

IPD# 557

A3209

9/14/94

REPORTS OF COMMITTEES

56655

COMMITTEE ON ZONING.

CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY PARTICULAR AREAS. (Committee Meeting Held August 18, 1994)

The Committee on Zoning submitted the following report:

CHICAGO, September 14, 1994.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on August 18, 1994, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of eight ordinances which were corrected and amended in their corrected form. They are Application Numbers 11310, 11306, 11307-A, A-3209, A-3223, 11327, A-3177 and TAD-104.

Please let the record reflect that Alderman Burton Natarus votes no on Application Number TAD-012 and that Application Number 1276 was voted by the committee as a do not pass.

At this time, I, along with Alderman Ed Smith, move that this report be deferred and published with the exception of Application Numbers 11289, 11317, 11276, A-3209, A-3223, 11316 and 11327, for which I request immediate passage because time is of the essence.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS, Chairman.

On motion of Alderman Banks, the said proposed ordinances transmitted with the foregoing committee report were Passed by yeas and nays as follows:

*Yeas* -- Aldermen Mazola, Tillman, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Madrzyk, Burke, Jones, Coleman, Murphy, Rugai, Troutman, Evans, Munoz, Laski, Miller, Medrano, Watson, E. Smith, Burrell, Bialczak, Suarez, Gabinski, Mell, Austin, Wojcik, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 46.

*Nays* -- None.

Alderman Natarus 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 3-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 B6-6 Restricted Central Business District symbols and indications as shown on Map No. 3-I in the area bounded by:

East Walton Street; North Mies Van Der Rohe Way; East Delaware Place; a line 50.01 feet west of North Mies Van Der Rohe Way; a line 108.15 feet north of East Delaware Place; and a line 100.02 feet west of North Mies Van Der Rohe Way,

to those of a B6-7 Restricted Central Business 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 5-N.  
(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 B4-1 Restricted Service District symbols and indications as shown on Map No. 5-N in the area bounded by:

Setbacks From Property Line:	In accordance with the Site Plan.
Minimum Number Of Off-Street Parking Spaces:	Subarea A: 56 (44 enclosed) Subarea B: 52 (52 enclosed)
Minimum Number Of Off-Street Loading Berths:	0.

*Reclassification Of Area Shown On Map Number 12-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 M2-2 General Manufacturing District symbols and indications as shown on Map No. 12-G in the area bounded by:

West 47th Street; a line 241 feet west of South Halsted Street; the alley next south of and parallel to West 47th Street; and a line 341 feet west of South Halsted Street,

to those of a C1-2 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.

*Reclassification Of Area Shown On Map Number 13-H.  
(As Amended)*

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

(Continued on page 56675)

(Continued from page 56663)

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all the symbols and indications as shown on Map No. 13-H in the area described as follows:

West Foster Avenue; a line 464.22 feet east of North Leavitt Street; a line 280.12 feet south of West Foster Avenue; and North Leavitt Street (the "Property"),

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

Plan of Development referred to in this ordinance reads as follows:

*Institutional Planned Development No. 557*

*Plan Of Development*

*Statements.*

1. The area delineated herein as an Institutional Planned Development consists of approximately 130,953 square feet (3.0 acres) of property which is depicted on the attached property line map (the "Property") and is owned or controlled by the Applicant, the Public Building Commission of Chicago and Chicago Board of Education.
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Plan of Development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation of resubdivisions or parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval of the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns, grantees and Lessees, 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 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 or 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 fifteen (15) statements; an Existing Zoning Map; a Property Line and Planned Development Boundary Map; a General Land Use Plan; a Bulk Regulations and Data Table; and a Site/Landscape Plan and Building Elevations prepared by Schroeder Murchie Laya Associates, Ltd. dated July 14, 1994. Full size sets of the Site/Landscape Plan and Building Elevations 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 of delineated herein as "Institutional Planned Development" shall be educational facilities, accessory parking and related uses incidental thereto.

6. Identification and other necessary signs, including temporary construction or marketing signs may be permitted within the area delineated herein as "Institutional Planned Development", subject to the review and approval by the Department of Planning and Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to review of the Department of Transportation. The minimum number of off-street spaces shall be determined in accordance with the attached Bulk Regulations and Data Table. 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 means of 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 restriction 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 Site/Landscape Plan,

Building Elevations and Bulk Regulations and Data Table 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 Site/Landscape Plan and the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

13. 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.
14. 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 in nature and consistent with the nature of the improvements contemplated in this Plan of 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.
15. 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) of this Planned Development expires under the provision of this statement, then the zoning of the Property shall automatically revert to that of an R-4 General Residence District.

[Existing Zoning Map, Property Line and Planned Development Boundary Map, Generalized Land Use Plan Map, Site/Landscape Plan and Building Elevation Drawings referred to in this Plan of Development printed on pages 56681 through 56686 of this Journal.]

Bulk Regulations and Data Table referred to in this Plan of Development reads as follows:

*Institutional Planned Development.*

*Bulk Regulations And Data Table.*

Gross Site Area:	156,372 square feet.
Maximum Floor Area Ratio:	0.6.
Net Site Area:	
Square Feet:	130,632.
Acres:	3.006.
Net Site Area:	130,953 square feet.
Public Right-of-Way:	25,740 square feet.
Maximum Permitted F.A.R. for Total Net Site Area:	0.6.
Minimum Number of Off-Street Parking Spaces:	26 (1 parking space/3 staff).
Minimum Number of Off-Street Loading Spaces:	1.

<b>Maximum Building Height:</b>	37 feet, 0 inches -- height of existing building.
	38 feet, 0 inches annex (includes penthouse).
<b>Minimum Setbacks:</b>	In accordance with Site Plan.
<b>Maximum Number of Students (Total Facility):</b>	850.
<b>Maximum Staffing:</b>	<b>Existing School:</b> 15
	<b>New Annex:</b> <u>30</u>
	<b>Total:</b> 45

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**CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY  
AREAS SHOWN ON MAP NUMBERS 1-F AND 7-I.  
(Committee Meeting Held September 13, 1994)**

The Committee on Zoning submitted the following report:

CHICAGO, September 14, 1994.

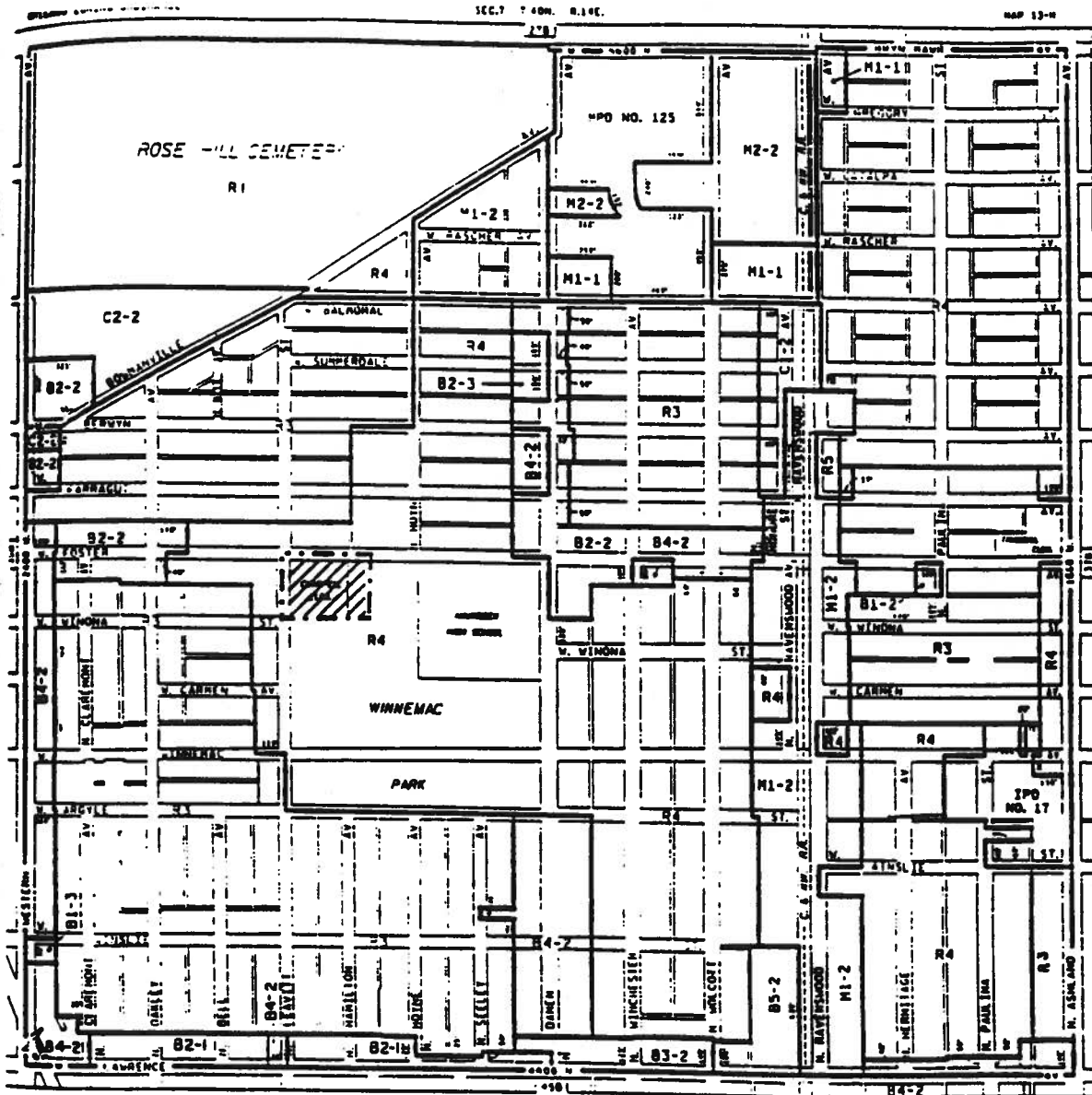
*To the President and Members of the City Council:*

Reporting for your Committee on Zoning, for which a meeting was held on September 13, 1994, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of three ordinances which were corrected and amended in their corrected form. They are Application Numbers A-3217, 11286 and 10696.

(Continued on page 56687)

Existing Zoning Map.



PLANNED DEVELOPMENT BOUNDARIES

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO  
CHICAGO BOARD OF EDUCATION

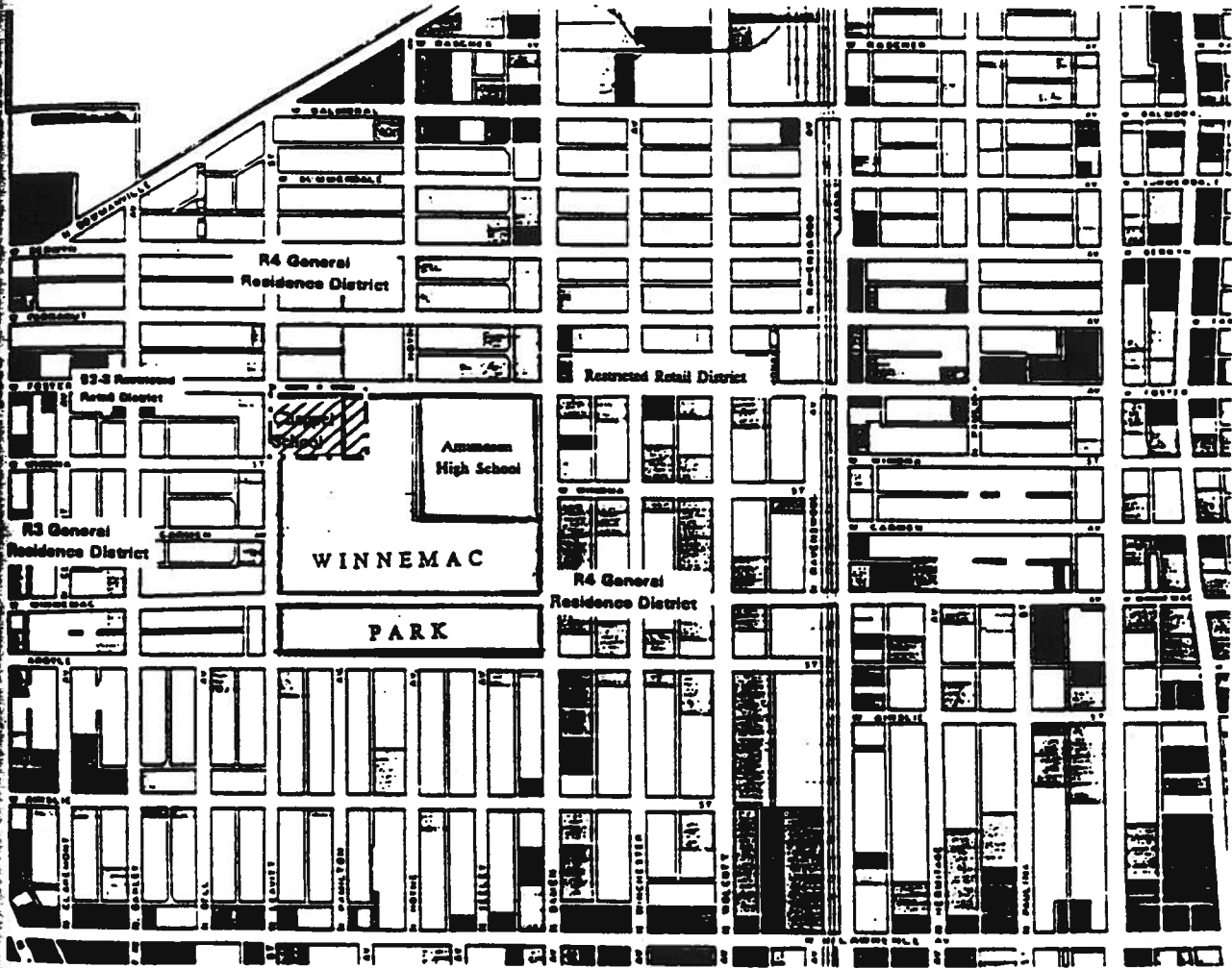
DATE: MAY 18, 1994

Revised: July 14, 1994





Generalized Land Use Plan Map.



PLANNED DEVELOPMENT BOUNDARIES



INSTITUTIONAL USES-ELEMENTARY SCHOOL AND RELATED ACTIVITIES

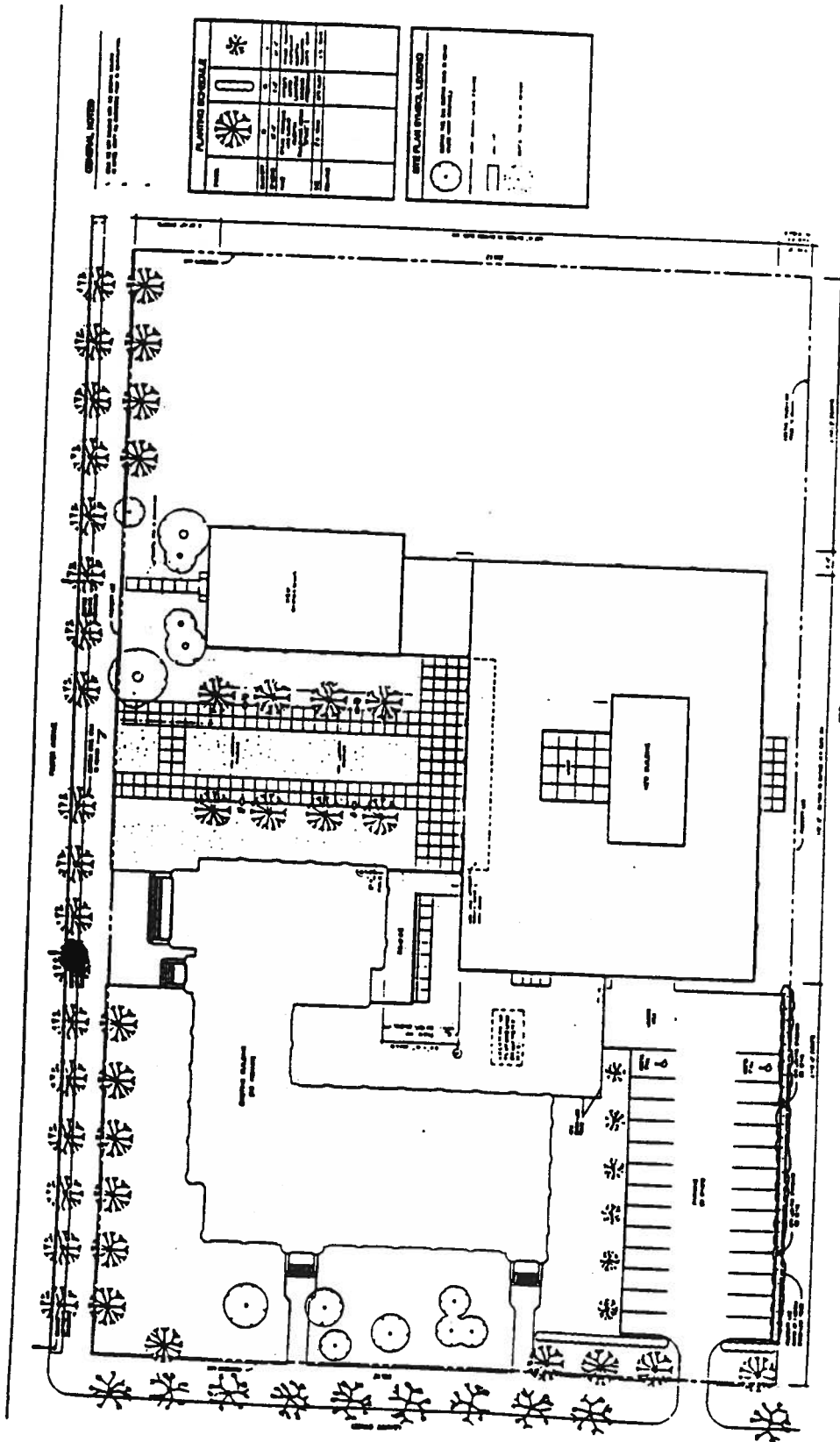
APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO  
CHICAGO BOARD OF EDUCATION

DATE: May 18, 1994

Revised: July 14, 1994

Site/Landscape Plan.

INSTITUTIONAL PLANNED DEVELOPMENT  
SITE/LANDSCAPE PLAN



PLANTING SCHEDULE	
1	...
2	...
3	...
4	...
5	...
6	...
7	...
8	...
9	...
10	...
11	...
12	...

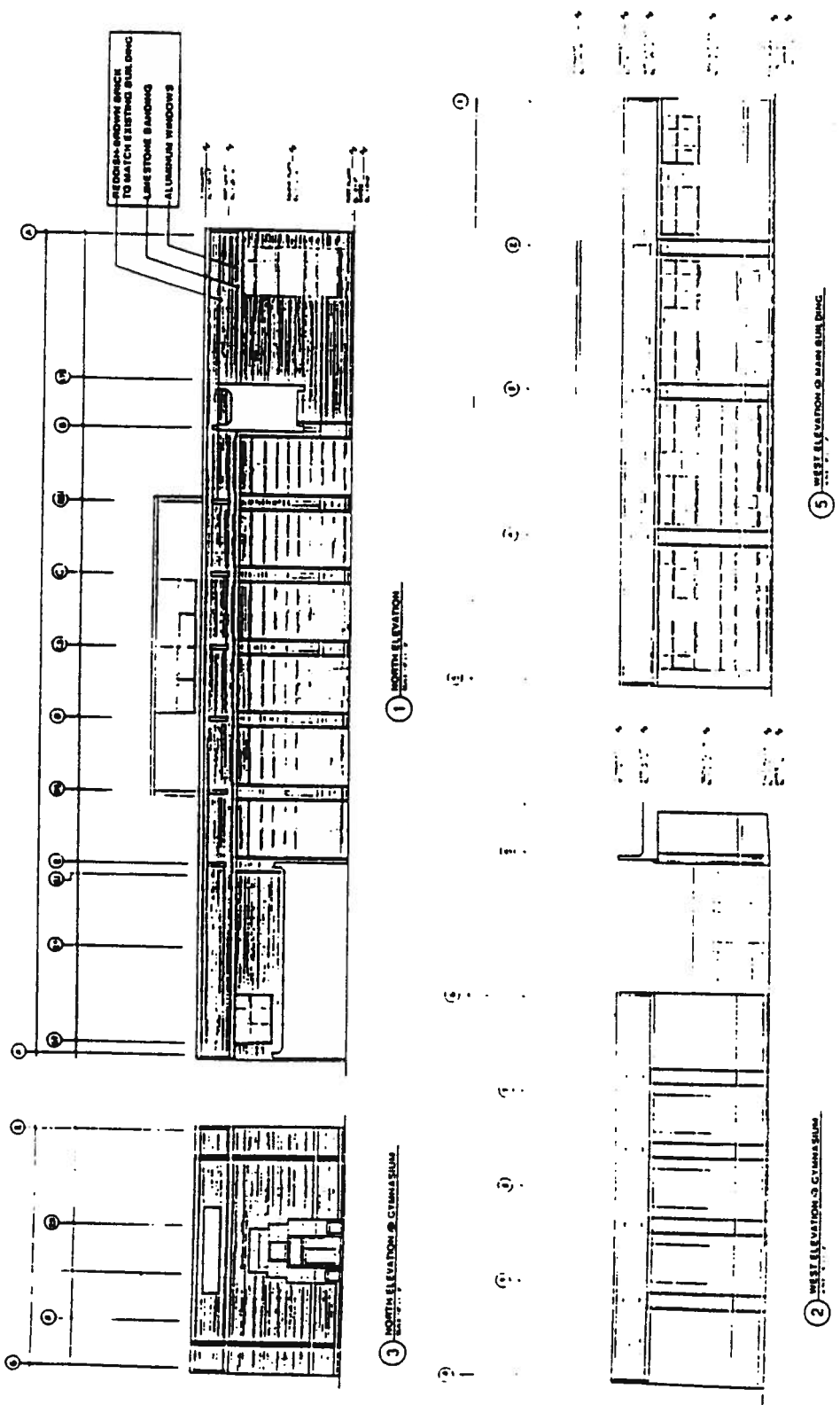
  

SEE PLAN SYMBOL LEGEND	
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Building Elevation Drawings.  
(1 of 2)

PUBLIC BUILDING COMMISSION OF CHICAGO  
CHICAGO BOARD OF EDUCATION  
MAY 18, 1994  
REVISED JULY 14, 1994

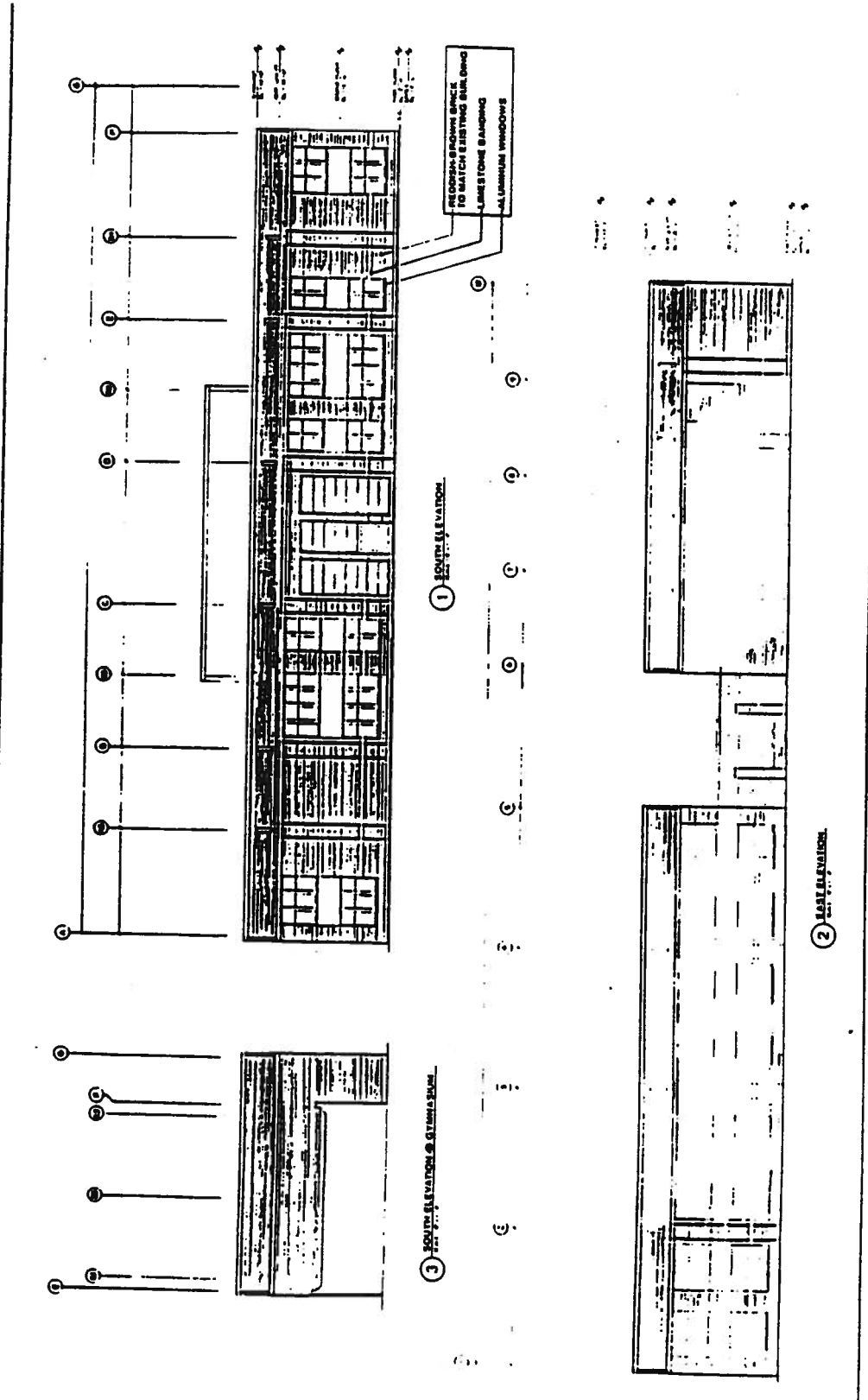
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REVISED 11/94



APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO  
DATE: MAY 18, 1994  
REVISION: JULY 14, 1994

Building Elevation Drawings.  
(2 of 2)

INSTITUTIONAL PLANNED DEVELOPMENT  
BUILDING ELEVATIONS



PUBLIC BUILDING COMMISSION OF CHICAGO  
CHICAGO BOARD OF EDUCATION  
MAY 20, 1994

APPLICANT: