

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. 11-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 B4-4 Restricted Service District symbols and indications as shown on Map No. 11-G in area bounded by

West Leland Avenue; the alley next east of and parallel to North Kenmore Avenue; a line 60 feet south of and parallel to West Leland Avenue; North Kenmore Avenue,

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. 11-N.*

*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 R2 Single-Family Residence District symbols and indications as shown on Map No. 11-N in the area bounded by

West Montrose Avenue; North Narragansett Avenue; a line 1,624.66 feet north of the center line of West Irving Park Road; the north line of the existing paved road as delineated on the appended legal description; and a line extended through a point 2,080.00 feet north of the center line of West Irving Park Road and 988 feet west of the center line of North Narragansett Avenue, and a point 33 feet south of the center line of West Montrose Avenue and 1,139.14 feet west of the center line of North Narragansett Avenue.

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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:

*Institutional Planned Development No. 449*

*Plan Of Development.*

*Statements.*

1. The area delineated herein 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 of Chicago and approval by the City Council. Right-of-way to be dedicated upon dedication of the proposed service road linking Irving Park Road and West Montrose Avenue. Said service road shall be dedicated upon development of the industrial area located south of the campus.
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 and egress shall be adequately designed and paved in accordance with the regulations of the Department of Public Works 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. C.T.A. end-of-line layover service will be extended and relocated from Irving Park Road and Neenah Avenue to an on-site area adjacent to the Narragansett entrance to the campus.

6. Use of land will consist of academic and related uses as authorized by this Plan of Development. Earth station receiving dishes are expressly permitted. A comprehensive landscaping plan will be submitted for the site and shall be subject to the review and approval of the Commissioner of Planning.
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 and the Department of Inspectional Services.
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.

Exhibit "2" and maps attached to this Plan of Development printed  
on pages 13508 through 13511 of this Journal.]

Use and Bulk Regulations and Data and Exhibit "1" attached to this Plan of Development read as follows:

*Institutional Planned Development No. \_\_\_\_\_*

*Use And Bulk Regulations And Data.*

Net Site Area <u>Sq. Ft.</u> Acres	Generalized Description Of Land Use	Floor Area Ratio	Percent Of Site Coverage
<u>903,755*</u> 20.75	City College and related uses, recreational uses, and off-street parking.	0.75	35

Gross Site Area = Net Site Area of 20.75 acres + Area  
in Public Right-of-Way of 2.80 acres = 23.55 acres.

Maximum Floor Area Ratio: 0.75

Maximum Percent Site Coverage:	35%
Off-Street Loading:	Per R4 requirements
Off-Street Parking:	
Minimum:	600
Estimated Actual:	950 +

**Minimum Periphery Building Setbacks:**

Montrose Avenue.....	40 feet
Narragansett Avenue.....	40 feet
Other Property Lines.....	20 feet

- Note:** Existing Assembly building to remain; setbacks may be adjusted by the Department of Planning within the maximum percent of site coverage.
- \* Net Site Area includes the land to be dedicated for a public street. See Property Line Map attached and made part of the Planned Development.

*Exhibit "1".*

Excepting therefrom, the following described property: From the aforesaid point of beginning for the above described tract of land; thence South 89 degrees 48 minutes 44 seconds west to a point on a line drawn 63.00 feet west of and parallel with the East line of said Southeast Quarter; thence North 0 degrees 11 minutes 16 seconds west along said line 63.00 feet west of and parallel with the east line of said Southeast Quarter to a point on said line being 103.00 feet southerly of the north line of said Southeast Quarter; thence northwesterly to a point on a line drawn 53.00 feet south of and parallel with the north line of said Southeast Quarter, said point being 113.00 feet west of the east line of said Southeast Quarter; thence South 89 degrees 51 minutes 12 seconds west along said line 53.00 feet south of and parallel with the north line of said Southeast Quarter to the westerly line of the aforesaid tract of land to be conveyed; thence North 12 degrees 30 minutes 53 seconds west to a point on a line drawn 33.00 feet south of and parallel with the north line of the aforesaid Southeast Quarter, said point being 1,106.14 feet (as measured along said parallel line) west of the point on a line 33.00 feet west of and parallel with the east line of the aforesaid Southeast Quarter; thence North 89 degrees 51 minutes 12 seconds east, 1,106.14 feet along said line 33.00 feet south of and parallel with the north line of said Southeast Quarter to the point on said line 33.00 feet west of and parallel with the east line of the aforesaid Southeast Quarter; thence South 0 degrees 11 minutes 16

seconds east 1,002.40 feet along said line 33 feet west of and parallel with the east line of said Southeast Quarter to the hereinabove designated point of beginning.

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*Reclassification Of Area Shown On Map No. 12-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 C1-2 District symbols and indications as shown on Map No. 12-J in the area bounded by

the alley next north of and parallel to South Archer Avenue; a line 37 feet east of and parallel to South Avers Avenue as measured along the north line of South Archer Avenue; South Archer Avenue; and South Avers Avenue,

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.

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*Reclassification Of Area Shown On Map No. 12-L.*

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

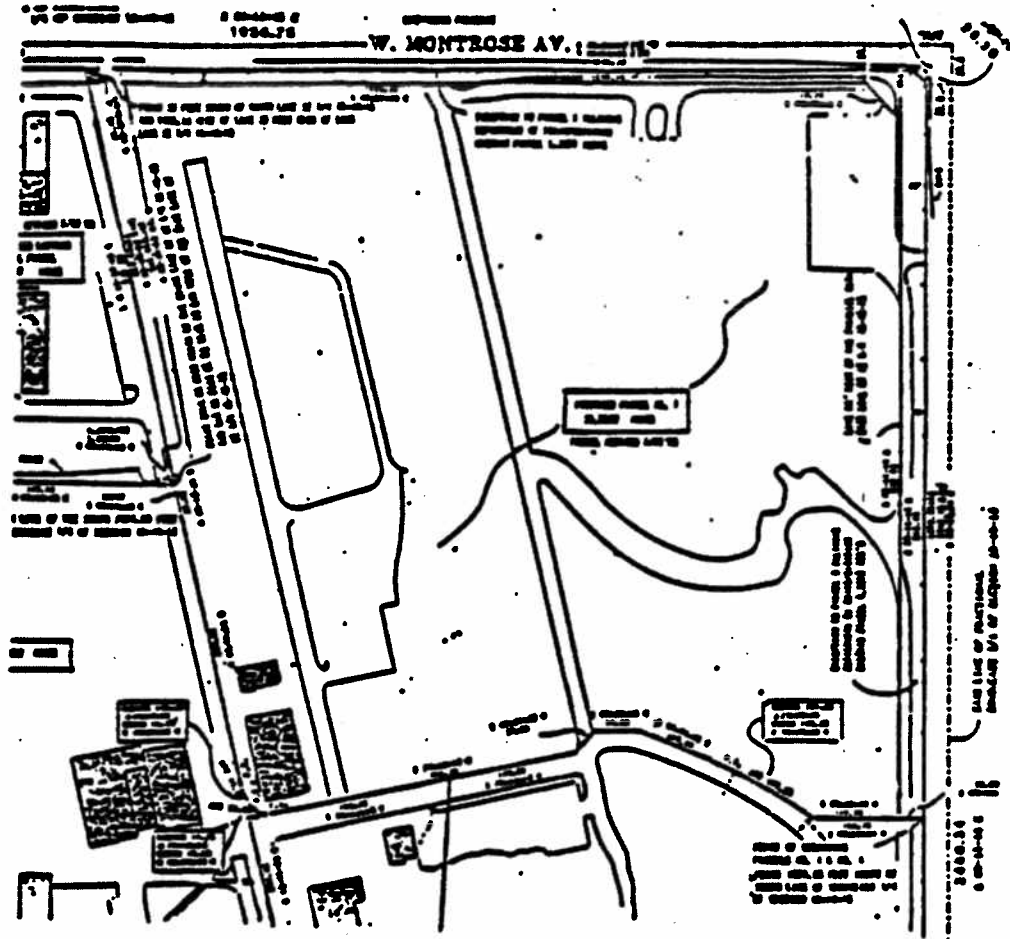
**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 12-L in area bounded by

West 53rd Place; a line 351 feet west of and parallel to South Lockwood Avenue; a line 131.20 feet south of and parallel to West 53rd Place; a line 451 feet west of and parallel to South Lockwood Avenue,

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

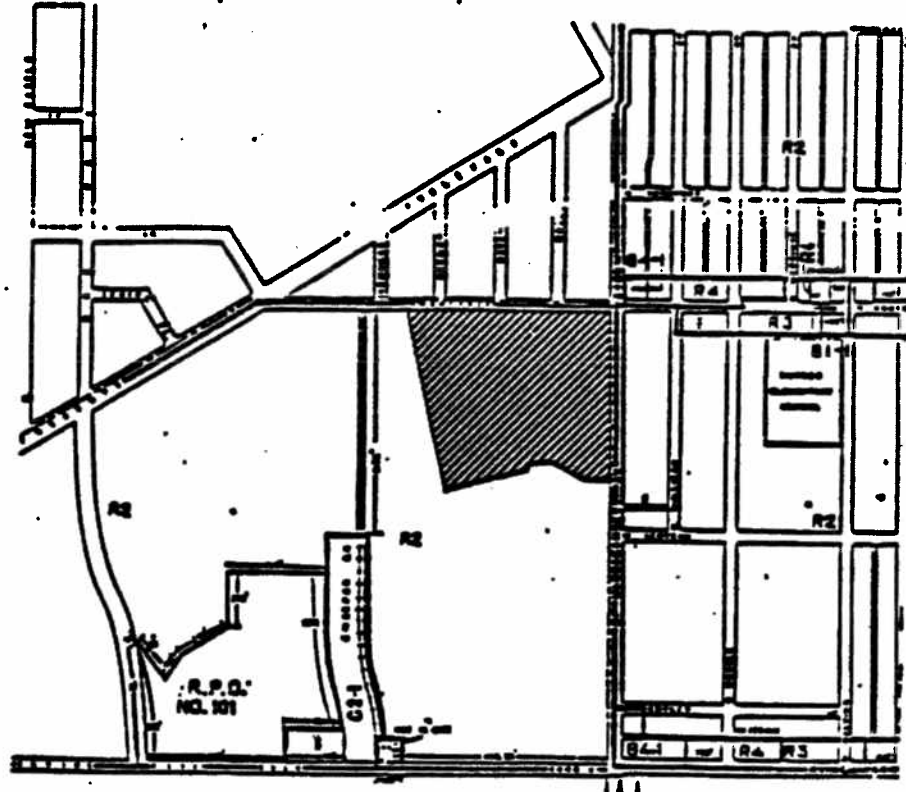
(Continued on page 13512)

Exhibit 2  
Plan of Survey



APPLICANT: Public Building Commission of Chicago  
 ADDRESS: Montrose and Narragansett Avenues  
 DATE: December 10, 1987.

**INSTITUTIONAL PLANNED DEVELOPMENT NO. \_\_\_\_\_  
EXISTING ZONING AND PREFERENTIAL STREETS SYSTEM**



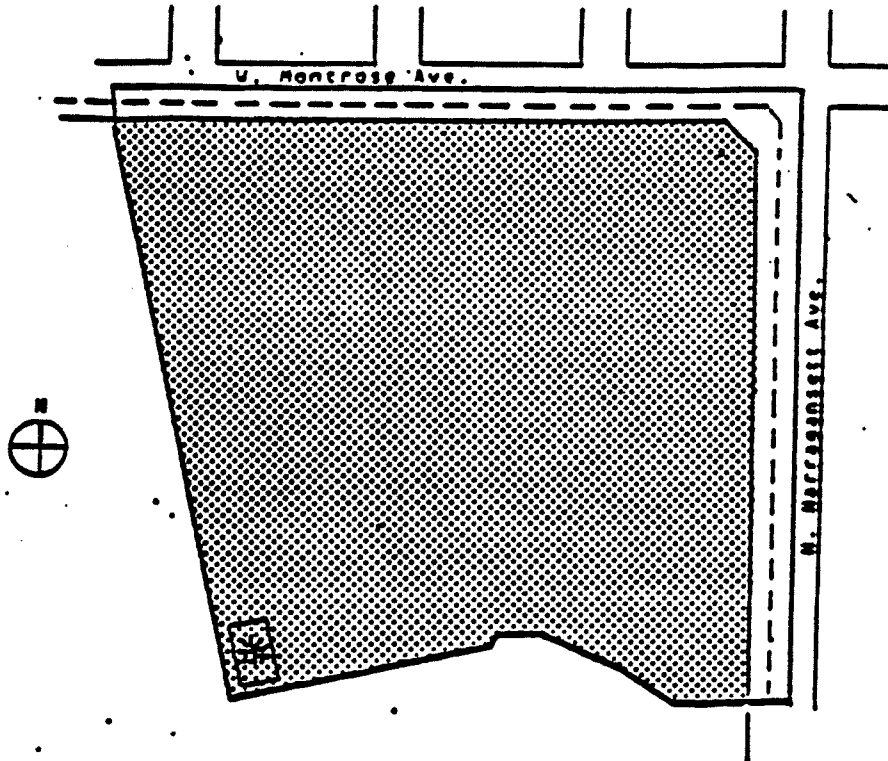
**PLANNED DEVELOPMENT**

**APPLICANT: Public Building Commission of Chicago**

**ADDRESS: Rentree and Narragansett Avenues**

**DATE: December 10, 1987**

INSTITUTIONAL PLANNED DEVELOPMENT NO. \_\_\_\_\_  
GENERALIZED LAND USE PLAN



LEGEND

\* EXISTING ASSEMBLY HALL TO REMAIN

— PLANNED DEVELOPMENT BOUNDARY



City College and Related Uses,  
Recreation Facilities and  
Off-Street Parking

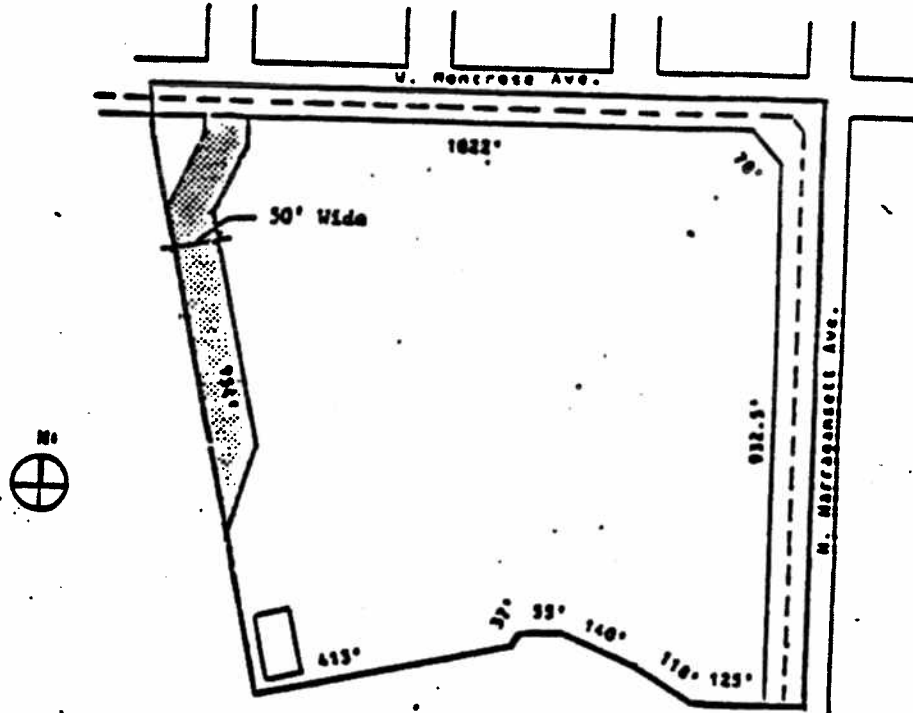
APPLICANT: Public Building Commission of Chicago





ADDRESS: Montrose and Narragansett Avenues

DATE: December 10, 1987

Revised: April 14, 1988

**INSTITUTIONAL PLANNED DEVELOPMENT NO. \_\_\_\_\_  
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS**



- LEGEND**
-  PLANNED DEVELOPMENT BOUNDARY
  -  1622' PROPERTY LINES
  -  AREA RESERVED BY STATE BETWEEN PROPERTY LINES AND R.O.W. LINES
  -  dedications of R.O.W. proposed within the limits of the subject property.

**APPLICANT:** Public Building Commission of Chicago

**ADDRESS:** Montrose and Harragansett Avenues

**DATE:** December 10, 1987

**Revised:** April 14, 1988

(Continued from page 13507)

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. 16-L.*

*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. 16-L in area bounded by

West 63rd Street; South Lavergne Avenue; a line 191 feet south of and parallel to West 63rd Street; South Lawler Avenue,

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.

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*Reclassification Of Area Shown On Map No. 18-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 R3 General Residence District symbols and indications as shown on Map No. 18-F in area bounded by

a line 131.05 feet north of and parallel to West 75th Street; a line 86.44 feet west of and parallel to South Wentworth Avenue; West 75th Street; the alley if extended that is next east of and almost parallel to South Vincennes Avenue,