

to those of a C2-2 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.

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*Reclassification Of Area Shown On Map No. 3-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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 3-H in the area bounded by

West North Avenue; a line 48 feet east of and parallel to the alley next east of and parallel to North Wood Street; the alley next south of and parallel to West North Avenue; and a line 24 feet east of and parallel to the alley next east of and parallel to North Wood Street,

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

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

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*Reclassification Of Area Shown On Map No. 4-G.*

PD 417

*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. 4-G in the area bounded by

West 19th Street; South Allport Street; the alley next north of and parallel to West 21st Street; the alley next west of and parallel to South Allport Street; a line 426 feet south of West 19th Street; South Throop Street; a line 48 feet south of West 19th Street; and the alley next west of and parallel to South Allport Street,

(Continued on page 568)

(Continued from page 563)

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.

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

Plan of Development attached to this ordinance reads as follows:

*Komensky School*

*Institutional Planned Development. No. 417*

*Plan Of Development.*

*Statements.*

1. The area delineated hereon as "Institutional Planned Development" is owned and controlled by the Board of Education 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 Board of Education of the City of Chicago, and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Board of Education or its successors.
5. Service drives or 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: Board of Education of the City of Chicago

DATE: June 12, 1986

*Komensky School.*

*Institutional Planned Development.*

*Planned Development Use And Bulk Regulations And Data.*

Net Site Area Sq. Ft.	Acres	General Description of Land Use	Maximum Floor Area Ratio	Maximum % of Land Covered
108,082.0	2.48	Use of land will consist of academic and related uses including recreational, and off-street parking and loading facilities	1.2	39,525 sq. ft. 36.5%

Gross Area = Net Site Area 2.48 acres: plus public rights-of-way, 0.867 acres = 3.347 acres Gross Site Area.

Maximum Permitted F.A.R. For Total Net Site Area: 1.2

Minimum number of off-street parking spaces: 43

Minimum number of off-street loading berths: 1

Minimum periphery building setbacks:

north boundary--42'  
east boundary--21'-6"  
south boundary--174'-5 1/4"

west boundary--2'-0"

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: 36.5%

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.

APPLICANT: Board of Education of the City of Chicago

DATE: March 10, 1986

[Institutional Planned Development Zoning Maps printed on pages 571 through 574 of this Journal.]

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*Reclassification Of Area Shown On Map No. 5-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 R3 General Residence District symbols and indications as shown on Map No. 5-G in the area bounded by

a line 25 feet north of and parallel to West Belden Avenue; the alley next east of and parallel to North Janssen Avenue; West Belden Avenue; and North Janssen Avenue,

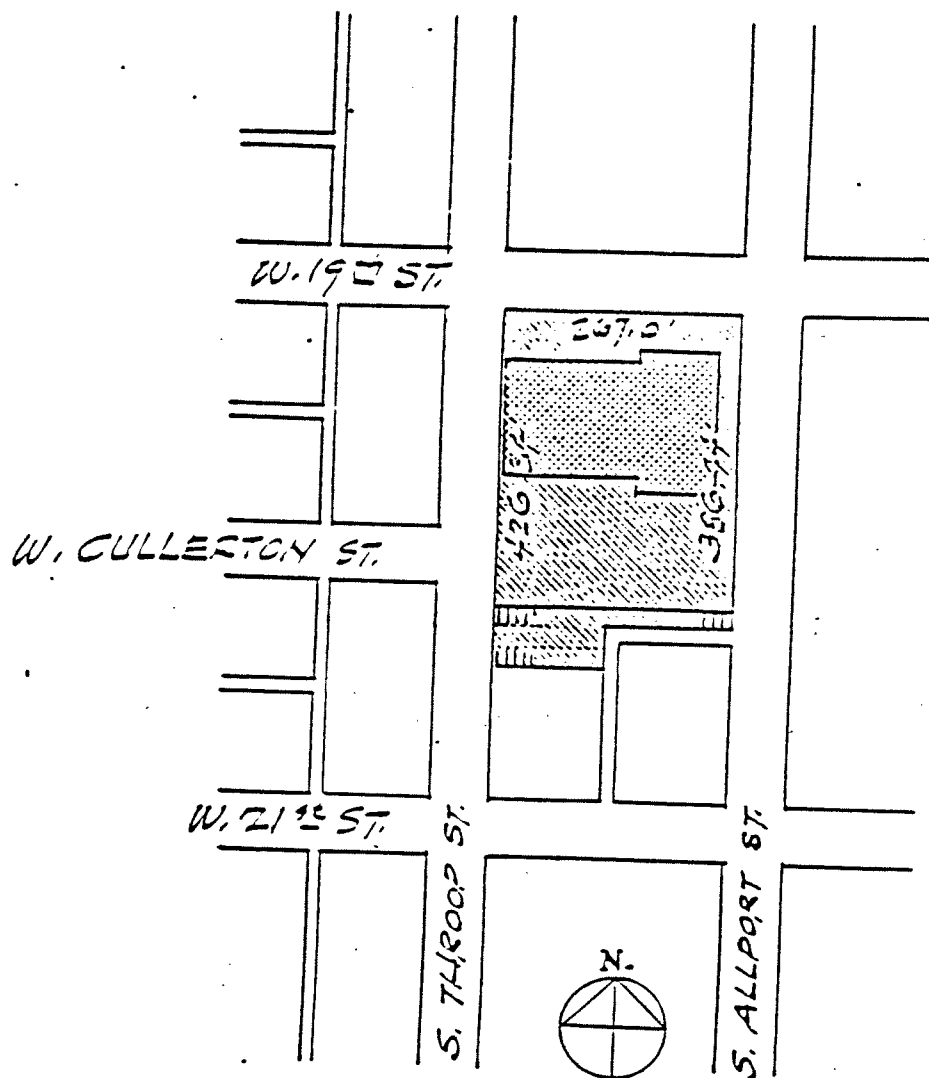
to those of an R5 General Residence District, and a corresponding use district is hereby established in the area above described.

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

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*Reclassification Of Area Shown On Map Nos. 6-G and 8-G.*

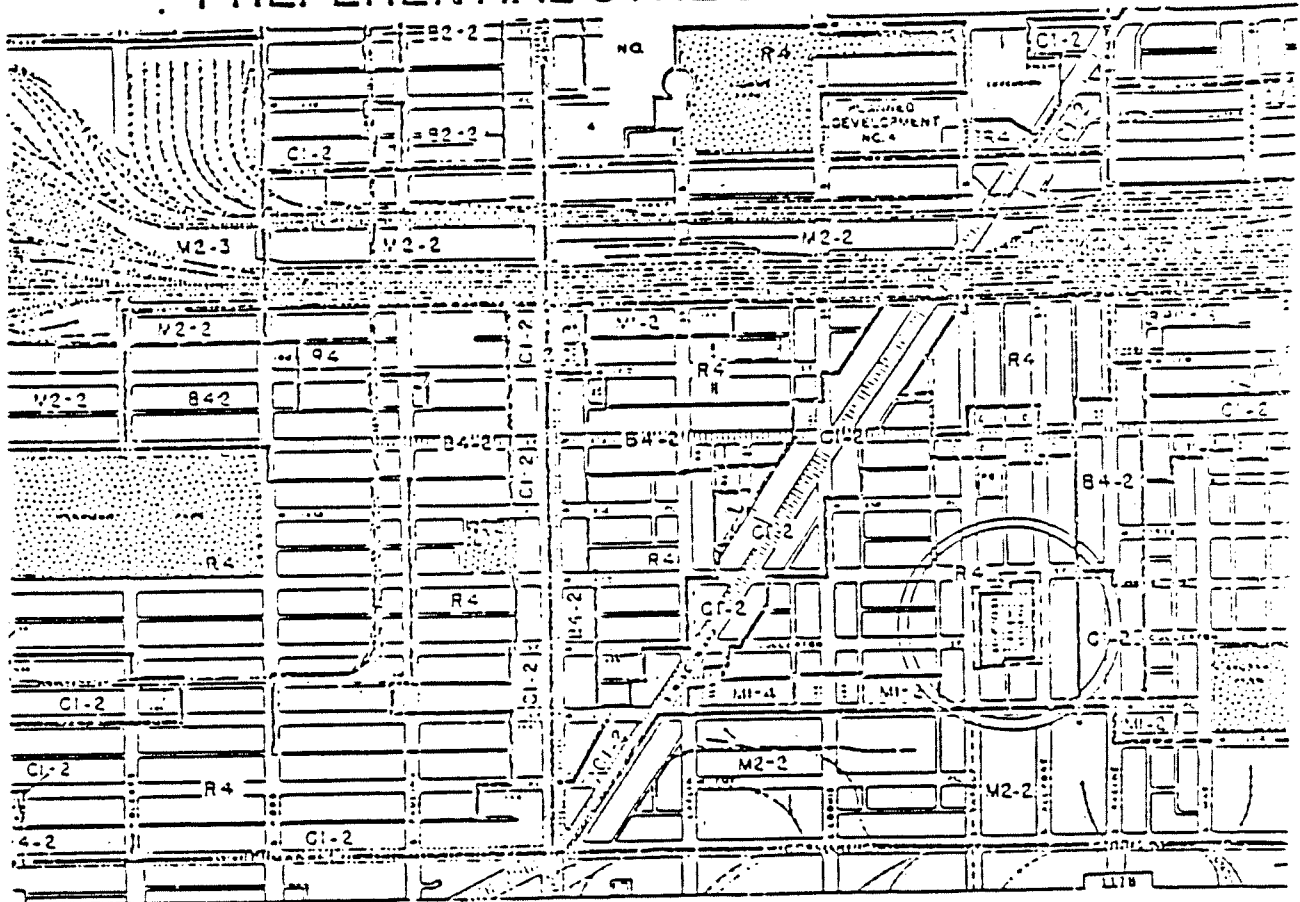
(Continued on page 575)









1" = 200 FT 0 100'

PLOT PLAN

# INSTITUTIONAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM

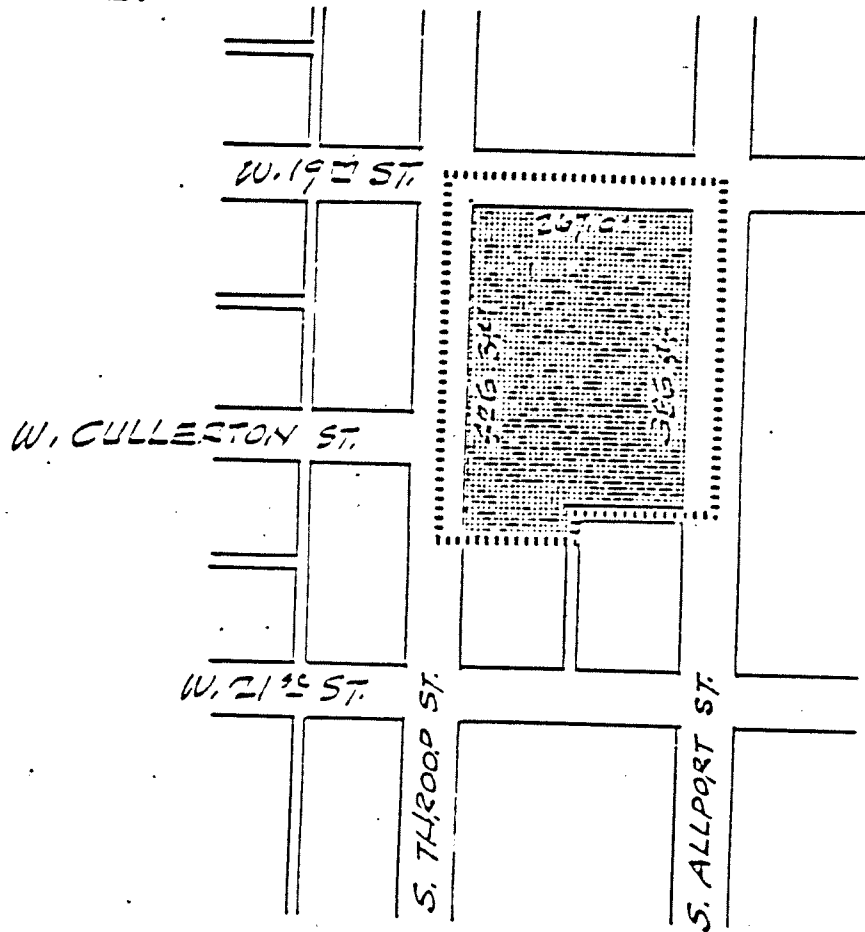


-  PROPOSED PLANNING DEVELOPMENT
-  ACADEMIC AND RELATED USE
-  PUBLIC, QUASI-PUBLIC
-  PLANNED DEVELOPMENT BOUNDARY
-  PREFERENTIAL STREETS
-  ZONING DISTRICTS



APPLICANT: THE BOARD OF EDUCATION OF THE CITY OF CHICAGO.  
 DATE: JUNE 12, 1986

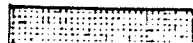
# INSTITUTIONAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



1" = 200 FT

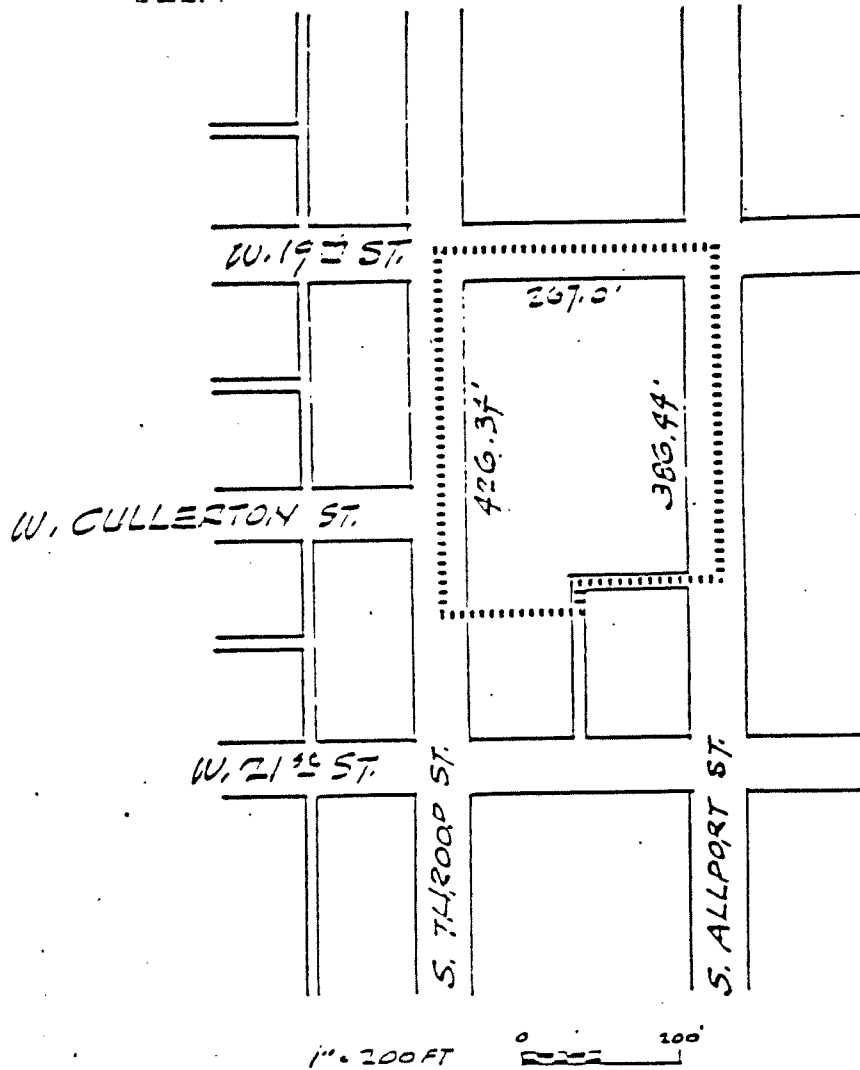


..... PLANNED DEVELOPMENT BOUNDARY

 PROPOSED PLANNED DEVELOPMENT ACADEMIC AND RELATED USE

APPLICANT: THE BOARD OF EDUCATION OF THE CITY OF CHICAGO,  
DATE: JUNE 12, 1986

# INSTITUTIONAL PLANNED DEVELOPMENT PROPERTY LINE MAP



..... PLANNED DEVELOPMENT BOUNDARY

APPLICANT: THE BOARD OF EDUCATION OF THE CITY OF CHICAGO  
DATE: JUNE 12, 1986