

PLAN OF DEVELOPMENT FOR  
INSTITUTIONAL PLANNED DEVELOPMENT **1192**

## STATEMENTS

1. This Plan of Development, consisting of eight (8) statements, a zoning and preferential streets map, a planned development and rights-of-way adjustment map, a generalized land use map, and a table of specific zoning regulations and related data sets forth the controls applicable to the property described in the ordinance which establishes this Planned Development.
2. This area delineated in the Planned Development ordinance is owned by the Chicago Board of Education.
3. Except as specifically stated herein, this Planned Development shall not be deemed a waiver of consent, license or permit, approval or other required action by the City of Chicago. Any dedication or vacation of streets or alleys, easements, adjustments of rights-of-way, dedication of public land, and any required permit, review, approval, license, or consent, and any desired grant of privilege shall be the subject of such separate application or submittal as required. All such applications or submittals must be made by the party then in ownership or control or its assignee or grantee with proper evidence of that relationship. All such applications or submittals shall be subject to the review and approval of the Commissioner of Planning, City and Community Development.
4. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments," as promulgated by the Commissioner of Planning, City and Community Development.
5. The uses permitted within this Planned Development shall be academic and related uses including recreational, and required off-street parking and loading facilities.
6. Off-street parking shall be provided in number determined by this Plan of Development. Off-street loading shall be provided in accord with Section 7.11-1 of the Chicago Zoning Ordinance.
7. Service drives or any other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.  
Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
8. Permanent identification and other necessary signs may be permitted within the Planned Development in accordance with the Chicago Zoning Ordinance and subject to the review and approval of the Commissioner of Planning, City and Community Development.

APPLICANT: Chicago Board of Education

DATE: May 10, 1978

*Reclassification of Area Shown on Map No. 14-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 C1-1 Restricted Commercial District symbols and indications as shown on Map No. 14-J in the area bounded by

W. 59th Street; S. Central Park Avenue; the alley next south of and parallel to W. 59th Street, or the line thereof if extended where no alley exists; and a line 175 feet east of S. Lawndale 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. 16-N.***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 M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 16-N in the area bounded by

W. 64th Place; a line 360 feet east of and parallel to S. Nashville Avenue; a line 145.56 feet south of and parallel to W. 64th Place; S. Nashville 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-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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 18-D in the area bounded by

E. 75th Street; a line 53.3 feet west of and parallel to S. Kimbark Avenue; the alley next south of and parallel to E. 75th Street; the alley next west of and parallel to S. Kimbark Avenue; the alley next northeasterly of and parallel to S. South Chicago Avenue; S. Kimbark Avenue; S. South Chicago Avenue; and a line 231.6 feet west of and parallel to S. Kimbark Avenue

to those of an M1-2 Restricted Manufacturing 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-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 B4-1 Restricted Service District and C1-1 Restricted Commercial District symbols and indications as shown on Map No. 28-F in the area bounded by

W. 116th Street; the alley next east of and parallel to S. Halsted Street; W. 116th Place; S. Halsted Street

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. 30-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 R2 Single Family Residence District and R3 General Residence District symbols and indications as shown on Map No. 30-F in the area bounded by

the alley next south of and parallel to W. 123rd Street; the east line of the alley next east of and parallel to S. Normal Avenue; W. 124th Street; and S. Normal 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 thereof and to no others.

[Plan of Development printed on pages 8368 to 8372 of this Journal]

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

**Issuance of Permit Authorized for Erection of Illuminated Sign.**

On motion of Alderman Roti 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 July 7, 1978, page 8043, recommending that the City Council pass a proposed order to authorize the issuance of a permit for the erection and maintenance of an illuminated sign.

On motion of Alderman Roti said proposed order was *Passed*, by yeas and nays as follows:

*Yeas*—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Humes, Adduci, Vrdolyak, Huels, Kwak, Madrzyk, Burke, Jaksy, Barden, Shannon, Kellam, 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, Fifeleski, Axelrod, Schuller, Volini, Saperstein, Stone—49.

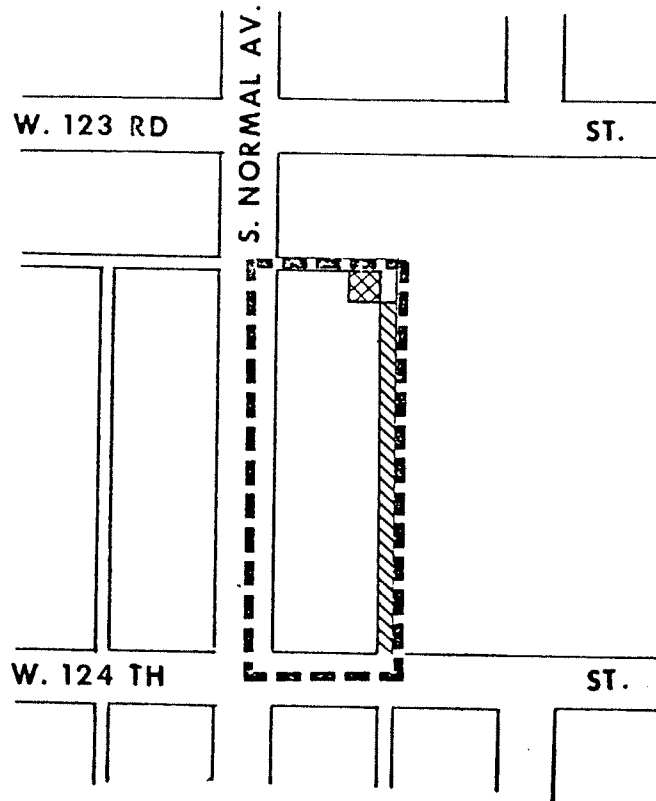
*Nays*—None.



The following is said order as passed:

*Ordered*, That the Commissioner of Buildings is hereby directed to issue a permit to the Central Savings and Loan Association for the erection of two illuminated signs 13'0" x 9'0" (117 square feet) in dimension to project over the sidewalk at No. 1601 W. Belmont Avenue.

Said permit shall be issued, and the work therein authorized shall be done in accordance with the ordinances of the City of Chicago governing the construction and maintenance of illuminated signs of this character.

# INSTITUTIONAL PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT - OF - WAY ADJUSTMENT



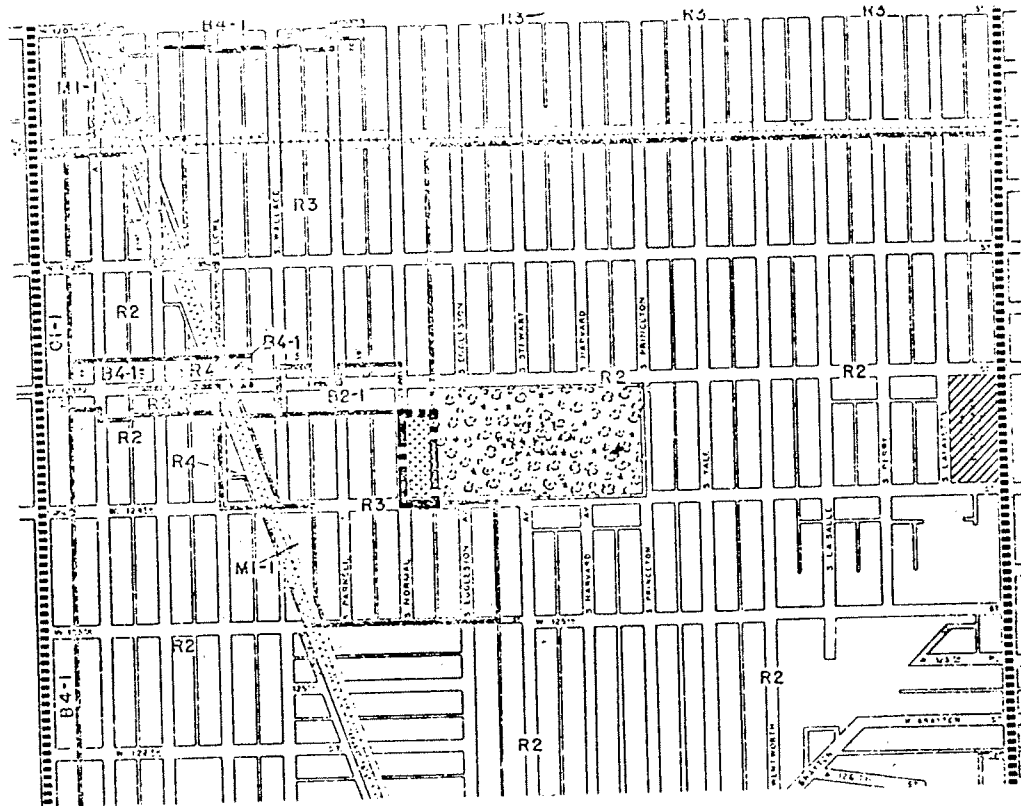
- PLANNED DEVELOPMENT BOUNDARY
-  ALLEY PROPOSED TO BE VACATED
-  TURN AROUND PROPOSED TO BE DEDICATED

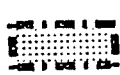


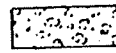
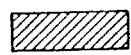
**APPLICANT:** CHICAGO BOARD OF EDUCATION

**DATE:** MAY 10, 1978



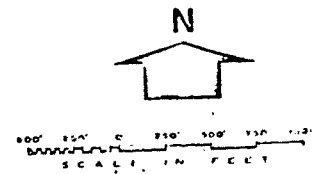
# INSTITUTIONAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



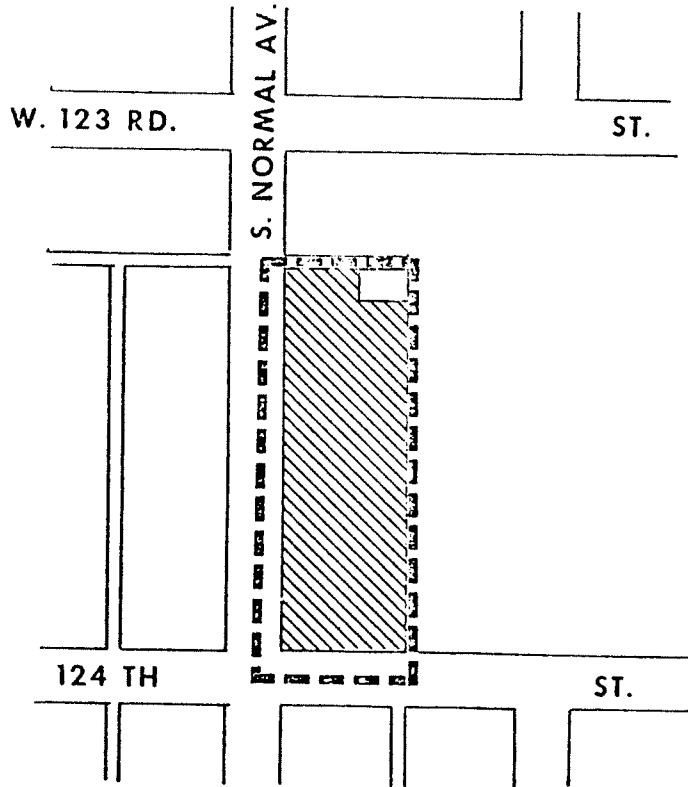
-  PROPOSED PLANNED DEVELOPMENT
-  ZONING DISTRICTS
-  PREFERENTIAL STREETS
-  PUBLIC PARK
-  PUBLIC, QUASI PUBLIC

APPLICANT: BOARD OF EDUCATION

DATE: MAY 10, 1978



# INSTITUTIONAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN




----- PLANNED DEVELOPMENT BOUNDARY

 ACADEMIC AND RELATED USES INCLUDING RECREATIONAL AND OFF STREET PARKING

**APPLICANT:** CHICAGO BOARD OF EDUCATION

**DATE:** MAY 10, 1978

N  
  
SCALE: 1"=200'

INSTITUTIONAL PLANNED DEVELOPMENT  
 PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of land use	Maximum Floor Area Ratio	Maximum % of Land Covered
Square Feet	Acres			
61,506	1.41	Use of land will consist of academic and related uses including recreational, and off-street parking and loading facilities.	1.4	62%

Gross Area = Net Site Area, 1.41 acres; plus area to be dedicated, .04 acres; plus public rights-of-way, .46 acres = 1.91 acres  
 Gross Site Area

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 1.4

Minimum number of off-street parking spaces required: 20

Minimum Periphery Building Setbacks: north boundary - 64'  
 east boundary - 0'  
 south boundary - 0'  
 west boundary - 10'

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

Maximum percentage of land covered for the Net Site Area: 62%

Identification signs to be permitted subject to the review and approval of the Commissioner of Planning, City and Community Development.

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