

*Reclassification Of Area Shown On Map Number 18-G.  
(As Amended)*

(Application Number 13365)

*Be It Ordained by the City Council of the City of Chicago: IB PD 330, as Amended*

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 Number 18-G in the area bounded by:

South Racine Avenue; West 77<sup>th</sup> Street; the alley next west of and parallel to South Racine Avenue; and a line 445.00 feet south of and parallel to West 76<sup>th</sup> Street,

to those of an R2 Single-Family Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the Business Planned Development Number 330 and R2 Single-Family Residence District symbols and indications as shown on Map Number 18-G (as amended by Section 1 herein) in the area bounded by:

West 76<sup>th</sup> Street; South Racine Avenue; West 77<sup>th</sup> Street; the alley next west of and parallel to South Racine Avenue; a line 335.03 feet south of West 76<sup>th</sup> Street; and a line 612.58 feet west of South Racine Avenue,

to those of Institutional Business Planned Development Number 330, as amended, and the use district above is hereby established in the area above described.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all the Business Planned Development Number 330 symbols and indications as shown on Map Number 18-G (as amended by Section 2 herein) in the area bounded by:

West 76<sup>th</sup> Street; the alley next east of and parallel to South Racine Avenue; a line 381.62 feet south of West 76<sup>th</sup> Street; and South Racine Avenue,

to those of a B2-1 Restricted Retail District and a corresponding use district is hereby established in the area above described.

SECTION 4. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Institutional Planned Development Number 330 as amended*

*Plan Of Development Statements.*

1. The area delineated herein as Institutional Planned Development Number 330, as amended, consists of approximately two hundred seventy-nine thousand eight hundred seventy-two (279,872) square feet (six and forty-two hundredths (6.42) acres) of net site area and is controlled by the applicant, Public Building Commission of Chicago, a municipal corporation.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Institutional Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property shall be under single ownership or under "single designated control" at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Institutional Planned Development are made. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Institutional Planned Development any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property or any ground lessors or lessees.
4. This plan of development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; an Existing Land-Use Map; and a Site/Landscape Plan dated October 11, 2001, prepared by DeStefano + Partners, Architects. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Institutional Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.

5. The following uses shall be permitted within the area delineated herein as "Institutional Planned Development Number 330, as amended": outdoor park, indoor and outdoor entertainment center with roller rink, bowling alley, video arcade, volleyball and basketball courts, playground, spray pools, and general indoor recreational uses with supportive services including office, accessory retail uses, and accessory parking.
6. Identification signs shall be permitted within the Institutional Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.
8. Off-street parking facilities shall be provided in compliance with this Institutional 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.
9. 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.
10. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. The improvements on the property (including the rehabilitation of the existing park) shall be designed, installed and maintained in substantial conformance with the Site Plans and Building Elevations referenced in Statement Number 4 hereinabove. 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 terms, conditions and exhibits of this Institutional 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 that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Institutional 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 Institutional Planned Development as contemplated by Section 11. 11-3(c) of the Chicago Zoning Ordinance.
13. 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 Institutional Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigeration 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.
14. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. 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.
15. Unless substantial construction has commenced within six (6) years following adoption of this Institutional Planned Development, and unless completion is thereafter diligently pursued, then this Institutional Planned Development shall expire. If this Institutional Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the underlying Business Planned Development Number 330 and R2 Single-Family Residence District Classifications.

[Existing Zoning Map; Proposed Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; First Floor Plan; Site Plan; Landscape Plan; Building Elevation Drawings, Fence Details; Landscape Ordinance Analysis; and Basic Elements for Trellis Grids referred to in these Plan of Development Statements printed on pages 71758 through 71768 of this Journal.]

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

*Institutional Planned Development Number 330, As Amended.*

*Bulk Regulations And Data Table.*

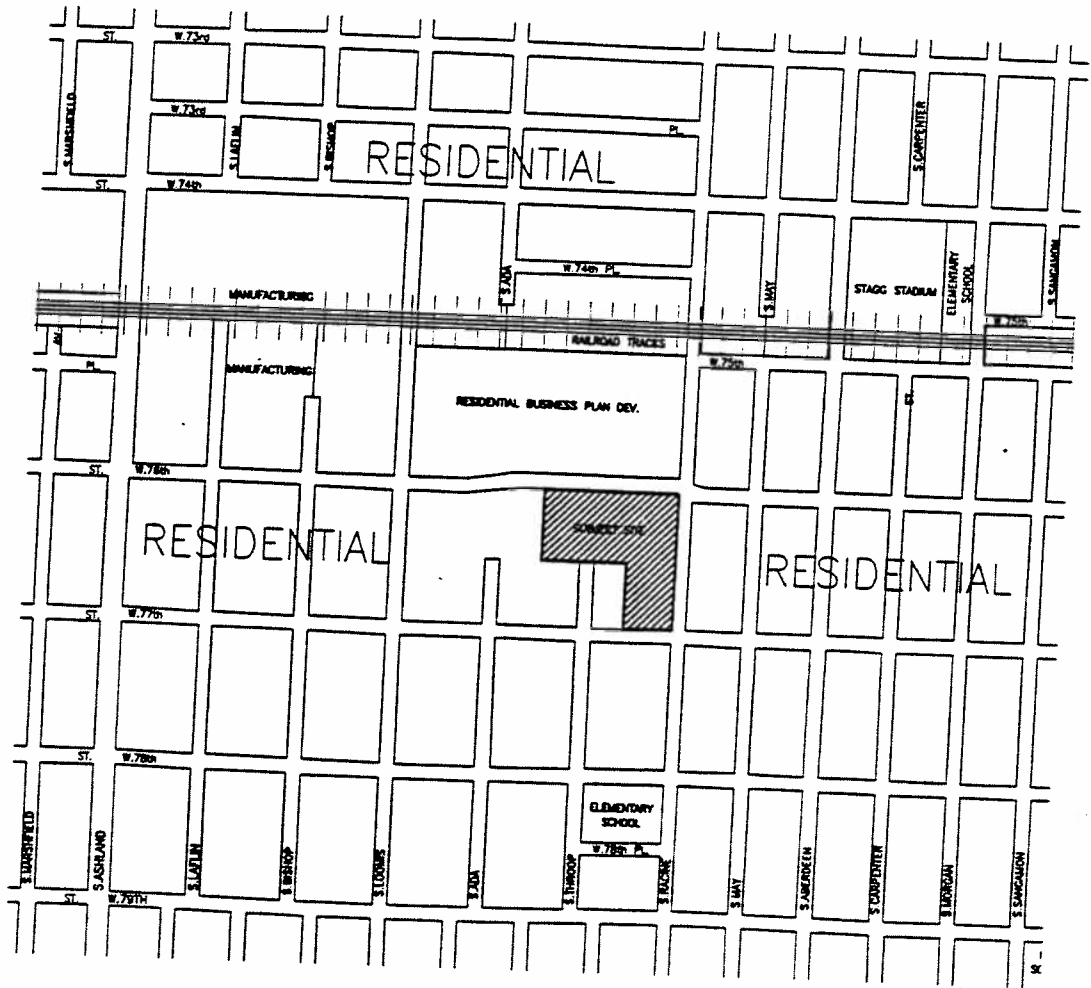
Gross Site Area:	331,393 square feet (7.6 acres).
Area in Public Way:	51,521 square feet (1.18 acres).
Net Site Area:	279,872 square feet (6.42 acres).
Maximum Floor Area Ratio:	0.2.
Maximum Percent of Site Coverage:	In accordance with the Site Plan.
Minimum Off-Street Loading Spaces:	1.
Minimum Off-Street Parking Spaces:	137.
Minimum Required Setbacks:	In accordance with the Site Plan.
Maximum Building Height:	In accordance with the Site Plan.





Existing Land-Use Map.

INSTITUTIONAL PLANNED DEVELOPMENT  
HAWTHORNE PARK FAMILY ENTERTAINMENT CENTER  
EXISTING LAND USE MAP



APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO

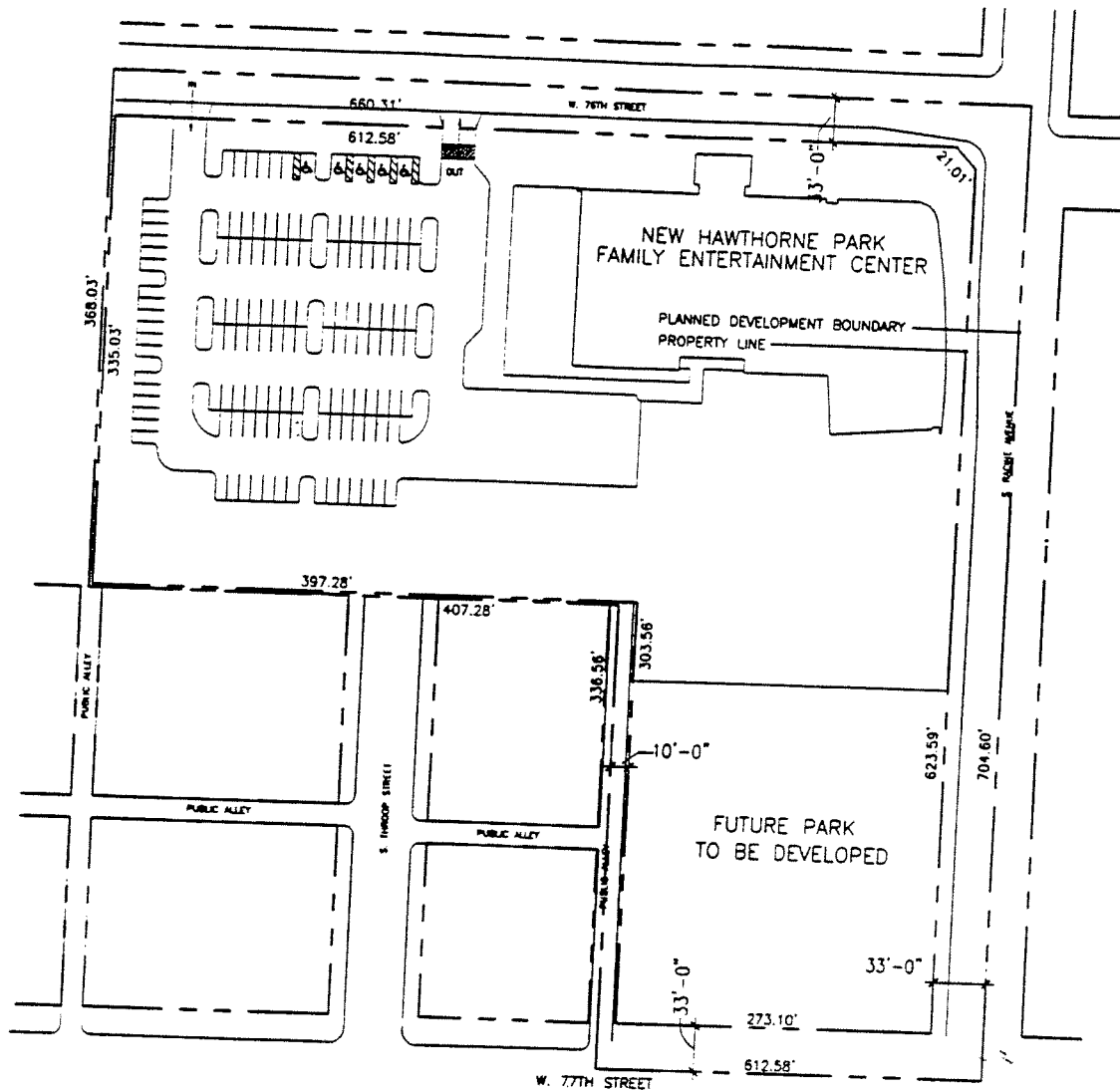
DATE OCTOBER 11, 2001

CITY OF CHICAGO  
MAYOR RICHARD M. DALEY

PUBLIC BUILDING COMMISSION OF CHICAGO  
CAPITAL PROGRAM  
NEW CONSTRUCTION

Planned Development Boundary  
And Property Line Map.

INSTITUTIONAL PLANNED DEVELOPMENT  
HAWTHORNE PARK FAMILY ENTERTAINMENT CENTER  
PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP



SCALE: 1"=100'-0"

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO

DATE OCTOBER 11, 2001

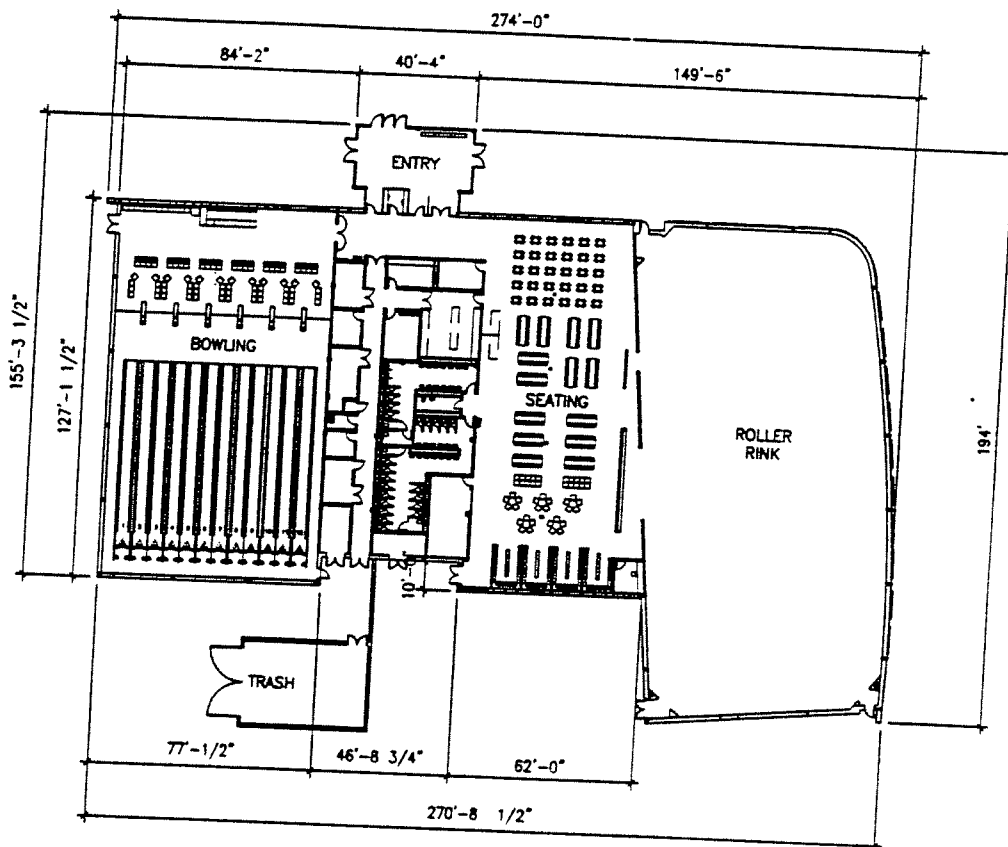
CITY OF CHICAGO  
MAYOR RICHARD M. DALEY

PUBLIC BUILDING COMMISSION OF CHICAGO  
CAPITAL PROGRAM  
NEW CONSTRUCTION

First Floor Plan.

INSTITUTIONAL PLANNED DEVELOPMENT  
HAWTHORNE PARK FAMILY ENTERTAINMENT CENTER

FIRST FLOOR PLAN



SCALE: 1"=50'-0"

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO



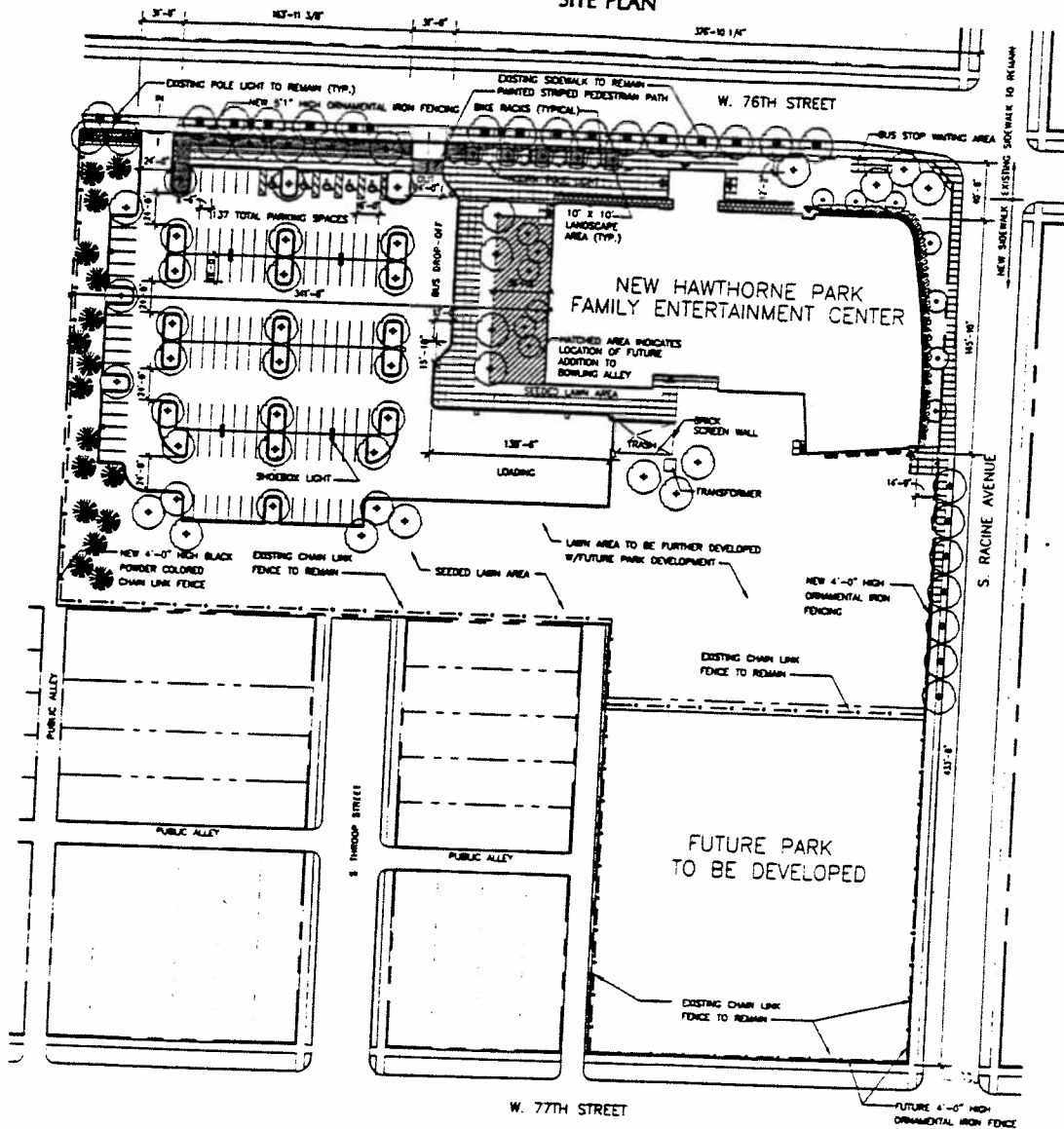
DATE OCTOBER 11, 2001

CITY OF CHICAGO  
MAYOR RICHARD M. DALEY

PUBLIC BUILDING COMMISSION OF CHICAGO  
CAPITAL PROGRAM  
NEW CONSTRUCTION

Site Plan.

INSTITUTIONAL PLANNED DEVELOPMENT  
HAWTHORNE PARK FAMILY ENTERTAINMENT CENTER  
SITE PLAN



SCALE: 1"=100'-0"

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO

DATE OCTOBER 11, 2001

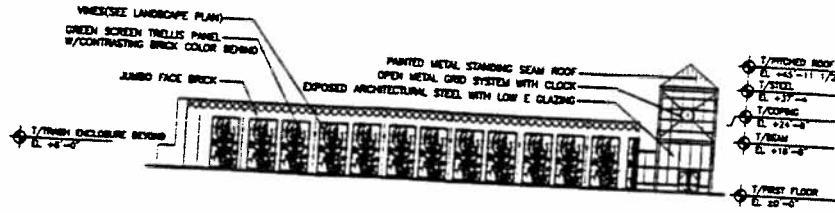
CITY OF CHICAGO  
MAYOR RICHARD M. DALEY

PUBLIC BUILDING COMMISSION OF CHICAGO  
CAPITAL PROGRAM  
NEW CONSTRUCTION

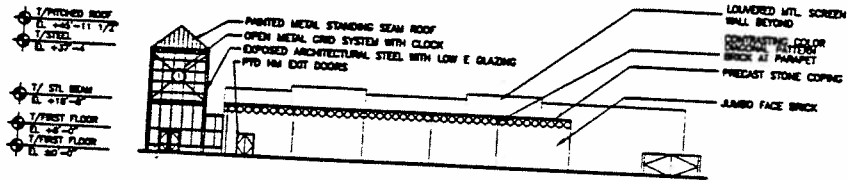


Building Elevations.

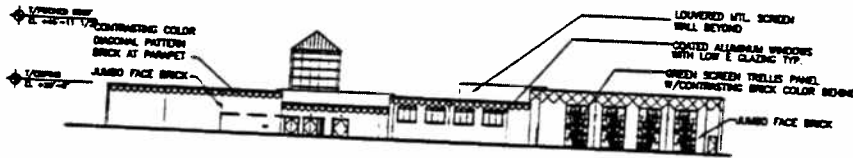
INSTITUTIONAL PLANNED DEVELOPMENT  
HAWTHORNE PARK FAMILY ENTERTAINMENT CENTER  
BUILDING ELEVATIONS



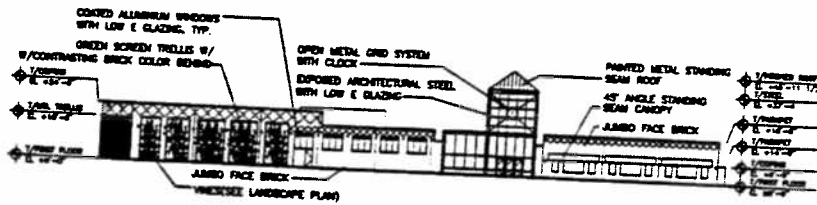
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO

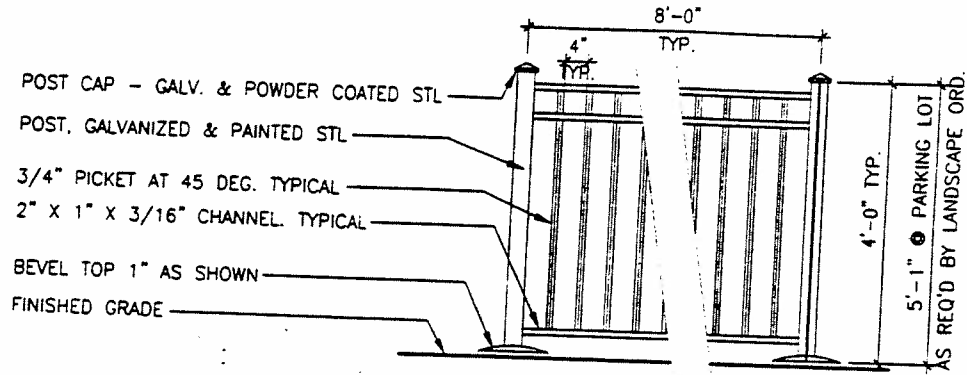
DATE OCTOBER 11, 2001

CITY OF CHICAGO  
MAYOR RICHARD M. DALEY

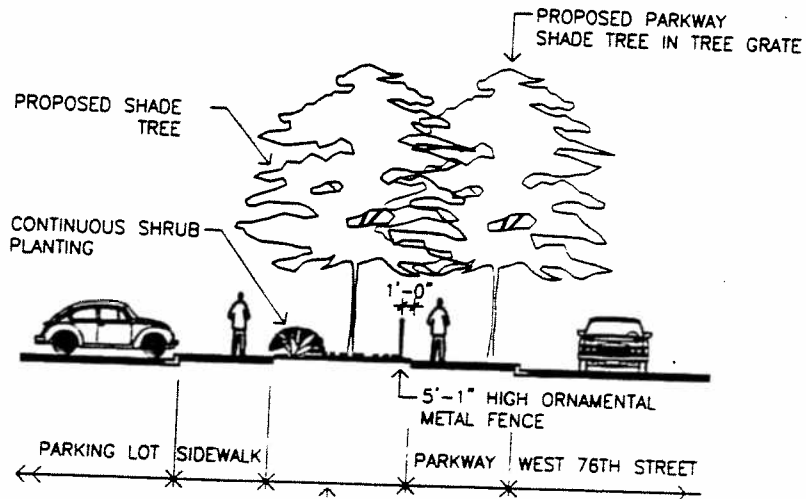
PUBLIC BUILDING COMMISSION OF CHICAGO  
CAPITAL PROGRAM  
NEW CONSTRUCTION

Fence Details.

INSTITUTIONAL PLANNED DEVELOPMENT  
HAWTHORNE PARK FAMILY ENTERTAINMENT CENTER  
FENCE DETAILS



STANDARD ORNAMENTAL FENCE DETAIL



SECTION AT 5'-1 FENCE PER LANDSCAPE ORDINANCE

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO

DATE: OCTOBER 11, 2001

CITY OF CHICAGO  
MAYOR RICHARD M. DALEY

PUBLIC BUILDING COMMISSION OF CHICAGO  
CAPITAL PROGRAM  
NEW CONSTRUCTION

Landscape Ordinance Analysis.

INSTITUTIONAL PLANNED DEVELOPMENT  
 HAWTHORNE PARK FAMILY ENTERTAINMENT CENTER  
 LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

WEST 76TH STREET  
 LENGTH (LINEAR FEET) 627'-4"  
 NUMBER OF TREES REQUIRED (1 PER 25 LF) 25  
 NUMBER OF EXISTING TREES TO REMAIN 0  
 NUMBER OF ADDITIONAL TREE PROVIDED 16. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO MIN. TREE SPACING, REQUIRED OFFSETS FROM INTERSECTIONS AND DRIVEWAY ENTRIES.

SOUTH RAGINE AVENUE  
 LENGTH (LINEAR FEET) 386'-10"  
 NUMBER OF TREES REQUIRED (1 PER 25 LF) 15  
 NUMBER OF EXISTING TREES TO REMAIN 0  
 NUMBER OF ADDITIONAL TREE PROVIDED 7. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO MIN. TREE SPACING AND LIMITED SIDEWALK WIDTH.

VEHICULAR USE AREA SCREENING

VEHICULAR USE AREA IS SCREENED FROM WEST 76TH STREET BY A CONTINUOUS HEDGE ROW OF ANTHONY WATERER SPIREA AND A ROW OF AUTUMN BLAZE MAPLES AND PATMORE GREEN ASH LOCATED IN THE PERIMETER LANDSCAPE ZONE.

VEHICULAR USE AREA INTERNAL PLANTING

VEHICULAR USE ARE (SF) 57,660 SF  
 LANDSCAPE AREA REQUIRED (10% OF 57,660 SF) 5,766 SF  
 LANDSCAPE AREA PROVIDED 8,800 SF  
 NUMBER OF TREES REQUIRED (1 PER 125 SF) 46  
 NUMBER OF TREES PROVIDED 46

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO

DATE OCTOBER 11, 2001

CITY OF CHICAGO  
 MAYOR RICHARD M. DALEY

PUBLIC BUILDING COMMISSION OF CHICAGO  
 CAPITAL PROGRAM  
 NEW CONSTRUCTION

### Basic Elements For Trellis Grids.

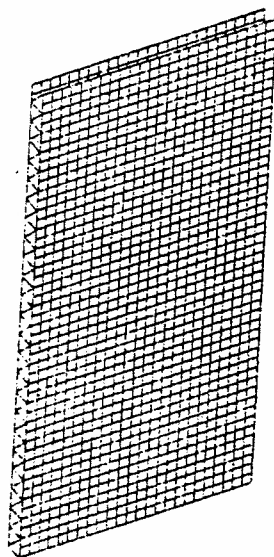


The elements are simple

greenscreen

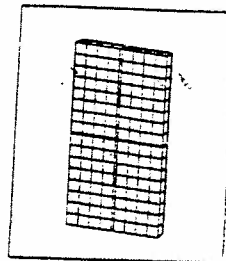
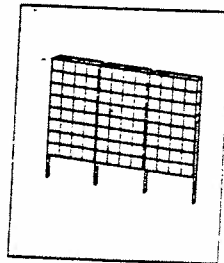
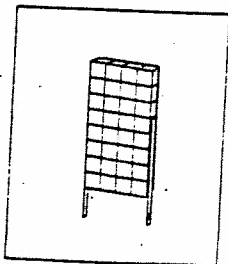
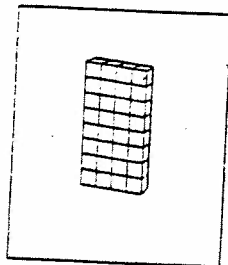
## BASIC ELEMENTS 1/3

Choose from our **Basic Elements** of standard shapes and sizes or customize your trellis dimensions to our 2" grid. Use the **Accessory Items** list to locate mounting clips, trims, posts, and caps in matching finishes.



**Modular Panels.** Use for covering walls, as free standing fences, screens, or enclosures.

- Standard sizes 48" wide x 6', 8', 10', 12' length. 3" and 2" thickness.
- Custom sizes available in 2" increments to 48" width and 12' length.
- Mount as wall hung, free standing, or attached to a planter.
- Trim edges with 5104 Steel Channel Trim or 5105 Steel Edge Trim.
- Colors: Gloss green, black, silver, white; matte wrinkle green or black.



(Continued from page 8841)

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. 16-N in area bounded by

a line 92 feet 10.875 inches south of and parallel to W. 64th Place; alley next east of and parallel to S. Harlem Avenue; a line 192 feet 10.875 inches south of and parallel to W. 64th Place; and S. Harlem Avenue,

to those of an R3 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-G.*

PD 330

*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 and B2-1 Restricted Retail District symbols and indications as shown on Map No. 18-G in area bounded by

center line of W. 76th Street; alley next east of and parallel to S. Racine Avenue; a line 381.62 feet south of and parallel to center line of W. 76th Street; a line 444.61 feet south of and parallel to center line of W. 76th Street; a line 263.24 feet west of and parallel to center line of S. Racine Avenue; a line 367.06 feet south of and parallel to center line of W. 76th Street; and a line 660.30 feet west of and parallel to center line of S. Racine Avenue,

to those of a Business Planned Development District, and a corresponding use district is hereby established in the area above described.

[Business Planned Development printed on pages  
8857 thru 8863 of this Journal.]

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

## BUSINESS PLANNED DEVELOPMENT No. 330

STATEMENTS

1. The area delineated herein as a "Business Planned Development" is owned by Loyola University of Chicago, and controlled by Continental Commercial Partners, an Illinois limited partnership.
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. Ingress and egress from such off-street facilities shall be from 76th Street and South Racine Avenue.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees.
4. Any dedication or vacation of streets and 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 its successors, assignees or grantees.
5. Any 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 within such paved areas. Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 18 feet 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: General merchandise uses, retail drug stores, food stores, department stores, restaurants and service type business uses, parking and related uses (exclusive of any principal activity of permanent outdoor storage and auto service station uses).
7. Accessory buildings or structures may be constructed in the Business Planned Development either prior to, subsequent to or concurrently with any one or more principal buildings, subject to the approval of the Department of Planning.
8. 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 0.4.

9. 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.
10. 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 Planning.

APPLICANT: Continental Commercial Partners, an Illinois limited partnership

DATE:                     , 1984

BUSINESS PLANNED DEVELOPMENT  
 PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FL. AREA RATIO	MAXIMUM PERCENTAGE OF LAND COVERED
SQUARE FT.	ACRES				
		Retail Facilities Related Off-Street Parking and Loading	None	.4	38%
270,966	6.2205				

GROSS SITE AREA 320,861.01 = NET SITE AREA 270,966 AREA OF PUBLIC STREETS 49,895.01  
 (7.3659) (6.2205) (1.1454)

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: .4

MAXIMUM NUMBER OF DWELLING UNITS: None

MINIMUM NUMBER OF OFF-STREET PARKING SPACES: 288 Parking Spaces

MINIMUM NUMBER OF OFF-STREET LOADING SPACES: 4 Off-Street Loading Spaces

MINIMUM SETBACKS: ACTUAL SETBACKS:

West Development

(West 76th Street - 20 Feet)  
 (South Racine Avenue - 5 Feet)  
 (Southern Site Property Line - 20 Feet)  
 (Western Site Property Line - 20 Feet)

East Development

(West 76th Street - 0 Feet)  
 (East Site Property Line - 0 Feet)  
 (Southern Site Property Line - 0 Feet)  
 (South Racine Avenue - 59 Feet)

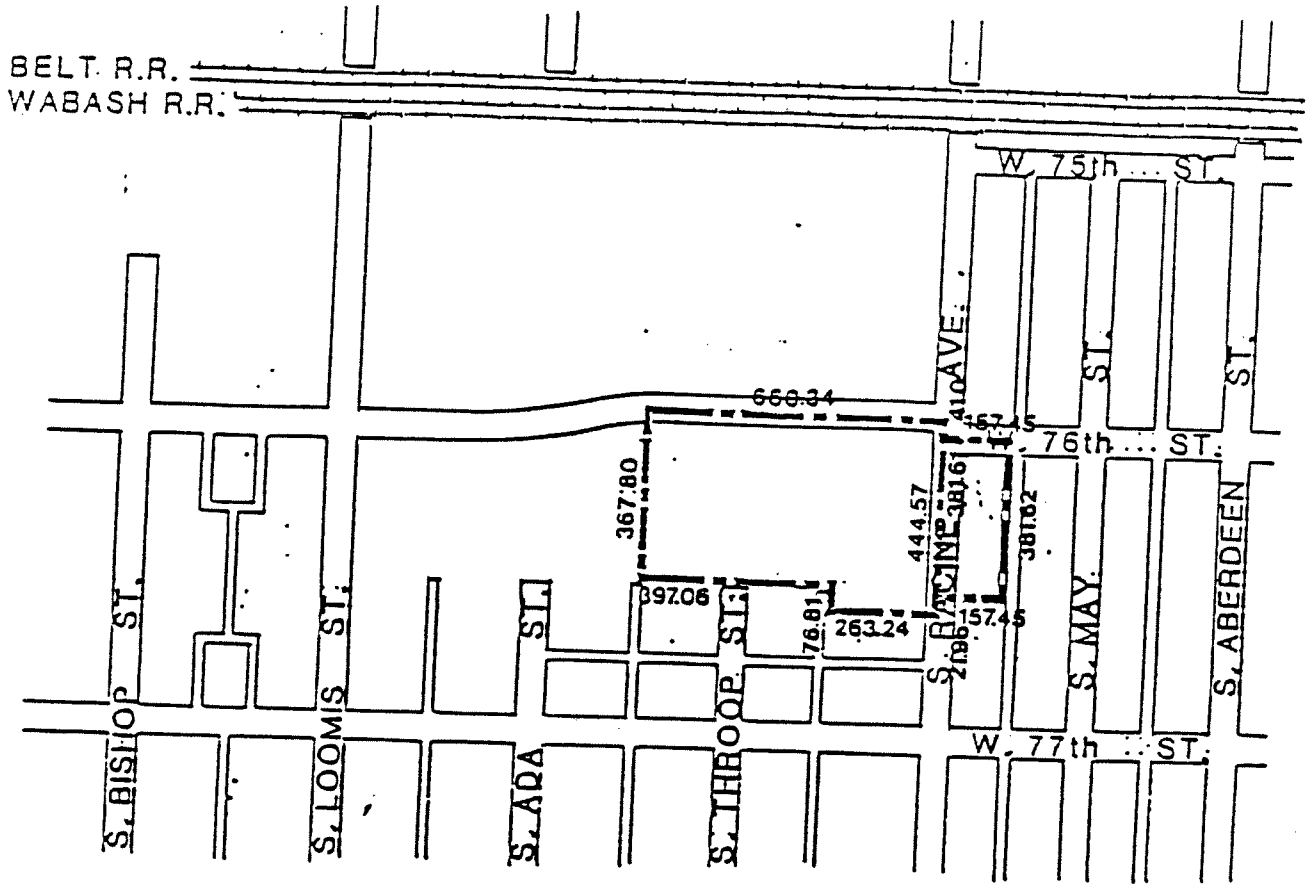
MINIMUM DISTANCE BETWEEN FACING WINDOW WALLS: Does not apply

MAXIMUM PERCENT OF LAND COVERED: 38%

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHERE NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

APPLICANT: Continental Commercial Partners

DATE: \_\_\_\_\_, 1984

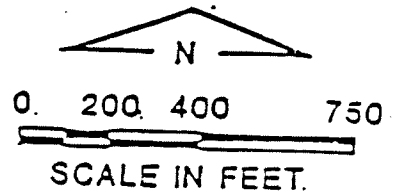


BUSINESS PLANNED ~~RETAIL~~ DEVELOPMENT.

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT.

LEGEND:

--- Planned Development Boundary

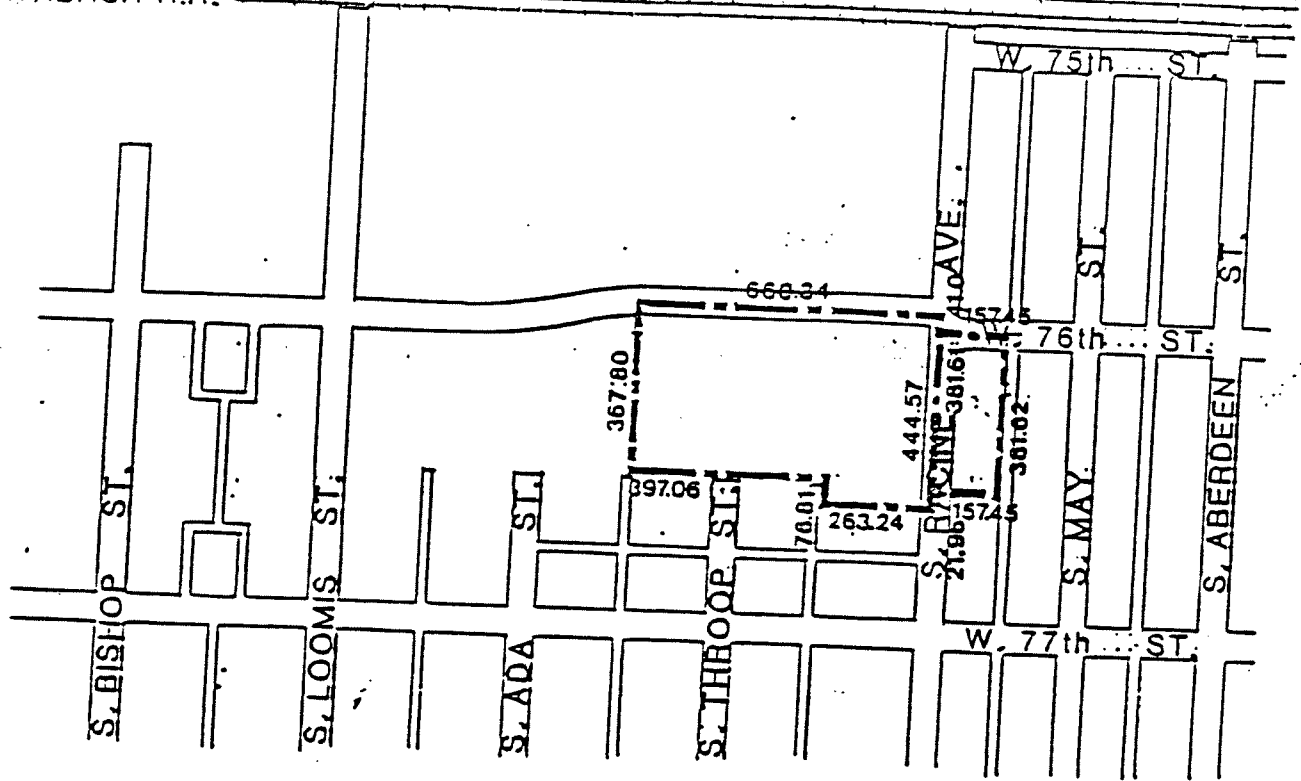


APPLICANT: Continental Commercial Partners

DATE: 7/22/84 TO 7/27/84



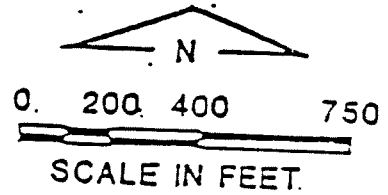
BELT R.R.  
WABASH R.R.



BUSINESS PLANNED ~~RETRN~~ DEVELOPMENT.

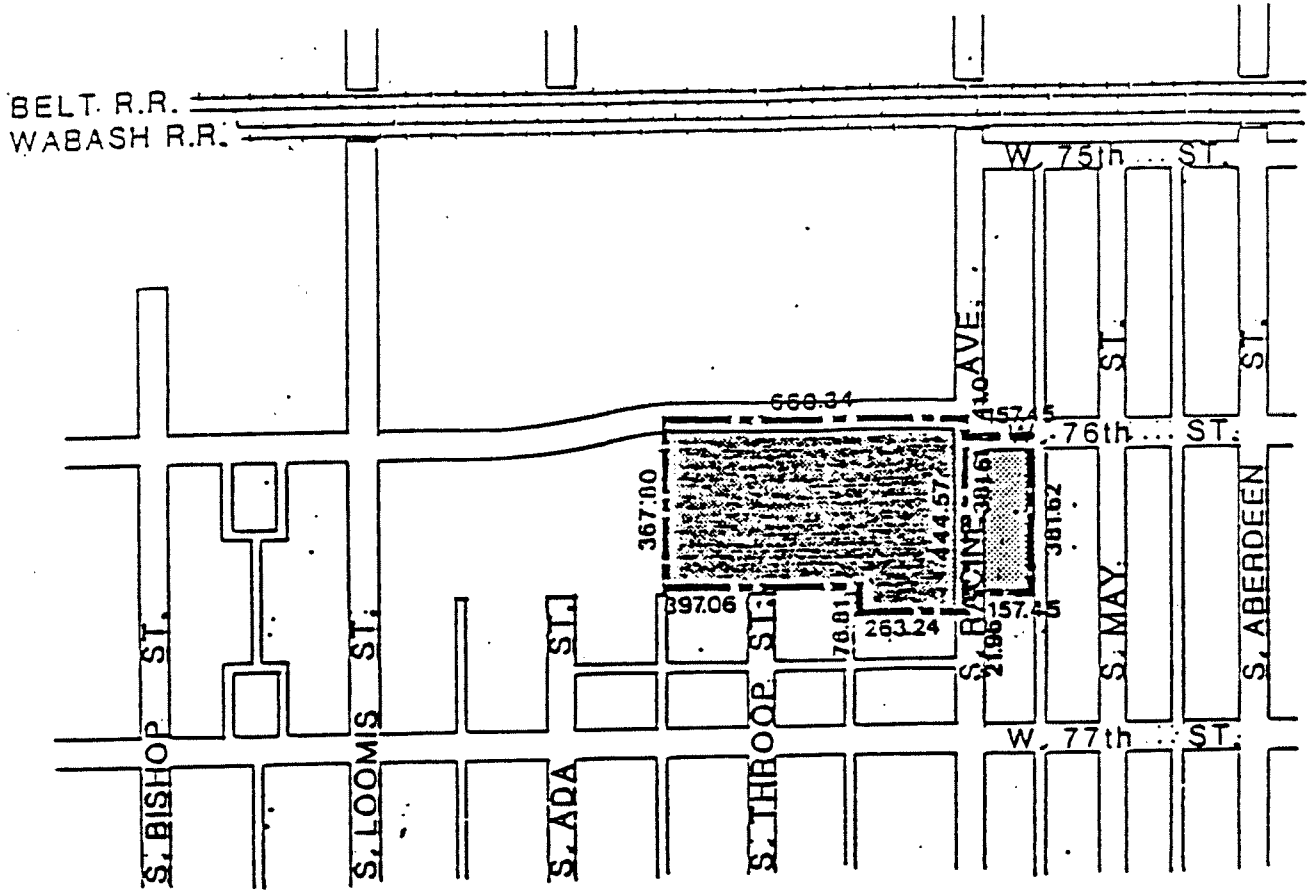
LEGEND:

--- Planned Development Boundary



APPLICANT: Continental Commercial Partners

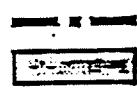
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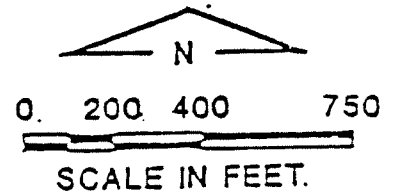
BUSINESS PLANNED ~~XXXX~~ DEVELOPMENT.

GENERAL LAND USE MAP.

LEGEND.



Planned Development Boundary  
 Business  
 Planned ~~XXXX~~ Development  
 Off-Street Parking and Related Uses



APPLICANT: Continental Commercial Partners

DATE: May 10, 1984