

A3304

Reclassification Of Area Shown On Map Number 6-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 Institutional Planned Development No. 351 symbols and indications as shown on Map No. 6-J in the area bounded by:

West 30th Street; South Lawndale Avenue; West 31st Street; and South Hamlin Avenue,

to the designation of Institutional Planned Development No. 351, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Amended Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. 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 351,

As Amended,

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development consists of approximately 361,548 square feet (8.30 acres) net site area, which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicants, the Public Building Commission of Chicago and the Chicago Board of Education.
2. The Applicants ("Applicants") 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 rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicants 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 Applicants, their successors and assigns, grantees and lessees, if different than the Applicants, the legal title holders or any ground lessors. All rights granted hereunder to the Applicants shall inure to the benefit of the Applicants' successors and assigns and, if different than the Applicants, 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. Nothing herein shall be construed to mean that any individual owner, or any ground lessors, of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred the term Applicants shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Planned Development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Property Line and Planned Development Boundary Map; a Site Plan; a Landscape Plan and Building Elevation Drawings prepared by Warman, Olsen, and Warman Ltd. dated March 8, 1995. Full size sets of the Site Plan, 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 facilities, accessory parking and related uses incidental thereto.
6. Identification and other necessary signs, including temporary construction signs, shall 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. Any service drives or any other means of ingress or egress, including for emergency vehicles shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas, or within fire lanes. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic, and the Department of Planning and Development.
9. Height restriction of any building or any appurtenance thereto, shall, in addition to the Bulk Regulations and Data Table, be subject to:
 - a) height limitations as certified on Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
 - b) airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law and approved by the City Council.
10. The maximum permitted floor area ratio (F.A.R.) shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. The Planned Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of

the Department of Planning and Development in effect on the date of this application.

12. Improvements of the Property, including landscaping and all entrances and exits to the parking area, shall be designed and installed in substantial conformance with the Site Plan, 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 Landscape Plan and the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
13. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicants and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
14. The Applicants acknowledge 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 Applicants 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.
15. Unless substantial new construction on the property has commenced within five (5) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire, provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided for by said Amendatory Ordinance (the first day of which as applied to this Planned Development shall be the effective

date of the Amendatory Ordinance). If this Planned Development expires under the provisions of this statement, then the zoning of the Property shall automatically revert to the pre-existing controls set forth in the original Institutional Planned Development No. 351.

[Existing Zoning Map; Existing Land-Use Map; Property Line and Planned Development Boundary Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 68027 through 63033 of this Journal.

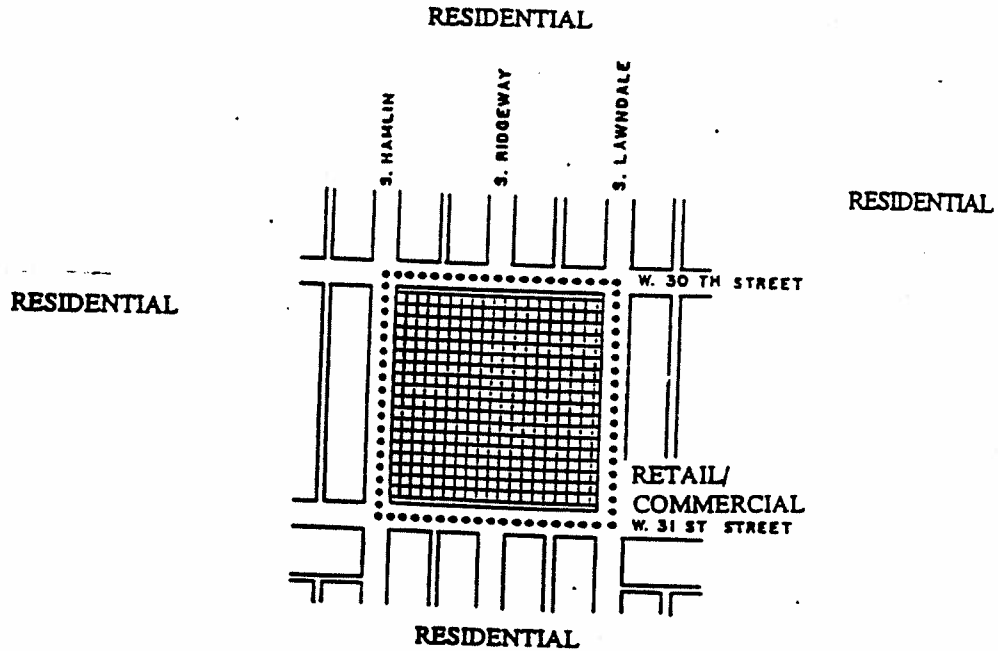
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Institutional Planned Development Number 351, As Amended
Bulk Regulations And Data Table.*

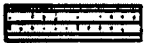
Net Site Area:	361,508.81 square feet (8.3 acres).
Gross Site Area:	445,183.2 square feet (10.3 acres).
Area in Public Right-of-Way:	83,674.39 square feet (1.92 acres).
Maximum Permitted Floor Area Ratio:	0.6.
Minimum Number of Off-Street Parking Spaces:	89.
Minimum Number of Off-Street Loading Spaces:	2.
Maximum Building Height:	50 feet.
Minimum Setbacks: Site Coverage, Distance Between Buildings	In accordance with Site Plan.
Maximum Staffing:	267.

Existing Land Use Map.

INSTITUTIONAL PLANNED DEVELOPMENT
NO. 351, AS AMENDED



..... PLANNED DEVELOPMENT BOUNDARY

 EXISTING PLAN DEVELOPMENT #351
ACADEMIC AND RELATED USE

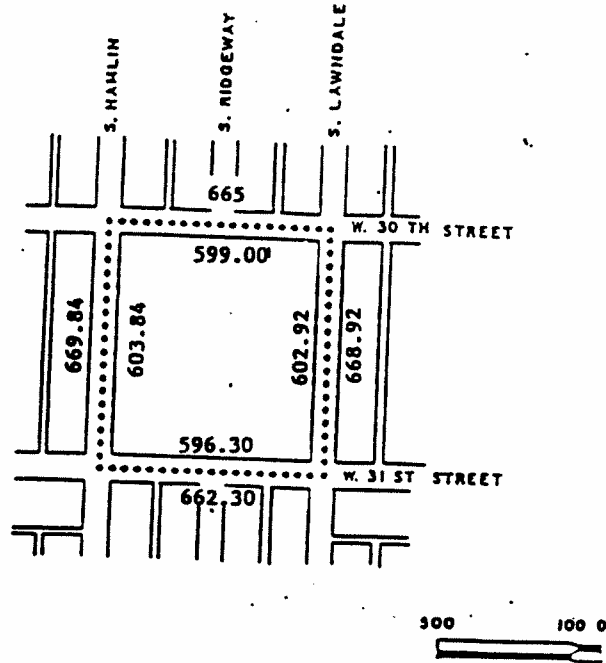
APPLICANT: THE PUBLIC BUILDING COMMISSION OF CHICAGO
BOARD OF EDUCATION OF CHICAGO

DATE: JANUARY 12, 1995

REVISED: MARCH 8, 1995

Property Line And Planned Development
Boundary Map.

INSTITUTIONAL PLANNED DEVELOPMENT
NO. 351, AS AMENDED



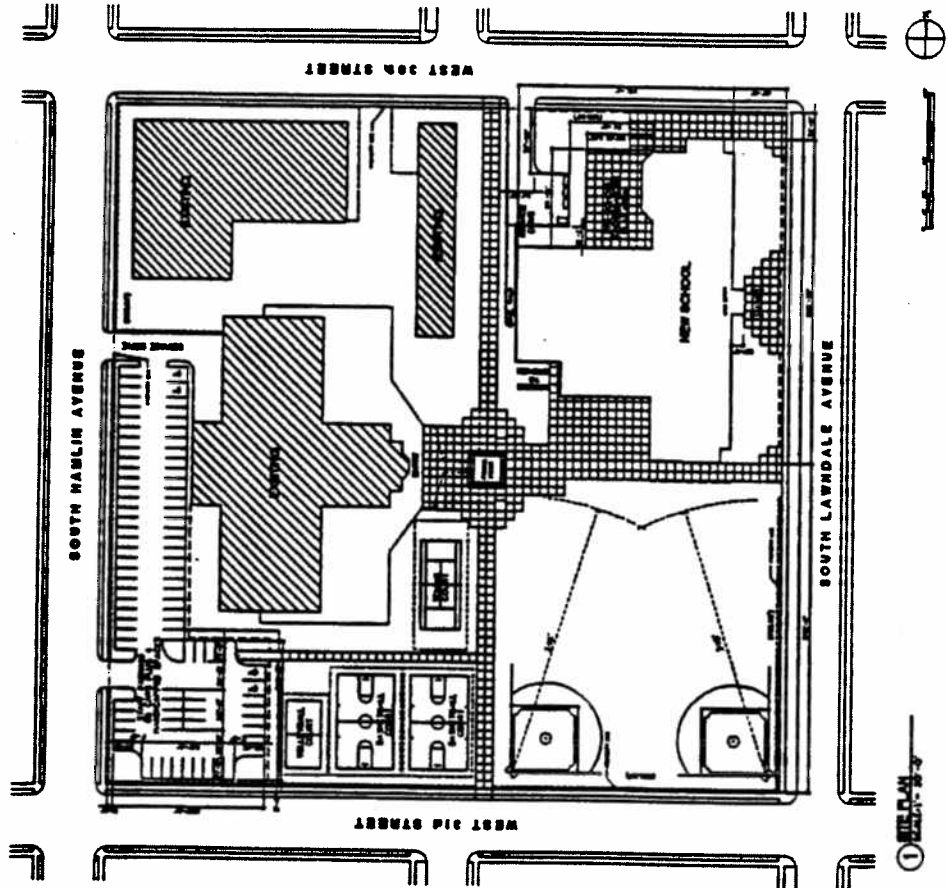
_____ PROPERTY LINE
 PLANNED DEVELOPMENT BOUNDARY

APPLICANT: THE PUBLIC BUILDING COMMISSION OF CHICAGO
 BOARD OF EDUCATION OF CHICAGO
 DATE: JANUARY 12, 1995
 REVISED: MARCH 8, 1995

Site Plan.

OLSEN WARMAN LTD ARCHITECTS 1100 N. LAUREL ST. CHICAGO, ILL. 60610	PREPARED BY: DATE: SCALE:		EARLY SCHOOL AS A PROPERTY OF THE CITY OF CHICAGO	CITY OF CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT 120 N. LAUREL ST.	SITE PLAN	
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INSTITUTIONAL PLANNED DEVELOPMENT No. 351 - AS AMENDED



① **SITE PLAN**
 PREPARED BY:
 DATE:
 SCALE:

Landscape Plan.

W. IRMAN
OLSEN
WARMAN
LTD
ARCHITECTS
INTERIOR DESIGN

10000 100th Street, Suite 100
Northridge, CA 91324
Tel: (818) 708-1111
Fax: (818) 708-1112

DATE: 4/15/95
BY: W. IRMAN
PROJECT: EAST SCHOOL
SHEET NO. 1 OF 1

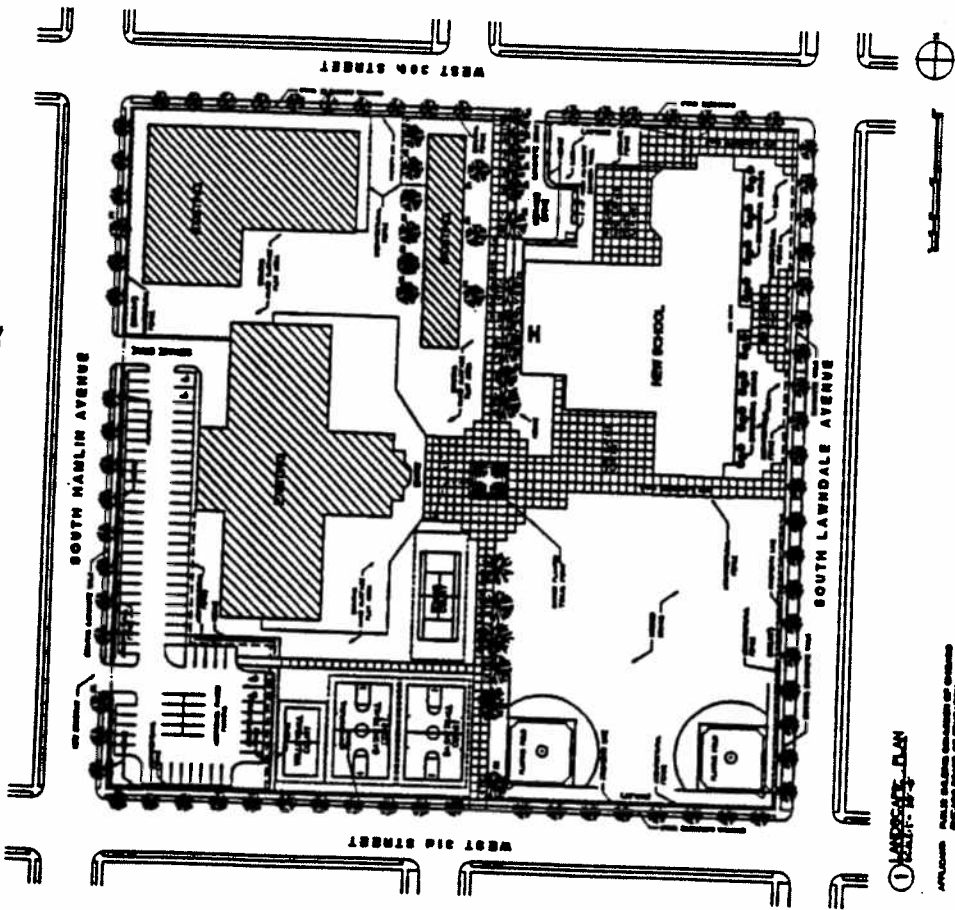
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	4/15/95
2	REVISIONS	
3		
4		
5		
6		
7		
8		
9		
10		

EAST SCHOOL
10000 100th Street
Northridge, CA 91324

CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
DIVISION OF PERMITS
100 N. GARDEN STREET
LOS ANGELES, CA 90012

DATE	4/15/95
BY	W. IRMAN
CHECKED	
APPROVED	
SCALE	AS SHOWN

INSTITUTIONAL PLANNED DEVELOPMENT No. 351 - AS AMENDED



LANDSCAPE PLAN

PLANTING: FULL GROWN TREES OR SHRUBS
 1" = 1' SCALE
 1" = 1' SCALE
 1" = 1' SCALE
 1" = 1' SCALE

Building Elevation Drawings.
(Page 1 of 2)

<p>WARMAN OLSEN WARMAN LTD ARCHITECTS INTERIOR DESIGN</p> <p>110 N. LAUREL ST. CHICAGO, ILL. 60610 TELEPHONE: 312-467-1100 FAX: 312-467-1101</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="text-align: center;">DATE</td><td style="text-align: center;">DRAWN BY</td><td style="text-align: center;">CHECKED BY</td></tr> <tr><td style="text-align: center;"> </td><td style="text-align: center;"> </td><td style="text-align: center;"> </td></tr> </table>	DATE	DRAWN BY	CHECKED BY				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="text-align: center;">DATE</td><td style="text-align: center;">DRAWN BY</td><td style="text-align: center;">CHECKED BY</td></tr> <tr><td style="text-align: center;"> </td><td style="text-align: center;"> </td><td style="text-align: center;"> </td></tr> </table>	DATE	DRAWN BY	CHECKED BY			
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APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO
DATE: JANUARY 22, 1995
REVISION: MARCH 1, 1995

INSTITUTIONAL PLANNED DEVELOPMENT No. 351 - AS AMENDED

P.D. #351

INSTITUTIONAL PLANNED DEVELOPMENT

PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated hereon as "Institutional Planned Development" is owned and controlled by the Public Building Commission of the City of Chicago.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development
3. Any dedication of streets or alleys or adjustments of the rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Public Building Commission, City of Chicago, and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Public Building Commission or its successors.
5. 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.
6. Use of land will consist of Academic and related uses and areas as authorized by the Chicago Zoning Ordinance.
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 this Plan of Development.
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.
9. 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.

APPLICANT: Public Building Commission of the City of Chicago

DATE: February 19, 1985

(Continued from page 16364)

to those of a B5-2 General 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 No. 6-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 R3 General Residence District symbols and indications as shown on Map No. 6-J in the area bounded by

West 31st Street on the south; South Hamlin Avenue on the west; West 30th Street on the north; and South Lawndale Avenue on the east,

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.

[Institutional Planned Development printed on pages
16378 through 16383 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. 7-F.

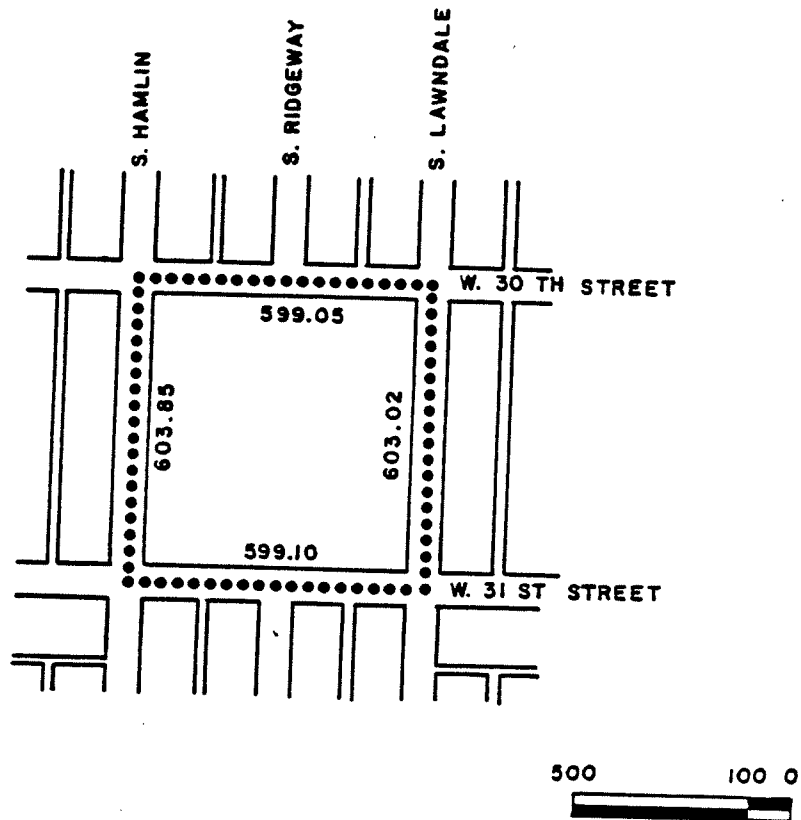
Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R5 General Residence District symbols and indications as shown on Map No. 7-F in the area bounded by

a line 159.60 feet north of and parallel to West Barry Avenue; a line 218.25 feet east of and parallel to North Halsted Street; West Barry Avenue; North Clark Street; a line 77.4 feet north of and parallel to West Barry Avenue; and a line 73 feet east of and parallel to North Halsted Street,

(Continued on page 16384)

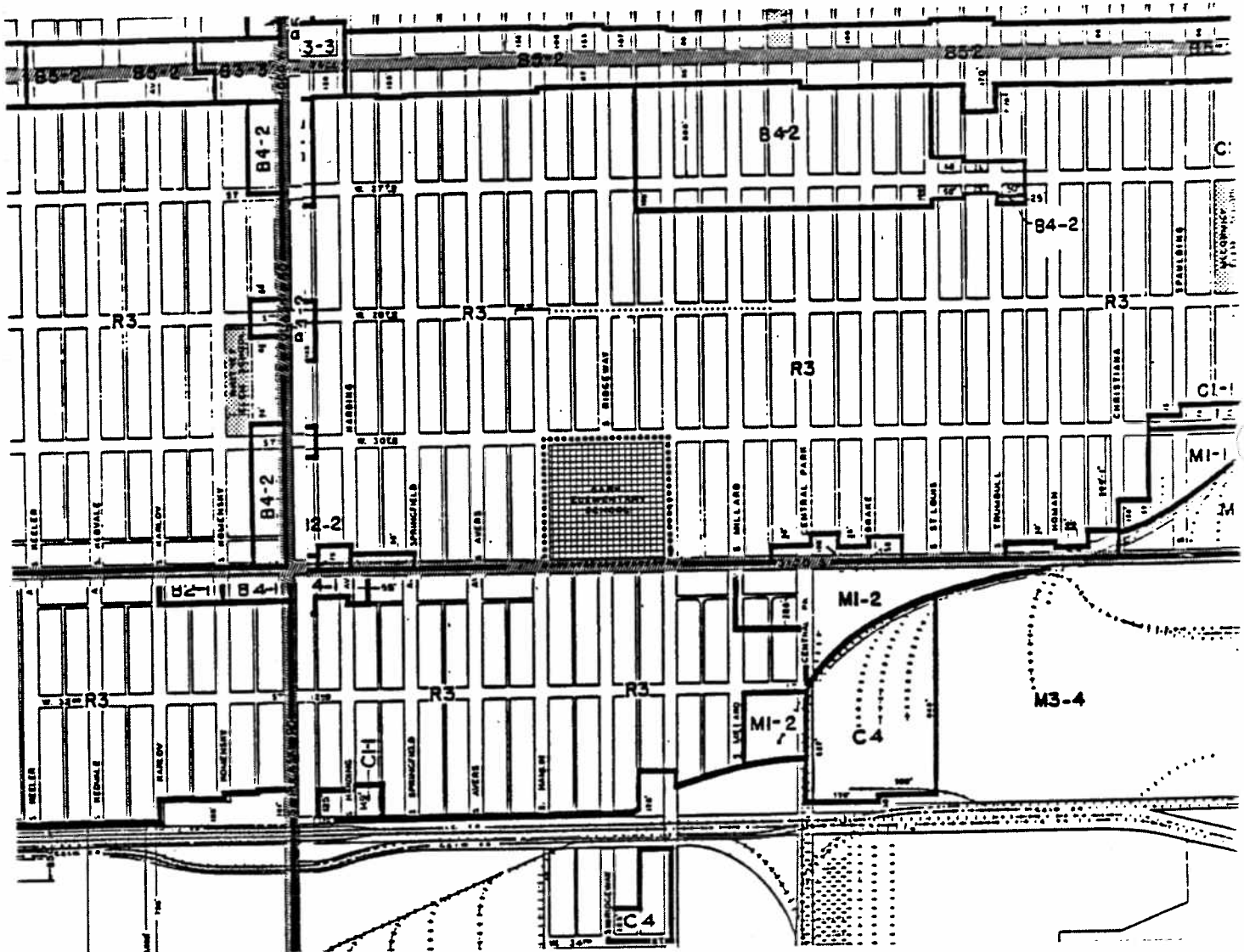
INSTITUTIONAL PLANNED DEVELOPMENT PROPERTY LINE MAP







PLANNED DEVELOPMENT BOUNDARY

APPLICANT: THE PUBLIC BUILDING COMMISSION OF CHICAGO
DATE: FEBRUARY 19, 1985

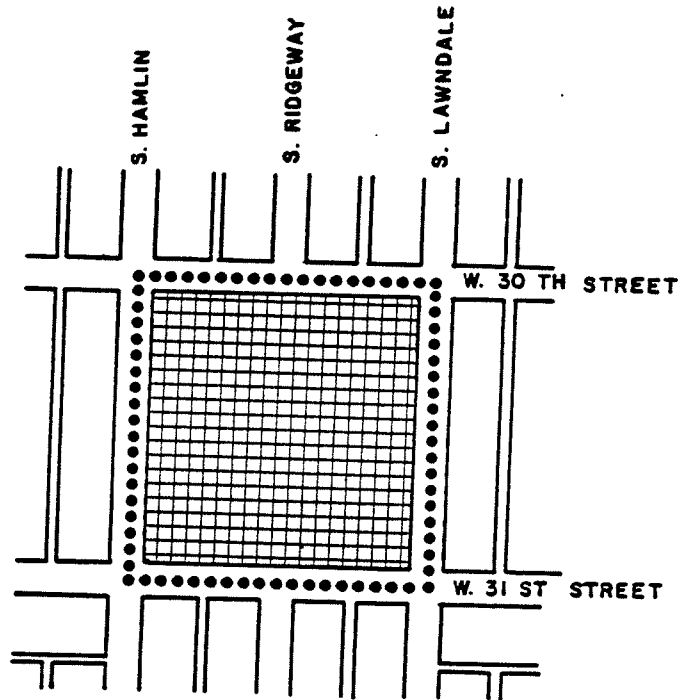
INSTITUTIONAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



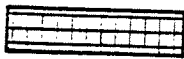
-  PROPOSED PLANNING DEVELOPMENT
ACADEMIC AND RELATED USE
-  PUBLIC, QUASI PUBLIC
PLANNED DEVELOPMENT BOUNDARY
-  PREFERENTIAL STREETS
-  ZONING DISTRICTS

APPLICANT: THE PUBLIC BUILDING COMMISSION OF CHICAGO
 DATE: FEBRUARY 19, 1985

INSTITUTIONAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



PLANNED DEVELOPMENT BOUNDARY



PROPOSED PLANNING DEVELOPMENT
ACADEMIC AND RELATED USE

APPLICANT: THE PUBLIC BUILDING COMMISSION OF CHICAGO
DATE: FEBRUARY 19, 1985

GARY SCHOOL

INSTITUTIONAL PLANNED DEVELOPMENT

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
361,508.81	8.30	Use of land will consist of academic and related uses including recreational, and off-street parking and loading facilities.	0.39	56,635.11 sq. ft 15.67%

Gross Area = Net Site Area, 8.30 acres; plus public rights-of-way, 1.92 acres
= 10.22 acres Gross Site Area.

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 0.39

Minimum number of off-street parking spaces required: 20
Minimum number of off-street loading berths required: 1
Minimum Periphery Building Setbacks:

north boundry - 19'
east boundry - 20'
south boundry - 174'
west boundry - 108'

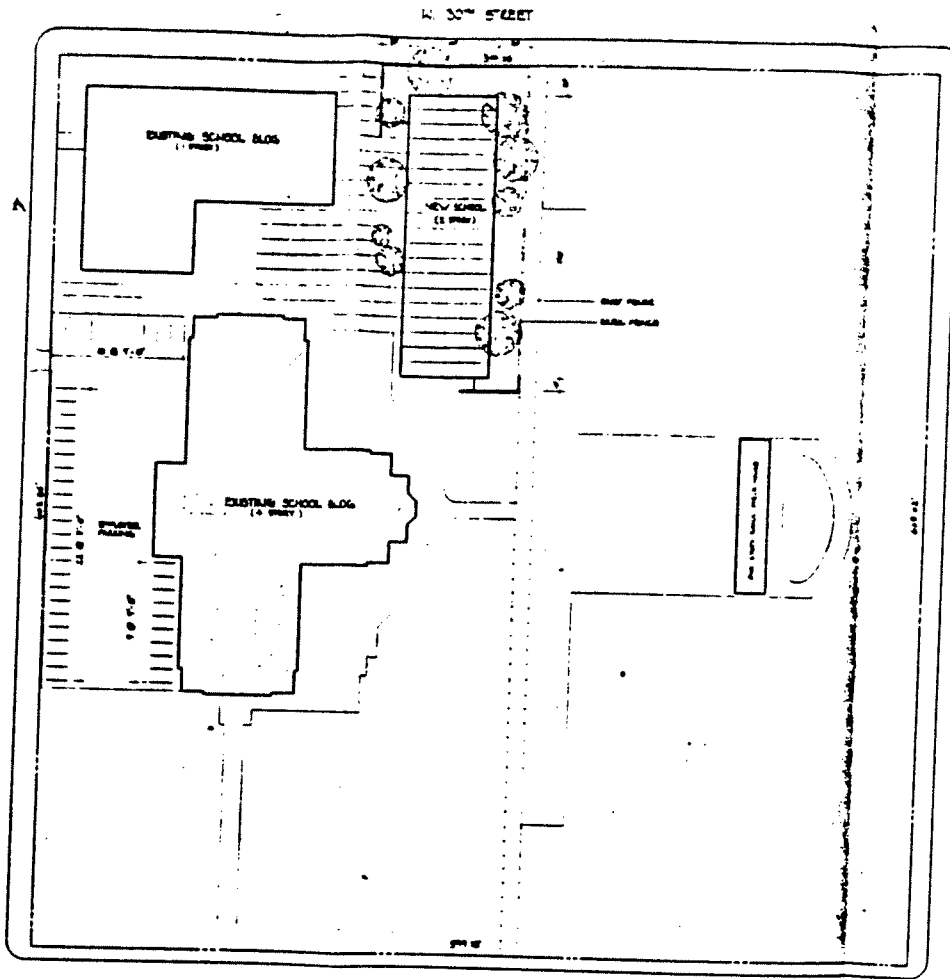
Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary because of technical reasons, subject to the approval of the Department of Planning and Community Development.

Maximum percentage of land covered for the Net Site Area: 15.67%

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

APPLICANT: Public Building Commission of the City of Chicago

DATE: February 19, 1985



W. 31ST STREET

SITE PLAN



THE PUBLIC BUILDING COMMISSION OF CHICAGO
GACY SCHOOL
A. S. TAYLOR - ARCHITECT - CHICAGO

(Continued from page 16377)

to those of a C1-3 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. 7-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 7-G in the area bounded by

a line 214.10 feet north of and parallel to West Altgeld Street; North Wayne Avenue; West Altgeld Street; and the alley next west of and parallel to North Wayne Avenue,

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

[Residential Planned Development printed on pages
16385 thru 16393 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. 8-E.

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 B4-3 Restricted Service District and R3 General Residence District symbols and indications as shown on Map No. 8-E in area bounded by

East 31st Street; the alley next east of and parallel to South Giles Avenue; a line 120.16 feet south of and parallel to East 31st Street; and South Giles Avenue,

to those of a B5-3 General Service District, and a corresponding use district is hereby established in the area above described.

(Continued on page 16394)