

(d) "Respondent" shall mean a property owner, contractor, architect, *real estate agent and broker*, lessee, lessor, or other person charged with liability for an alleged code violation and the person to whom the notice of violation is directed.

(e) "Hearing Officer" shall mean a municipal employee or an officer or agent of a municipality, other than a zoning inspector or law enforcement officer, having the following power and duties:

1. to preside at an administrative hearing called to determine whether or not a code violation exists;
2. to hear testimony and accept evidence from the zoning inspector, the respondent, and all interested parties relevant to the existence of a code violation;
3. to preserve and authenticate the record of the hearing and all exhibits and evidence introduced at the hearing;
4. to issue and sign a written finding, decision, and order stating whether a code violation exists;
5. to enter an order requiring the respondent to correct the violation; and
6. to impose fines consistent with applicable code provisions and to assess costs reasonably related to instituting the proceeding upon finding the respondent liable for the charged violation.

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

A3185

CHICAGO ZONING ORDINANCE AMENDED TO  
RECLASSIFY PARTICULAR AREAS.

PD # 554

On motion of Alderman Banks, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of June 16, 1994, pages 52265 through 52296,

recommending that the City Council pass said proposed ordinances amending the Chicago Zoning Ordinance by reclassifying particular areas.

On motion of Alderman Banks, the said proposed ordinances were *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Mazola, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Madrzyk, Burke, Jones, Coleman, Streeter, Murphy, Rugai, Troutman, Evans, Munoz, Laski, Miller, Medrano, Ocasio, Watson, E. Smith, Burrell, Bialczak, Suarez, Mell, Wojcik, Banks, Giles, Allen, Laurino, Doherty, Natarus, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 44.

*Nays* -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map Number 1-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 1-G in the area bounded by:

the alley next north of and parallel to West Hubbard Street; a line 175.65 feet east of North Noble Street; West Hubbard Street; and a line 125.38 feet east of North Noble 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.

*Reclassification Of Area Shown On Map Number 1-K.*

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

|   |   |
|---|---|
| Description of Permitted Uses:  | See Statement Number 5.                 |
| Maximum Floor Area Ratio:   | 0.40.                                   |
| Maximum Percent of Site Coverage:   | As Per Site Plan.                       |
| Gross Site Area = Net Site Area, 2,585,790 square feet (59.4 acres) plus Area in Public Right-of-Way, 62,949 square feet (1.5 acres) plus Public Park Area, 101, 817 square feet (2.34 acres) = 2,750,566 square feet (63.2 acres). |   |
| Maximum Floor Area Ratio for Total Net Site Area:   | 0.40.                                   |
| Minimum Number of Off-Street Parking Spaces:  | 800.                                    |
| Minimum Number of Trailer Storage Spaces:   | 82.                                     |
| Minimum Number of Off-Street Loading Berths:  | 475.                                    |
| Maximum Percent of Site Coverage:   | In accordance with attached Site Plan.  |
| Minimum Required Building Setbacks:   | In accordance with attached Site Plan.  |
| Maximum Permitted Building Height:  | In accordance with attached Elevations. |

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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 the area bounded by:

West 23rd Street; a line 360 feet west of and parallel to South Western Avenue; a line 90 feet south of West 23rd Street; South Western Avenue; a line 444.70 feet south of West 23rd Street; a line from a point 444.70 feet south of West 23rd Street and 461.84 feet west of South Western Avenue, to a point 400 feet south of West 23rd Street and 489.3 feet west of South Western Avenue; and a line 489.3 feet west of South Western Avenue (the easterly right-of-way of the Chicago Burlington and Quincy Railroad),

to the designation of an R3 General Residence District which is hereby established in the area above described.

**SECTION 2.** That the Chicago Zoning Ordinance be amended by changing all the symbols and indications as shown on Map No. 6-I in the area described in Section 1 above, to Institutional Planned Development No. \_\_\_\_\_, 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 hereof and to no others.

**SECTION 3.** The 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:

*Hammond/Spry School "C"*

*Institutional Planned Development No. 554*

*Plan Of Development*

*Statements.*

1. The area delineated herein as an Institutional Planned Development consists of approximately 184,544 square feet (4.24 acres) of property which is depicted on the attached property line map (the "Property") and is owned or controlled by the Applicants, the Public Building Commission of Chicago and Chicago Board of Education.

(Continued on page 53843)

(Continued from page 53835)

2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees. Any dedication or vacation of streets or 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 and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and 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 Applicant 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 Plan of Development consists of sixteen (16) statements; an Existing Zoning Map; a Property Line and Planned Development Boundary Map; an Existing Land Use Map; a General Land Use Plan; a Table of Use and Bulk Regulations and Data; a

Site/Landscape Plan; and Building Elevations, prepared by DeStefano & Partners and Alphonse Guajardo/Associates, Ltd. dated May 12, 1994. Full size sets of the Site/Landscape 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 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 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 and Development. Temporary signs, such as construction signs, shall be permitted subject to the review and approval of the Commissioner of 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 Department of Transportation. 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.
8. Any service drives or any other 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 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.**
10. **The maximum permitted Floor Area Ratio (F.A.R.) shall be in accordance with 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.**
  11. **The Plan of 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 areas shall be designed and installed in substantial conformance with the Table of Use and Bulk Regulations, the Site Plan, Landscape Plan and Elevation Plans 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 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 Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor 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. Unless substantial new construction on the Property has commenced within 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 that of an M2-3 General Manufacturing District.
  
15. 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 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.

[Existing Zoning Map, Property Line and Planned Development  
Boundary Map, Existing Land Use Map, General Land  
Use Map, Site/Landscape Plan and Building  
Elevations referred to in this Plan of  
Development printed on pages  
53848 through 53853  
of this Journal.]

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

7/13/94

UNFINISHED BUSINESS

53847

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

*Use And Bulk Regulations And Related Controls.*

*Hammond-Spry School "C"  
23rd And Western  
Chicago, Illinois*

Gross Site Area  
Square Feet

206,545

| Net Site Area       | General Description<br>Of Land Use | Max. Floor Area     |
|---------------------|------------------------------------|---------------------|
| 184,544 square feet | See Statement No. 5                | 369,088 square feet |

Maximum Permitted Floor Area Ratio  
for Total Net Site:

0.7.

Minimum Number of Off-Street  
Parking Spaces:

36.

Minimum Number of Off-Street  
Loading Spaces:

2.

Maximum Building Height:

See attached Elevations.

Minimum Setbacks:

As per attached Site Plan.

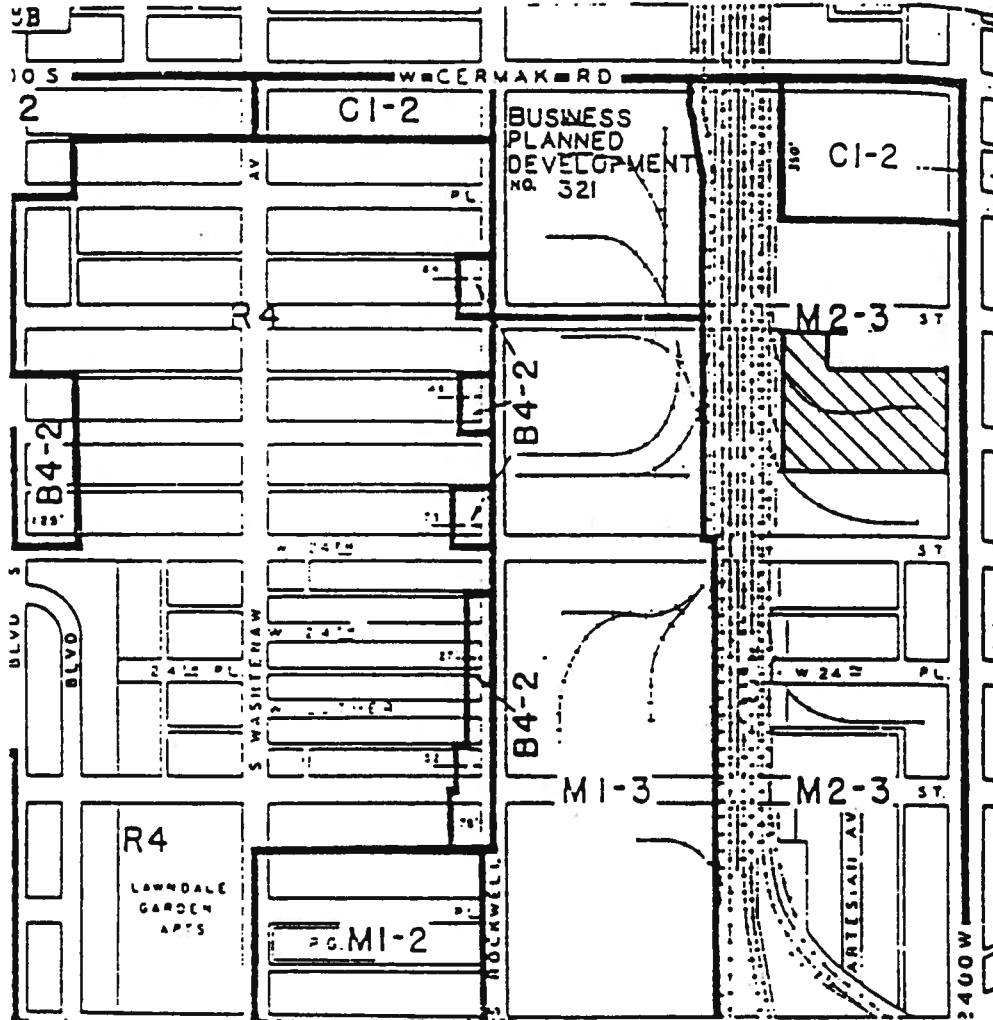
Maximum Number of Students:

800.

Maximum Number of Employees:

50.

Existing Zoning Map.



PLANNED DEVELOPMENT BOUNDARIES

APPLICANTS:

PUBLIC BUILDING COMMISSION AND BOARD OF EDUCATION OF CHICAGO

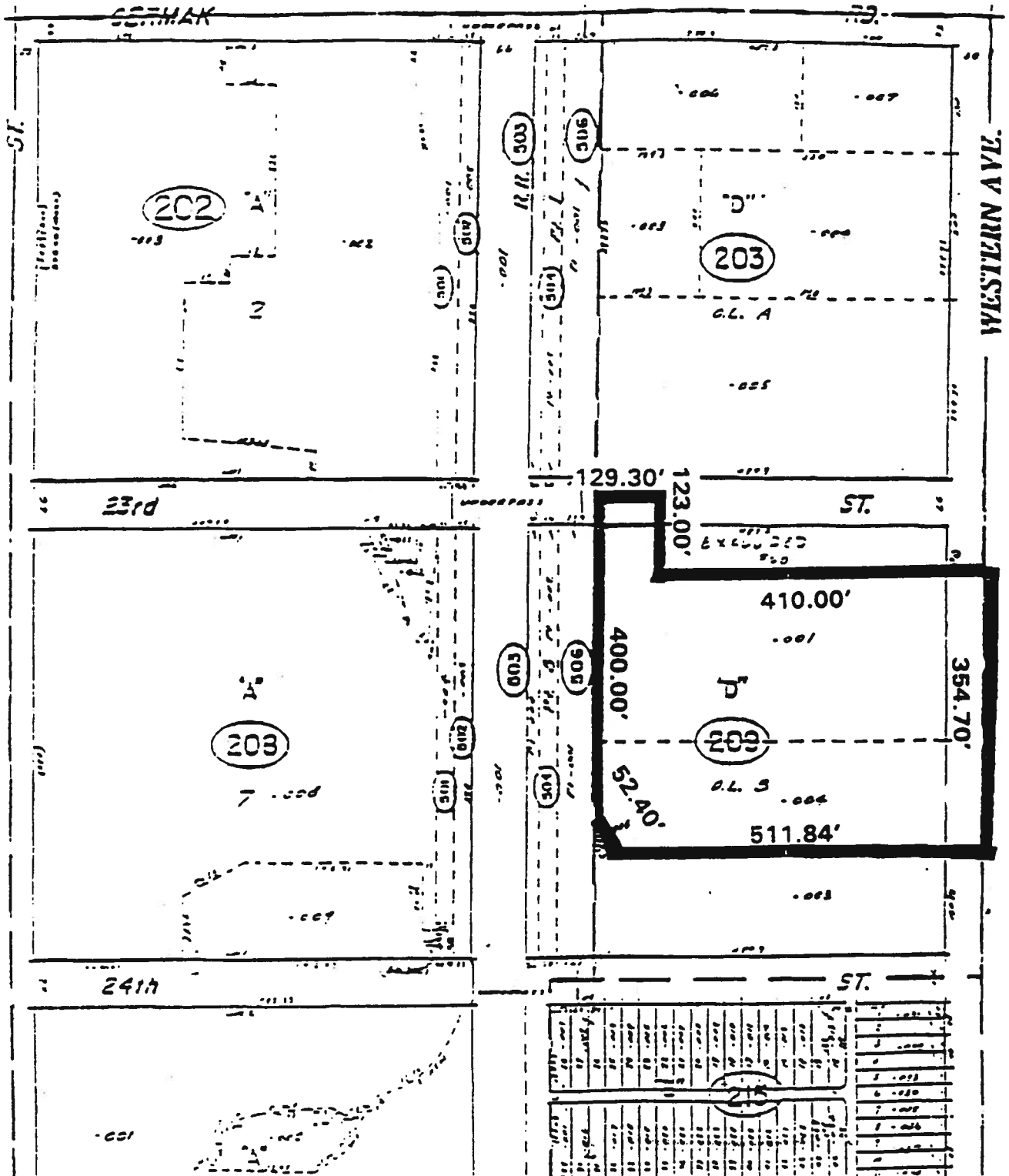
DATE:

MARCH 2, 1994

REVISED:

MAY 11, 1994

Property Line And Planned Development Boundary Map.



APPLICANTS:

PUBLIC BUILDING COMMISSION AND BOARD OF EDUCATION OF CHICAGO

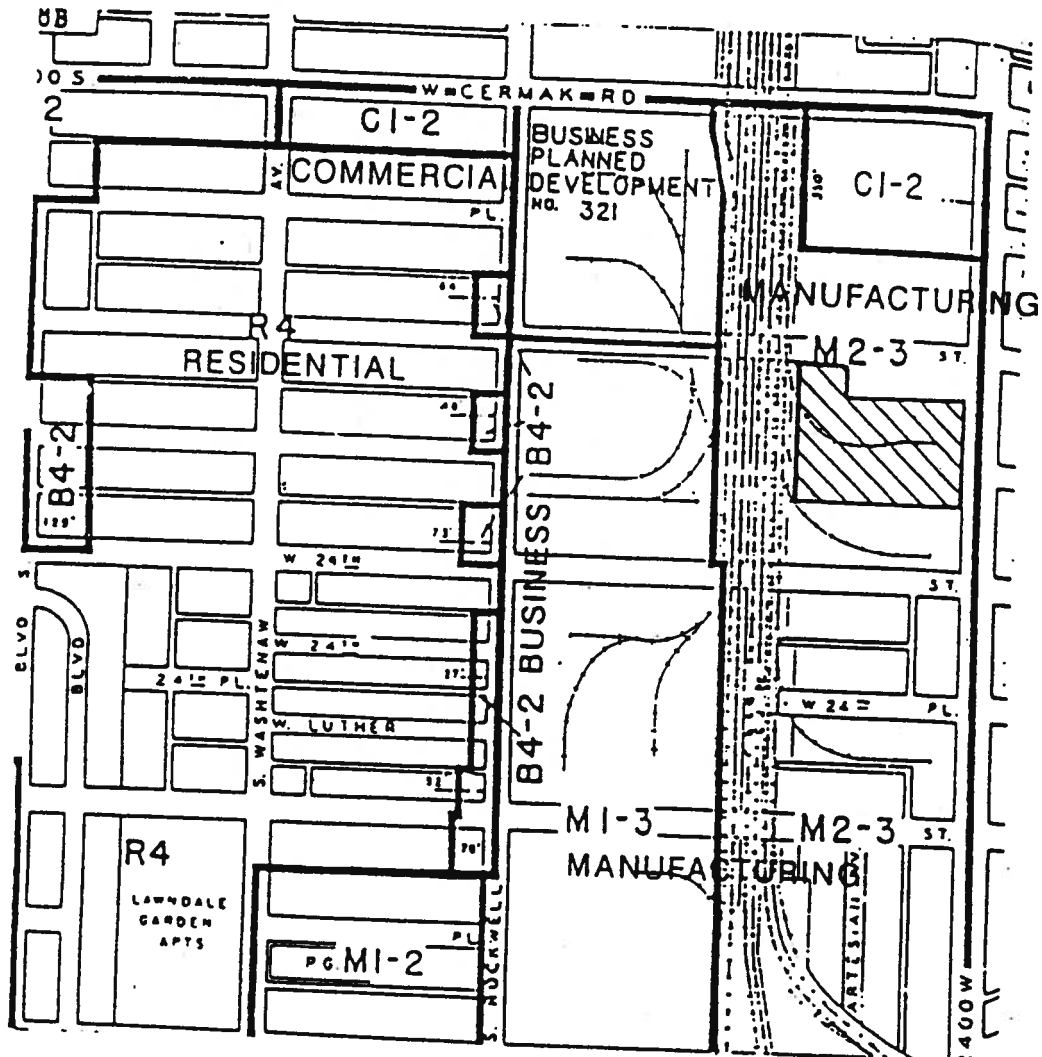
DATE:

MARCH 2, 1994

REVISED:

MAY 11, 1994

Existing Land Use Map.



PLANNED DEVELOPMENT BOUNDARIES

APPLICANTS:

PUBLIC BUILDING COMMISSION AND BOARD OF EDUCATION OF CHICAGO

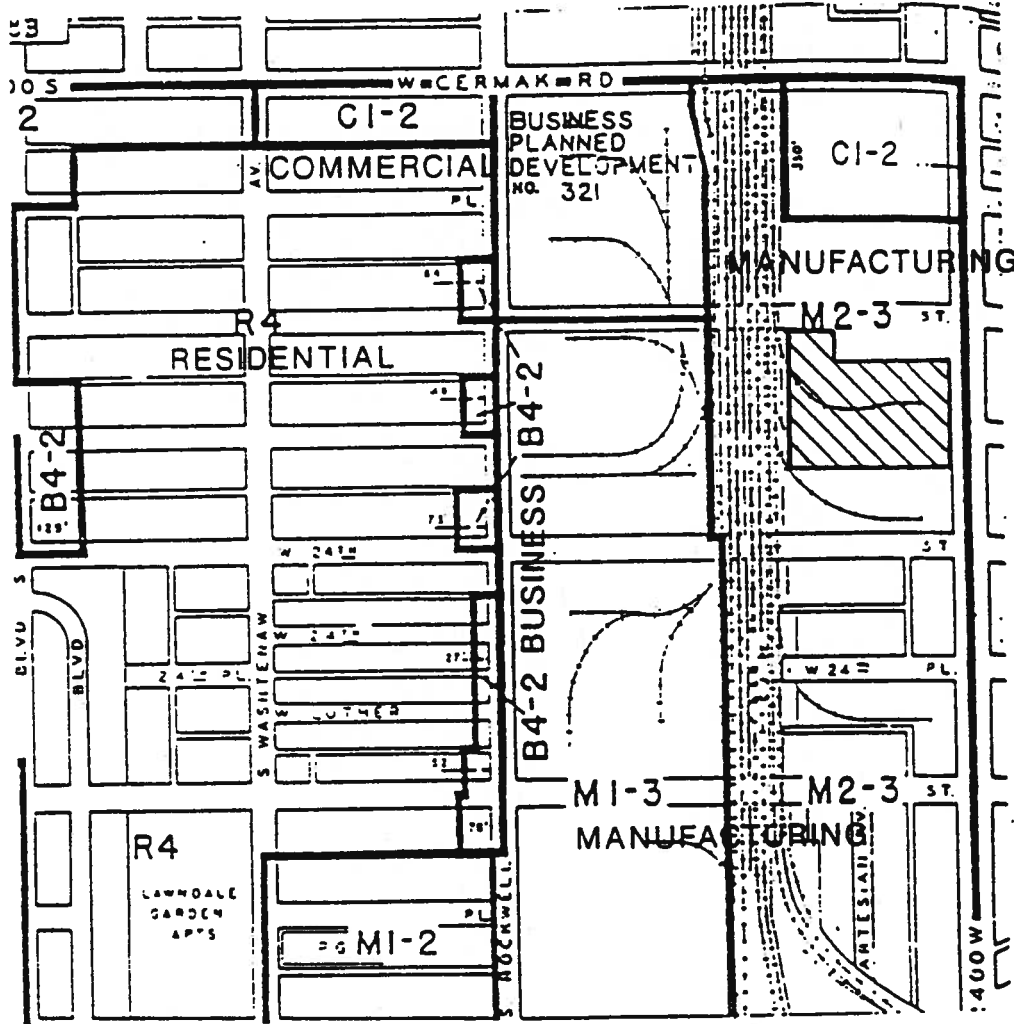
DATE:

MARCH 2, 1994

REVISED:

MAY 11, 1994

General Land Use Map.



PLANNED DEVELOPMENT BOUNDARIES

APPLICANTS:

PUBLIC BUILDING COMMISSION AND BOARD OF EDUCATION OF CHICAGO

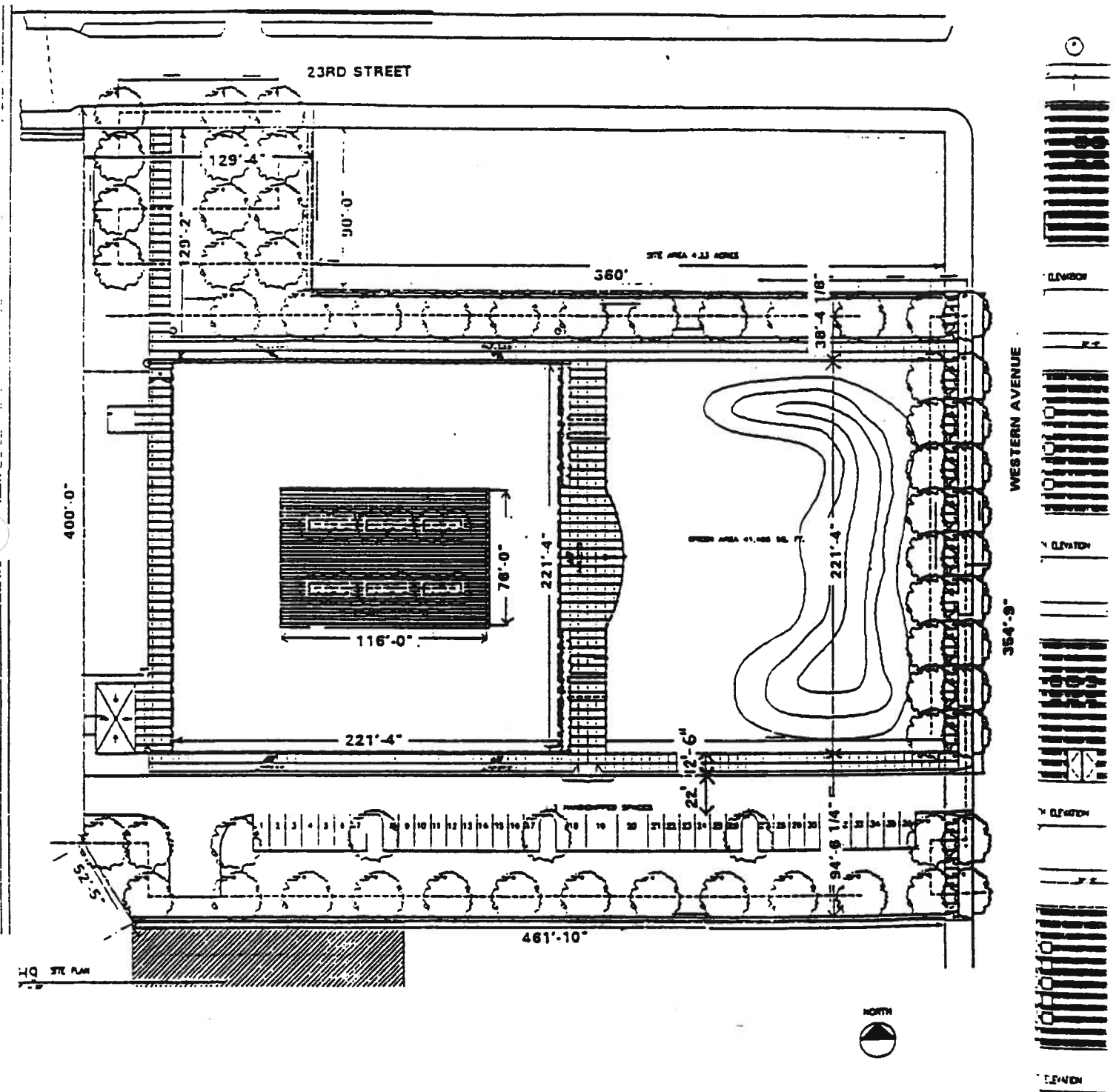
DATE:

MARCH 2, 1994

REVISED:

MAY 11, 1994

Site/Landscape Plan.



APPLICANTS:

PUBLIC BUILDING COMMISSION AND BOARD OF EDUCATION OF CHICAGO

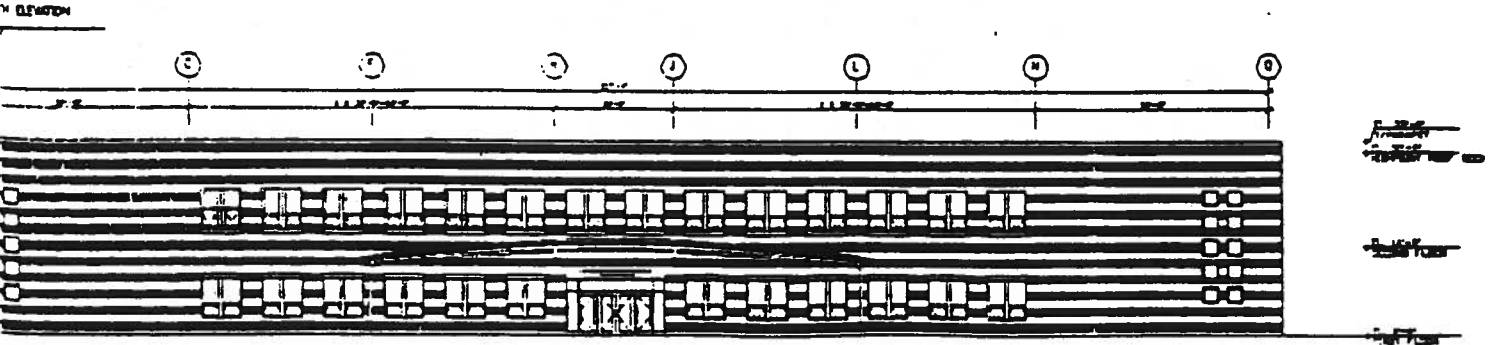
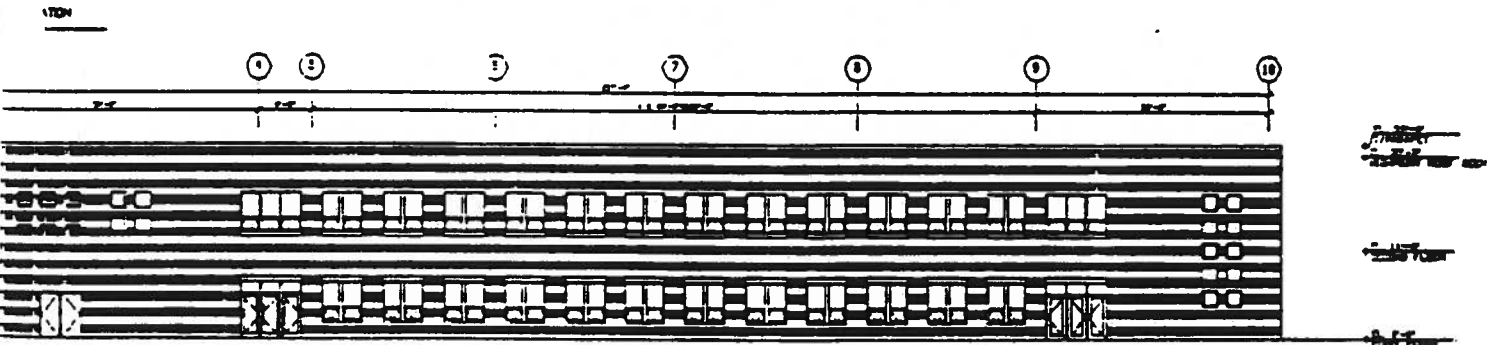
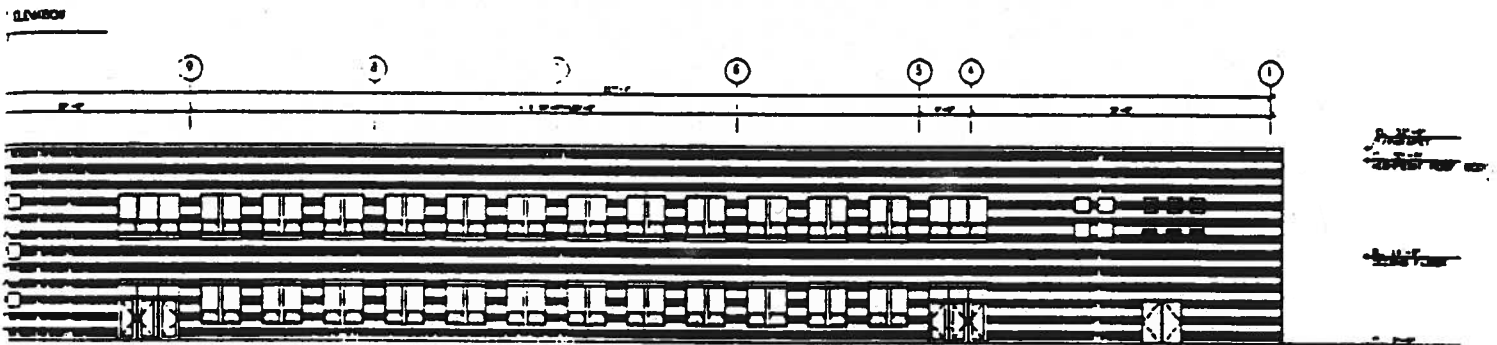
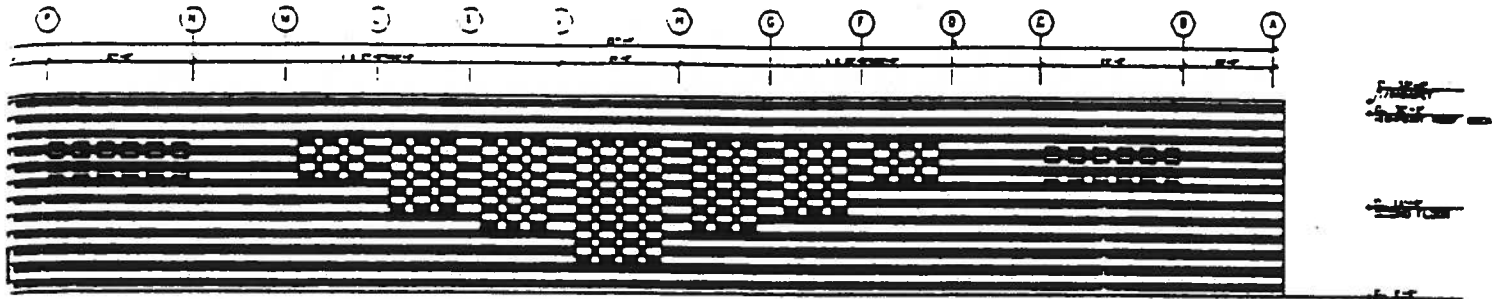
DATE:

MARCH 2, 1994

REVISED:

MAY 12, 1994

Building Elevations.



SEVEN

APPLICANTS:

PUBLIC BUILDING COMMISSION AND BOARD OF EDUCATION OF CHICAGO

DATE:

MARCH 2, 1994

REVISED:

MAY 11, 1994