned Development, subject to the review and approval of the Department of Inspectional Services and the Department of Planning. There shall be no advertising signs permitted.
8. The information in the tables and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as Business Planned Development, and illustrates that the development of such area will be in general compliance with the intent and purpose of the Chicago Zoning Ordinance.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Development and Planning.

Applicant: First State Bank and Trust Company of Hanover Park,
Trustee under Trust No. 755

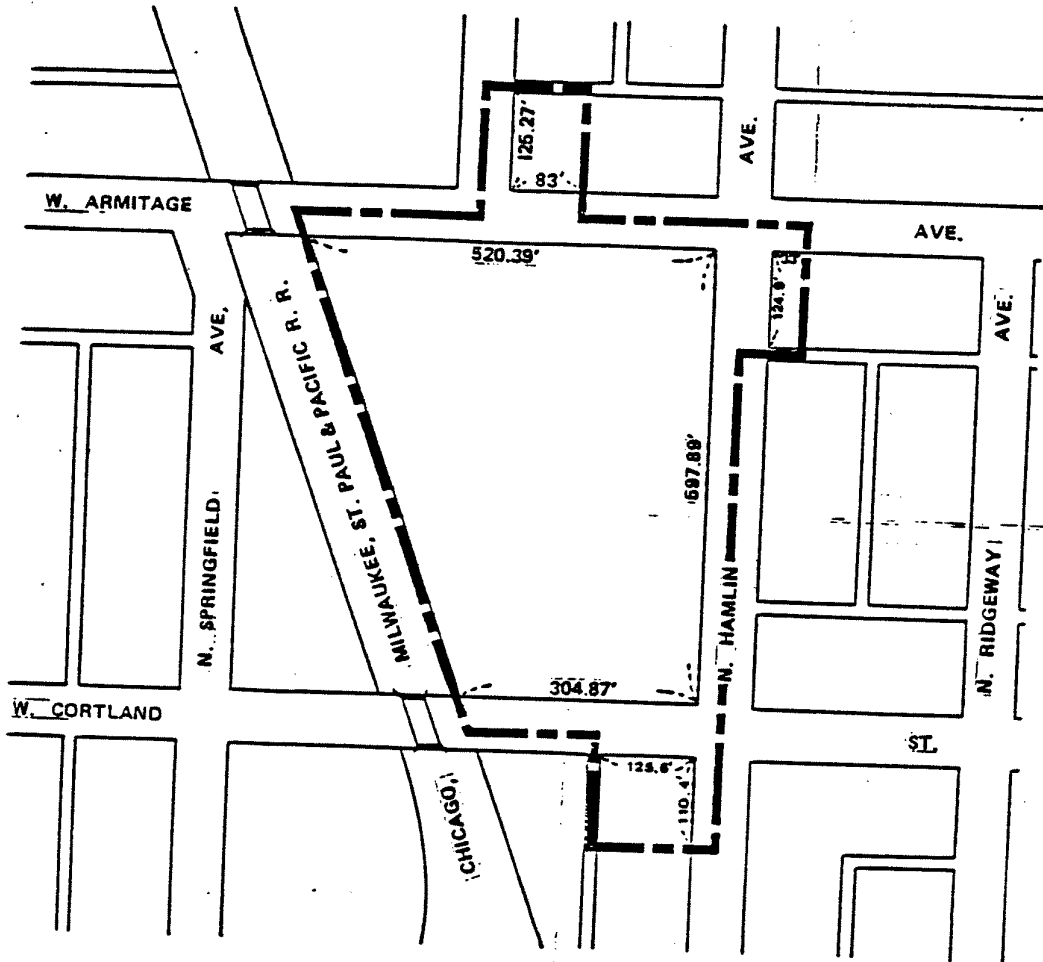
Date: December 23, 1981

June 9, 1982

MISCELLANEOUS BUSINESS

11111

BUSINESS PLANNED DEVELOPMENT No. 160, AS AMENDED
PROPERTY LINE MAP AND RIGHT-OF-WAYS ADJUSTMENT.



LEGEND



PLANNED DEVELOPMENT BOUNDARY

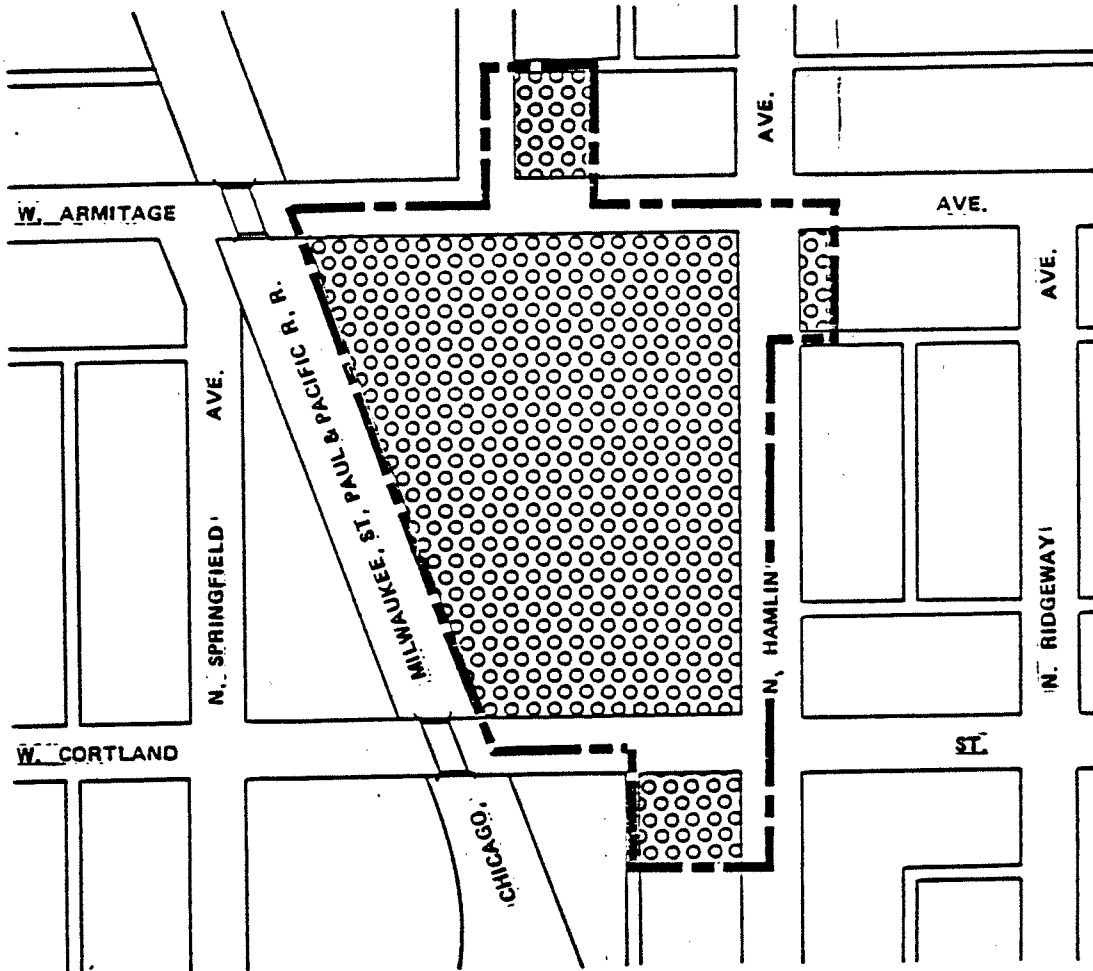


APPLICANT : FIRST STATE BANK AND TRUST COMPANY OF HANOVER PARK
AS TRUSTEE UNDER TRUST NO. 755

DATE: DECEMBER 23, 1981

BUSINESS PLANNED DEVELOPMENT No. 160, AS AMENDED

GENERALIZED LAND USE PLAN



LEGEND



PLANNED DEVELOPMENT BOUNDARY



GENERAL SERVICE TYPE USE, RETAIL USES,
OFF-STREET PARKING AND RELATED USES



APPLICANT: FIRST STATE BANK AND TRUST COMPANY OF HANOVER PARK
AS TRUSTEE UNDER TRUST NO. 755

DATE: DECEMBER 23, 1981

BUSINESS PLANNED DEVELOPMENT
NO. 160 AS AMENDED
PLANNED DEVELOPMENT USE & BULK
REGULATIONS & DATA

Net Site Area	General Description of Land use	F.A.R.	% of Land Coverage	# of Parking Spaces
<hr/>				
Sq. Ft. Acres				
<hr/>				
274,062 sq. ft. 6.29 acres	Retail and Service Type Business Uses	.65	47%	358
<hr/>				

Gross Site Area = Net Site Area: 6.29 ± acres plus area of public rights-of-way 1.63 acres = 7.92 acres

Number of off-street loading spaces: 6

APPLICANT: First State Bank and Trust Company of Hanover Park,
as Trustee under Trust Number 755

DATE: December 23, 1981

BY ALDERMAN AIELLO (36TH WARD):
Grace Evangelical Church, No. 3101 N. Oak Park Avenue—mechanical ventilation inspection.

BY ALDERMAN GUTSTEIN (40TH WARD):
Edgewater Hospital, No. 5700 N. Ashland Avenue—elevator and mechanical ventilation inspections (2).

Mazel Medical Center, No. 5700 N. Ashland Avenue—refrigeration system inspection.

BY ALDERMAN NATARUS (42ND WARD):
Illinois College of Podiatric Medicine, No. 1001 N. Dearborn Street—boiler and fuel burning equipment inspection.

BY ALDERMAN SCHULTER (47TH WARD):

Bethany Home and Hospital of the Methodist Church, No. 5025 N. Paulina Street—boiler and fuel burning equipment, building, mechanical ventilation and sign inspections (4).

Queen of Angels Church, No. 2330 W. Sunnyside Avenue—boiler and fuel burning equipment inspections.

BY ALDERMAN STONE (50TH WARD):

Congregation Beth Itzchok, No. 6716 N. Whipple Street—mechanical ventilation inspection.

APPROVAL OF JOURNAL OF PROCEEDINGS.

JOURNAL (December 3, 1976).

The City Clerk submitted the printed Official Journal of the Proceedings of the regular meeting held on Friday, December 3, 1976, at 10:00 A.M., signed by him as such City Clerk.

Alderman Vrdolyak moved to *Approve* said printed Official Journal and to dispense with the reading thereof. The question being put, the motion *Prevailed*.

UNFINISHED BUSINESS.

Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 5-J (As Amended).

On motion of Alderman Vrdolyak 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 15, 1976, page 3657, recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify a particular area.

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

Yeas—Aldermen Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Adduci, Vrdolyak, Bilandic, Kwak, Madrzyk, Burke, Jaksy, Barden, Shannon, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Oberman, Simpson, Fifielski, Cohen, Schullter, Block, Saperstein, Stone—47.

Nays—None.

The following is said ordinance as passed:

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing R3 General Residence District, B4-1 Restricted Service District, and all the M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 5-J in the area bounded by

W. McLean Street; a line 300.4 feet east of N. Hamlin Avenue; the alley next north of and parallel to W. Armitage Avenue; a line 450 feet east of N. Hamlin Avenue; W. Armitage Avenue; a line 33.5 feet east of N. Hamlin Avenue; a line 125 feet south of W. Armitage Avenue; N. Hamlin Avenue; W. Cortland Street; the east line of the right-of-way of the Chicago, Milwaukee and St. Paul Railroad Company; W. Armitage Avenue; a line 50 feet east of N. Hamlin Avenue; the alley next north of W. Armitage Avenue and N. Hamlin Avenue

to the designation of a 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 thereof and to no others.

[Plan of Development printed on pages 4163-4168 of this Journal]

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

PD 160

BUSINESS PLANNED DEVELOPMENT #160

STATEMENTS, AS AMENDED

SEPTEMBER 9, 1976

The area delineated herein as "Business Planned Development" is controlled by the LaSalle National Bank, a National Banking Association under trust agreement No. 50275.

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. These areas shall be suitably paved, drained, lighted and screened.

The applicant or its successors, assignees, or grantees shall obtain all official reviews, approvals and permits.

Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the applicant or its successors, assignees, or grantees, and approval by the City Council.

Any service drives or any other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. The northerly and easterly boundaries of the parking lot east of Hanlin and north of Armitage shall be adequately fenced and screened. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of thirty (30) feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.

The following uses shall be permitted within the area delineated herein as Business Planned Development: retail and service-type business uses permitted under the B5 General Service Classification, except for dwelling units, lodging rooms, hotel/motel uses,

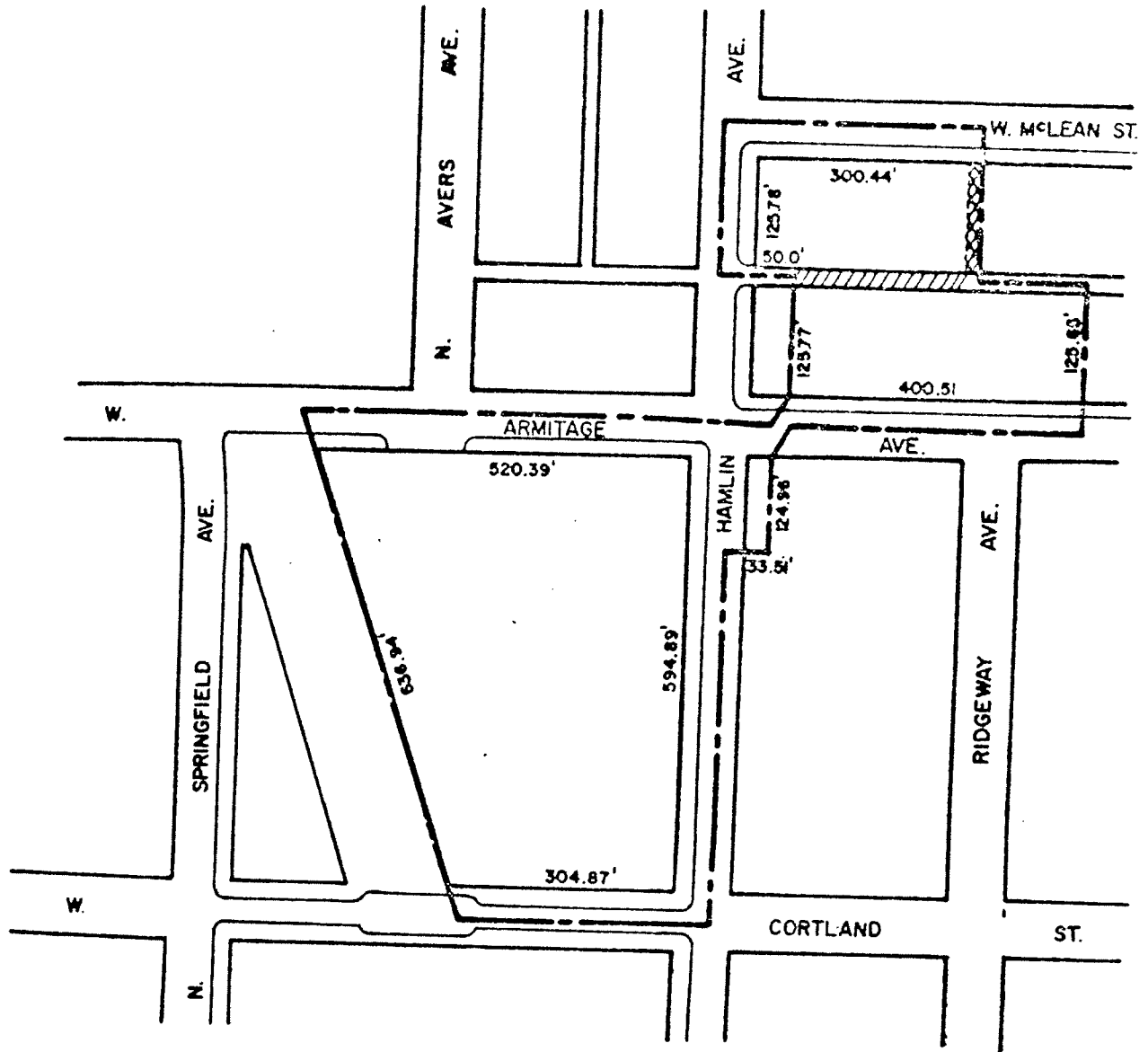
and arcades, including, but not limited to, the following:

Retail and service type business uses including the sale of food, food products and meat; sale of packaged alcoholic beverages; sale of clothing and apparel; sale of prescription drugs, pharmaceuticals and allied products; sale of hardware; furniture; sale of tires, batteries and automotive accessories.

Business establishments shall be unrestricted in respect to maximum gross floor areas, subject only to aggregate maximum floor area ratio. The maximum floor area ratio shall be .65.





7. Business and business identification signs may be permitted within the area delineated herein as Business Planned Development, subject to the review and approval of the Department of Buildings and the Department of Development and Planning. There shall be no advertising signs permitted.
8. The information in the tables and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as Business Planned Development, and illustrates that the development of such area will be in general compliance with the intent and purpose of the Chicago Zoning Ordinance.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Development and Planning.

Applicant: LaSalle National Bank, Trustee



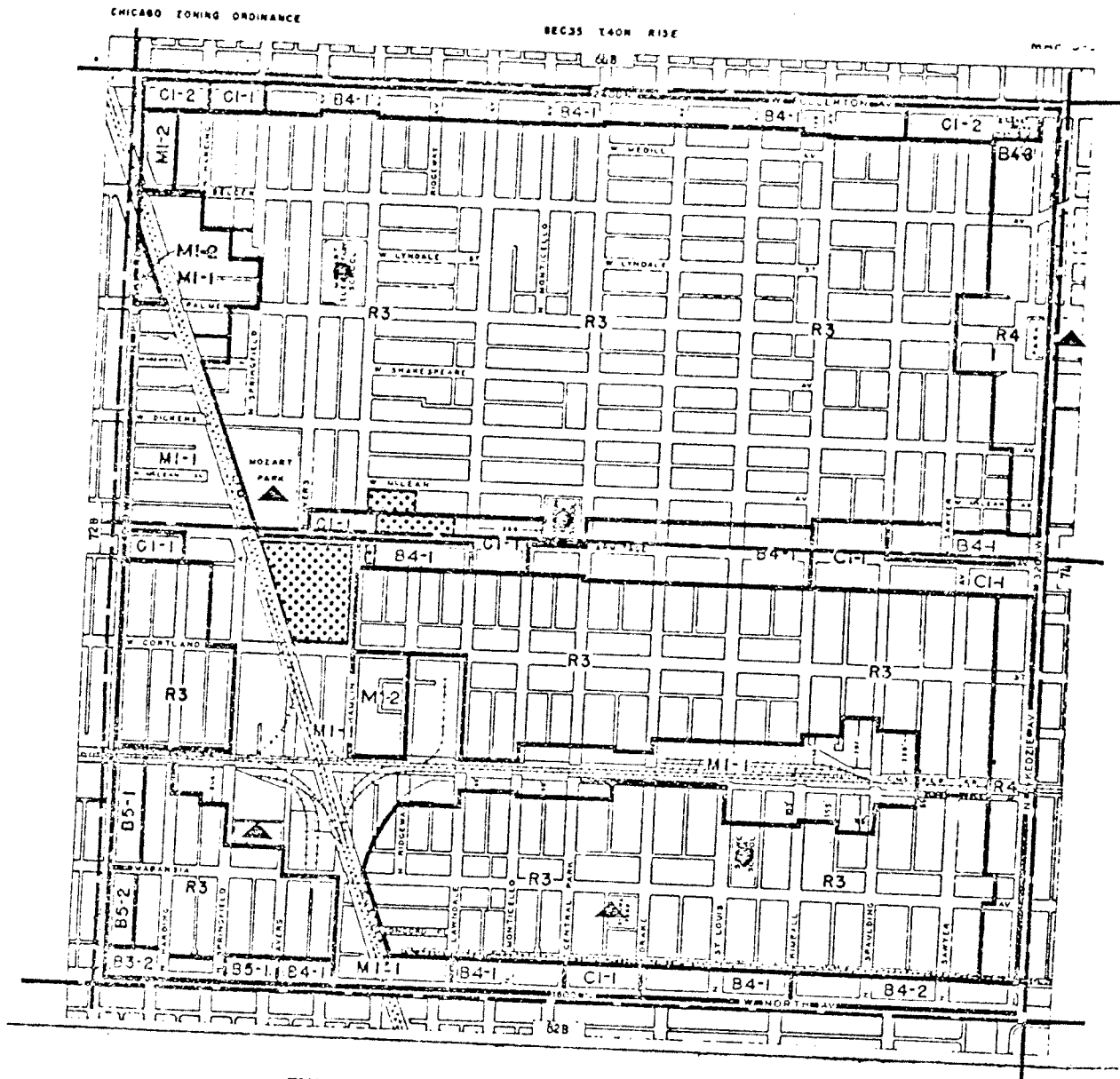
PROPERTY LINE MAP & RIGHTS OF WAY ADJUSTMENTS

LEGEND






-  PROPERTY LINE
-  RIGHT OF WAY
-  ALLEY PROPOSED TO BE VACATED
-  ALLEY PROPOSED TO BE DEDICATED

APPLICANT: LASALLE NATIONAL BANK AS
 TRUSTEE UNDER TRUST NO. 50275
 DATE: JULY 7, 1976 AMENDED SEPT. 9, 1976

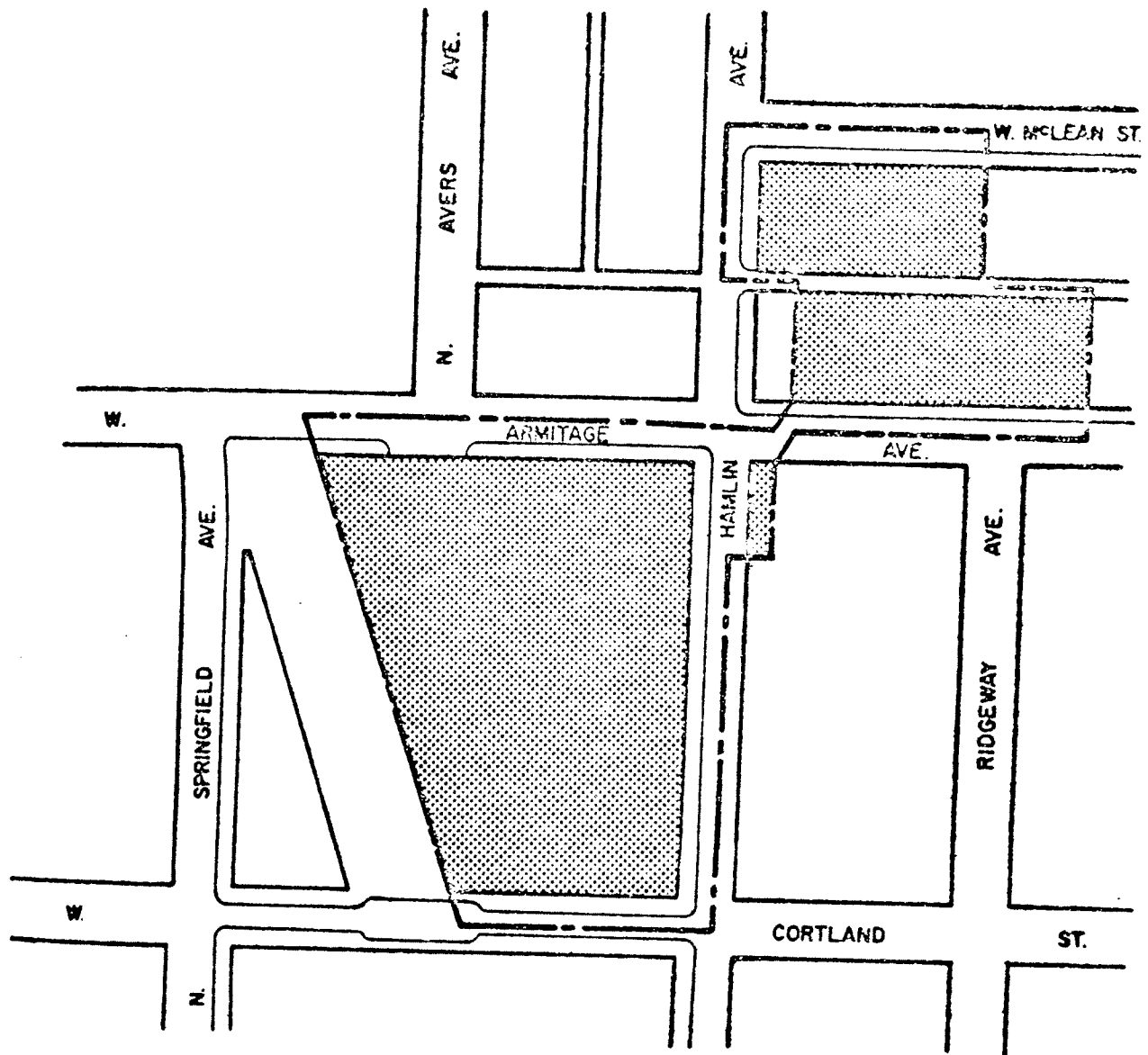




EXISTING ZONING & PREFERENTIAL STREET SYSTEM
AS AMENDED SEPTEMBER 9, 1976

- LEGEND**
-  PROPOSED PLANNED DEVELOPMENT
 -  ZONING DISTRICT BOUNDRIES
 -  PREFERENTIAL STREETS
 -  SCHOOLS
 -  PARKS

APPLICANT
LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 50275



GENERALIZED LAND USE PLAN
AS AMENDED SEPTEMBER 9, 1976

LEGEND

-  Retail and Service Type Business Uses and Off Street Parking

APPLICANT:

LaSalle National Bank as Trustee Under Trust No. 60276



BUSINESS PLANNED DEVELOPMENT
 PLANNED DEVELOPMENT USE & BULK
 REGULATIONS & DATA
 AS AMENDED SEPTEMBER 9, 1976

Net Site Area	General Description of Land Use	F.A.R.	% of Land Coverage	# of Parking Spaces
<u>Sq. Ft. Acres</u>				
337,755 sq. ft. 7.75 acres	Retail and Service Type Business Uses	.65	37%	443

Gross Site Area = Net Site Area: 7.75 ± acres plus area of public rights-of-way
 2.15 acres = 9.90 acres

Number of off-street loading spaces: 6

APPLICANT: LaSalle National Bank as Trustee under Trust Number 50275