



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 13, 2025

Scott R. Borstein
Neal & Leroy, LLC
20 S. Clark St.
Suite 2050
Chicago, IL 60603

**Re: Minor change to PD 203
Reconfigured parking and garden addition to schools at 7342 S. Hoyne Ave.**

Dear Mr. Borstein:

Please be advised that your request for a minor change to Institutional Planned Development No. 203 ("PD 203") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 12 of PD 203.

PD 203 is improved with the Southside Occupational Academy High School and Randolph Elementary School at 7342 S. Hoyne Ave. On January 3, 2024, a minor change was granted to the Chicago Board of Education to reconfigure the south parking lot and install a garden for students. This minor change has expired, and while the work was never begun, the Board of Ed. is still interested in completing the project. Therefore, you are requesting a new minor change to reconfigure the south parking lot and install a garden for students.

Both schools need additional parking, and the reconfiguration of the south lot will result in an increase from 31 to 39 spaces, and from 129 to 137 spaces overall. A portion of the required landscaping, including two trees, will be relocated from the parking lot to the garden, thereby adding additional spaces while also enhancing the garden area. The garden will include a growing structure, storage shed and covered pavilion, and will allow for a therapeutic form of education for the schools' special needs students. The following exhibits are attached: Aerial Photo, Garden Site Plan, Exterior Elevations, Planting Plan, and Planting Details.

The Department of Planning and Development has determined that allowing the proposed parking reconfiguration and garden will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. The Dept. of Transportation, the Mayor's Office for People with Disabilities, the Bureau of Fire Prevention, and Stormwater have reviewed the changes and have no objection.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 203, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

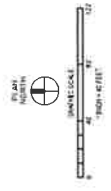
Sincerely,

A handwritten signature in blue ink, appearing to read "Noah Szafraniec", with a long horizontal flourish extending to the right.

Noah Szafraniec
Assistant Commissioner

NS:tm

C: Mike Marmo, Janice Hill, Main file





 CHICAGO PUBLIC SCHOOLS

 DEPARTMENT OF FACILITIES CAPITAL IMPROVEMENT PROGRAM

 BOARD OF EDUCATION

 BOARD OF SUPERINTENDENTS

 530 N. LA SALLE ST.

 CHICAGO, IL 60610

 PHONE: 312.537.3300

 FAX: 312.537.3301

 WWW.CPSDOR.CPSD.COM

PROJECT NO. 2019-00014-07

 PROJECT NAME: SOUTH SIDE HS SIT

2025 SOUTH SIDE HS SIT

 734 S KOSMOW AVE

 CHICAGO, IL 60635

PROJECT NO. 2019-00014-07

 PROJECT NAME: SOUTH SIDE HS SIT

NO.	DATE	DESCRIPTION	BY	FOR
1	08/14/2019	ISSUED FOR PERMITS	MM	MM
2	08/14/2019	ISSUED FOR PERMITS	MM	MM
3	08/14/2019	ISSUED FOR PERMITS	MM	MM
4	08/14/2019	ISSUED FOR PERMITS	MM	MM
5	08/14/2019	ISSUED FOR PERMITS	MM	MM
6	08/14/2019	ISSUED FOR PERMITS	MM	MM
7	08/14/2019	ISSUED FOR PERMITS	MM	MM
8	08/14/2019	ISSUED FOR PERMITS	MM	MM
9	08/14/2019	ISSUED FOR PERMITS	MM	MM
10	08/14/2019	ISSUED FOR PERMITS	MM	MM
11	08/14/2019	ISSUED FOR PERMITS	MM	MM
12	08/14/2019	ISSUED FOR PERMITS	MM	MM
13	08/14/2019	ISSUED FOR PERMITS	MM	MM
14	08/14/2019	ISSUED FOR PERMITS	MM	MM
15	08/14/2019	ISSUED FOR PERMITS	MM	MM
16	08/14/2019	ISSUED FOR PERMITS	MM	MM
17	08/14/2019	ISSUED FOR PERMITS	MM	MM
18	08/14/2019	ISSUED FOR PERMITS	MM	MM
19	08/14/2019	ISSUED FOR PERMITS	MM	MM
20	08/14/2019	ISSUED FOR PERMITS	MM	MM

DRAWN BY: JMM

 SCALE: 1" = 40'

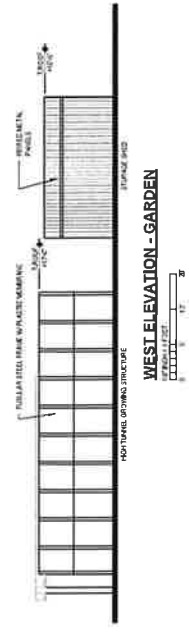
 SHEET NO.: 2025 SOUTH SIDE HS SIT

AERIAL PHOTO

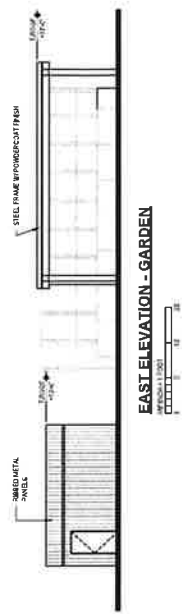
 DRAWING NO.

A1

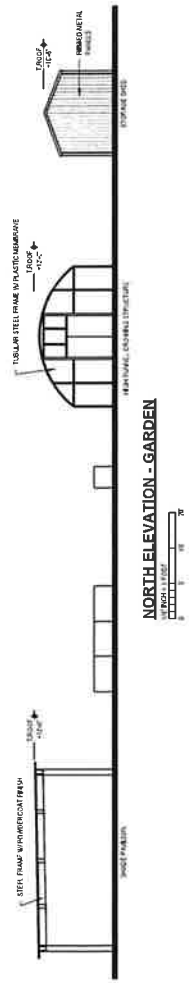
NO.	DATE	BY	DESCRIPTION
1	10/20/24	MM	ISSUED FOR PERMIT
2			
3			
4			
5			
6			
7			
8			
9			
10			



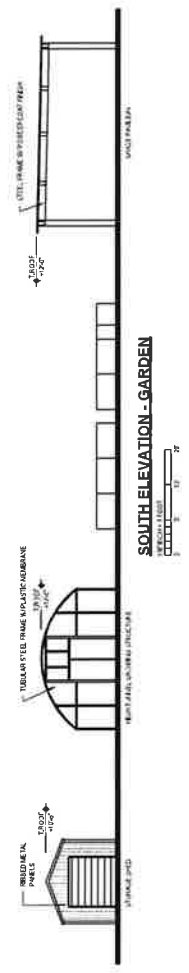
WEST ELEVATION - GARDEN



EAST ELEVATION - GARDEN



NORTH ELEVATION - GARDEN



SOUTH ELEVATION - GARDEN



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 5, 2024

Scott R. Borstein
Neal & Leroy, LLC
20 S. Clark St.
Suite 2050
Chicago, IL 60603

Re: Minor change to PD No. 203 (reconfigured parking, garden improvements and accessory structures to serve the principal school use at 7342 S. Hoyne Ave.)

Dear Mr. Borstein:

Please be advised that your request for a minor change to Institutional Planned Development No. 203 ("PD 203") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 12 of PD 203.

PD 203 is improved with the Southside Occupational Academy High School and Randolph Elementary School at 7342 S. Hoyne Ave. The Chicago Board of Education is seeking a minor change to reconfigure the south parking lot and install a garden for use by students. The schools have a need for additional parking and the reconfiguration of the south lot will result in an increase from 31 to 39 spaces, and from 129 to 137 spaces overall – this total remains compliant with the minimum of 82 as required by the planned development. A portion of the required landscaping, including two trees, will be relocated from the parking lot to the garden, thereby adding additional spaces while also enhancing the garden area. The garden will include a growing structure, storage shed and covered pavilion, and will allow for a therapeutic form of education for the schools' special needs students. The following exhibits are attached: Aerial Photo, Garden Site Plan, Exterior Elevations, Planting Plan, and Planting Details.

The Department of Planning and Development has determined that allowing the proposed parking reconfiguration and garden will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

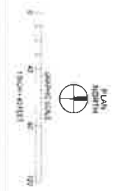
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 203, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Noah Szafraniec
Assistant Commissioner



DEPARTMENT OF FACILITIES CENTER,
IMPROVEMENT PROGRAMS

ARCHITECT OF RECORD: BURNS & MCDONNELL

SEITZ ARCHITECT'S
1000 N. LAUREL ST.
CHICAGO, IL 60610
WWW.SEITZARCHITECT.COM

CONSTRUCTION PROGRAM
AT THE SITE FOR
IMPROVEMENT PROGRAMS

2020 SOUTHSIDE HS SIT

TRAINING AID
CHICAGO, IL 60606

PROJECT NO. 2020SDHSIT-01

NO.	DATE	DESCRIPTION	BY	CHECKED BY
1	08/11/2020	ISSUED FOR PERMIT	JR	SR
2	08/11/2020	ISSUED FOR CONSTRUCTION	JR	SR
3	08/11/2020	ISSUED FOR RECORD	JR	SR

AERIAL PHOTO

A1

*Reclassification Of Area Shown On Map Number 18-H.
(As Amended)
(Application Number A-3788)*

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 Institutional Planned Development Number 203 symbols and indications as shown on Map Number 18-H in the area bounded by:

West 73rd Street; South Hoyne Avenue; West 74th Street; and a line of the Pittsburg, Cincinnati, Chicago and St. Louis Railroad,

to those of an Amended Institutional Planned Development Number 203 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. 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 Number 203,
As Amended.*

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development consists of approximately three hundred fifty-three thousand four hundred thirty-eight (353,438) square feet (eight and eleven one-hundredths (8.11)) acres net site area which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, the Board of Education, City of Chicago.
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, their 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 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.
4. This Planned Development consists of thirteen (13) statements; a Bulk Regulations and Data Table, an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; and a Site/Landscape Plan and Building Elevations prepared by Holabird & Root, dated September 11, 1997. Full size sets of the 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 delineated herein as Institutional Planned Development shall be educational and recreational 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 of the Departments of Transportation and Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.

8. Height restriction of any building or any appurtenance thereto shall, in addition to the Bulk Regulations and Data Table, be subject to height limitations as certified and approved by the Federal Aviation Administration.
9. The maximum permitted Floor Area Ratio (F.A.R.) shall be in accordance with the attached Bulk Regulations and Data Table. For purpose of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
10. Improvements to the Property, including landscaping and all entrances and exits to the parking areas, 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.
11. 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.
12. 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, appropriate and consistent with the nature of improvements contemplated in this Planned Development and the purposes underlying the provisions in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance 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.

[Existing Land-Use Map referred to in these Plan of Development Statements unavailable at time of printing.]

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 53798 through 53801 of this Journal.]

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

*Institutional Planned Development Number 203,
As Amended.*

Bulk Regulations And Data Table.

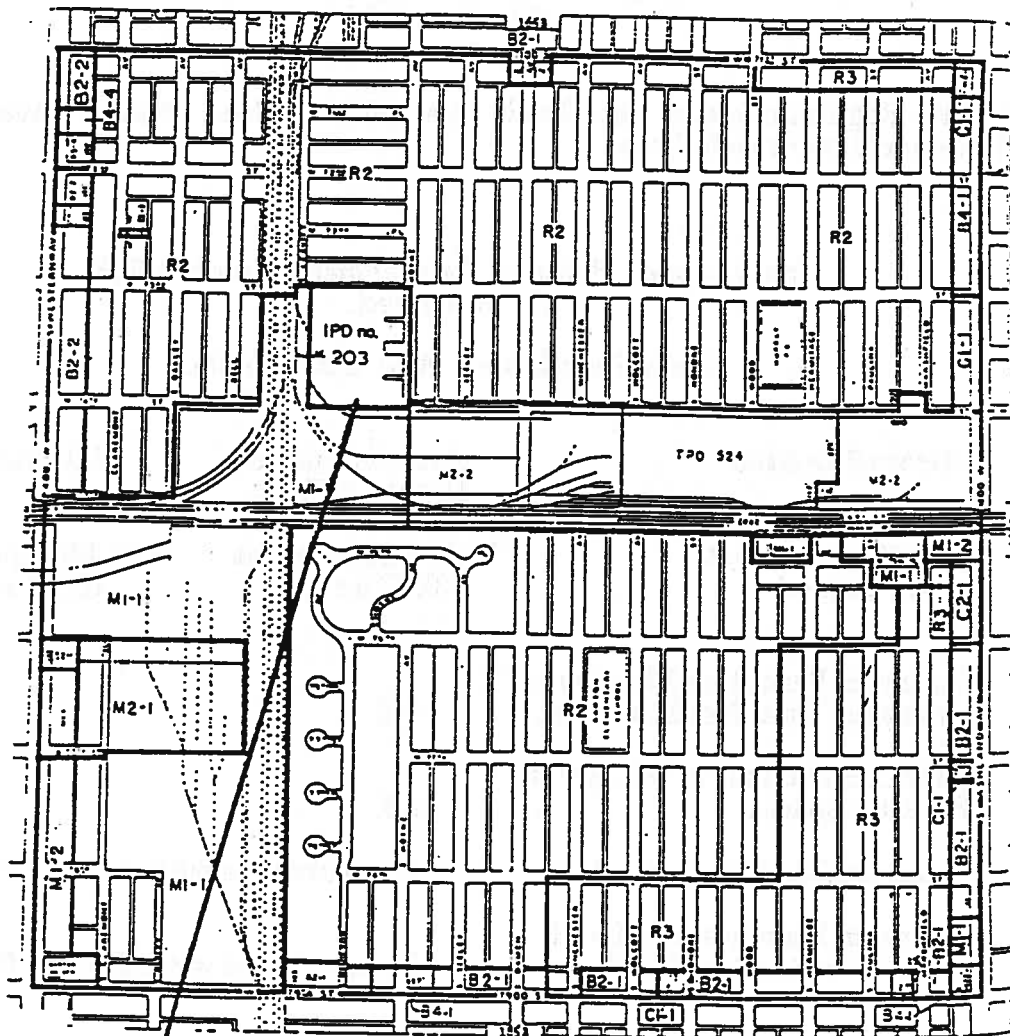
Gross Site Area	Area Of Public Right-Of-Way	Net Site Area
382,468 square feet (8.78 acres)	29,040 square feet (0.67 acres)	353,428 square feet (8.11 acres)
Maximum Permitted Floor Area Ratio for Total Net Site Area:	0.5.	
Minimum Number of Off-Street Parking Spaces:	82.	
Minimum Building Setbacks:	In accordance with the Site Plan.	
Maximum Percentage of Land Covered for the Net Site Area:	In accordance with the Site Plan.	

*Reclassification Of Area Shown On Map Number 20-F.
(Application Number A-3786)*

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

(Continued on page 53802)

Existing Zoning Map.



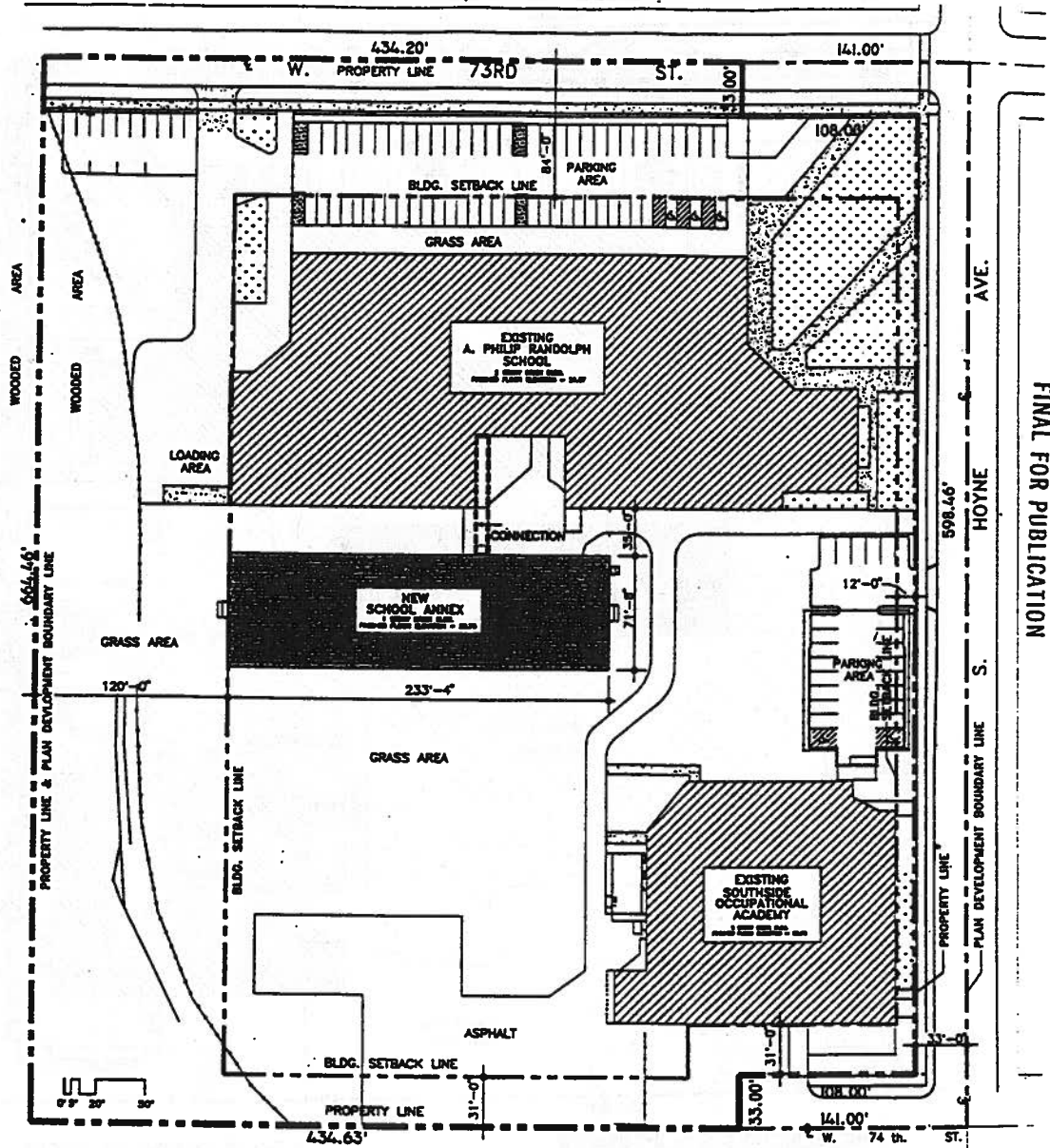
FINAL FOR PUBLICATION

A. Philip Randolph Magnet Elem School
7316 S. Hoyne Ave.
Chicago, IL 60636



APPLICANT: Chicago Board of Education
DATE: July 30, 1997

Planned Development Boundary And Property Line Map.



FINAL FOR PUBLICATION

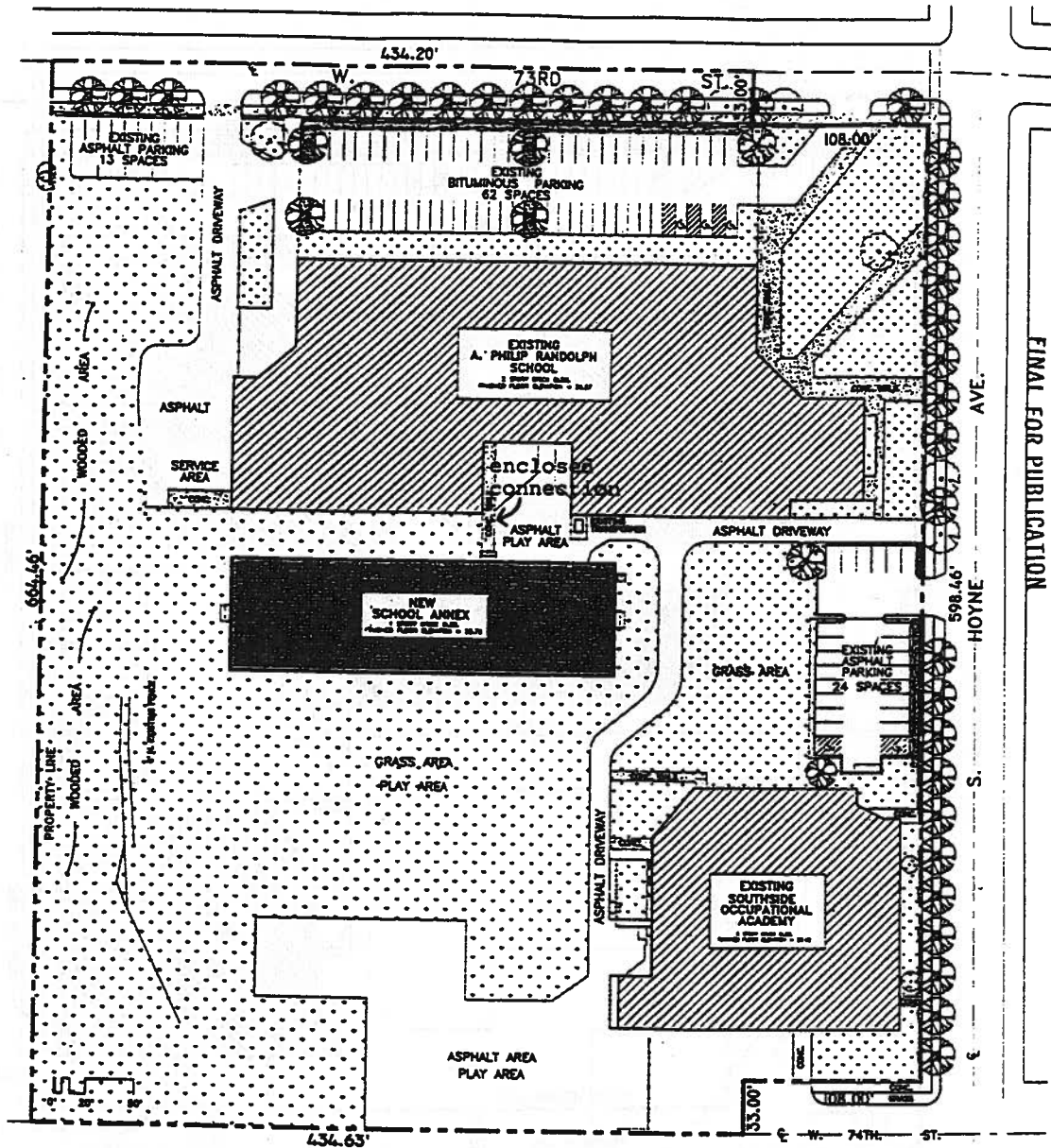
Holabird & Root
Architecture Engineering Interiors

A. PHILIP RANDOLPH MAGNET
ELEMENTARY SCHOOL (12A)



APPLICANT: Chicago Board of Education
 DATE: July 30, 1997
 REVISED: September 11, 1997

Site/Landscape Plan.



FINAL FOR PUBLICATION

Holabird & Root
Architecture Engineering Interiors

A. PHILIP RANDOLPH MAGNET
ELEMENTARY SCHOOL (12A)

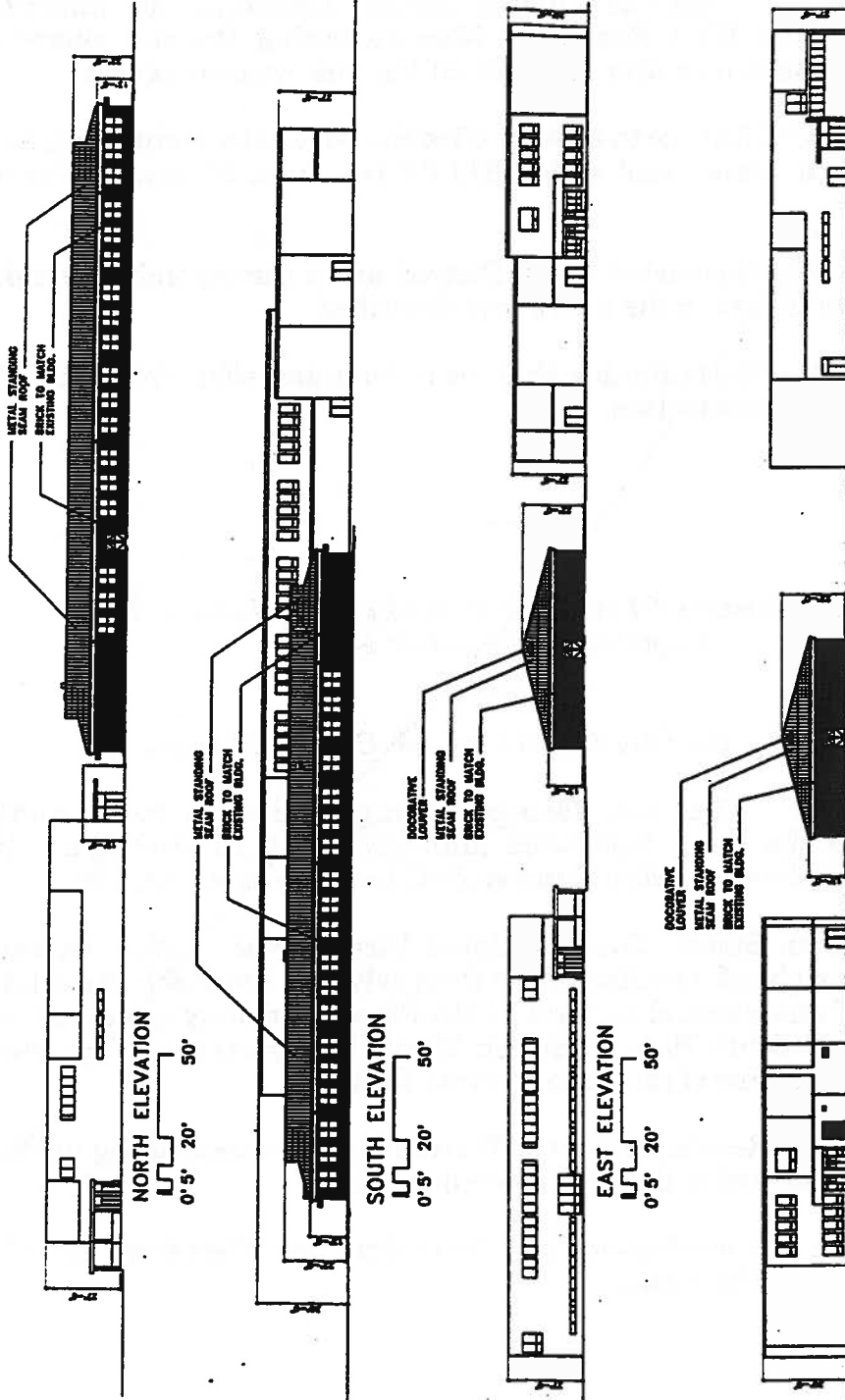


- LEGEND:**
- NEW TREE W/25' SPACING-TYP.
 - EXISTING TREE TO REMAIN
 - 2' HIGH SHRUBBERY
 - ORNAMENTAL FENCE

APPLICANT: Chicago Board of Education
 DATE: July 30, 1997
 REVISED: September 11, 1997

Building Elevations.

Building Elevations



FINAL FOR PUBLICATION

Holabird & Root
Architecture Engineering Interiors

APPLICANT: A. PHILIP RANDOLPH MAGNET
ELEMENTARY SCHOOL (12A)

Chicago Board of Education

July 30, 1997

September 11, 1997

DATE:

REVISED:

(Continued from page 35588)

West Catalpa Avenue; North Cumberland Avenue; West Catherine Avenue; and North Chester Avenue,

to the designation of the Business Planned Development No. 322, 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.

[Business Planned Development printed on pages 35596 through 35600 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. 18-H.

PD 203

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 Institutional Planned Development No. 203 and M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 18-H in the area bounded by

West 73rd Street or the line thereof if extended where no street exists; South Hoyne Avenue; West 74th Street or the line thereof if extended where no street exists; and a line 50 feet east of the east right-of-way line of the Pittsburg, Cincinnati, Chicago and St. Louis Railroad,

to the designation of Institutional Planned Development No. 203, 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.

[Institutional Planned Development printed on pages 35602 through 35607 of this Journal.]

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

(Continued on page 35601)

PLAN OF DEVELOPMENT FOR
INSTITUTIONAL PLANNED DEVELOPMENT No. 203
As Amended
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.

- 2 -

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.

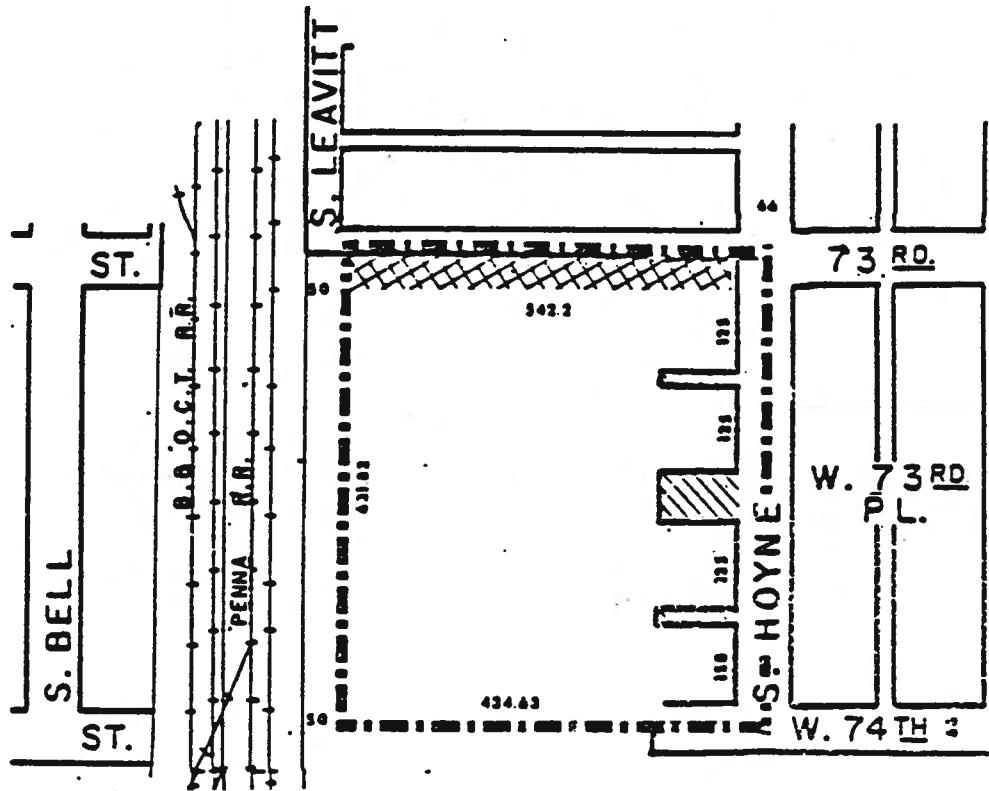
8. Permanent identification and other necessary signs may be permitted within the Planned Development in accordance with the Chicago Zoning Ordinance and subject to the review and approval of the Commissioner of Planning, City and Community Development.


APPLICANT: Chicago Board of Education

DATE: July 29, 1986

INSTITUTIONAL PLANNED DEVELOPMENT NO. 203 AS ENDED

PROPERTY LINE MAP AND RIGHT - OF - WAY ADJUSTMENT



- PLANNED DEVELOPMENT BOUNDARY
-  ALLEYS AND STREET HERETOFORE VACATED
-  STREET RIGHT OF WAY PROPOSED TO BE DEDICATED

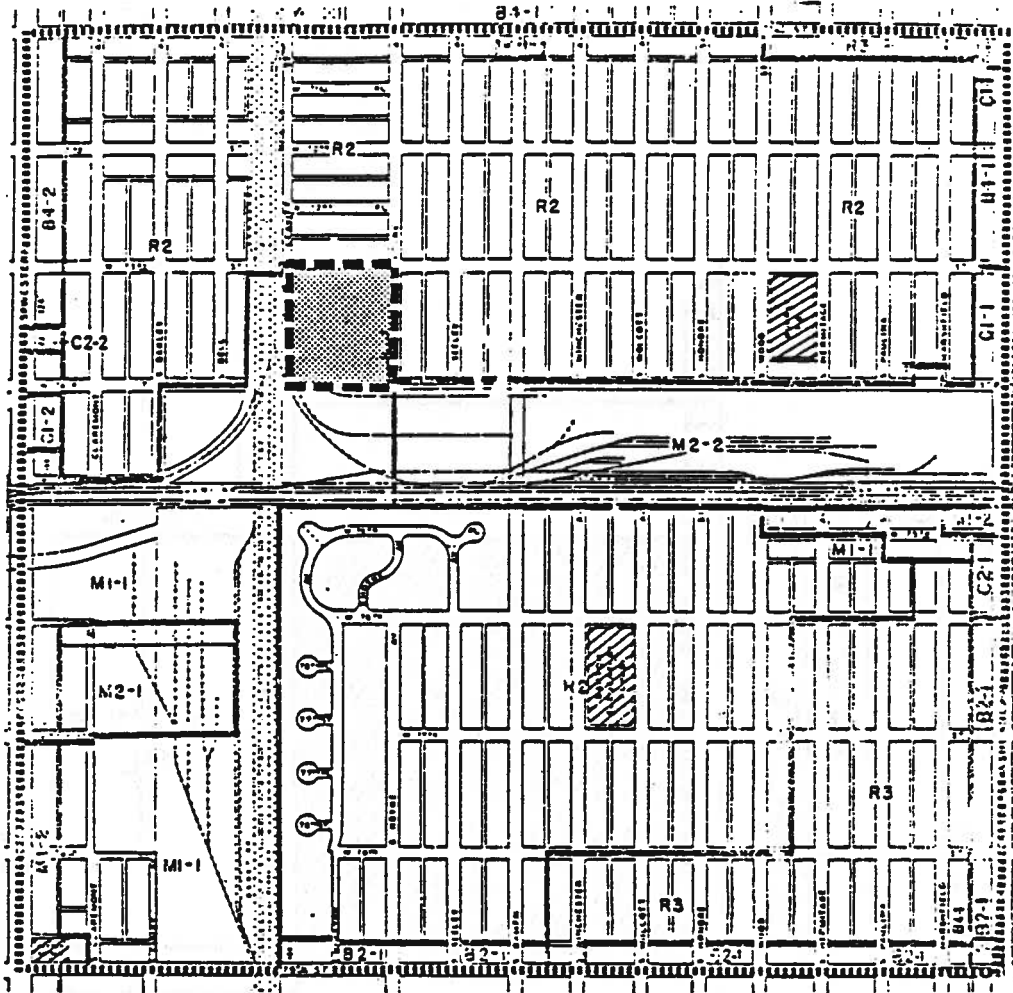
APPLICANT: CHICAGO BOARD OF EDUCATION





DATE: JULY 29, 1986

N

 SCALE: 1"=250'

INSTITUTIONAL PLANNED DEVELOPMENT NO. 203 AS AMENDED EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



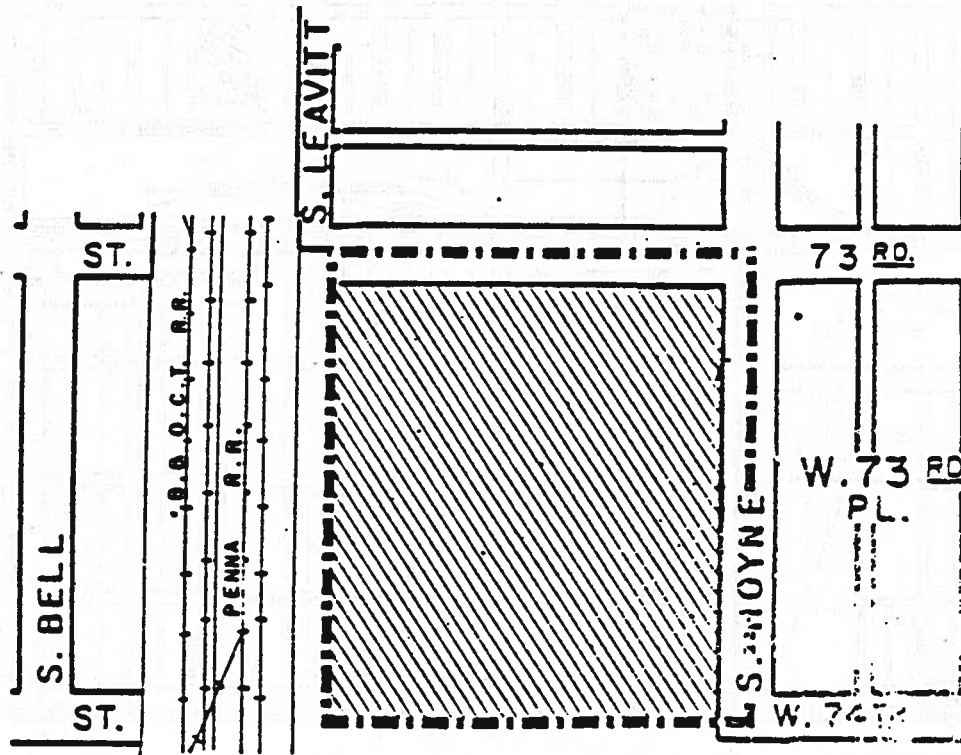
-  PROPOSED PLANNED DEVELOPMENT
-  PUBLIC, QUASI PUBLIC
-  ZONING DISTRICTS
-  PREFERENTIAL STREETS


APPLICANT: BOARD OF EDUCATION

DATE: JULY 29, 1986



INSTITUTIONAL PLANNED DEVELOPMENT NO. 203 AS AMENDED GENERALIZED LAND USE PLAN



- PLANNED DEVELOPMENT BOUNDARY
-  ACADEMIC AND RELATED USES INCLUDING RECREATIONAL AND OFF STREET PARKING

APPLICANT: CHICAGO BOARD OF EDUCATION
DATE: JULY 29, 1986

N

 SCALE: 1"=250'

10/30/86

UNFINISHED BUSINESS

35607

INSTITUTIONAL PLANNED DEVELOPMENT No. 203
As Amended
PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area Square Feet	Acres	General Description of land use	Maximum Floor Area Ratio	Maximum % of Land Covered
361,405	8.29	Use of land will consist of academic and related uses including recreational, and off-street parking and loading facilities.	0.32	21%

Gross Area = Net Site Area, 8.29 acres; plus area to be dedicated, 0.33 acres; plus public rights-of-way, 0.37 acres = 8.99 acres
Gross Site Area

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 0.32

Minimum number of off-street parking spaces required: 55

Minimum Periphery Building Setbacks: north boundary - 84'
east boundary - 12'
south boundary - 31'
west boundary - 120'

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: 21%

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

APPLICANT: Chicago Board of Education

DATE: July 29, 1986

PLAN OF DEVELOPMENT FOR
INSTITUTIONAL PLANNED DEVELOPMENT No. 203

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.

APPROVED: Chicago Board of Education

DATE: October 29, 1978

*Reclassification of Area Shown on
Map Nos. 14-I and 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 B4-1 and B4-2 Restricted Service Districts and B5-2 General Service District symbols and indications as shown on Map Nos. 14-I and 14-J in the area bounded by

W. 59th Street; S. Troy Street; the alley next south of and parallel to W. 59th Street; the alley next east of and parallel to S. Kedzie Avenue; the alley next north of and parallel to W. 63rd Street; S. Kedzie Avenue; W. 62nd Place; a line 168 feet west of S. Kedzie Avenue; the alley next north of and parallel to W. 62nd Place; a line 125 feet west of S. Kedzie Avenue; W. 61st Place; and the alley next west of and parallel to S. Kedzie Avenue

to those of a B2-1 Restricted Retail 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 Nos. 14-I and 16-I.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 and B4-2 Restricted Service Districts and B5-2 General Service District symbols and indications as shown on Map Nos. 14-I and 16-I in the area bounded by

the alley next north of and parallel to W. 63rd Street; S. Fairfield Avenue; W. 63rd Street; S. Washtenaw Avenue; the alley next north of and parallel to W. 63rd Street; S. Western Avenue; the alley next south of and parallel to W. 63rd Street; S. Troy Street; the alley next south of the alley next south of and parallel to W. 63rd Street; the alley next west of and parallel to S. Troy Street; the alley next south of and parallel to W. 63rd Street; and S. Kedzie Avenue

to those of a B2-1 Restricted Retail 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 Nos. 16-I and 18-I.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 and B4-2 Restricted Service District symbols and indications as shown on Map Nos. 16-I and 18-I in the area bounded by

the alley next north of and parallel to W. 71st Street; the alley next west of and parallel to S. Maplewood Avenue; W. 71st Street; S. Campbell

Avenue; the alley next north of and parallel to W. 71st Street; the alley next west of and parallel to S. Western Avenue; W. 71st Street; S. Artesian Avenue; the alley next south of and parallel to W. 71st Street; S. California Avenue; W. 71st Street; and S. Washtenaw Avenue

to those of a B2-1 Restricted Retail 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-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 M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 18-H in the area bounded by

W. 73rd Street, or the line thereof if extended where no street exists; S. Hoyne Avenue; W. 73rd Place; a line 75 feet west of S. Hoyne Avenue; the alley next south of and parallel to W. 73rd Place; a line 108 feet west of S. Hoyne Avenue; W. 74th Street, or the line thereof if extended where no street exists; and a line 50 feet east of the east right-of-way line of the Pittsburgh, Cincinnati, Chicago and St. Louis Railroad

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
9442 to 9446 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. 26-I.*

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

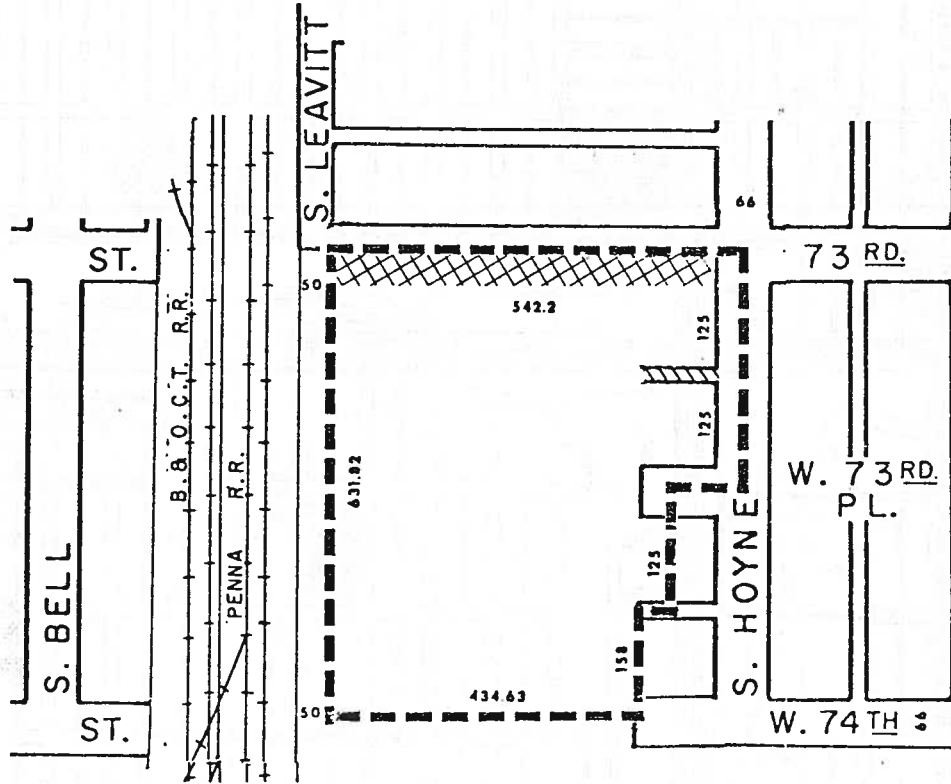
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 26-I in the area bounded by



W. 103rd Street; S. Western Avenue; a line 130 feet north of W. 110th Street; the alley next west of and parallel to S. Western Avenue, or the line thereof if extended where no alley exists; W. 107th Street; a line 146 feet west of S. Western Avenue; the alley next north of and parallel to W. 107th Street; and the alley next west of and parallel to S. Western Avenue

to those of a B2-1 Restricted Retail 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 PROPERTY LINE MAP AND RIGHT - OF - WAY ADJUSTMENT



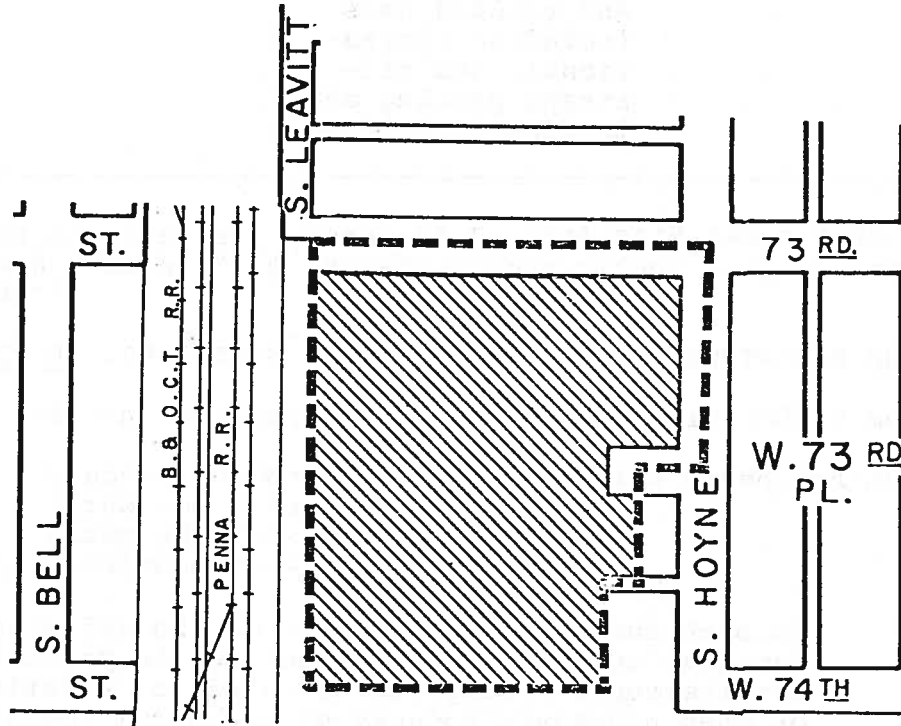
- PLANNED DEVELOPMENT BOUNDARY
-  ALLEY PROPOSED TO BE VACATED
-  STREET RIGHT OF WAY PROPOSED TO BE DEDICATED


APPLICANT: CHICAGO BOARD OF EDUCATION

DATE: OCTOBER 20, 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: OCTOBER 20, 1978



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			
319,772	7.34	Use of land will consist of academic and related uses including recreational, and off-street parking and loading facilities.	0.25	16%

Gross Area = Net Site Area, 7.34 acres; plus area to be dedicated, 0.33 acres; plus public rights-of-way, 0.37 acres = 8.04 acres
Gross Site Area

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 0.25

Minimum number of off-street parking spaces required: 55

Minimum Periphery Building Setbacks: north boundary - 84'
east boundary - 12'
south boundary - 390'
west boundary - 120'

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: 16%

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

APPLICANT: Chicago Board of Education

DATE: October 20, 1978