

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.

*Reclassification Of Areas Shown On Map Number 8-J.  
(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 the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 8-J in the area bounded by:

West 31st Street; South Central Park Avenue; a line 374 feet south of West 31st Street; and South Millard Avenue,

to the designation of an R3 General 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 R3 General Residence District symbols and indications established in the area bounded by:

West 31st Street; South Central Park Avenue; West 32nd Street; and South Millard Avenue,

to the designation of an Institutional Planned Development which is hereby established in the area described above, 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 3. 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:

A3136  
PD 539

West Diversey Avenue; the alley next west of and parallel to North Cicero Avenue; the alley next south of and parallel to West Diversey Avenue; and North Lamon 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 Number 8-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 8-F in the area bounded by:

West 37th Street; a line 224.80 feet east of and parallel to South Normal Avenue; the alley next south of and parallel to West 37th Street; and South Normal 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 Number 8-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 R3 General Residence District symbols and indications as shown on Map No. 8-H in the area bounded by:

West 33rd Street; a line 48 feet west of and parallel to South Paulina Street; the alley next south of and parallel to West 33rd Street; and a line 96 feet west of and parallel to South Paulina Street,

*Institutional Planned Development No. 539.*

*Plan Of Development Statements.*

1. The area delineated herein as an Institutional Planned Development consists of approximately 159,880 square feet (3.67 acres) of property which is depicted on the attached Property Line Map (the "Property") and is owned by the Public Building Commission of Chicago and leased to the Chicago Board of Education (the "Applicants").
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicants.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the successors and assignees of the Applicants. Further, 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 any application to the City for any subsequent amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the Applicants or by all the 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 Planned Development consists of eighteen (18) statements; an Existing Zoning Map; a Property Line and Planned Development Boundary Map; a General Land Use Plan; a Table of Use and Bulk Regulations and Data; a Site Plan; a Landscaping Plan; and Exterior Building Elevations prepared by Warman, Olsen, Warman, Ltd. dated October 7, 1993 and revised November 10, 1993. Full size sets of the Site and Landscaping Plan 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 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 elementary school and related uses.
6. Identification and other necessary signs may be permitted within the 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 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.
8. Off-street and off-street loading facilities shall be provided in compliance with this Planned Development, subject to review of the Departments of Transportation and Traffic. The minimum number of off-street parking spaces shall be determined in accordance with the attached Table of Use and Bulk Regulations. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.
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 Transportation 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 eighteen (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 and Development.
10. Height restrictions of any building or any appurtenance thereto, shall, in addition to the Table of Use and Bulk Regulations, 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.
11. The maximum permitted floor area ratio (F.A.R.) shall be in accordance with the attached Table of Use and Bulk Regulations. 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, Landscaping Plan and Exterior Building Elevations. The landscaping (including street trees in the adjacent right-of-way) shall be installed in general conformance with the Landscaping Plan. The landscaping within the property shall be maintained at all times in accordance with the Landscaping Plan and parkway trees shall be installed and maintained in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
  14. Environmental Report: The P.B.C. shall contract with an environmental health specialist, acceptable to the City of Chicago Department of the Environment, to perform a full environmental and health risk evaluation of the site, including air and soil sampling, to determine potential and long-term exposure effects associated with locating the proposed use at this location. The evaluation shall be completed and approved by the Chicago Department of the Environment prior to issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval").
  15. Future Site Plan Approval: A site plan for any new building additions to be constructed within this Planned Development shall be submitted to the Commissioner of the Plan Department of Planning and Development for approval prior to issuance by the Department of Planning and Development of a Part II determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance. Site Plan approval is intended to assure that specific development proposals conform with the Planned Development Ordinance and to assist the City in monitoring ongoing development.

If a Site Plan substantially conforms with the provisions of this Planned Development Ordinance, the Commissioner shall approve

the Site Plan and shall issue written approval thereof to the Applicant within thirty (30) days of submission of the completed application. If the Commissioner determines within said thirty (30) day period that the Site Plan does not substantially conform with the provisions of this Planned Development Ordinance, the Commissioner shall advise the Applicant in writing regarding the specific reasons for such adverse determination and the specific areas in which the Site Plan does not conform to the provisions of this Planned Development Ordinance within fourteen (14) days from the expiration of said thirty (30) day period. The Commissioner shall thereafter review any resubmission within fourteen (14) days from the expiration of said thirty (30) day period. The Commissioner shall thereafter review any resubmission within fourteen (14) days and make a final written determination within said period. Following approval of the Site Plan by the Commissioner, the Site Plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Planned Development Ordinance.

After the Commissioner approves the Site Plan, the approved Site Plan may be changed or modified pursuant to the provisions of this Planned Development Ordinance. In the event of any inconsistency between an approved site plan and the terms of the Planned Development Ordinance in effect at the time of approval of such site plan or of the modifications thereto, the terms of the Planned Development Ordinance shall govern.

Any future expansions or additions to the school to be constructed within this Planned Development shall be consistent and compatible with the exterior of the existing school, both in construction and materials, provide for adequate parking and on-site recreational space and take into consideration the industrial uses and facilities located to the south of the Planned Development.

16. 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 Planned Development in an energy efficient manner, generally consistent with the 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.").

17. 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 request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein. Any such modification shall be deemed to be a minor change in the Planned Development Ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase in the maximum percent of land covered.
18. Unless substantial new construction on the property has commenced within ten (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 M1-2 Restricted Manufacturing District and an R3 General Residence District.

[Existing Zoning Map, Property Line and Planned Development Boundary Map, General Land Use Plan, Site Plan, Landscaping Plan and Exterior Building Elevation Drawing attached to this Plan of Development printed on pages 44871 through 44877 of this Journal.]

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

*Table Of*  
*Use And Bulk Regulations And Data.*  
*School "A" -- 31st Street And Millard Avenue*  
*Chicago, Illinois.*

<b>Net Site Area</b>	<b>General Description Of Land Use</b>	<b>Max. Floor Area</b>
159,880 square feet	Preschool, elementary school and related uses	111,916

**Gross Site Area: 160,000 square feet.**

**Maximum Permitted Floor Area Ratio for Total Net Site Area: 0.7.**

**Minimum Number of Off-Street Parking Spaces: 23.**

**Minimum Number of Off-Street Loading Spaces: 1.**

**Maximum Building Height:**

**As per attached elevations.**

**Minimum Setbacks:**

**Minimum Front Yards: 15 feet.**

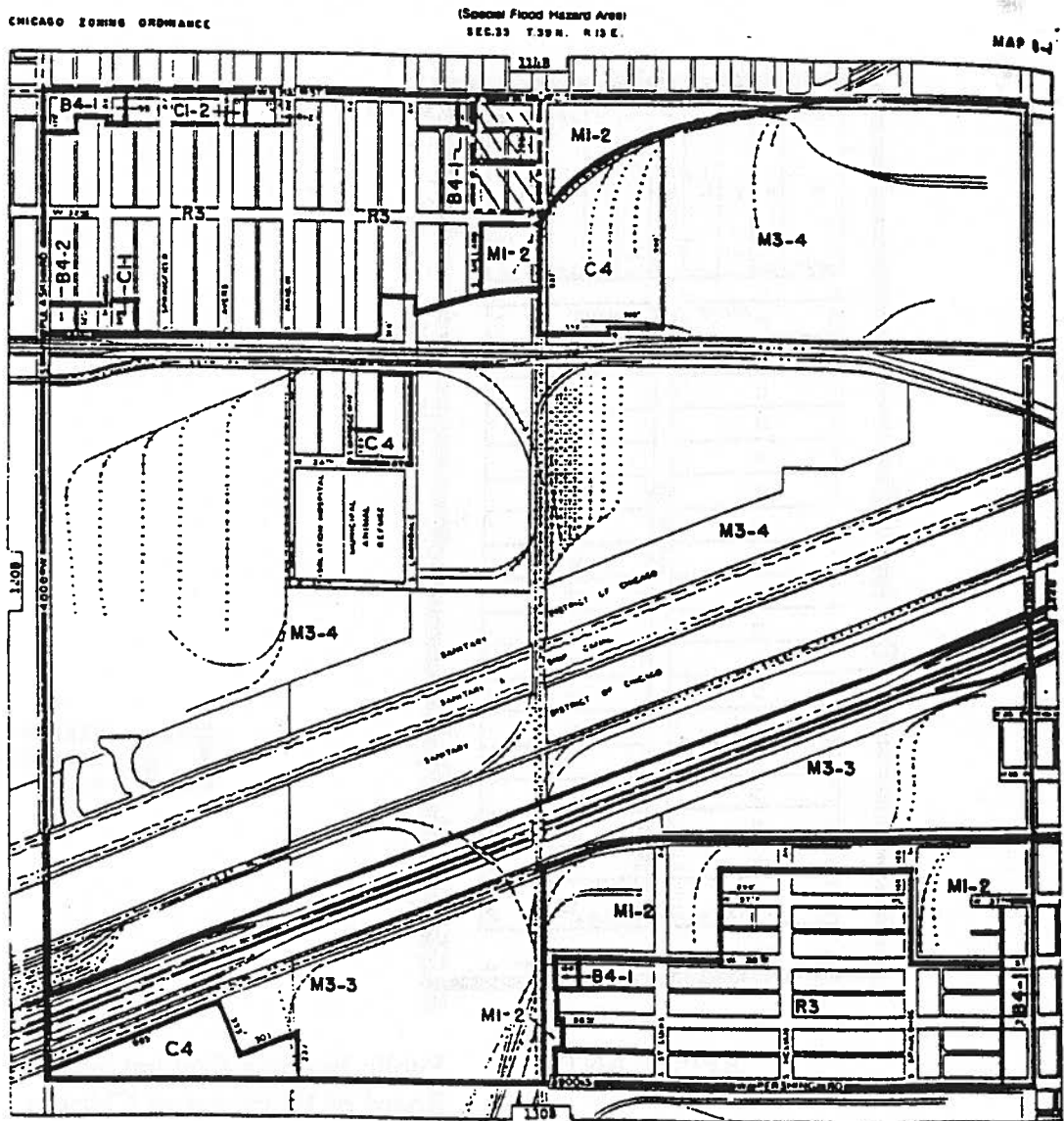
**Minimum Rear Yards: 30 feet.**

**Minimum Side Yards: 30 feet.**

**Maximum Number of Students: 850.**

**Maximum Staffing: 50.**

Existing Zoning Map.

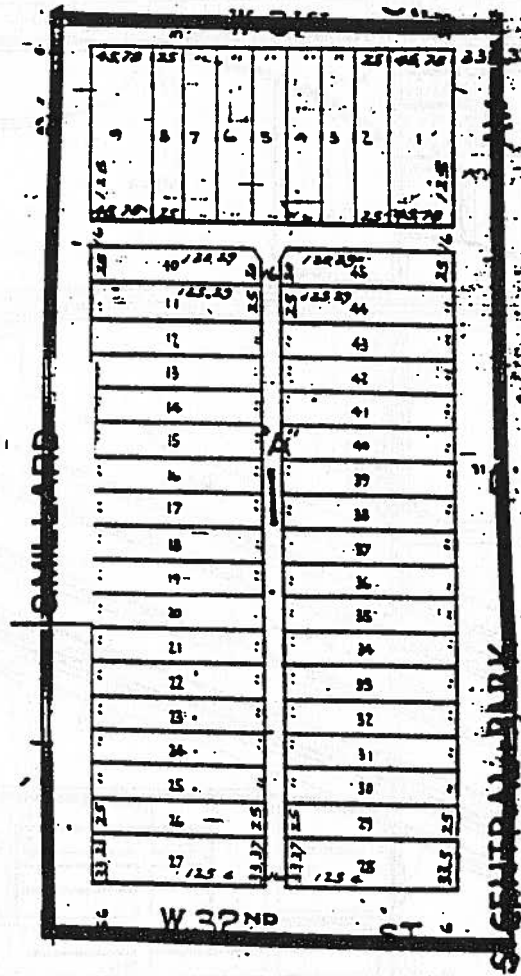


PLANNED DEVELOPMENT BOUNDARIES

APPLICANTS: Public Building Commission and Board of Education of Chicago

DATE: October 7, 1993

Property Line And Planned Development Boundary Map.

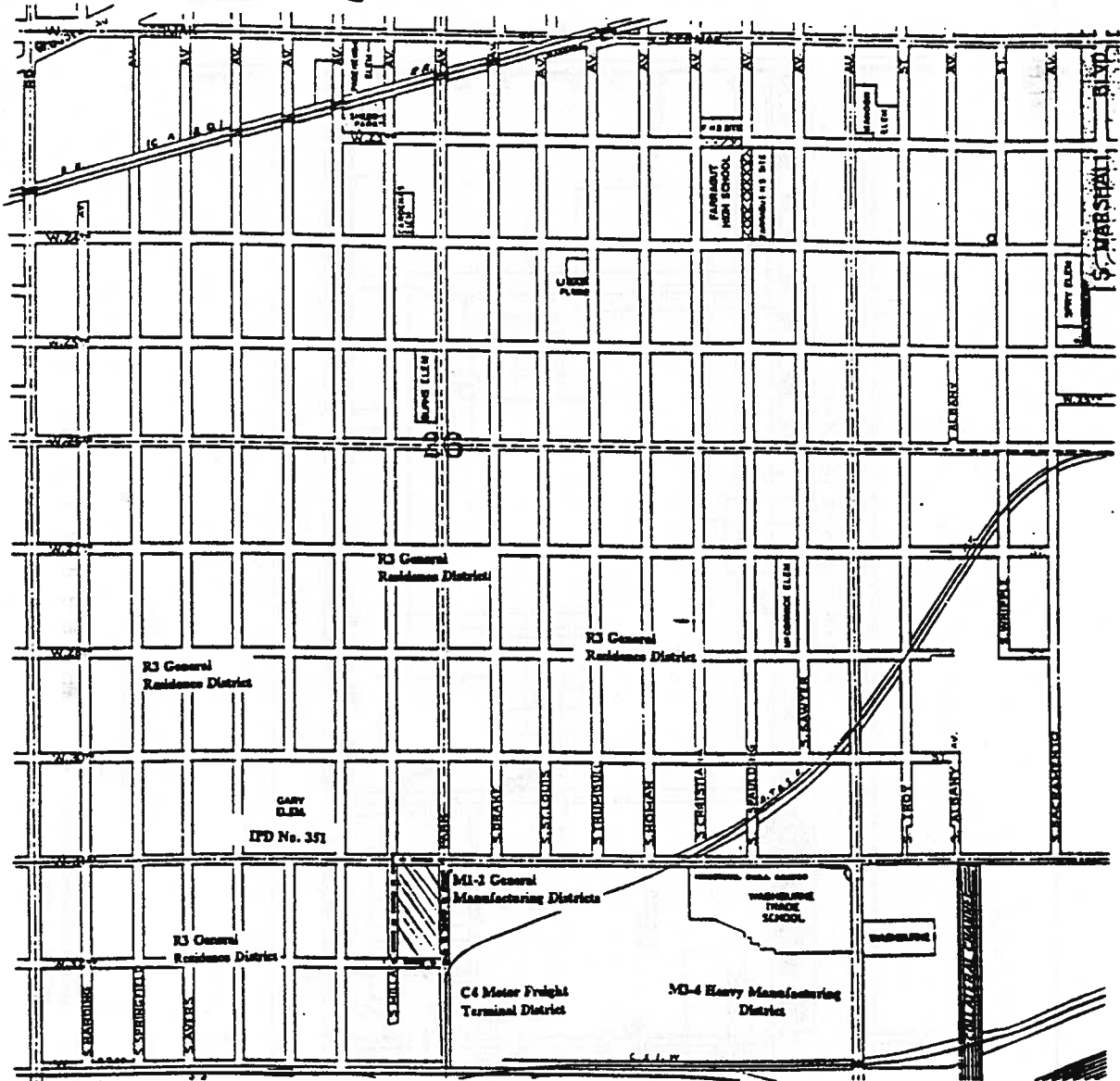


 Planned Development Boundary

APPLICANTS: Public Building Commission and Board of Education of Chicago

DATE: October 7, 1993  
 REVISED: November 10, 1993

Generalized Land Use Plan.



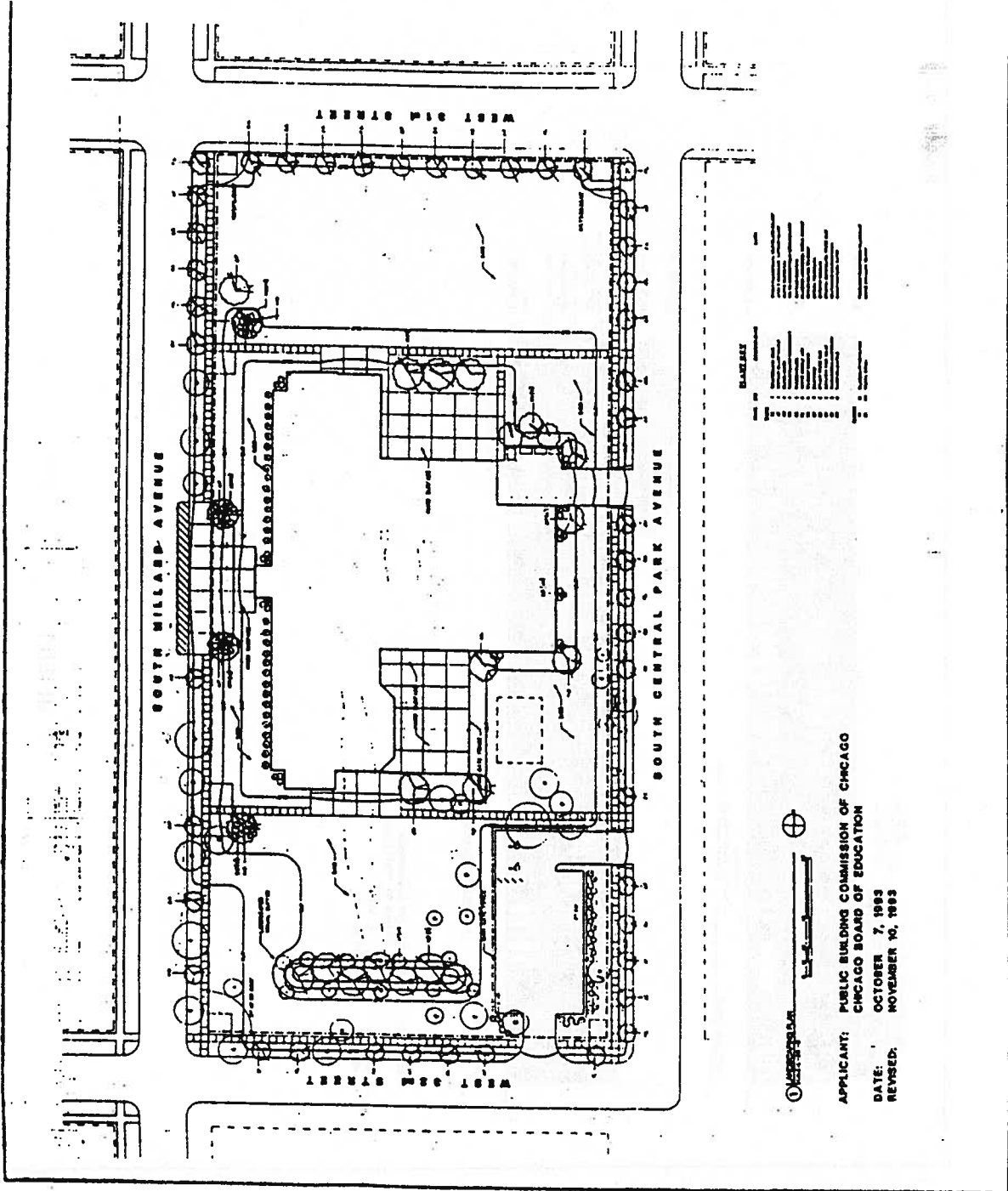
PLANNED DEVELOPMENT BOUNDARIES

APPLICANTS: Public Building Commission and Board of Education of Chicago

DATE: October 7, 1993



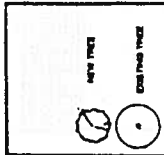
Landscaping Plan And Details.



**WARMAN  
 OLSEN  
 WARMAN  
 LTD**

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**DATE:** OCTOBER 7, 1993  
**REVISED:** NOVEMBER 10, 1993

**1-1**





*Reclassification Of Area Shown On Map Number 9-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 R5 General Residence District symbols and indications as shown on Map No. 9-G in the area bounded by:

a line 25 feet north of the alley next north of and parallel to West Byron Street; North Greenview Avenue; the alley next north of and parallel to West Byron Street; and the alley next west of and parallel to North Greenview 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.

*Reclassification Of Area Shown On Map Number 9-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 R3 General Residence District symbols and indications as shown on Map No. 9-H in the area bounded by:

the alley next north of and parallel to West Byron Street; a line 48.96 feet west of and parallel to North Paulina Street; West Byron Street; and a line 108.96 feet west of and parallel to North Paulina 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.