

*Reclassification Of Area Shown On Map Number 11-L.
(Application Number 13274)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B2-1 Restricted Retail District symbols and indications as shown on Map Number 11-L in the area bounded by:

West Agatite Avenue; the alley next northeast of North Milwaukee Avenue; a line 125 feet long beginning at a point 129.7 feet southeast of the intersection of West Agatite Avenue and the alley next northeast of North Milwaukee Avenue and ending at a point 203.8 feet southeast of the intersection of West Agatite Avenue and North Milwaukee Avenue; and North Milwaukee Avenue,

to those of a B4-2 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 13-I.

(As Amended)

(Application Number 13416)

Be It Ordained by the City Council of the City of Chicago: IPD 247, AA

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the symbol and indication as shown on Map Number 13-I in the area bounded by:

West Ainslie Street; the alley next west of and parallel to North California Avenue; West Lawrence Avenue; and North Francisco Avenue,

to those of Institutional Planned Development Number 247, as amended, 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.

Plan of Development Statements attached to this ordinance read as follows:

*Institutional Planned Development
Number 247, As Amended.*

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development Number 247, as amended (the "Planned Development") and subject to the use and bulk restrictions of this Planned Development consists of approximately five and three-tenths (5.3) acres and is owned or controlled by the applicant, Lawrence Hall Youth Services (the "Applicant").
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees (collectively, "Affiliates"). Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision or parcels, shall require separate submittal on behalf of the Applicant or its Affiliates and approval by the City Council of the City of Chicago (the "City Council").
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its Affiliates and, if different than the Applicant, the legal title holders and ground lessors, if any. All rights granted hereunder to the Applicant shall inure to the benefit of the Affiliates 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 of Chicago (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 Plan of Development consists of these fourteen (14) Planned Development statements and the exhibits listed below, all of which are incorporated herein and made a part hereof by this reference.

- Exhibit 1. Bulk Regulations and Data Table.
- Exhibit 2. Existing Zoning Map.
- Exhibit 3. Existing Land-Use Map.
- Exhibit 4. Planned Development Property Line and Boundary Map.
- Exhibit 5. Site Plan.
- Exhibit 6. Landscape Plan.
- Exhibit 7. Fence Detail.
- Exhibit 8. Building Elevations 1.
- Exhibit 9. Building Elevations 2.
- Exhibit 10. Building Elevations at School (Classrooms).
- Exhibit 11. Building Elevations at School (Administration).
- Exhibit 12. Building Elevations at Residences 1.
- Exhibit 13. Building Elevations at Residences 2.
- Exhibit 14. Building Elevations at Administration.
- Exhibit 15. Building Elevations at Gymnasium.
- Exhibit 16. Building Elevations at Maintenance.

These foregoing documents are sometimes collectively hereinafter referred to as the "Plans". Full-size sets of the Plans are on file with the Department of Planning and Development ("D.P.D."). The Planned Development is applicable to the area delineated hereto and these and no other controls shall apply. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of the City of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development. These and no other zoning controls shall apply to the area delineated herein.

5. The following uses shall be permitted within the area delineated herein as "Institutional Planned Development":
youth residential, special education K -- 12 school, social services and social service administrative offices, recreation, accessory uses and accessory parking;
6. New identification signs, illuminated and non-illuminated school bulletin boards, and temporary signs, such as construction and informational signs, shall be permitted within the Planned Development subject to the review and approval of the Commissioner of the D.P.D.
7. Any service drives or other ingress and egress shall be adequately designed and paved in accordance with the regulations of the City of Chicago Department of Transportation ("C.D.O.T.") in effect at the time of construction and in compliance with the Municipal Code, subject to the review and approval of C.D.O.T., D.P.D. and the Department of Fire. There shall be no parking within emergency areas. Ingress and egress shall be subject to review and approval of C.D.O.T. and D.P.D.
8. In addition to the maximum height of any building or any appurtenance thereto prescribed in this Planned Development, the height of any improvements shall also be subject to limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements to the Property shall be designed, installed and maintained in substantial conformance with the Plans dated November 15, 2001. Landscaping shall be designed, installed and maintained at all times in accordance with the applicable landscaping provisions of the Landscape Ordinance.
11. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the D.P.D., upon the application for such a modification by the Applicant or the Affiliates and after a determination by the Commissioner of the D.P.D. that such a modification is appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the

provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the D.P.D. 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.

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 D.P.D.
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 through 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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disability. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the Property shall automatically revert to that of the previously adopted I.P.D., Number 247.

[Exhibits 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15
and 16 referred to in these Plan of Development
Statements printed on pages
77756 through 77770
of this Journal.]

Exhibit 1 (Bulk Regulations and Date Table) referred to in these Plan of Development Statements reads as follows:

Exhibit 1.

Institutional Planned Development Number 247, As Amended.

Bulk Regulations And Data Table.

Gross Site Area		Net Site Area		Maximum Floor Area Ratio
Square Feet	Acres	Square feet	Acres	
53,006	1.21	227,416	5.22	0.7
Gross Site Area =		Net Site Area +		Area in Public Right-of-Way
280,422 square feet (6.43 acres)		227,416 square feet (5.22 acres)		53,006 square feet (1.21 acres).

Off-Street Parking: 74.
 Off-Street Loading: 1.

Minimum setbacks and maximum site coverage shall be in accordance with the submitted Site Plans.

Maximum Building Height: In accordance with building elevations.

Exhibit 3.

Existing Land-Use Map.

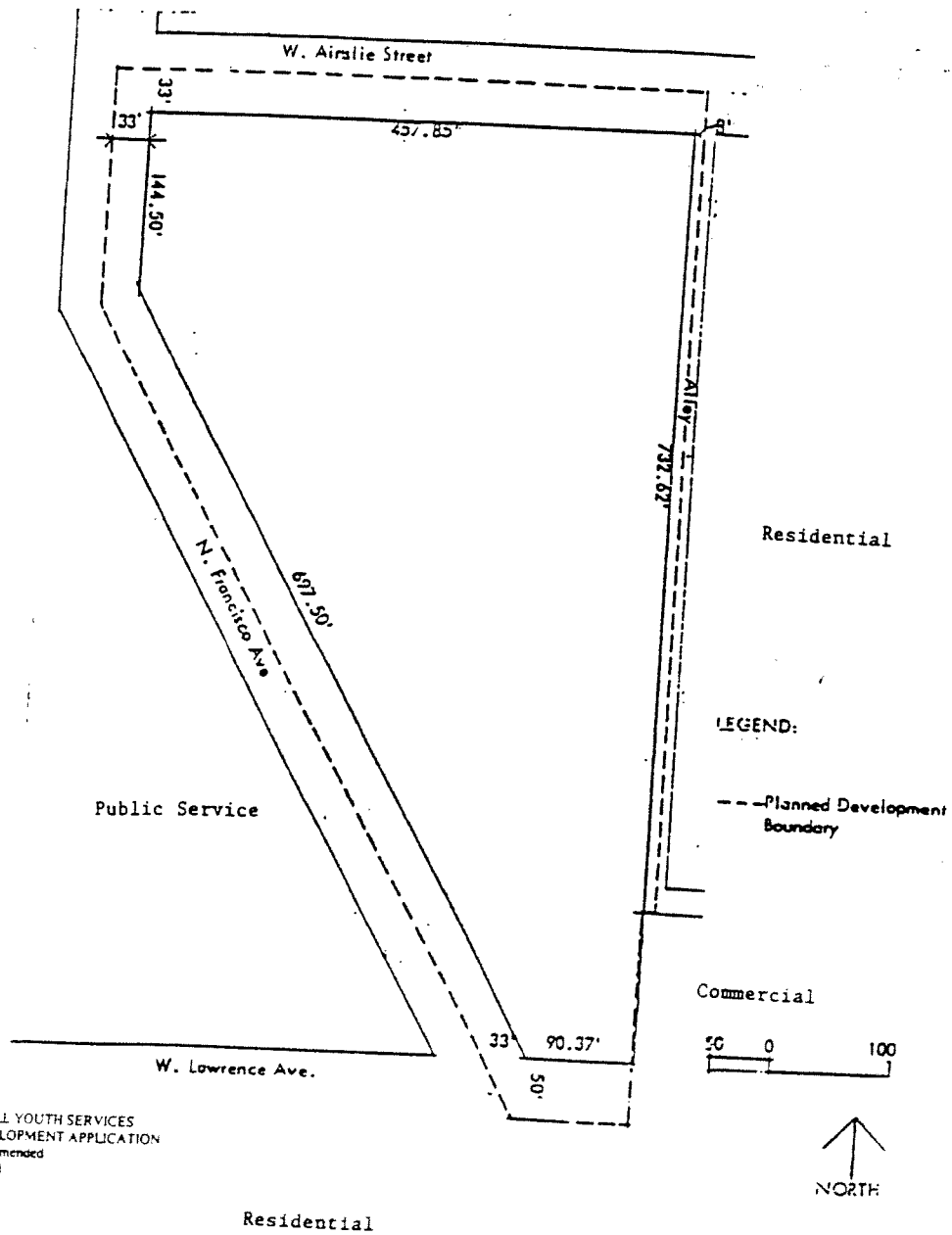
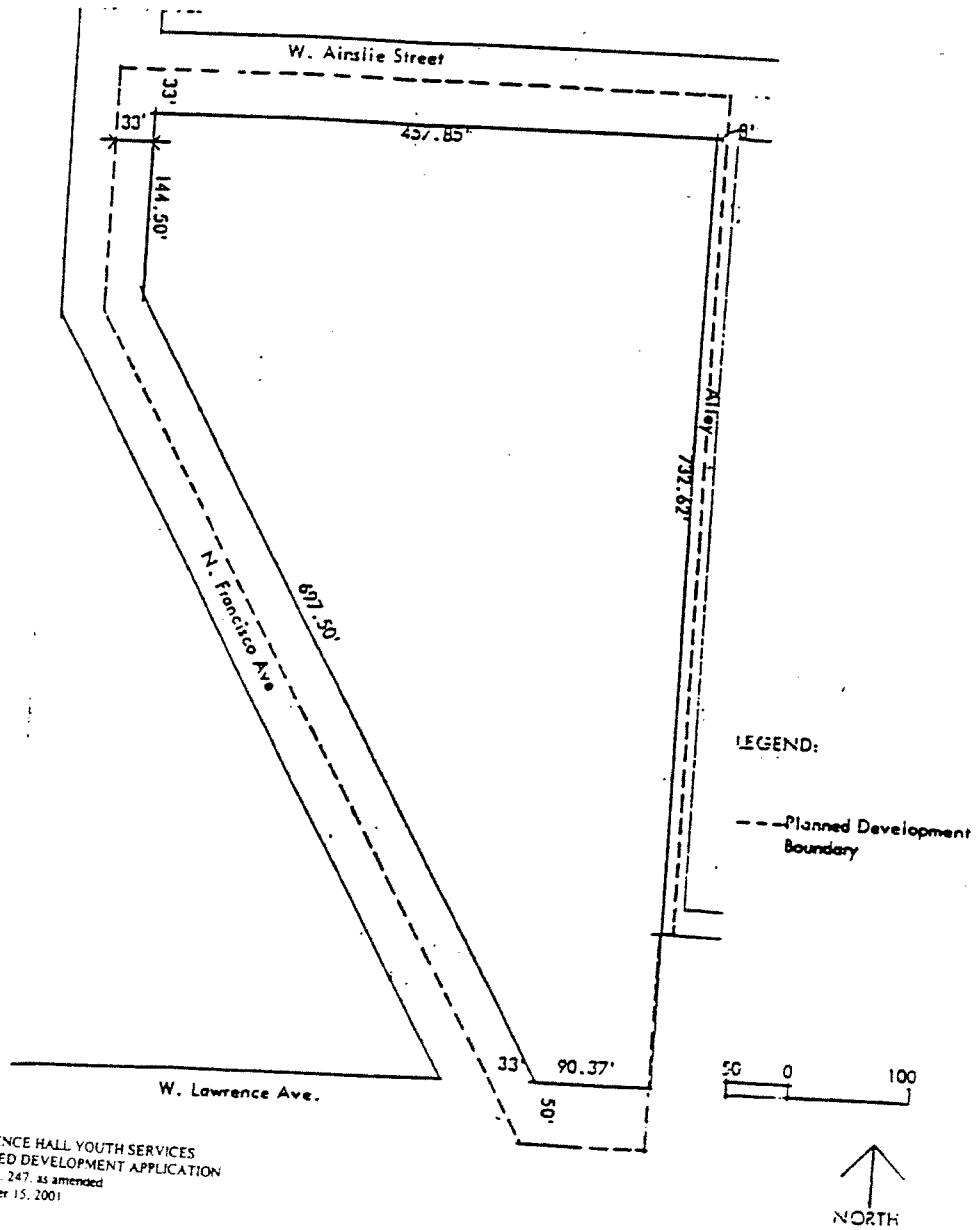


Exhibit 4.

Planned Development Property Line
And Boundary Map.



LAWRENCE HALL YOUTH SERVICES
PLANNED DEVELOPMENT APPLICATION
I.P.D. No. 247, as amended
November 15, 2001

Exhibit 5.

Site Plan.

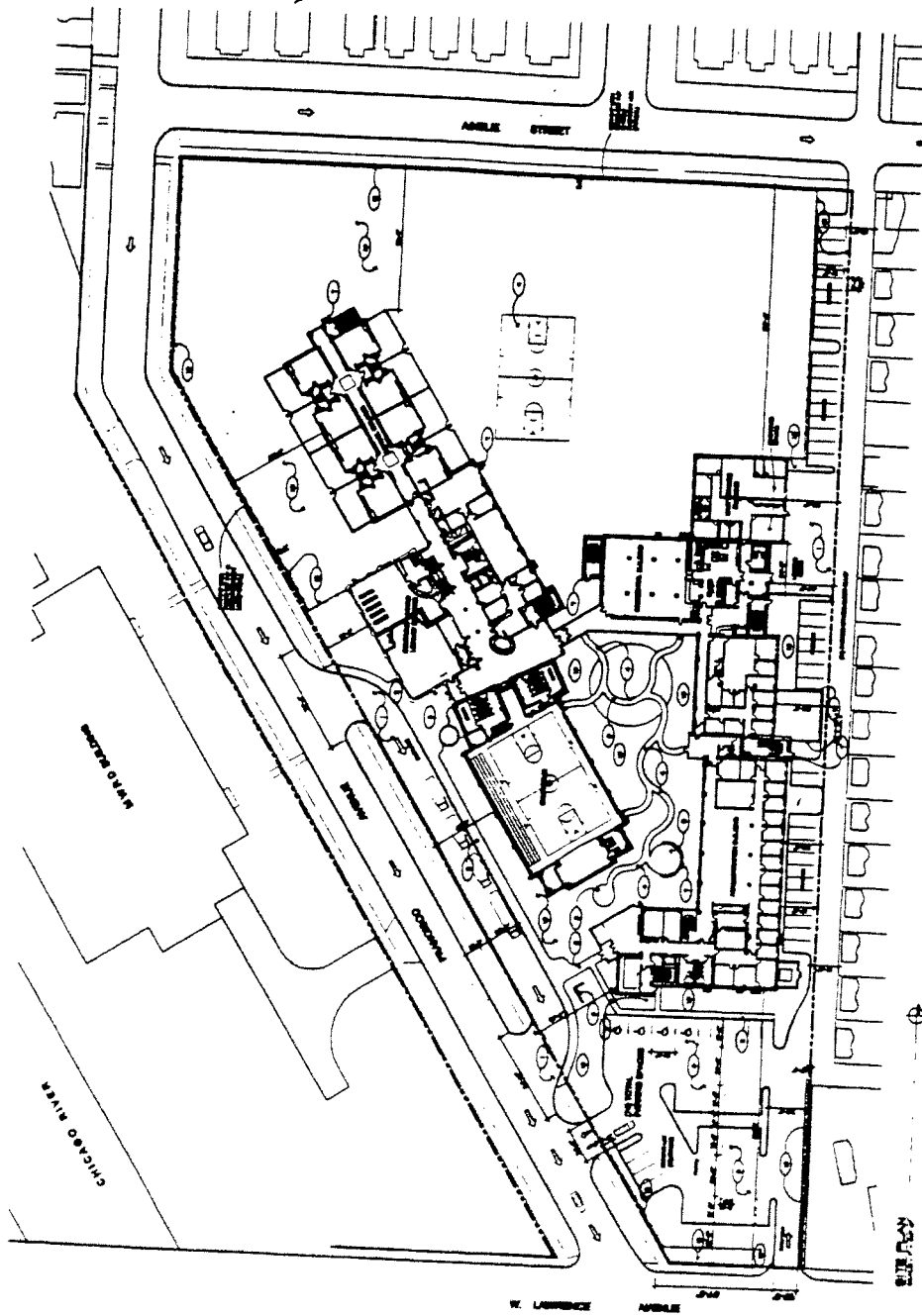
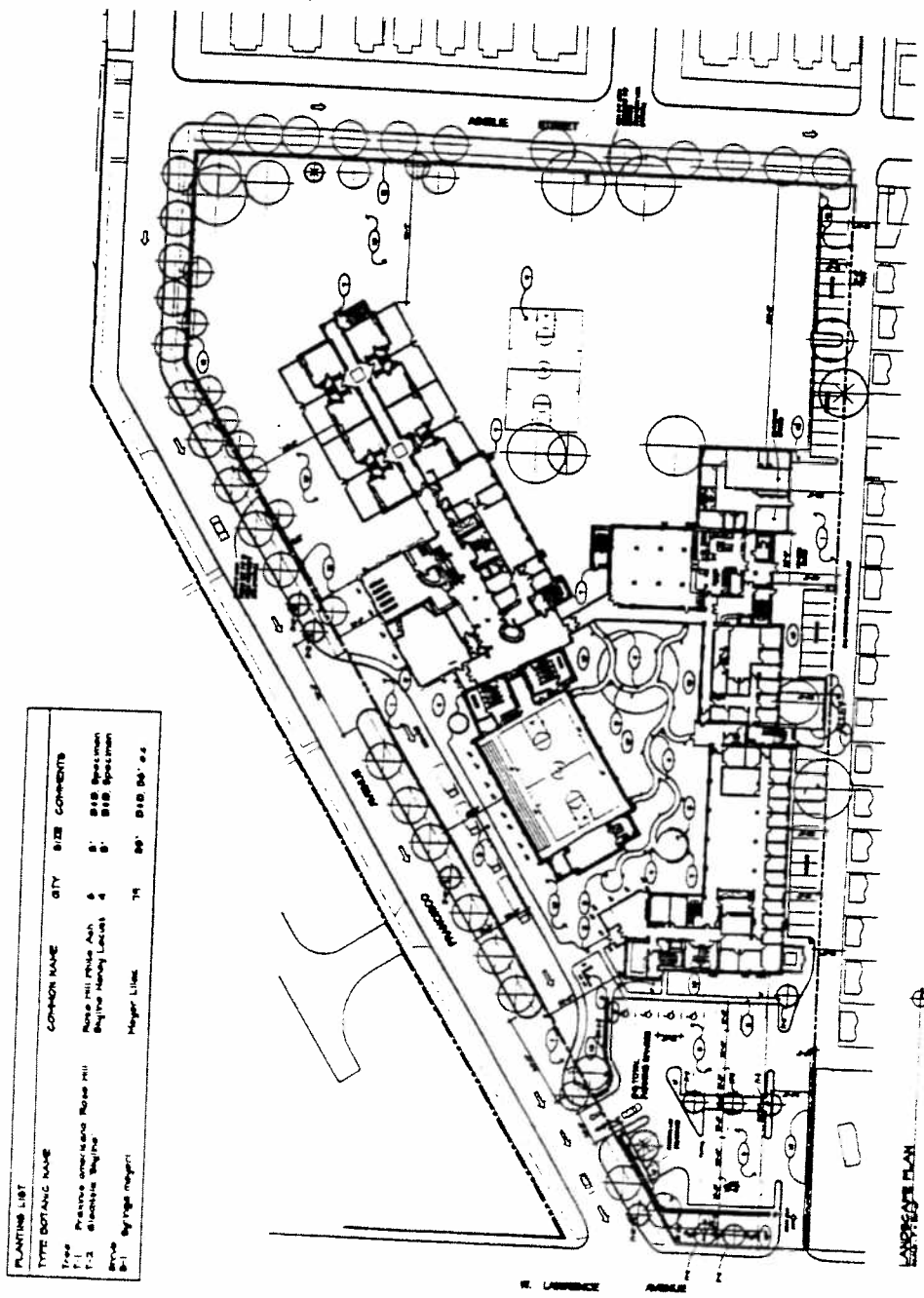


Exhibit 6.

Landscape Plan.

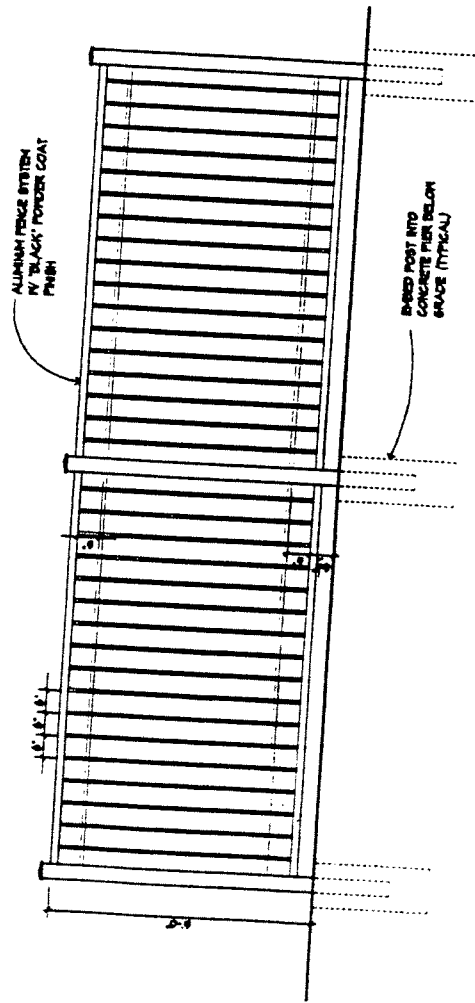


PLANTING LIST

TYPE	BOTANIC NAME	COMMON NAME	QTY	SIZE	COMMENTS
T-1	Prunus americana	Road Hill cherry	4	8"	B18 Specimen
T-2	Quercus macrocarpa	Baytown Hickory	4	8"	B18 Specimen
T-3	Quercus macrocarpa	Baytown Hickory	74	8"	B18 04' x 2'

Exhibit 7.

Fence Details.



1 SECTION AT TYPICAL PERIMETER FENCE

Exhibit 8.

Building Elevations.
(1 of 2)

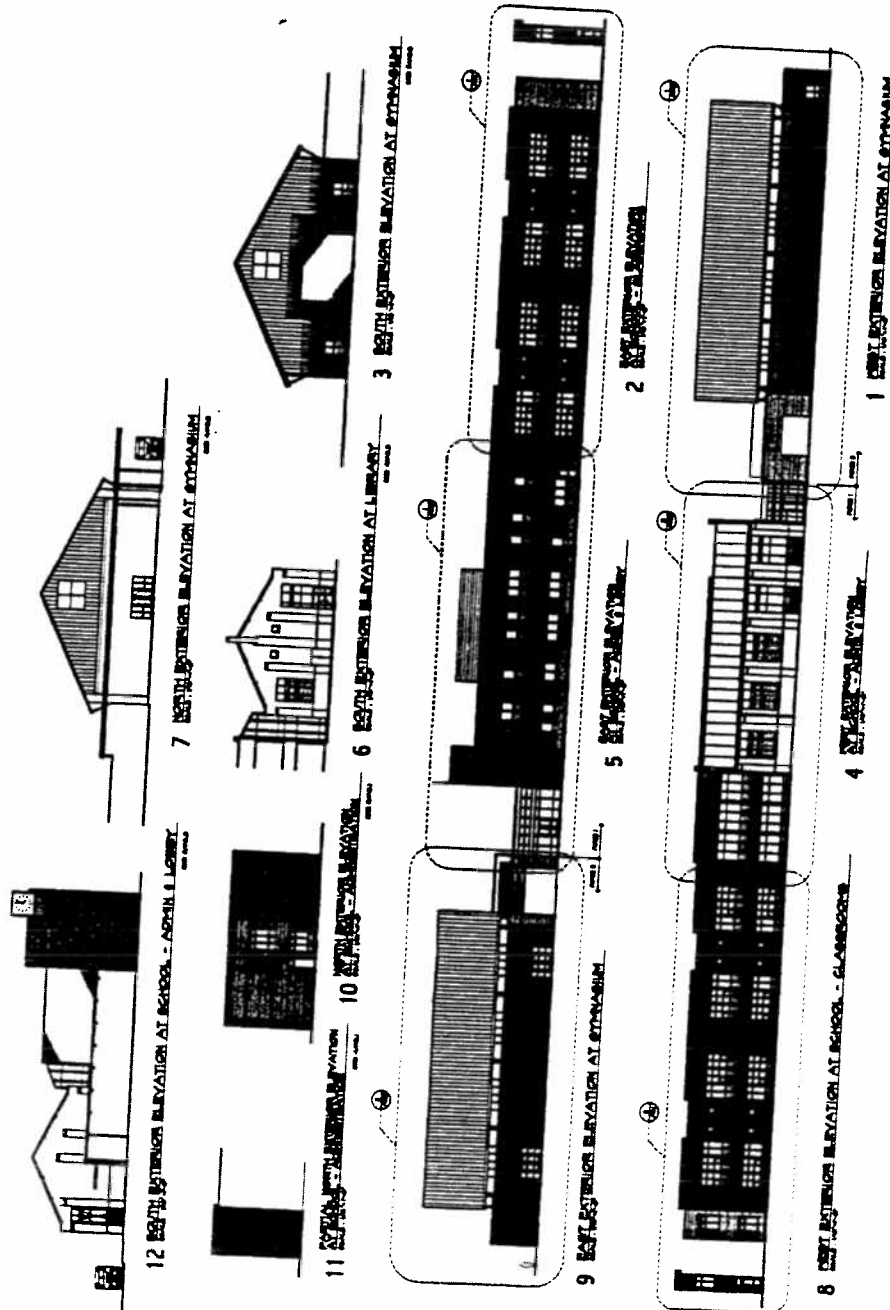


Exhibit 9.

Building Elevations.
(2 of 2)

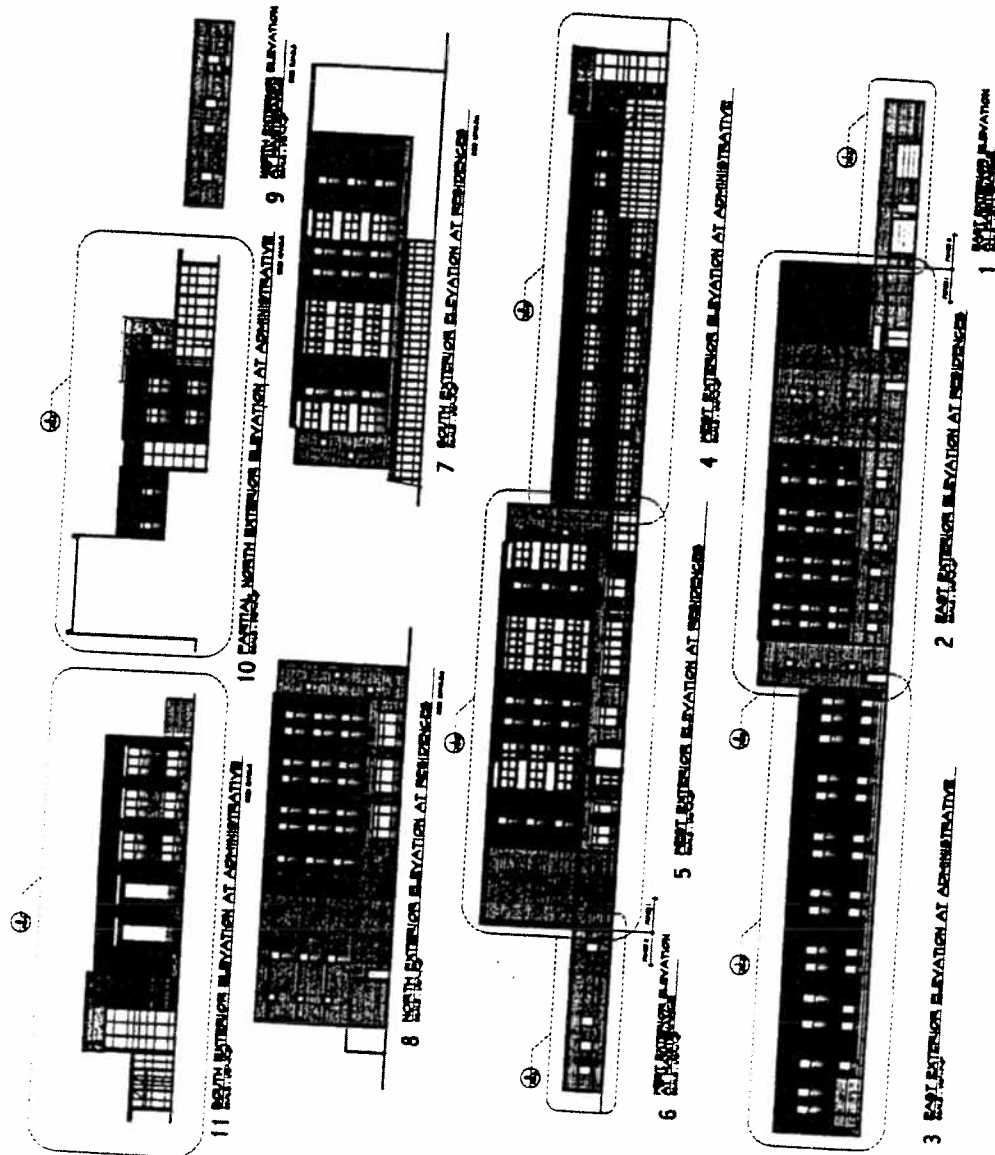


Exhibit 11.

Building Elevations At School.
(Administration)

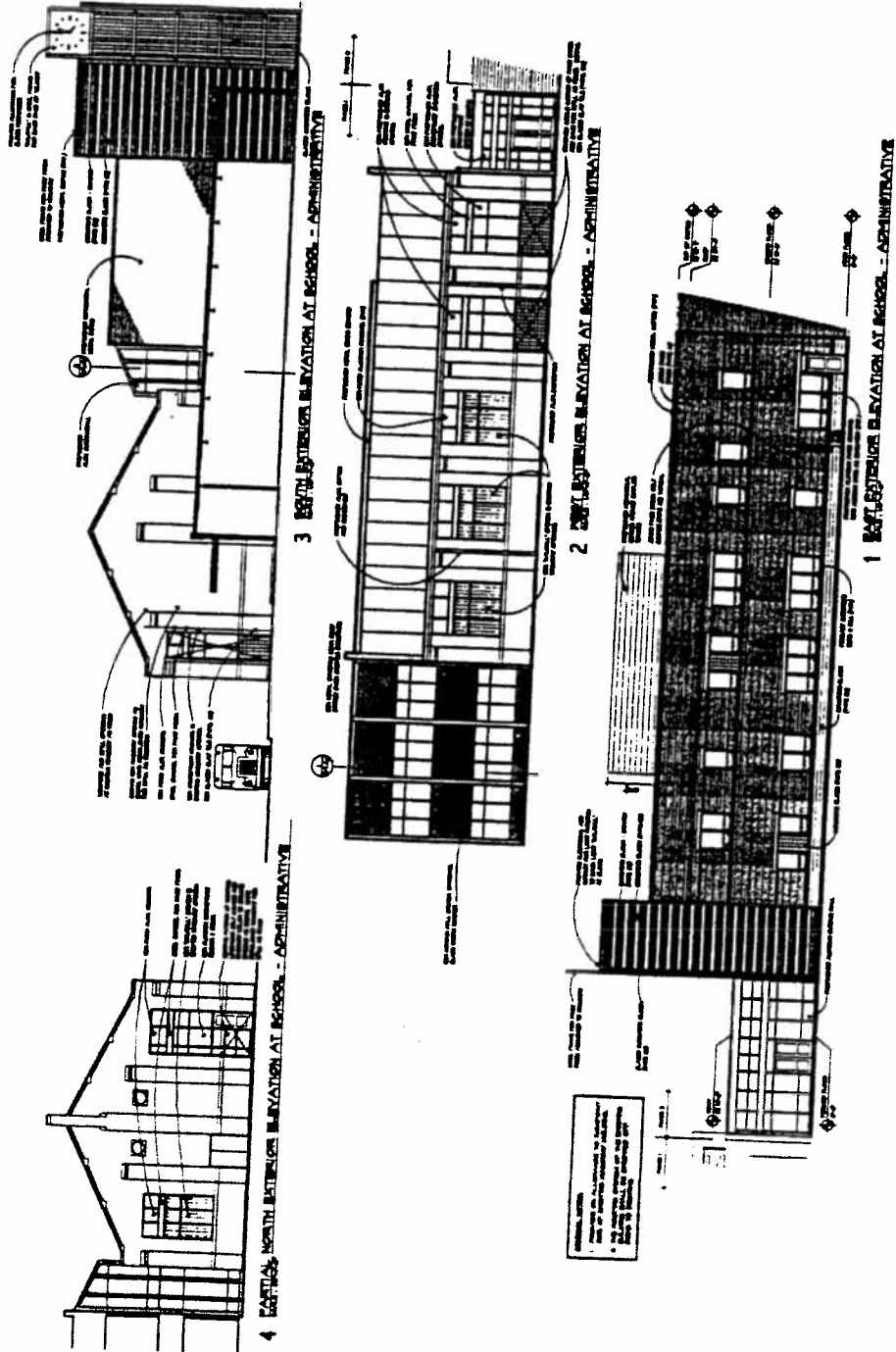


Exhibit 12.

Building Elevations At Residences.
(1 of 2)

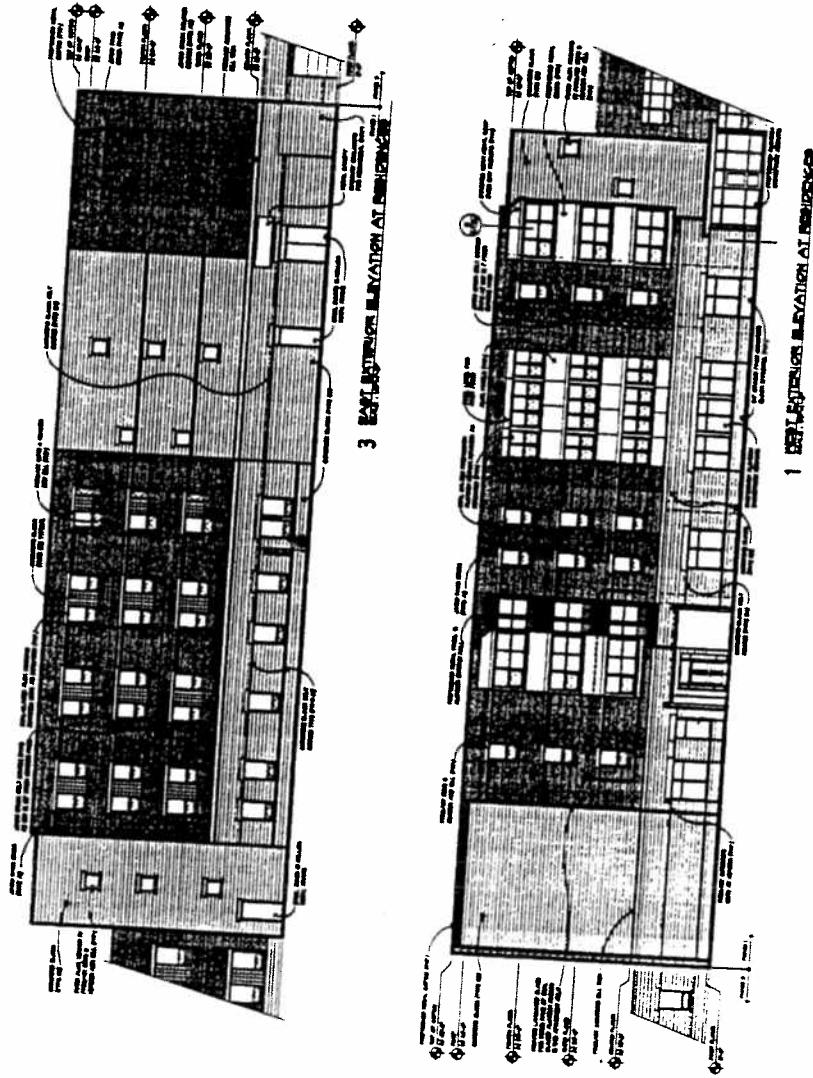


Exhibit 14.

Building Elevations At Administration.

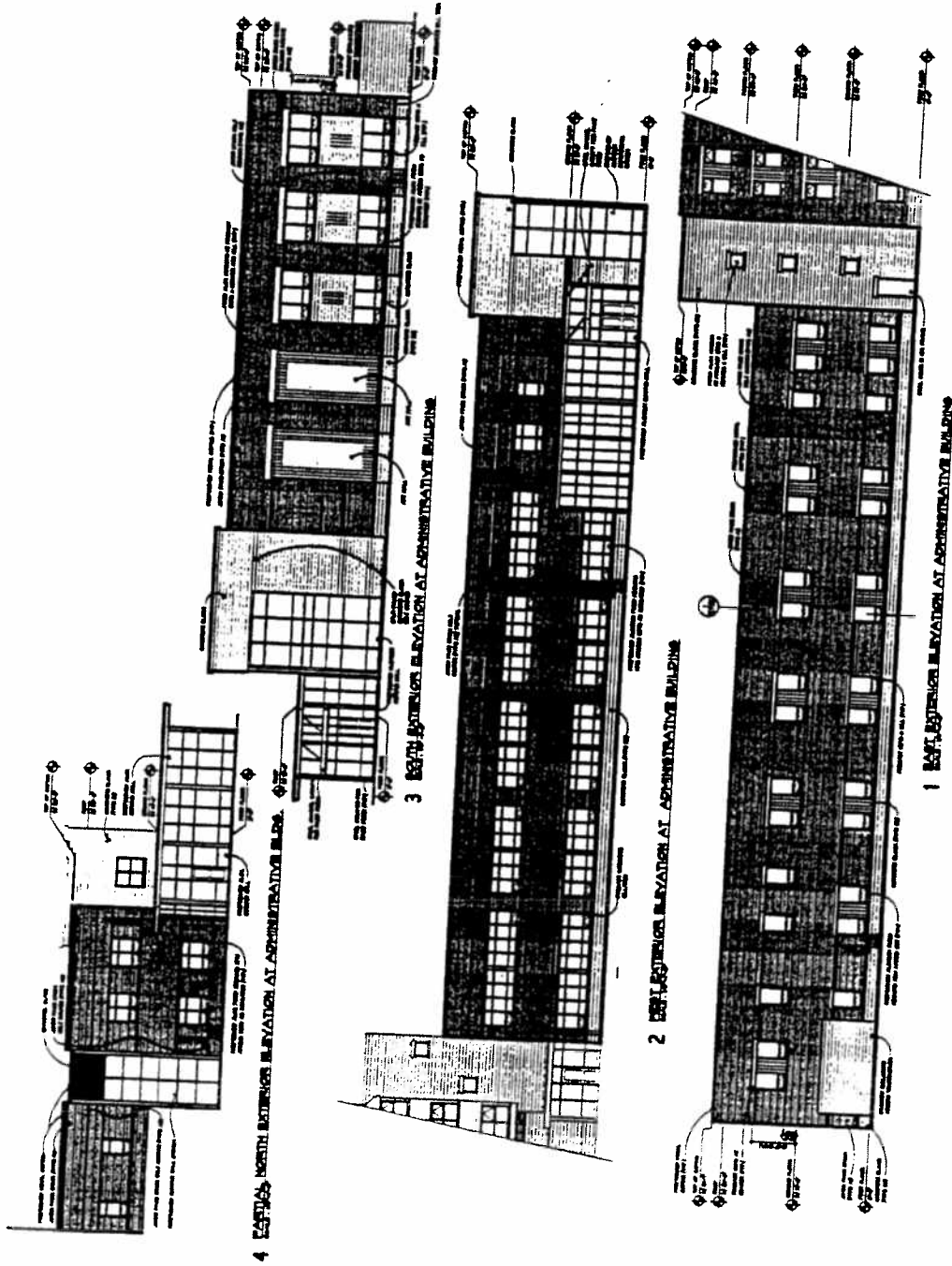


Exhibit 15.

Building Elevations At Gymnasium.

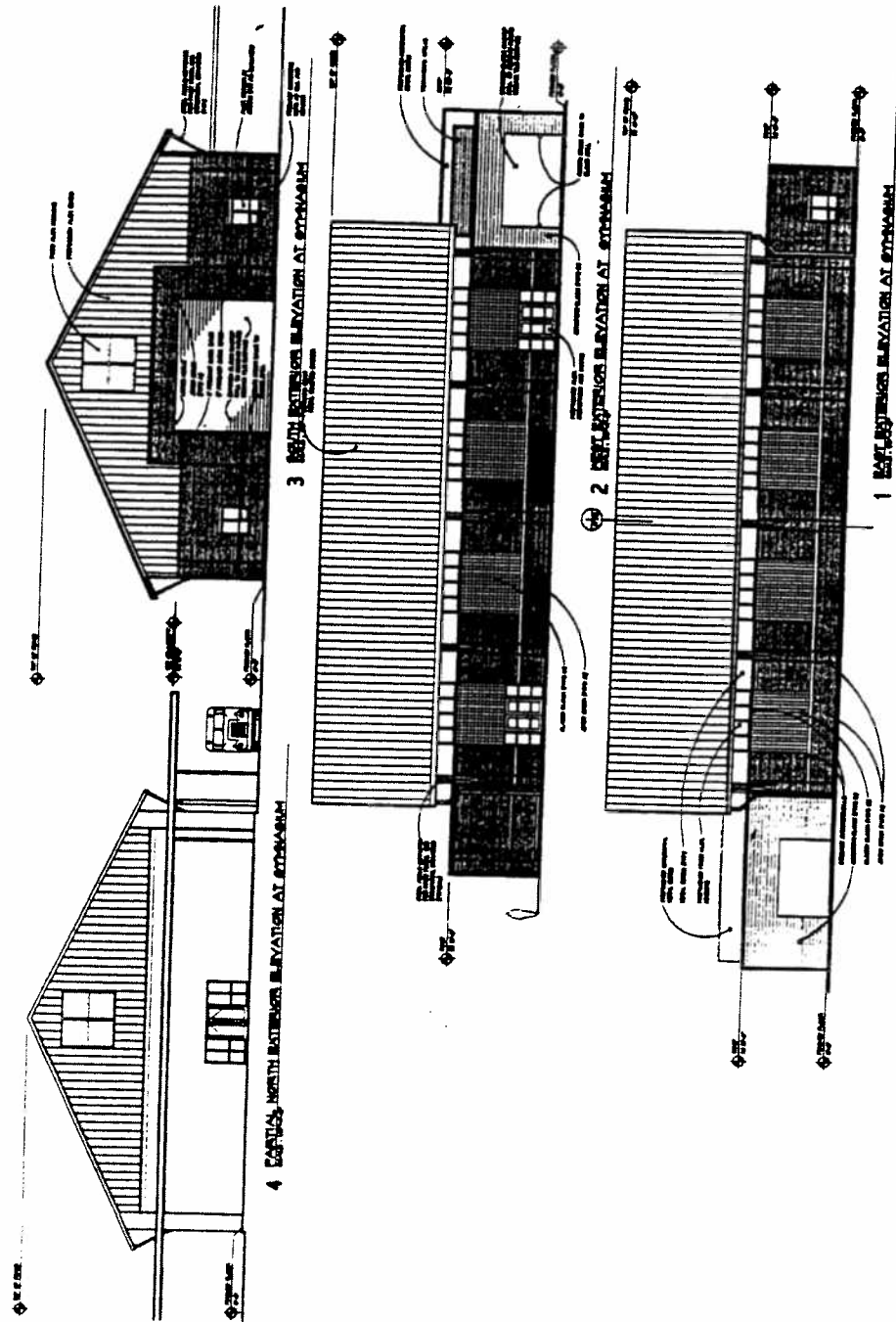
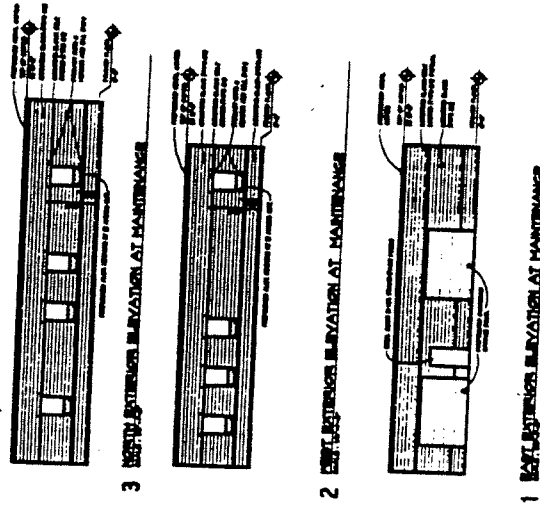


Exhibit 16.

Building Elevations At Maintenance.



*Reclassification of Area Shown on Map No. 11-K.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 11-K in area bounded by

a line 47.20 feet north of and parallel to W. Eastwood Avenue; N. Pulaski Road; W. Eastwood Avenue; and the alley next west of and parallel to N. Pulaski Road

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. 12-G.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B5-1 General Service District symbols and indications as shown on Map No. 12-G in the area bounded by

the south line of the right of way of the Grand Trunk Railroad; S. Aberdeen Street; W. 50th Street; and a line 296.5 feet west of S. Aberdeen Street

to those of an R3 General Residence District and a corresponding use district is hereby established in the area described above.

SECTION 2. *Be It Further Ordained*, That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications hereinabove established 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 hereof and to no others.

[Plan of Development printed on pages 4485-4489 of this Journal]

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 13-G (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 B2-4 Restricted Retail and R6 General Residence District symbols and indications as shown on Map No. 13-G in area bounded by

a line 162.25 feet north of and parallel to W. Argyle Street; an alley next east of and parallel to N. Winthrop Avenue; a line 74.25 feet North of and parallel to W. Argyle Street; and N. Winthrop Avenue

to those of a C1-2 Restricted Commercial District, and a corresponding use district is hereby established in the area above described.

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

*Reclassification of Area Shown on Map No. 13-I.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 13-I in the area bounded by

W. Ainslie Street; the alley next west of and parallel to N. California Avenue; the south line of the alley next north of and parallel to W. Lawrence Avenue; a line 141 feet west of N. California Avenue; W. Lawrence Avenue; and N. Francisco Avenue

to the designation of an Institutional Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 4490-4495 of this Journal]

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

*Reclassification of Area Shown on Map No. 13-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 B2-2 Restricted Retail District symbols and indications as shown on Map No. 13-J in area bounded by

W. Bryn Mawr Avenue; a line 107.44 feet east of and parallel to N. Christiana Avenue; the alley next south of and parallel to W. Bryn Mawr Avenue; and N. Christiana Avenue

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

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

*Reclassification of Area Shown on Map No. 20-G.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B2-1 Restricted Retail District symbols and indications as shown on Map No. 20-G in area bounded by

a line 300 feet north of and parallel to W. 86th Street; the alley next east of and parallel to S. Ashland Avenue; a line 200 feet north of and parallel to W. 86th Street; and S. Ashland Avenue

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

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

PLAN OF DEVELOPMENT

INSTITUTIONAL PLANNED DEVELOPMENT No. 247

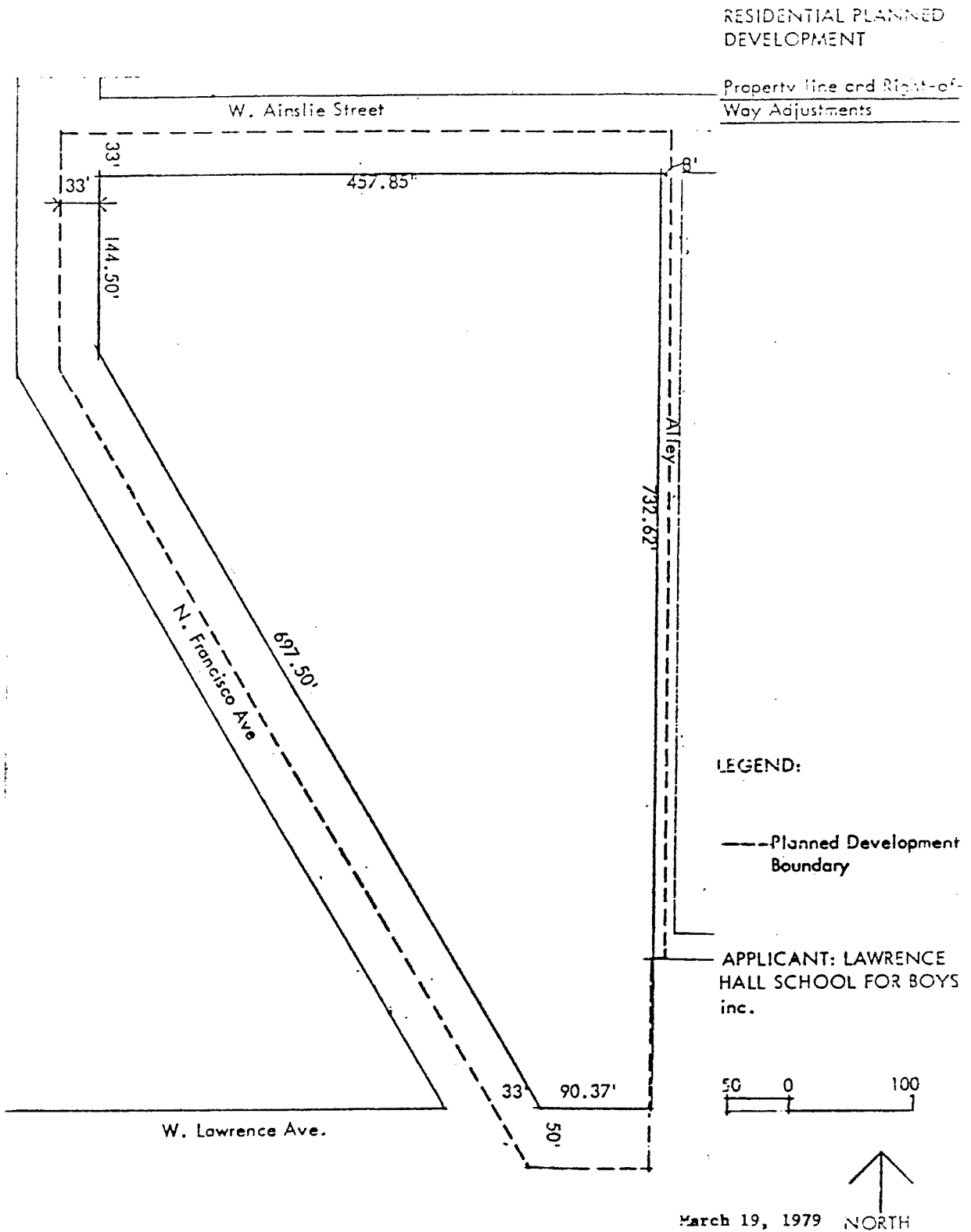
STATEMENTS

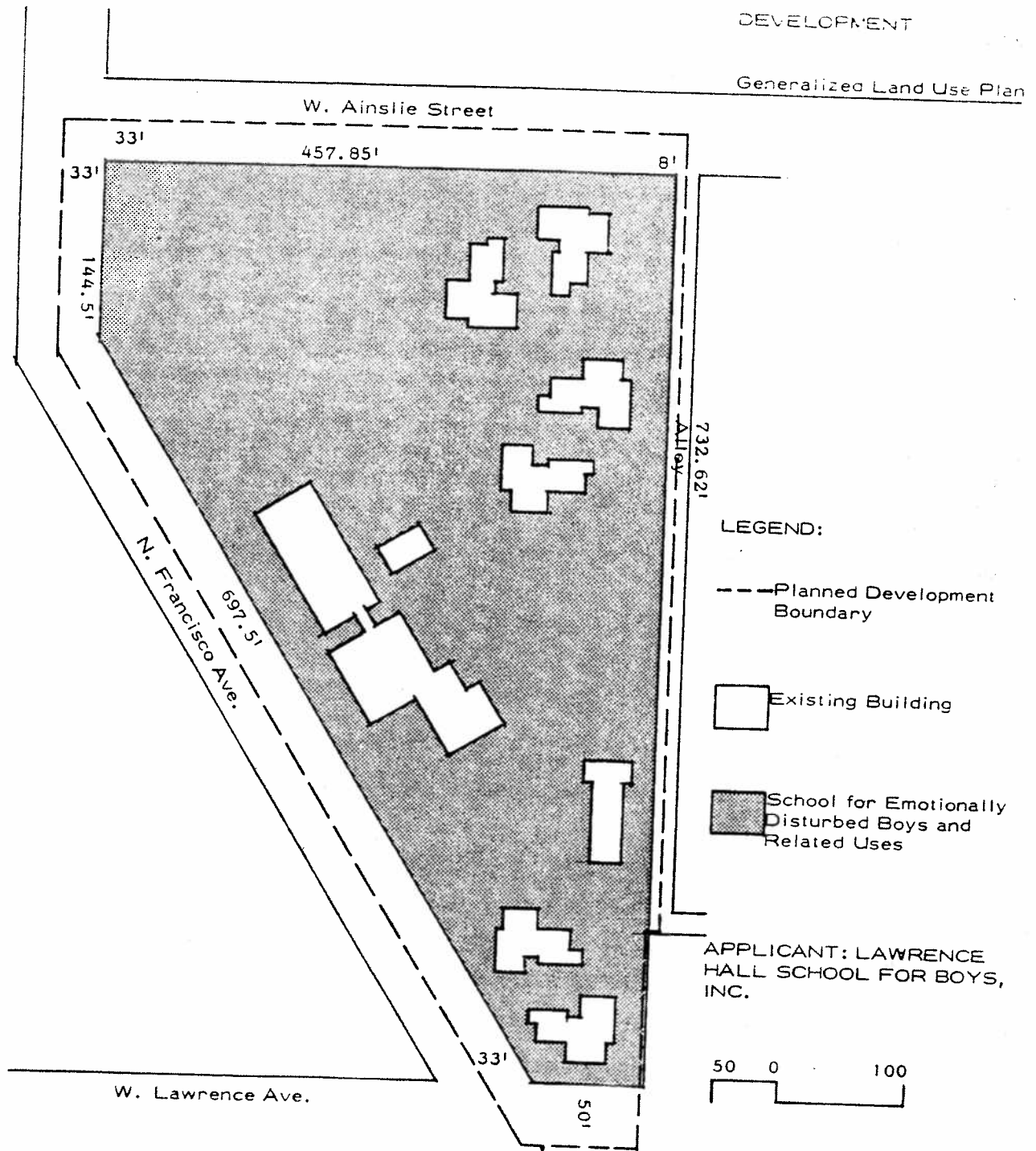
1. The area delineated hereon as "Institutional Planned Development" is owned and controlled by Lawrence Hall School for Boys, Inc., an Illinois not for profit corporation.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R4 General Residence District of the Chicago Zoning Ordinance.
3. Any dedication of streets or alleys or adjustments of rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Lawrence Hall School of Boys, Inc., and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Lawrence Hall School for Boys, Inc.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
6. Use of land will consist of housing, education, recreation and service facilities for emotionally disturbed boys, and administration and counseling services for emotionally disturbed boys and their families. New construction permitted shall be limited to 15,000 square feet and shall be for additions to the administration-education building for use as administrative offices, educational classrooms, vocational education areas, social work therapy offices and rooms, and for recreational additions to the gymnasium.
7. The following information sets forth data concerning the property included in said planned development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to an R4 General Residence District classification and with regulations hereby made applicable thereto.
8. Identification signs may be permitted subject to the review and approval of the Commissioner of the Department of Planning.
9. The Plan of Development herewith attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments," as adopted by the Commissioner of the Department of Planning.

APPLICANT: Lawrence Hall School for Boys, Inc.

DATE: March 16, 1979

REVISED: October 9, 1980





March 19, 1979



PLANNED DEVELOPMENT USE AND BULK REGULATIONS

INSTITUTIONAL PLANNED DEVELOPMENT

Net Site Area		General Description of Land Use & Type	Max. F.A.R.	Max. % of Land Covered
Square Feet	Acres			
227,369	5.21	Resident living units, academic and vocational classroom and staff & case work office build- ing including central dining room and kitchen, physical activity build- ing, service building.	7	25%

THE ABOVE NOTED REGULATIONS RELATE TO THE ULTIMATE DEVELOPMENT WITHIN THE PLANNED DEVELOPMENT AREA, INTERIM STAGES OF DEVELOPMENT MAY EXCEED THESE PERMITTED STANDARDS. SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF PLANNING.

Gross Site Area = Net Site Area: 5.21 acres, Area of Public Streets
(1.24 acres) = 6.47 acres

Maximum permitted F.A.R. for Total Net Site Area = .7

Proposed Population:

1. Number of Residents: 48 maximum
2. Number of Day School Students: 80 maximum
3. Number of Employees (including teachers and aides): 120 maximum
4. Number of Employees on one shift: 80 maximum

Minimum number of off-street parking spaces required: 35

Minimum Periphery Setbacks:

Front Yard Setback 15 feet from Lawrence Avenue

Rear Yard Setback 30 feet from Ainslie Street

No other setback requirements

APPLICANT: Lawrence Hall School for Boys, Inc.

DATE: March 20, 1979

REVISED: October 9, 1980

December 4, 1980

UNFINISHED BUSINESS

4496

- 2 -

Minimum Distances Between Buildings:

- A. Sleeping Room Facings 30 feet
- B. End and Face Walls 15 feet

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.

Maximum percent of land covered (for total Net Site Area) 25%

NEW CONSTRUCTION PERMITTED SHALL BE LIMITED TO A TOTAL OF 15,000 SQUARE FEET AND SHALL BE DEVOTED TO ADDITIONS TO THE ADMINISTRATION-EDUCATION BUILDING, THE GYMNASIUM, AND THE MAINTENANCE BUILDING AS SET FORTH IN STATEMENT NUMBER 6 OF THIS PLAN OF DEVELOPMENT.

APPLICANT: Lawrence Hall School for Boys, Inc.

DATE: March 20, 1979

REVISED: October 9, 1980