

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 1-H.*

(Application Number 11939)

*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 Number 1-H in the area bounded by:

a line 144 feet east and parallel to North Paulina Street; the alley next, north of and parallel to West Erie Street; next a line 240 feet east of and parallel to North Paulina Street; and then West Erie Street,

to those of an R5 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 1-I.*

(As Amended)

(Application Number 11860)

IPD 621

*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 Number 1-I in the area bounded by:

North Western Avenue on the east; West Fulton Street on the south; North Campbell Avenue on the west; and West Lake Street on the north; West Lake Street; North Western Avenue; West Washington Boulevard; and North Campbell Avenue,

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)*

(Application Number 11922)

*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 Number 1-G in the area bounded by:

the alley next north of and parallel to West Erie Street; a line 60.26 feet east of North Peoria Street; West Erie Street; and North Peoria 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-H.*

(Application Number 11938)

*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 Number 1-H in the area bounded by:

a line 24 feet north and parallel to West Ontario Street; next a line 96 feet east of and parallel to North Paulina Street; the alley next a line 70 feet north of and parallel to West Ontario Street; and North Paulina Street,

to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.

to those of an Institutional Planned Development 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.

Plan of Development Statements attached to this ordinance read as follows:

*Institutional Planned Development Number* 621.

*Plan Of Development Statements.*

1. The area delineated herein as an Institutional Planned Development consists of approximately 237,567 square feet (5.4 acres) net site area which is depicted on the attached Planned Development Boundary, Property Line, and Right-of-Way Adjustment Map (the "Property") and is owned or controlled by the Applicants, Edward Ross & Elmer Brusksch.
  
2. The Applicants ("Applicants") shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. 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 Applicants or their 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 Applicants, their successors and assigns, grantees and lessees, if different than the Applicants, the legal title holders or any ground lessors. All rights granted hereunder to the Applicants shall inure to the benefit of the Applicants' successors and assigns and, if different than the Applicants, the legal title holder or 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.

4. This Planned Development consists of thirteen (13) Statements; Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; a Site/Landscape Plan; and Building Elevations prepared by Desman Associates dated November 14, 1996. A full size set of the Site/Landscape Plan and Building Elevations is 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 adult work release facilities, juvenile correctional and counseling facilities, juvenile transitional residences, offices, warehousing, medical and dental clinics, accessory parking and related institutional uses.
6. Identification signs and other necessary signs, including temporary construction 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 Planned Development, subject to the review and approval of the Departments of Transportation and Planning and Development. The minimum number of off-street parking 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 area, or within fire lanes. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
9. In addition to the maximum height restriction of any building prescribed on the Building Elevations attached hereto, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.

10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. Improvements on the Property, including landscaping and all entrances and exits to the parking area, shall be designed and installed in substantial conformance with the Site/Landscape Plan, Building Elevations and the 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.
12. 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 its 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, 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.
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, appropriate and consistent with the nature of the improvements contemplated in the 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.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 38161 through 38165 of this Journal

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

*Institutional Planned Development.* 621

*Bulk Regulations And Data Table.*

Gross Site Area	Public Right-Of-Way	Net Site Area
(308,807)	(63,240)	(237,567)
Maximum Permitted Floor Area Ratio for Total Net Site Area:	1.92.	
Minimum Number of Off-Street Parking Spaces:	174.	
Minimum Number of Off-Street Loading Spaces:	14.	
Maximum Building Height:	65 feet.	
Minimum Setback:	Per Site Plan.	
Maximum Number of Beds:	300.	

*Reclassification Of Areas Shown On Map Numbers 2-F And 4-F.*

(Application Number A-3604)

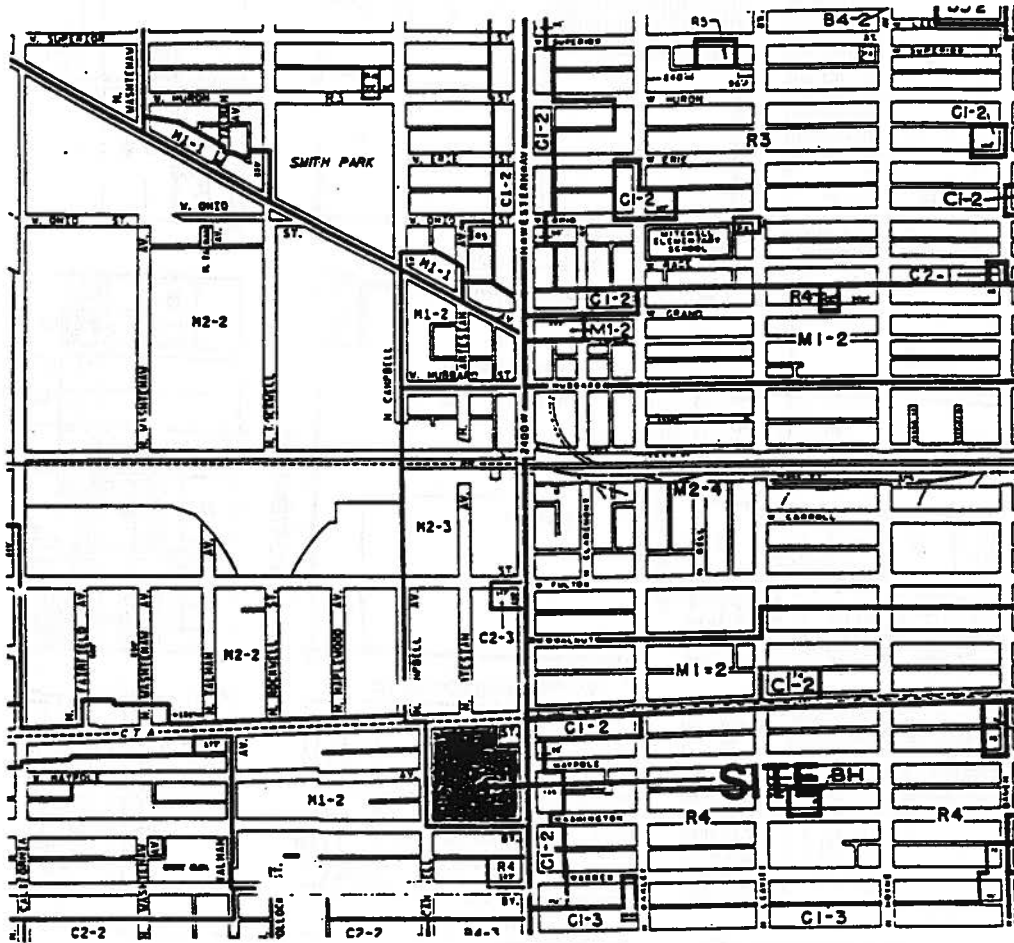
~~Be It Ordained by the City Council of the City of Chicago:~~

~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the following district symbols and indications as shown on Map Number 2-F and Map Number 4-F in the areas described as follows:~~

~~from a C2-5 General Commercial District and an M2-5 General Manufacturing District in the area bounded by:~~

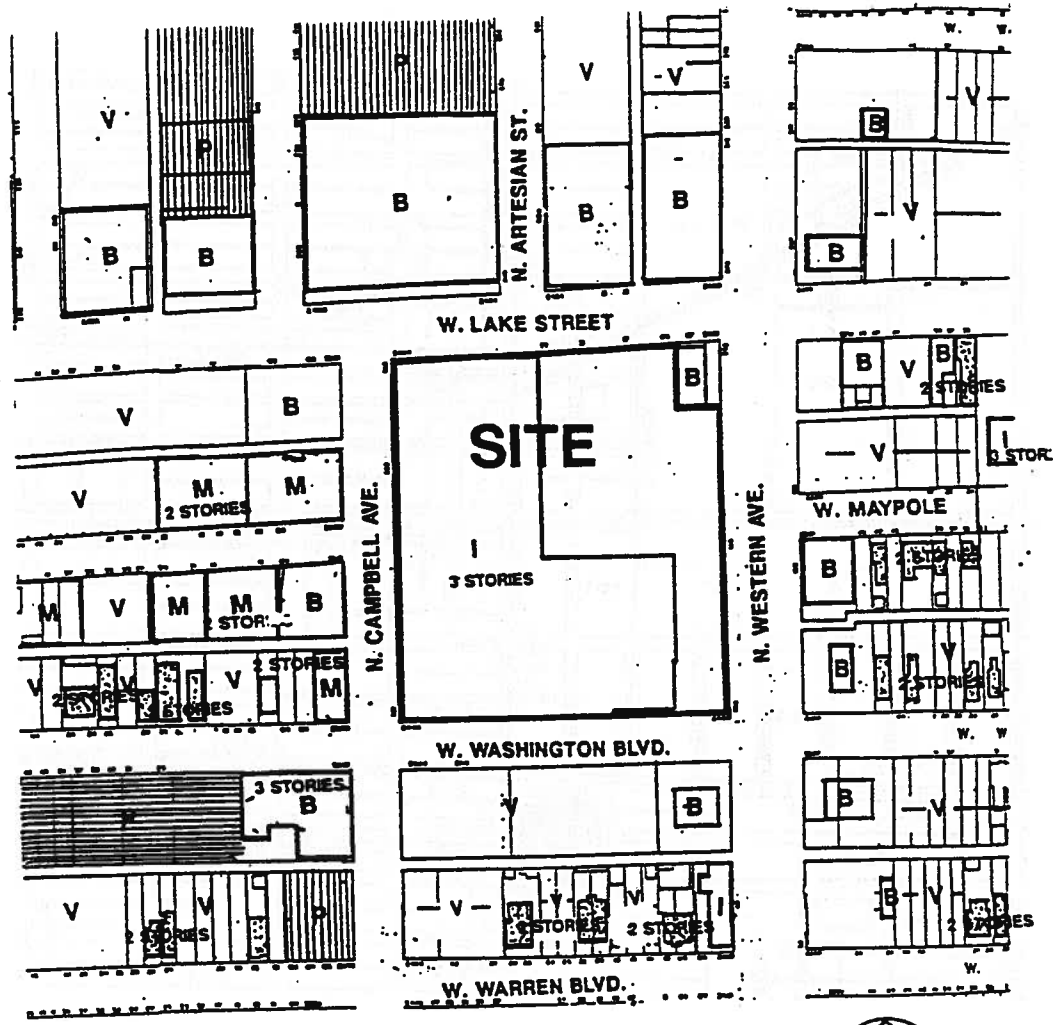
(Continued on page 38166)

Existing Zoning Map.



APPLICANT: EDWARD ROSS & ELMER BRUSKSCH  
DATE: JULY 31, 1996  
DATE REVISED: NOV. 14, 1996

Existing Land-Use Map.



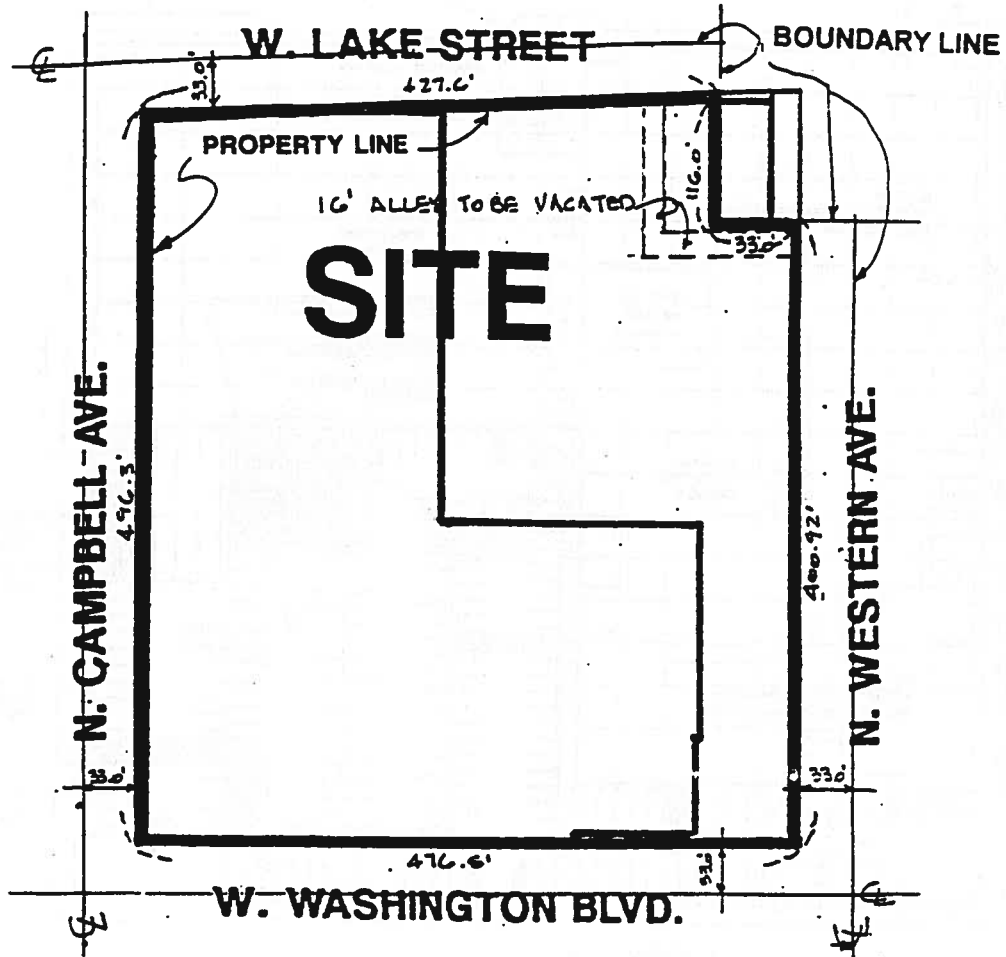
LEGEND

RESIDENTIAL	
BUSINESS	
INSTITUTION	
MANUFACTURING	
PARKING	
VACANT LOT	

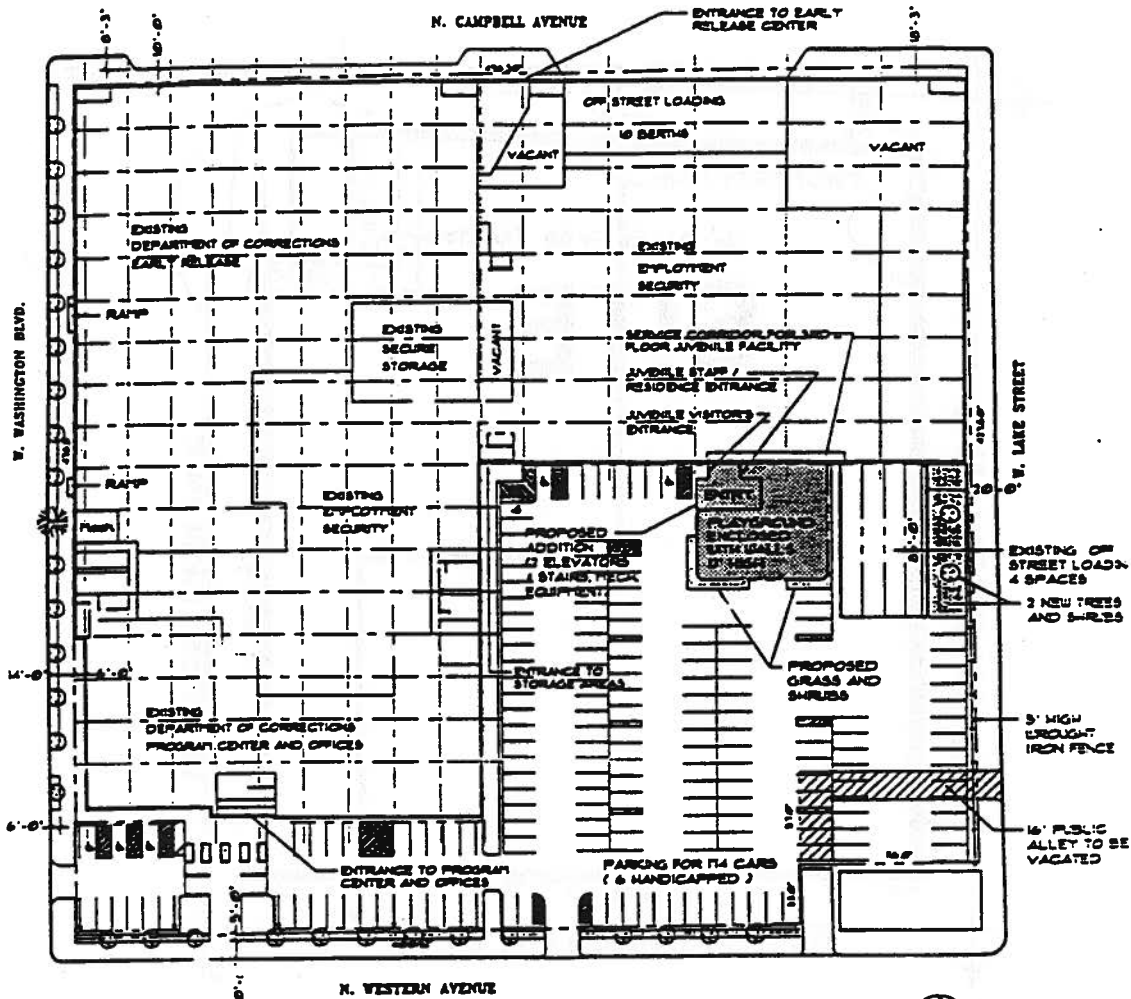
APPLICANT: EDWARD ROSS & ELMER BRUSKSCH  
 DATE: JULY 31, 1996  
 DATE REVISED: NOV. 14, 1996

ALL BUILDINGS ARE 1 STORY UNLESS NOTED

Planned Development Boundary, Property Line  
And Right-Of-Way Adjustment Map.



Site/Landscape Plan.



ALL TREES TO BE SKYLINE HENRICHS  
 ALL SHRUBS TO BE PRIVET

LEGEND	
	NEW TREE
	EXISTING TREE
	GRASS AND SHRUBS



(Continued from page 38160)

a line 132.5 feet north of and parallel to the north line of West Roosevelt Road; South Canal Street; West Roosevelt Road; and South Ruble Street,

to those of a B4-5 Restricted Service District and a corresponding use district is hereby established in the area above described; and from an M2-5 General Manufacturing District in the area bounded by:

a line 100.12 feet north of West Roosevelt Road; a line 54.74 feet east of South Canal Street; West Roosevelt Road; and a line 22.54 feet east of South Canal Street,

to those of a B4-5 Restricted Service District and a corresponding use district is hereby established in the area above described; and from a C2-4 General Commercial District in the area bounded by:

West Roosevelt Road; South Jefferson Street; a line 146 feet south of the south line of West Roosevelt Road; and South Ruble Street,

to those of a B4-4 Restricted Service District and a corresponding use district is hereby established in the area above described; and from a C2-4 General Commercial District in the area bounded by:

West Roosevelt Road; South Clinton Street; West Maxwell Street; and South Jefferson Street,

to those of a B5-4 General 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 3-E.  
(As Amended)*

(Application Number 11923)

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