

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.

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*Reclassification Of Area Shown On Map Number 5-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 B4-3 Restricted Service District symbols and indications as shown on Map No. 5-I in area bounded by:

the alley next north of and parallel to West North Avenue; a line 84 feet east of the easterly right-of-way line of North Humboldt Boulevard; West North Avenue; and the easterly right-of-way line of North Humboldt Boulevard,

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.

PD 516

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*Reclassification Of Area Shown On Map Number 6-F.  
(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. 6-F in area bounded by:

West 30th Street; South Parnell Avenue; a line 473 feet south of West 30th Street; and South Wallace Street,

in view of the fact that the above information is being furnished to you for your information only and is not to be disseminated outside your agency.

SECTION 2. This information should be kept confidential from all other personnel and the public.

Classification of Information - Secret

It is intended for the use of the Director of the FBI.

SECTION 1. This information is being furnished to you for your information only and is not to be disseminated outside your agency.

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SECTION 2. This information is being furnished to you for your information only and is not to be disseminated outside your agency.

SECTION 3. This information is being furnished to you for your information only and is not to be disseminated outside your agency.

Classification of Information - Secret

It is intended for the use of the Director of the FBI.

SECTION 1. This information is being furnished to you for your information only and is not to be disseminated outside your agency.

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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 other.

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

Institutional Plan of Development attached to this ordinance reads as follows:

*Institutional Planned Development No. 516*

*Plan Of Development*

*Statements.*

1. The area delineated herein as an Institutional Planned Development is owned by the Applicant, Public Building Commission of Chicago, a municipal corporation, and operated and maintained by the Board of Education of the City of Chicago pursuant to a Lease Agreement.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the successors and assigns of the Applicant and the Property owner of record title. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property and all portions thereof shall throughout the period this Institutional Planned Development is in effect, be held under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that a single person, corporation, association or other entity has been designated and authorized by the owner or owners of all of the Property as Authorized Agent of the Property for the limited purposes of (1) receiving any and all zoning enforcement-related or other zoning-related communication from the City in relation to and on behalf of the affected Property owner or owners, and (2) making application to the City for any subsequent

amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) on behalf of the affected owner or owners of the Property. Nothing herein shall be construed to mean that any owner of the Property or any portion thereof is relieved of any obligation hereunder or any rights in relation thereto, or may not receive directly such communications or is not subject to City action pursuant to this Planned Development. Nothing herein shall, however, prohibit or in any way restrict the alienation, sale, or any other transfer of all or any portion of the Property or any rights therein.

4. This Plan of Development consists of fourteen (14) Statements; an Existing Zoning Map; a Property Line Map; a General Land Use Plan; an Existing Land Use Map; a Table of Use and Bulk Regulations and Data; a Site/Landscape Plan prepared by Shaw and Associates, Inc., dated March 14, 1991. Full size sets of the Site/Landscape Plan are on file with the Department of Planning. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Chapter 194A 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 and related uses incidental thereto.
6. Identification and other necessary signs may be permitted within the area delineated herein as "Institutional Planned Development", subject to the review and approval by the Commissioner of the Department of Planning. All identification signs existing as of the date of the adoption of this ordinance shall be permitted. Temporary signs, such as construction signs, shall be permitted, subject to the review and approval of the Commissioner of the Department of Planning.
7. Any dedication or vacation of streets and alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees.
8. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development, subject to review and approval of the Departments of Public Works and Planning. The minimum number of off-street parking spaces shall be determined in accordance with the attached Table of Use and Bulk Regulations and Data.

9. Any service drives or any other ingress or egress must be adequately designed and paved in accordance with the regulations of the Department of Public Works in effect at the time of construction 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. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and the Commissioner of the Department of Planning.
10. Height restriction of any building or any appurtenance thereto, shall, in addition to the Table of Use and Bulk Regulations and Data, 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, Department of Aviation, and Department of Law, and approved by the City Council.
11. The maximum permitted floor area ratio (F.A.R.) shall be in accordance with the attached Table of Use and Bulk Regulations and Data. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
12. This Planned Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Planning.
13. The improvements on the Property, including all entrances and exits to the parking and loading areas, shall be designed and constructed in general conformance with the Site Plan/Landscape Plan. The landscaping (including street trees in the adjacent right-of-way) shall be installed in general conformance with the Site Plan/Landscape Plan. The landscaping within the Property shall be maintained at all times in accordance with the Site Plan/Landscape Plan. One (1), two and one-half (2½) inch caliber tree shall be installed for each twenty-five (25) feet of frontage, subject to and in accordance with the standards of the Department of Streets and

Sanitation, Bureau of Forestry and the Department of Public Works, Bureau of Street Traffic subject to the approval of the Department of Planning. The Applicant shall, for a period of five (5) years from the adoption of this ordinance, be responsible for watering and fertilizing parkway trees required to be provided by the Site Plan/Landscape Plan and for routine care of the parkway lawn. Routine care of the parkway lawn shall include periodic watering, weeding and mowing. Trees installed in the public way adjacent to the Property pursuant to the requirements hereof shall be subject to the standards of the Department of Streets and Sanitation, Bureau of Forestry. The building facades shall be designed, constructed, and maintained in general conformance with the elevation plans included as exhibits to this Planned Development. The requirements of this statement may be modified, administratively, by the Commissioner of the Department of Planning upon the request of the Applicant and after a determination by the Commissioner of the Department of Planning that such a modification is consistent with the nature of the improvements contemplated in this Planned Development and is appropriate. Such a modification 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. Unless substantial construction on the proposed building on the Property has commenced within 10 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 that of an R3 General Residence District.

[Existing Zoning and Street System Map, General Land Use Plan, Property Line Map, Site Location Map, and Site Plan/Landscape Plan printed on pages 2390 through 2394 of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

*Planned Development Use And Bulk Regulations  
And Data.*

Net Site Area		General Description Of Land Use	Maximum Floor Area Ratio
Square Feet	Acres		
125,844	2.89	Educational and Related Use	0.90
Gross Site Area		= Net Site Area	+ Area of Public Streets
170,663		125,844	44,819

Maximum Permitted F.A.R. for Total Net Site Area: 0.90.

Maximum Height Limitation of Buildings: 56 feet.

Minimum Number of Off-Street Parking Spaces: 25 existing spaces.

Minimum Setback: In accordance with Site Plan.

Maximum Number of Students (both buildings): 1,050.

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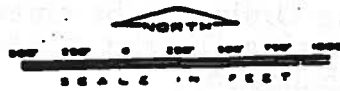
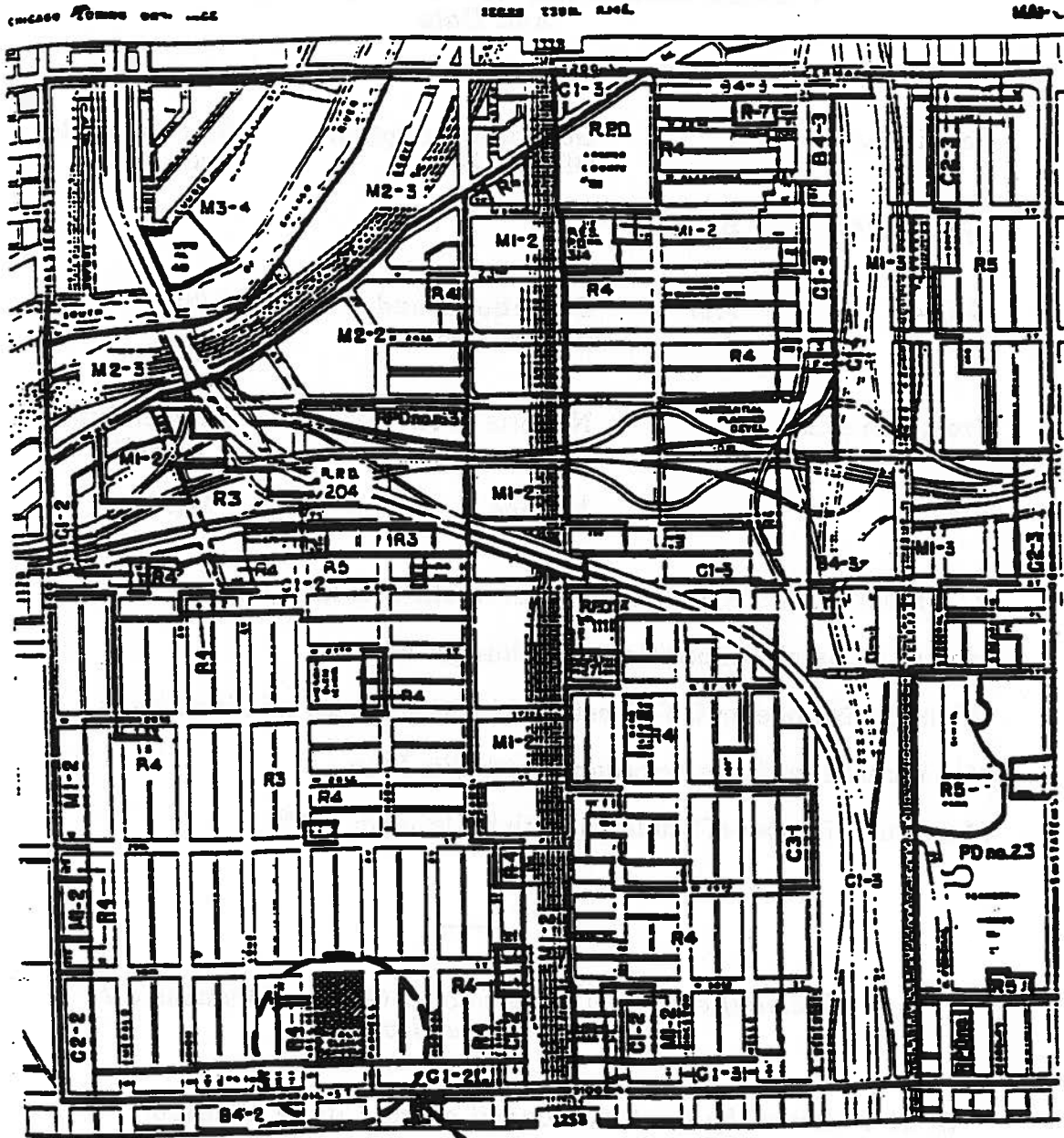
*Reclassification Of Area Shown On Map Number 6-I.  
(As Amended)*

*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 M2-3 General Manufacturing District symbols and indications as shown on Map No. 6-I in area bounded by:

(Continued on page 2395)

Existing Zoning and Street System Map

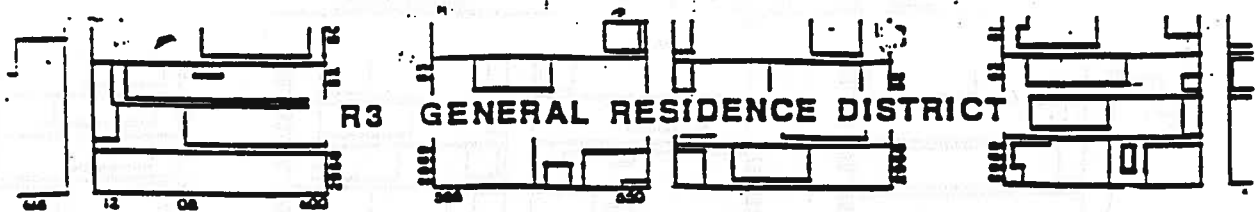


**PROPOSED SITE REZONING ARE.**

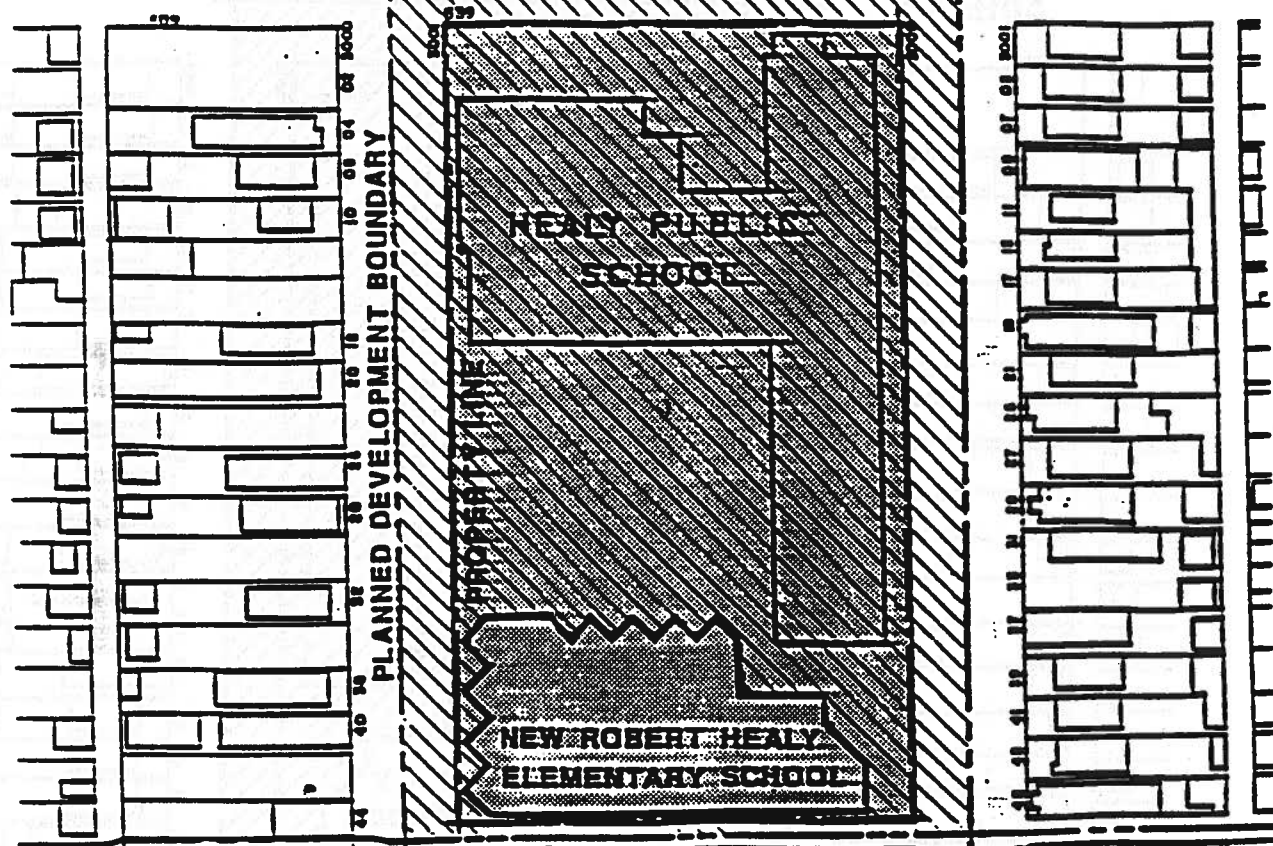
**NEW ROBERT HEALY ELEMENTARY SCHOOL  
INSTITUTIONAL PLANNED DEVELOPMENT**

**APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO  
DATE: JANUARY 9, 1991**

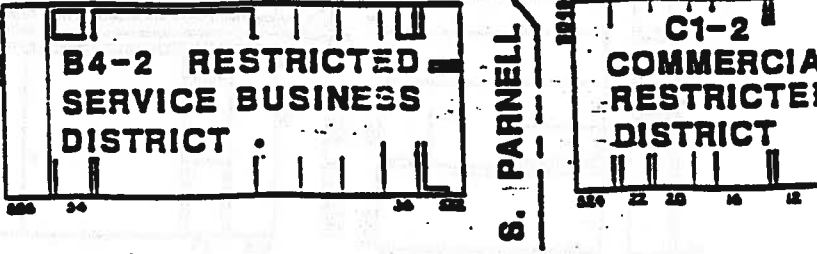
General Land Use Plan



30th ST.



31th ST.

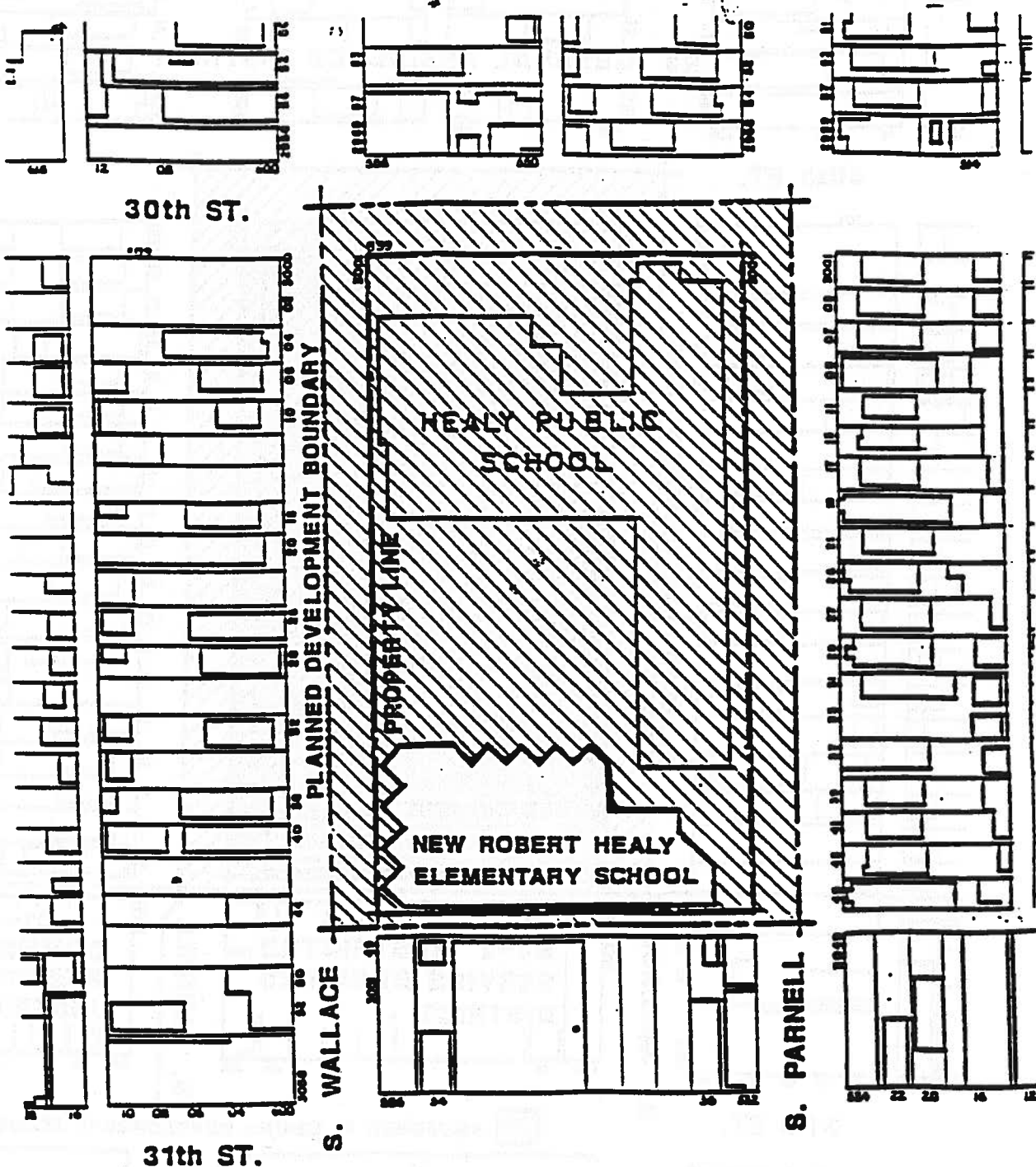


PROPOSED PLANNING DEVELOPMENT ACADEMIC USE

**NEW ROBERT HEALY ELEMENTARY SCHOOL  
INSTITUTIONAL PLANNED DEVELOPMENT**

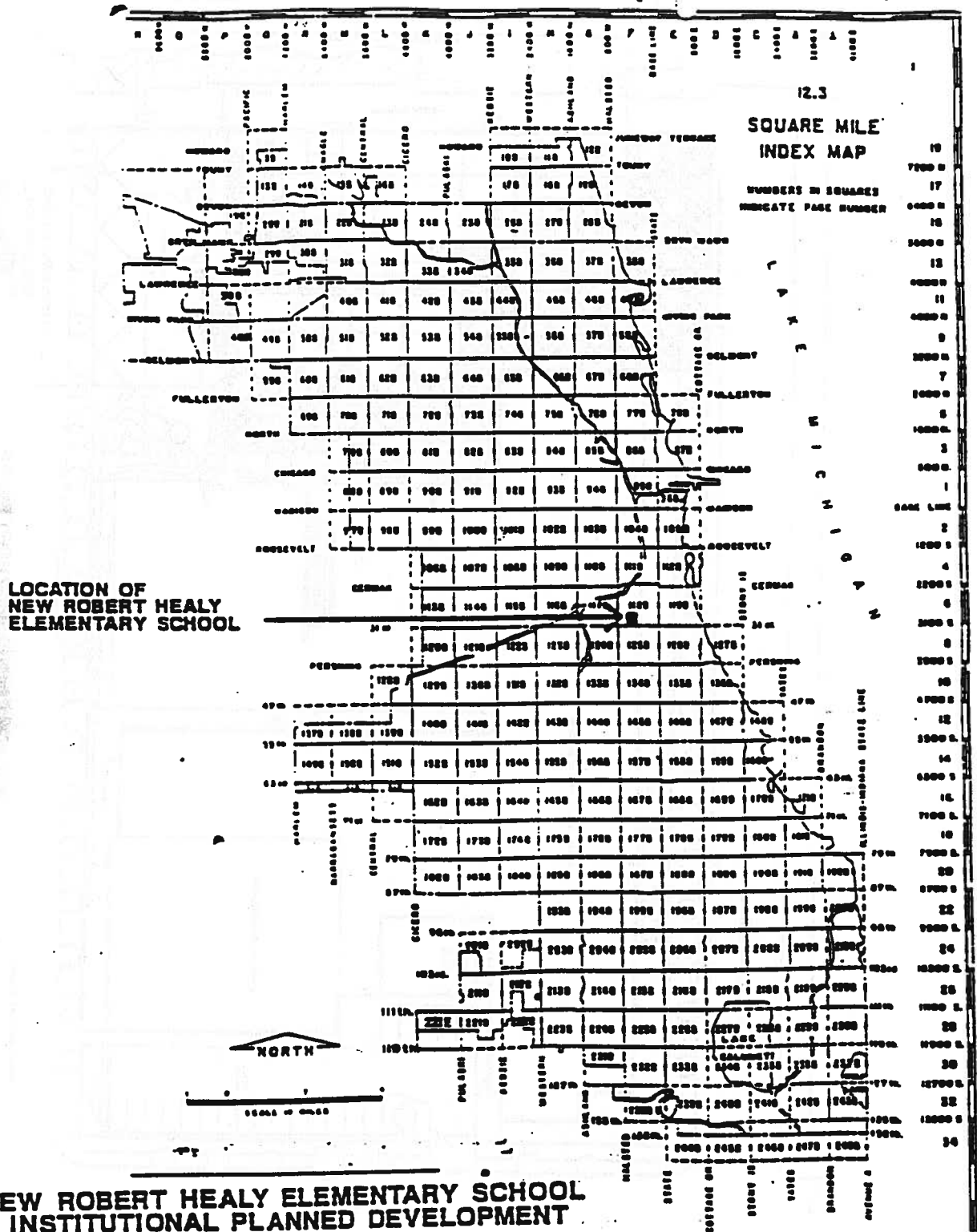
APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO  
DATE: JANUARY 9, 1991

Property Line Map

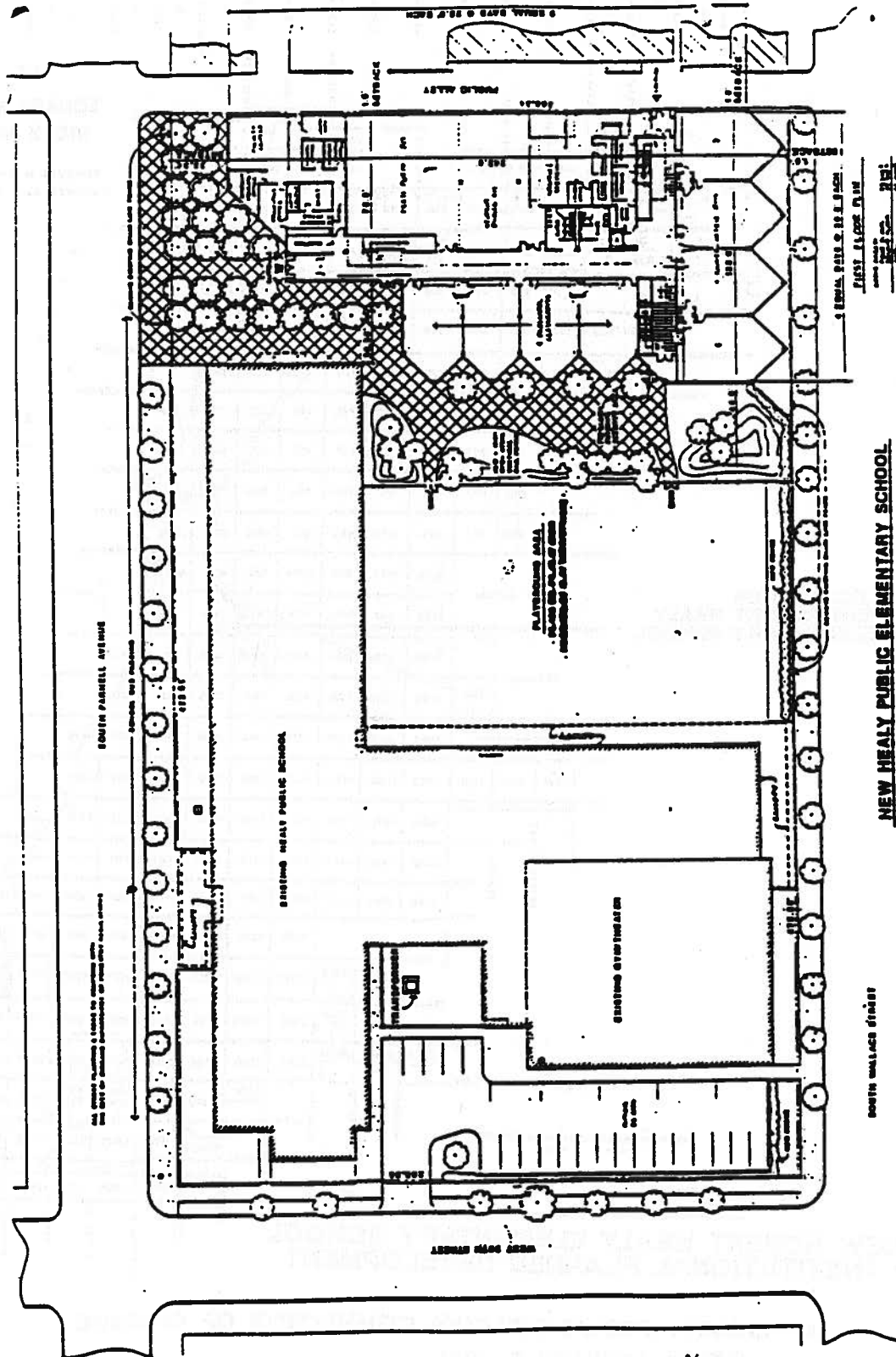


**NEW ROBERT HEALY ELEMENTARY SCHOOL  
 INSTITUTIONAL PLANNED DEVELOPMENT  
 APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO**

Site Location Map



Site Plan/Landscape Plan



**SHAW AND ASSOCIATES INC**  
ARCHITECTS PLANNERS

**PUBLIC BUILDING COMMISSION**  
**BOARD OF EDUCATION**  
CITY OF CHICAGO  
IN REPLY TO NO. \_\_\_\_\_

**NEW HEALY PUBLIC ELEMENTARY SCHOOL**

**SCALE: 1/8" = 1'-0"**