

Reclassification Of Area Shown On Map No. 13-I.
(As Amended)

IPD 666,QQ

(Application No. 22037)

(Common Address: 3131 -- 3149 W. Bryn Mawr Ave. And 5421 -- 5543 N. Kedzie Ave.)

[SO2022-3875]

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 Institutional Planned Development Number 666 and RS1 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 13-I in the area bounded by:

West Bryn Mawr Avenue; a line along the southerly right-of-way line of West Bryn Mawr Avenue beginning at a point 387.25 feet east of North Kedzie Avenue and running southeasterly to a point 548 feet east of North Kedzie Avenue (Point 1); a line running 15 feet northeasterly and perpendicular from said Point 1; a line running southeasterly 419.40 feet to a point 649.06 feet east of North Kedzie Avenue; a line 1,174.97 feet south of and parallel to West Bryn Mawr Avenue; a line 124 feet east of and parallel to North Kedzie Avenue; a line 1,049.99 feet south of and parallel to West Bryn Mawr Avenue; North Kedzie Avenue; a line 127.01 feet south of and parallel to West Bryn Mawr Avenue; a line 124.01 feet east of and parallel to North Kedzie Avenue; and West Bryn Mawr Avenue (point of beginning) ("Property"),

to those of an RS2 Residential Single-Unit (Detached House) District which is hereby established in the area above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 13-I in the area bounded by:

West Bryn Mawr Avenue; a line along the southerly right-of-way line of West Bryn Mawr Avenue beginning at a point 387.25 feet east of North Kedzie Avenue and running southeasterly to a point 548 feet east of North Kedzie Avenue (Point 1); a line running 15 feet northeasterly and perpendicular from said Point 1; a line running southeasterly 419.40 feet to a point 649.06 feet east of North Kedzie Avenue; a line 1,174.97 feet south of and parallel to West Bryn Mawr Avenue; a line 124 feet east of and parallel to North Kedzie Avenue; a line 1,049.99 feet south of and parallel to West Bryn Mawr Avenue; North Kedzie Avenue; a line 127.01 feet south of and parallel to West Bryn Mawr Avenue; a line 124.01 feet east of and parallel to North Kedzie Avenue; and West Bryn Mawr Avenue (point of beginning) ("Property"),

to those of an Institutional Planned Development Number 666, as amended, which is hereby established in the area above described, subject to such Use and Bulk Regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Institutional Planned Development No. 666, As Amended.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development Number 666, as amended, consists of approximately 573,402 square feet (13.16 acres) net site area which is depicted on the attached Planned Development Boundary and Property Line Map.
2. 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 titleholders, 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 titleholder, and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications, or changes (administrative, legislative, or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Planning and Development (DPD) and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the

issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the City's Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by CDOT's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement shall be executed prior to any CDOT and Planned Development Part II review permitting. The Agreement reflects that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the CDOT Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

4. This planned development consists of fifteen (15) statements; a Bulk Regulations and Data Table; Overall Site Plan; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Overall Site/Landscape Plan; Athletic field site and Landscape Plan; Building Elevations and Fencing and Scoreboard Details prepared by Site Design dated November 4, 2022. Full-size sets of the Site/Landscape Plan and Building Elevations are on file with the DPD. In any instance where a provision of the planned development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The uses permitted within the area delineated herein as "Institutional Planned Development Number 666, As Amended", shall be educational and recreational facilities, offices, minor utilities and services, accessory and non-accessory parking, and related uses incidental thereto.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the DPD. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 573,402 square feet (13.16 acres).
9. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
10. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that code.
11. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders, and any ground lessors.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
13. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor

environments, reduces operating costs, and conserves energy and natural resources. Any new construction must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the DPD.

14. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering, and construction of the project, and of city residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
15. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the additional area that is the subject of this Planned Development shall automatically revert back to the an RS1 Residential Single-Unit (Detached House) District and all other portions of Institutional Planned Development Number 666, as amended, shall automatically revert back to Institutional Planned Development Number 666.

[Existing Land-Use Map; Existing Zoning Map; Boundary and Property Line Map; Overall Site/Landscape Map; Athletic Field Site and Landscape Plan; Existing North, South, East and West Building Elevations; and Fencing and Scoreboard Details referred to in these Plan of Development Statements printed on pages 61548 through 61554 of this *Journal*.]

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

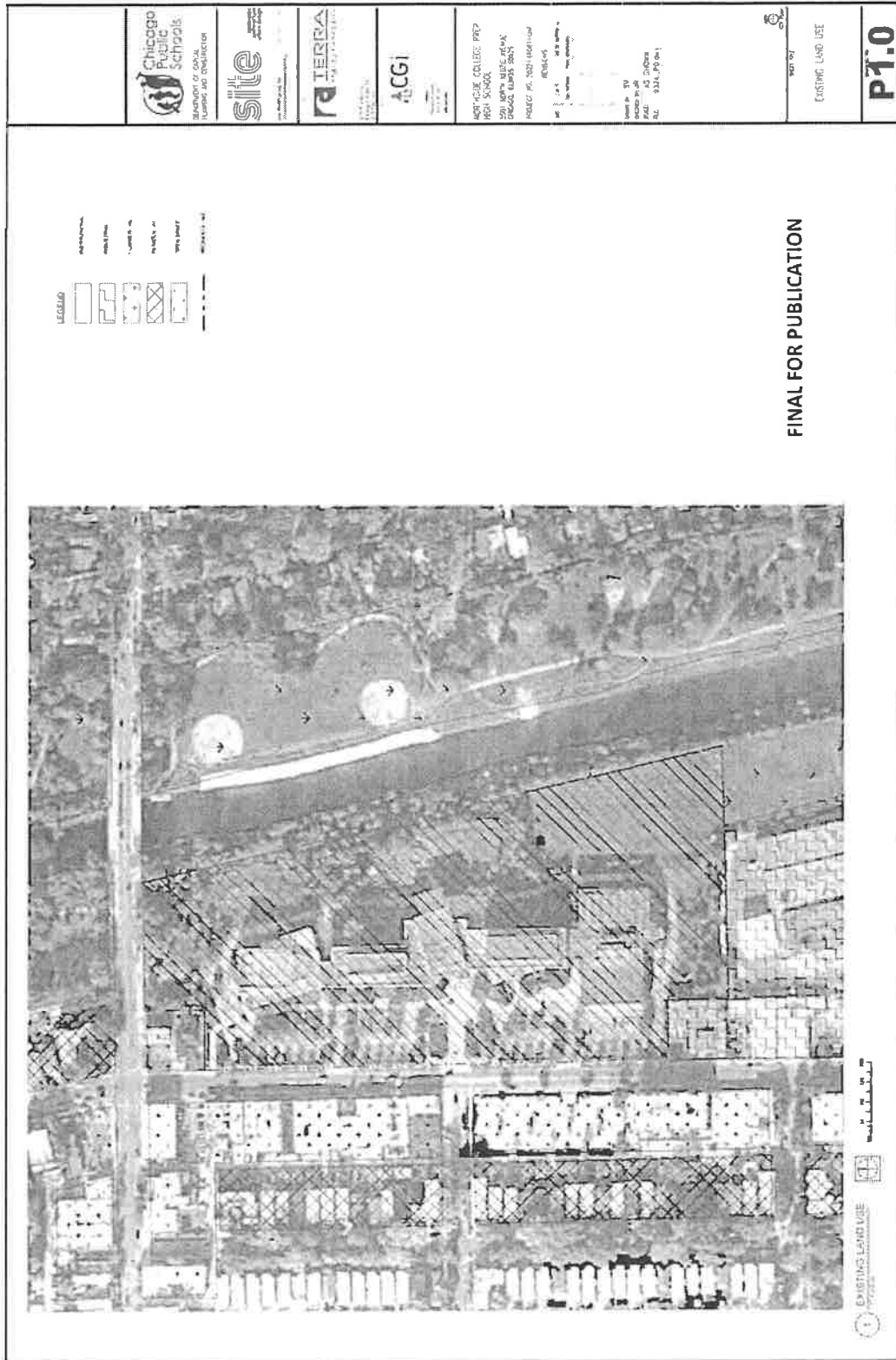
Institutional-Business Planned Development No. 666, As Amended.


Bulk Regulations And Data Table.

Gross Site Area (612,545 square feet/14.06 acres) = Net Site Area 573,402 square feet (13.16 acres) + Area Remaining in Public Right-of-Way (39,143 square feet/0.90 acres)


Net Site Area:	573,402 square feet (13.16 acres)
Maximum Permitted FAR for Net Site Area:	0.5
Minimum Number Off-Street Parking Spaces: Footnote ¹	144
Minimum Number of Off-Street Loading Spaces:	1
Maximum Building Height:	70 feet
Minimum Setbacks:	As per the Site/Landscape Plan

¹ An additional one hundred (100) off-site parking spaces will be provided within three hundred (300) feet of the site. Loading docks shall be enclosed with decorative garage doors and/ or screened from view by fencing or landscaping.






CHICAGO PUBLIC SCHOOLS
DIVISION OF CAPITAL CONSTRUCTION



TERESA ENGINEERING CO.
ARCHITECTS

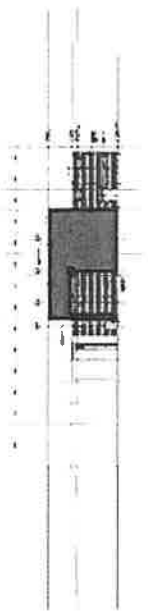


ACG
ARCHITECTS

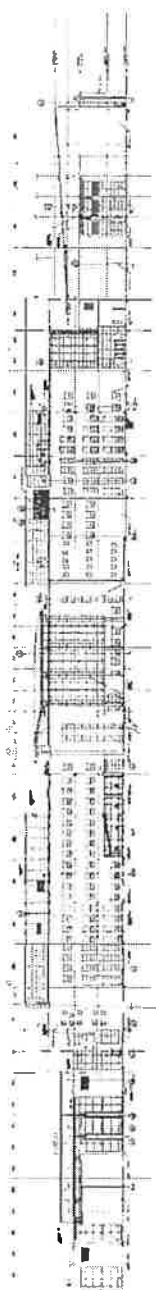
ARCHITECT: COLLECTIVE PRP
ARCHITECT: COLLECTIVE PRP
1301 WEST MADISON AVENUE
CHICAGO, ILLINOIS 60606
PROJECT NO: 2011-001-001-001
DATE: 03/15/2023
SCALE: AS SHOWN
DRAWN BY: [Name]
CHECKED BY: [Name]

NOT IN EXISTING BUILDING ELEVATIONS

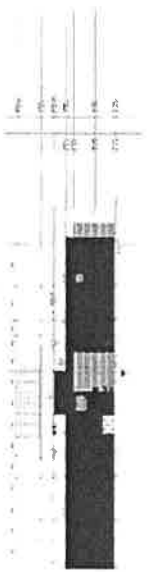
P5.0



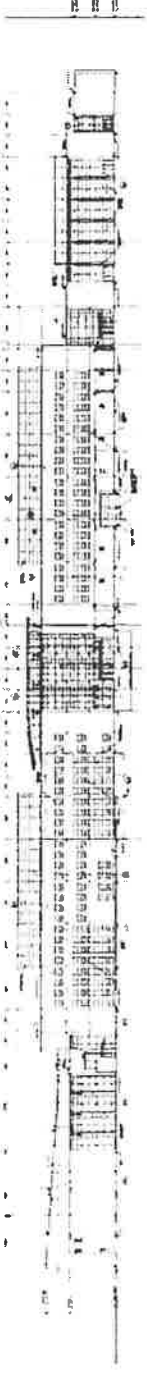
100'0" WEST SIDE



EXISTING 200' WEST SIDE

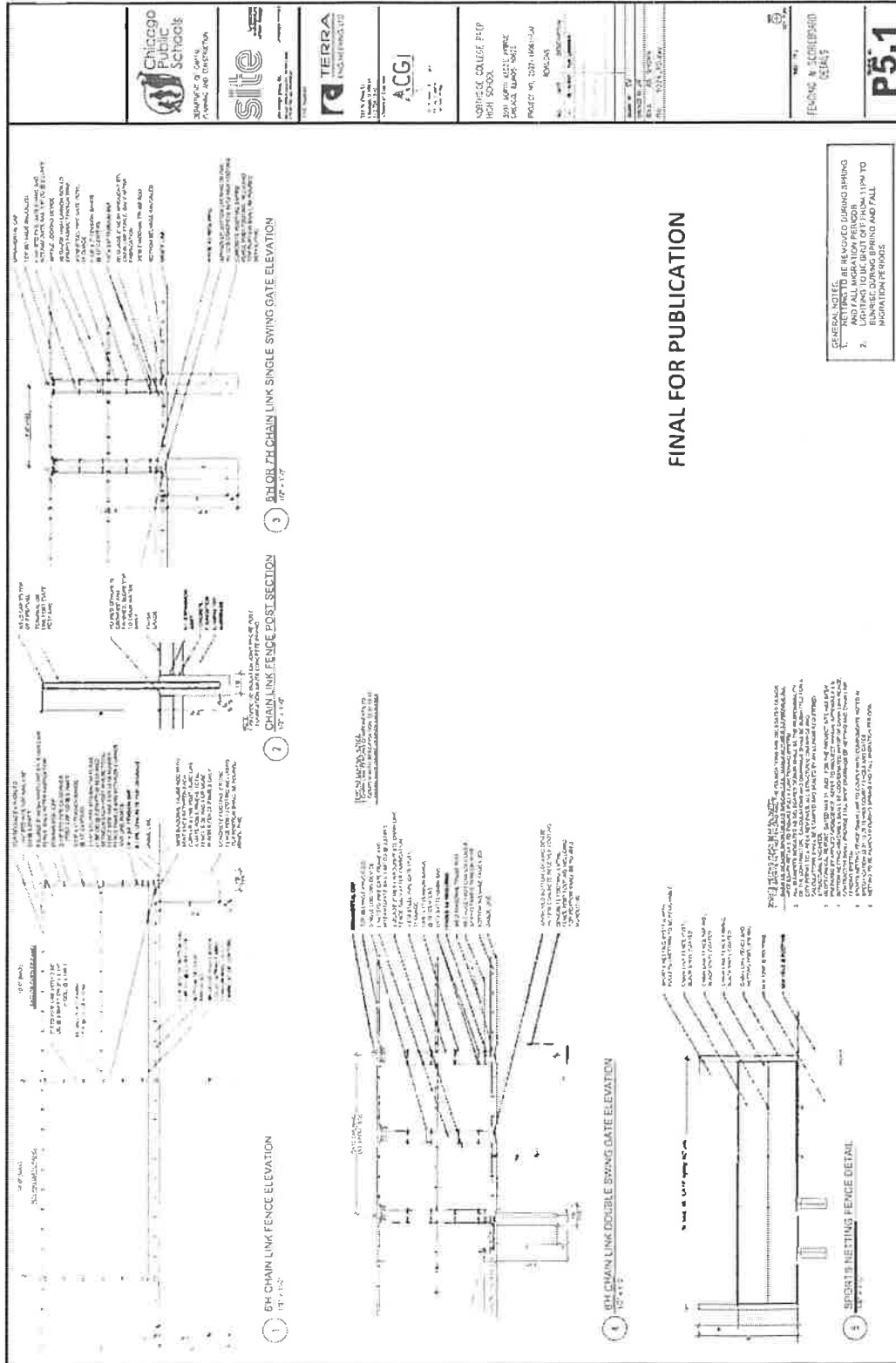


EXISTING 300' WEST SIDE



EXISTING 400' WEST SIDE

FINAL FOR PUBLICATION



3/11/98

REPORTS OF COMMITTEES

63885

*Reclassification Of Area Shown On Map Number 13-1.**(As Amended)**(Application Number A-3876)**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 R1 Single-Family Residence District and C1-2 Restricted Commercial District symbols and indications as shown on Map Number 13-1 in the area bounded by:

West Bryn Mawr Avenue; a line 30 feet west of and parallel to the top of the bank of the North Shore Channel; a line 1,196.11 feet south of and parallel to West Bryn Mawr Avenue; a line 124 feet east of and parallel to North Kedzie Avenue; a line 1,050 feet south of and parallel to West Bryn Mawr Avenue; North Kedzie Avenue; a line 127 feet south of and parallel to West Bryn Mawr Avenue; a line 124 feet east of and parallel to North Kedzie Avenue; and West Bryn Mawr Avenue (point of beginning) ("Property").

to those of an R2 Single-Family General Residence District which is hereby established in the area above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R2 Single-Family Residence District symbols and indications to an Institutional Planned Development which is hereby established in the area above described, subject to such use and Bulk Regulations as set forth in the Plan of Development herewith attached and made a part hereof 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 Statements referred to in this ordinance read as follows:

Institutional Planned Development Number 666

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development consists of approximately five hundred sixty-seven thousand forty-nine (567,049) square feet (thirteen and two hundredths (13.02) acres) net site area which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property")

and which will be owned or controlled by the Chicago Board of Education (the "Applicant").

2. The Applicant 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 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, grantees and lessees, if different than the Applicant, the legal title holders or 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 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 fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; and Building Elevations prepared by OWP&P Architects, Inc., dated February 11, 1998. Full size sets of the Site/Landscape Plan and the Building Elevation 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 and recreational facilities, and offices, accessory parking and related uses incidental thereto.

6. Identification 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 review and approval of the Departments of Transportation and Planning and Development. An additional one hundred twenty (120) off-site parking spaces will be provided within five hundred (500) feet of the Planned Development. Loading docks shall be enclosed with decorative garage doors and/or screened from view by fencing or landscaping. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped. In addition to on-site parking a minimum of one hundred (100) additional parking spaces shall be provided within three hundred (300) feet of the site.
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 Departments of Transportation and Planning and Development.
9. In addition to the maximum height of any building or any appurtenance prescribed on the building, elevations attached thereto, 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 of the Property, including landscaping and all entrances and exists to the parking areas, 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 and the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

12. The Applicant shall be responsible for making improvements to the river edge adjoining the Planned Development on the east, in conjunction with the outdoor recreation improvements to be made by Applicant. Specific plans for these improvements shall be submitted with plans for Part II approval of the high school and shall be approved by the Metropolitan Water Reclamation District ("M.W.R.D."), the owner of river edge property and the Chicago Park District, as lessee and manager of the river edge improvements. Barbed wire fencing which exists on the site shall be removed. The river edge shall be open to the public during regular park district hours.
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, appropriate, 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.
15. Unless substantial new construction on the Property has commenced within five (5) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to their prior R1 Single Family Residence District and C1-2 Restricted Commercial District designations.

17 2016

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site/Landscape Plan; Building Elevation Drawings; and Elevation Drawing Detail referred to in these Plan of Development Statements printed on pages 63891 through 63897 of this Journal.]

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

Institutional Planned Development Number 666.

Bulk Regulations And Data Table.

Site Areas

Gross Site Area:	606.192	(13.91 acres)
Public Right-of-Way:	39,143	(.89 acres)
Net Site Area:	567,049 square feet	(13.02 acres)

Building

Maximum Permitted Floor Area Ratio for Total Net Site Area:	0.5.
Maximum Building Height:	70 feet.
Minimum Setbacks:	In accordance with Site/Landscape Plan.

Parking and Loading

Minimum Number of Off-Street Parking spaces (1):	150.
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(1) See Statement 7.

Minimum Number of Off-Street
Loading Spaces:

2.

*Reclassification Of Area Shown On Map Number 14-K.
(Application Number 12268)*

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 B2-1 Restricted Retail District symbols and indications as shown on Map Number 14-K in the area bounded by:

West 55th Street; South Kostner Avenue; the alley next south of West 55th Street; and a line 159.13 feet west of and parallel to South Kostner Avenue.

to those of a C2-1 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.

*Reclassification Of Area Shown On Map Number 15-I.
(Application Number 12308)*

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

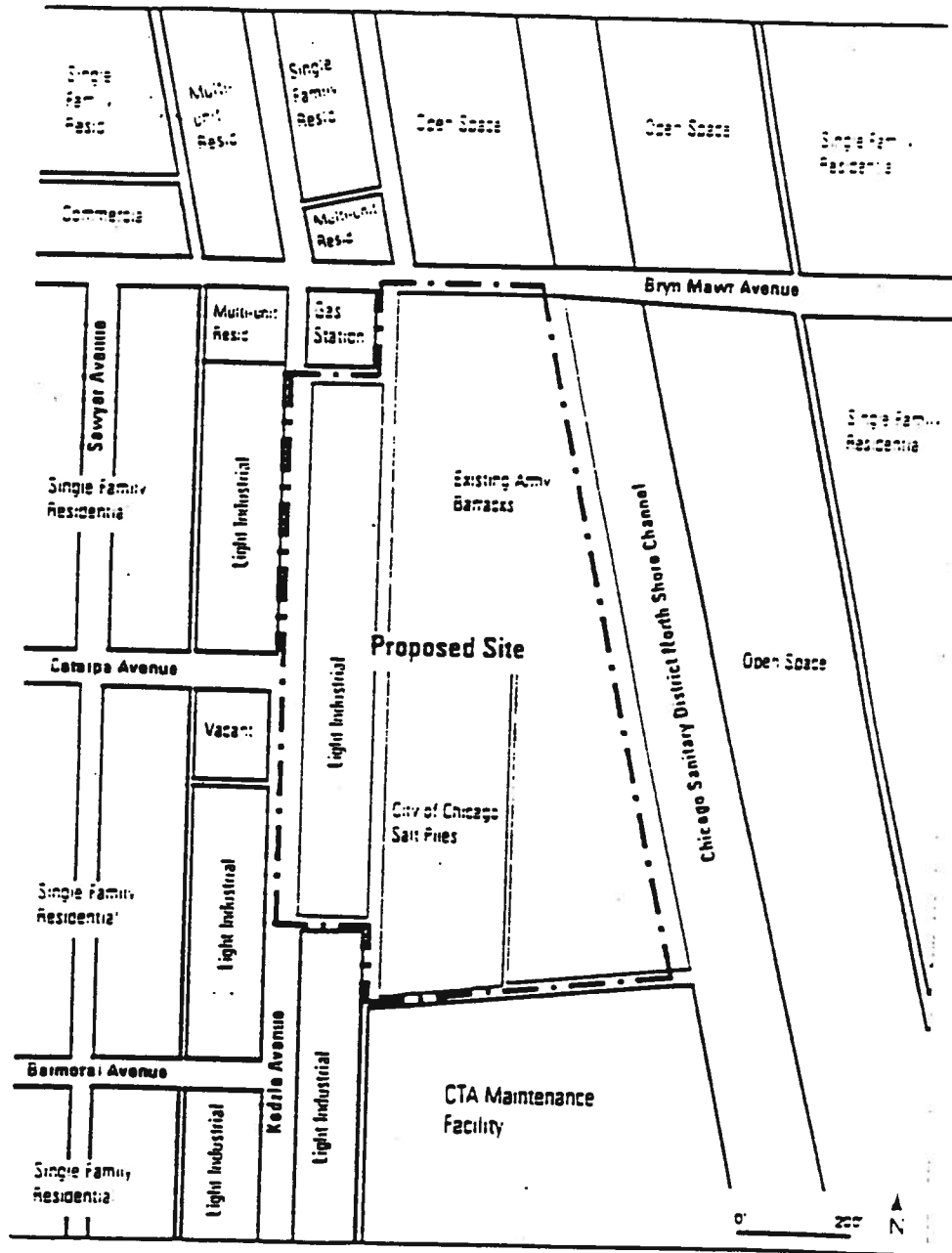
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence symbols and indications as shown on Map Number 15-I in the area bounded by:

the alley next north of and parallel to West Peterson Avenue; a line 107.33 feet west of North Rockwell Street; West Peterson Avenue; and a line 157.3 feet west of North Rockwell Street,

(Continued on page 63898)

Existing Land-Use Map.

Institutional Planned Development No. _____
Existing Land Use Map

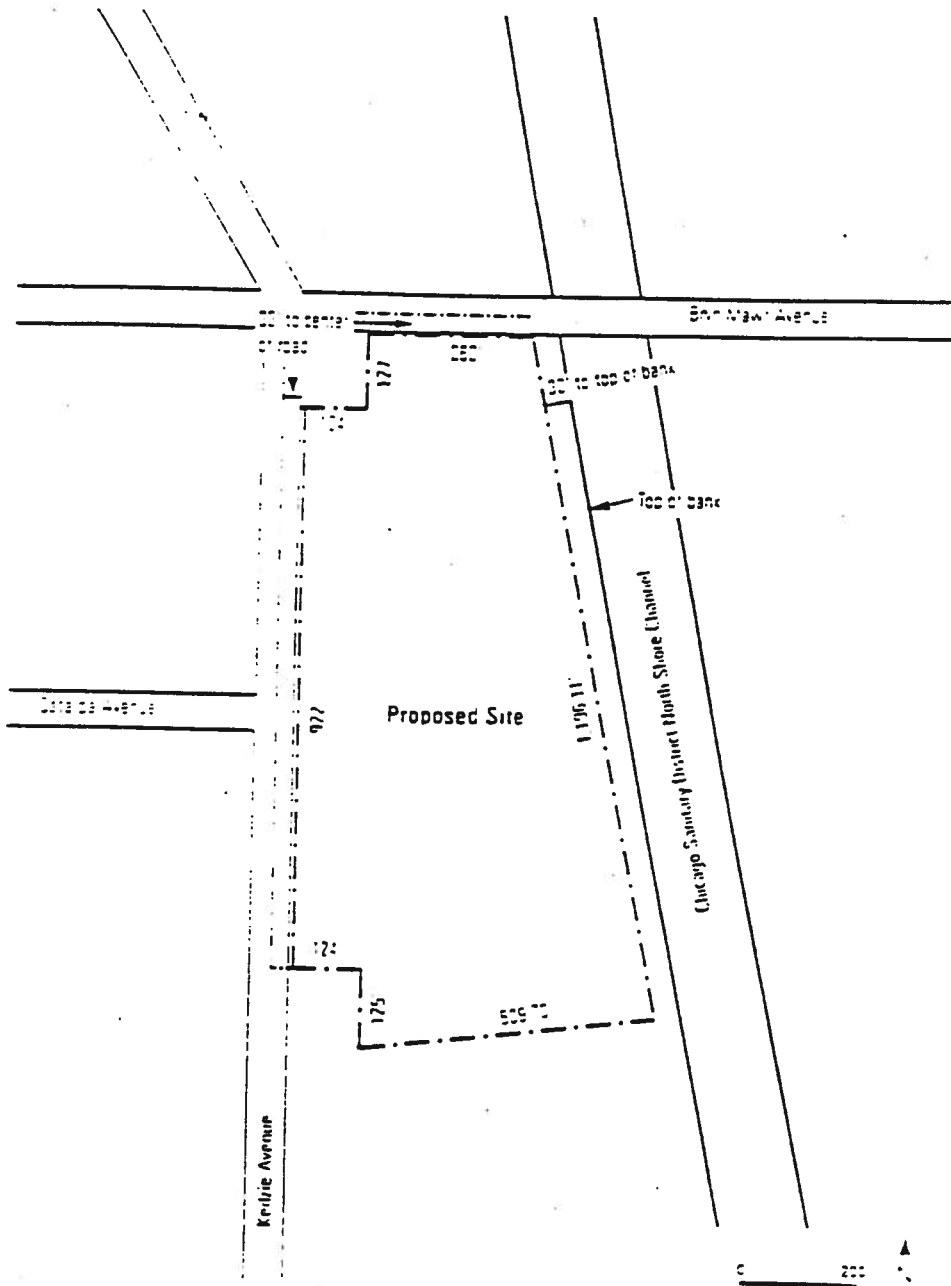


Applicant: Board of Education of Chicago
Address: 5501 N. Kedzie Avenue, Chicago, IL 60625

Prepared by: DWPP Architects, Inc.
Date: February 11, 1998

Planned Development Boundary And Property Line Map.

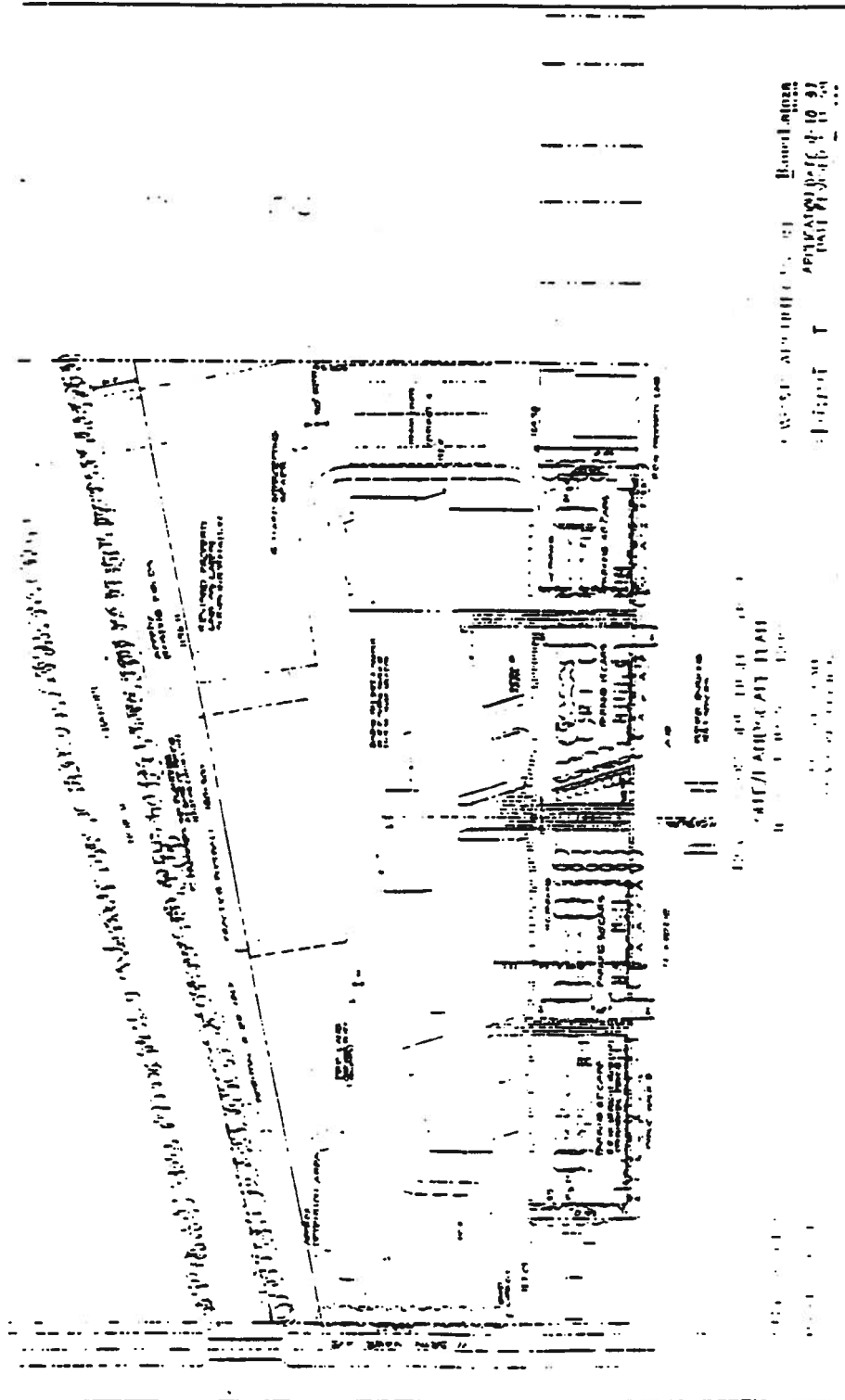
Institutional Planned Development No. _____
Planned Development Boundary and Property Line Map



Applicant: Board of Education of Chicago
Address: 5501 N. Kedzie Avenue, Chicago, IL 60625

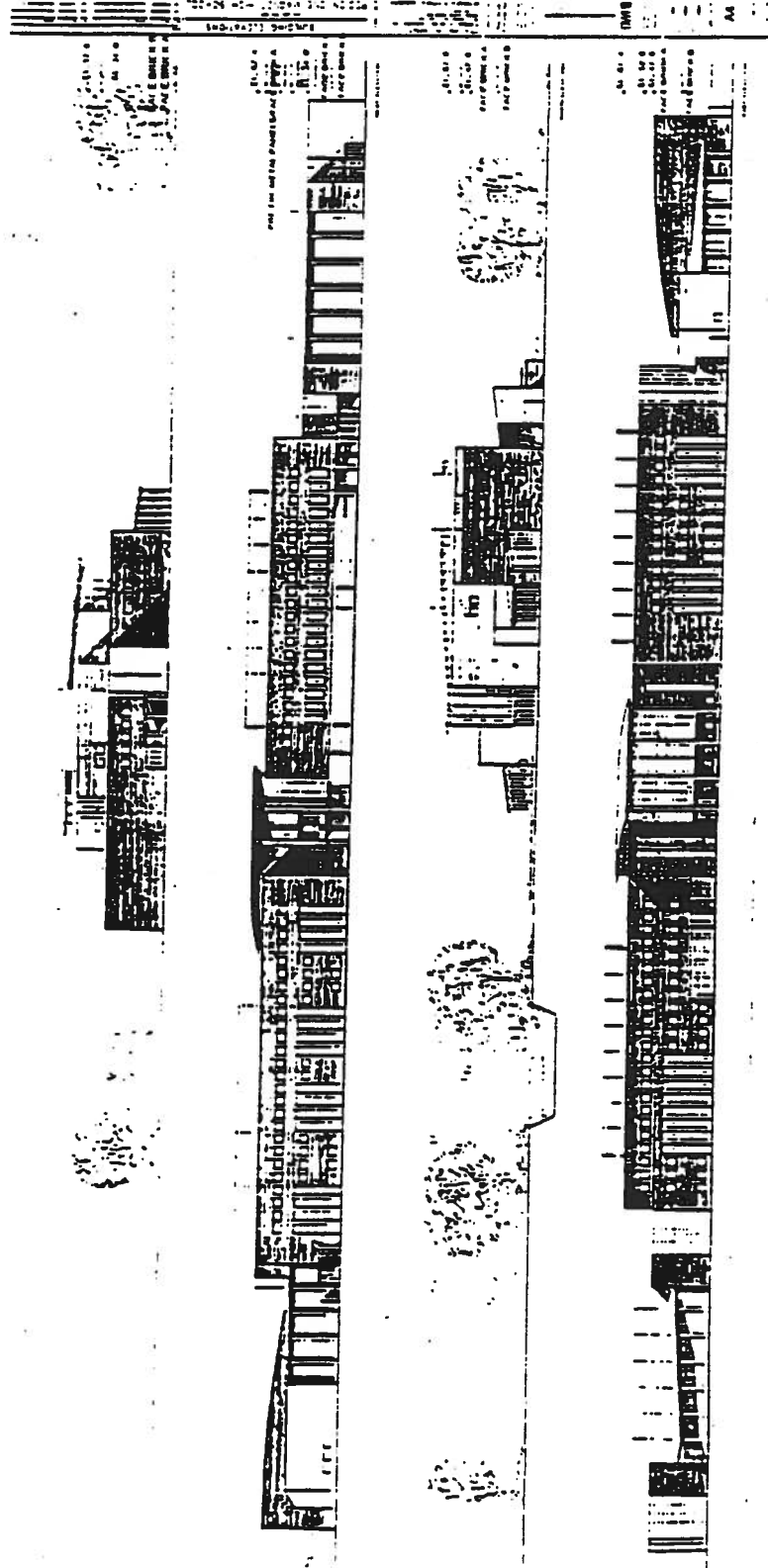
Prepared by: DWPP Architects, Inc.
Date: February 11, 1998

Site/Landscape Plan.



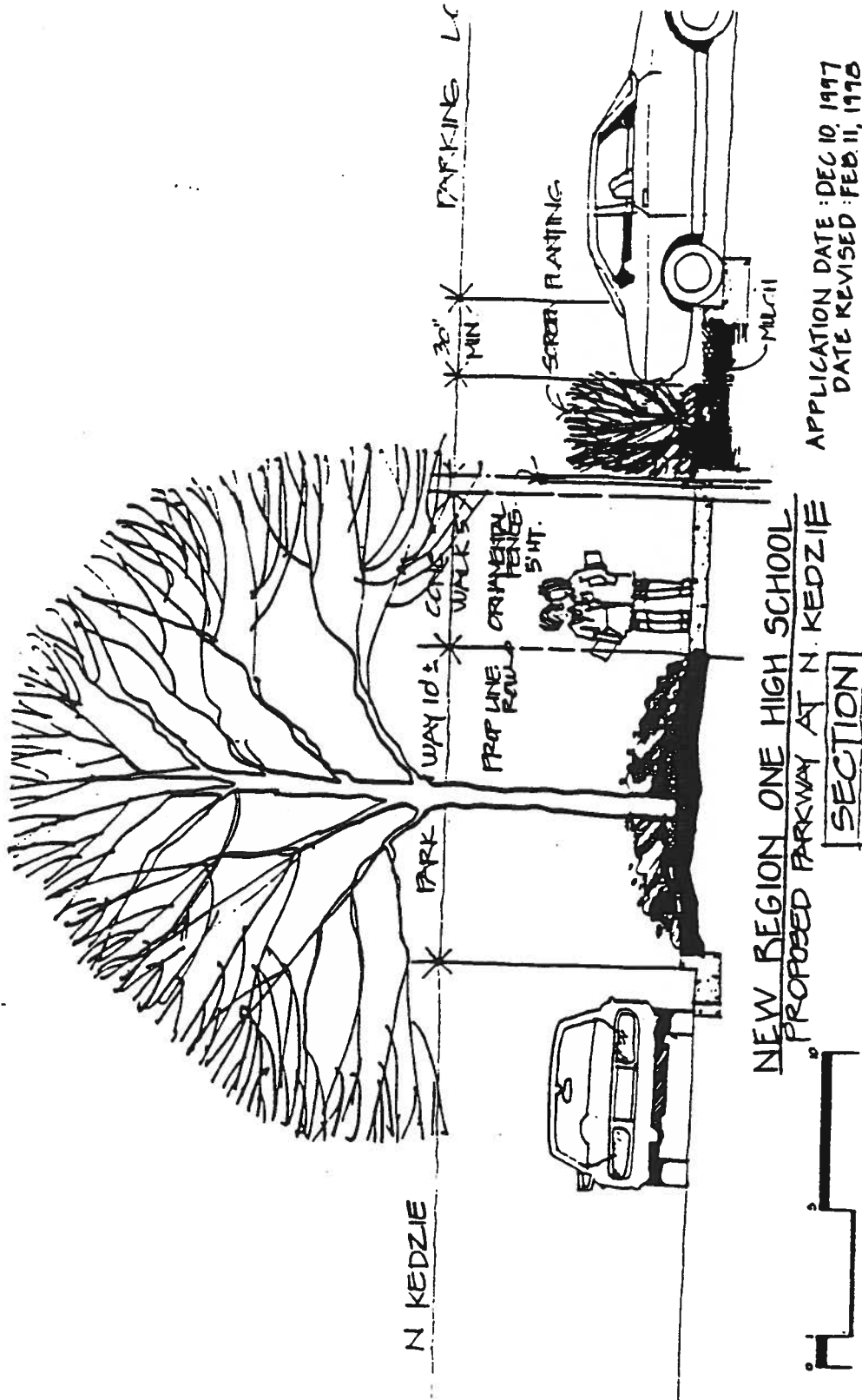
Building Elevations.

INSTITUTIONAL PLANNED DEVELOPMENT
BUILDING ELEVATIONS

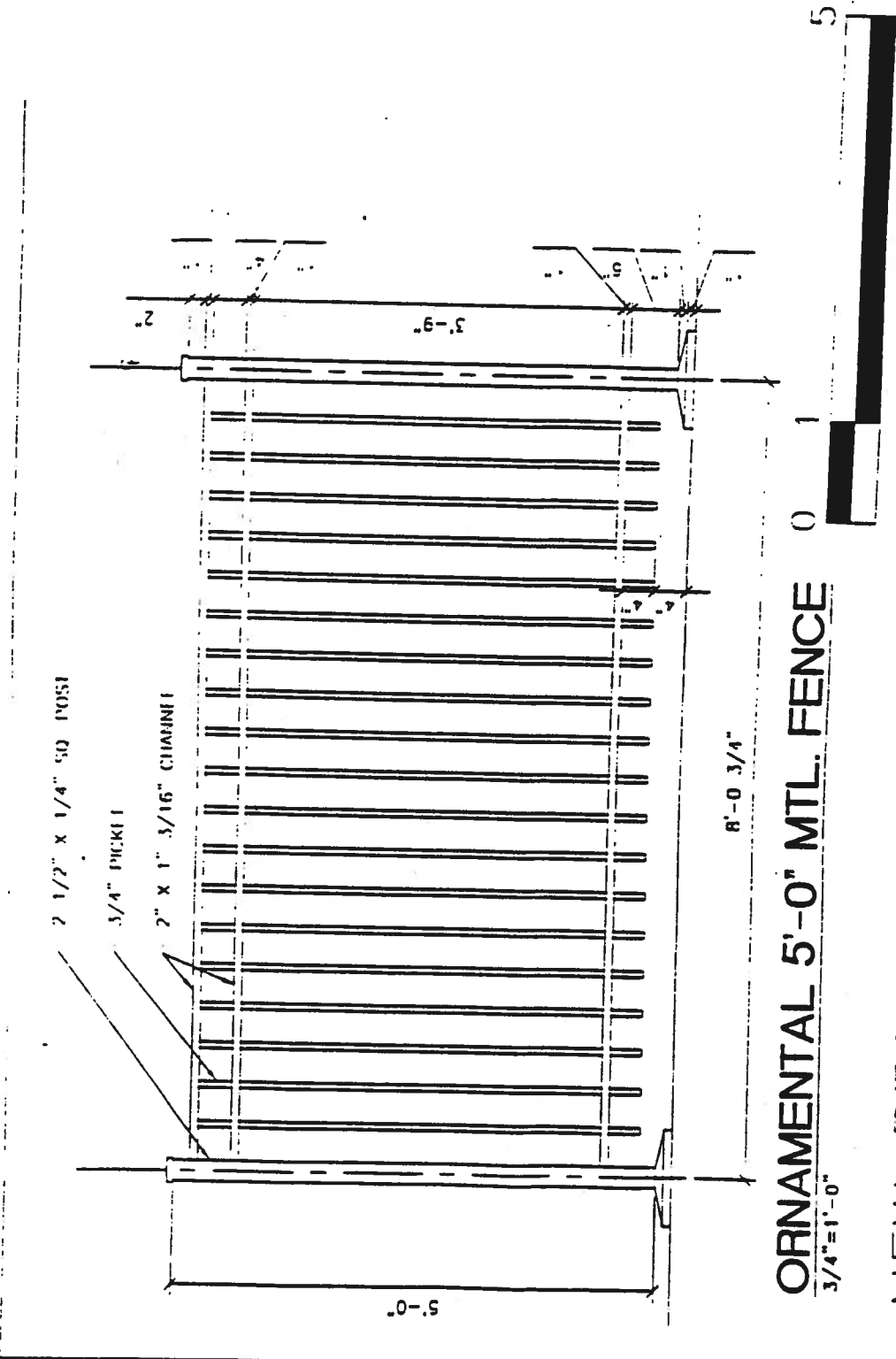


APPLICANT: BOARD OF EDUCATION OF CHICAGO
 ADDRESS: 5501 N. KEDZIE
 DATE: FEBRUARY 11, 1998
 PREPARED BY: OWP&P ARCHITECTS, INC.

Elevation-Drawing Detail.
(Page 1 of 2)



Elevation Drawing Detail.
(Page 2 of 2)



ORNAMENTAL 5'-0" MTL. FENCE
3/4"=1'-0"



NEW REGION ONL HIGH SCHOOL

APPLICATION DATE: DECEMBER 10, 1997
REVISION DATE: FEBRUARY 11, 1998

(Continued from page 63890)

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.

*Reclassification Of Area Shown On Map Number 18-J.
(Application Number 12288)*

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 B2-1 Restricted Retail District symbols and indications as shown on Map Number 18-J in the area bounded by:

West 78th Street; South Kedzie Avenue; a line 138.16 feet south of and parallel to West 78th Street; and the public alley west of and parallel to South Kedzie Avenue,

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.

*Reclassification Of Area Shown On Map Number 19-G.
(Application Number 12264)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing

3/11/98

REPORTS OF COMMITTEES

63885

*Reclassification Of Area Shown On Map Number 13-1.**(As Amended)**(Application Number A-3876)**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 R1 Single-Family Residence District and C1-2 Restricted Commercial District symbols and indications as shown on Map Number 13-1 in the area bounded by:

West Bryn Mawr Avenue; a line 30 feet west of and parallel to the top of the bank of the North Shore Channel; a line 1,196.11 feet south of and parallel to West Bryn Mawr Avenue; a line 124 feet east of and parallel to North Kedzie Avenue; a line 1,050 feet south of and parallel to West Bryn Mawr Avenue; North Kedzie Avenue; a line 127 feet south of and parallel to West Bryn Mawr Avenue; a line 124 feet east of and parallel to North Kedzie Avenue; and West Bryn Mawr Avenue (point of beginning) ("Property").

to those of an R2 Single-Family General Residence District which is hereby established in the area above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R2 Single-Family Residence District symbols and indications to an Institutional Planned Development which is hereby established in the area above described, subject to such use and Bulk Regulations as set forth in the Plan of Development herewith attached and made a part hereof 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 Statements referred to in this ordinance read as follows:

Institutional Planned Development Number 666

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development consists of approximately five hundred sixty-seven thousand forty-nine (567,049) square feet (thirteen and two hundredths (13.02) acres) net site area which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property")

- and which will be owned or controlled by the Chicago Board of Education (the "Applicant").
2. The Applicant 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 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, grantees and lessees, if different than the Applicant, the legal title holders or 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 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 fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; and Building Elevations prepared by OWP&P Architects, Inc., dated February 11, 1998. Full size sets of the Site/Landscape Plan and the Building Elevation 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 and recreational facilities, and offices, accessory parking and related uses incidental thereto.

6. Identification 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 review and approval of the Departments of Transportation and Planning and Development. An additional one hundred twenty (120) off-site parking spaces will be provided within five hundred (500) feet of the Planned Development. Loading docks shall be enclosed with decorative garage doors and/or screened from view by fencing or landscaping. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped. In addition to on-site parking a minimum of one hundred (100) additional parking spaces shall be provided within three hundred (300) feet of the site.
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 Departments of Transportation and Planning and Development.
9. In addition to the maximum height of any building or any appurtenance prescribed on the building, elevations attached thereto, 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 of the Property, including landscaping and all entrances and exists to the parking areas, 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 and the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

12. The Applicant shall be responsible for making improvements to the river edge adjoining the Planned Development on the east, in conjunction with the outdoor recreation improvements to be made by Applicant. Specific plans for these improvements shall be submitted with plans for Part II approval of the high school and shall be approved by the Metropolitan Water Reclamation District ("M.W.R.D."), the owner of river edge property and the Chicago Park District, as lessee and manager of the river edge improvements. Barbed wire fencing which exists on the site shall be removed. The river edge shall be open to the public during regular park district hours.
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, appropriate, 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.
15. Unless substantial new construction on the Property has commenced within five (5) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to their prior R1 Single Family Residence District and C1-2 Restricted Commercial District designations.

71 2016

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site/Landscape Plan; Building Elevation Drawings; and Elevation Drawing Detail referred to in these Plan of Development Statements printed on pages 63891 through 63897 of this Journal.]

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

Institutional Planned Development Number 666

Bulk Regulations And Data Table.

Site Areas

Gross Site Area:	606.192	(13.91 acres)
Public Right-of-Way:	39,143	(.89 acres)
Net Site Area:	567,049 square feet	(13.02 acres)

Building

Maximum Permitted Floor Area Ratio for Total Net Site Area:	0.5.
Maximum Building Height:	70 feet.
Minimum Setbacks:	In accordance with Site/Landscape Plan.

Parking and Loading

Minimum Number of Off-Street Parking spaces (1):	150.
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(1) See Statement 7.

Minimum Number of Off-Street
Loading Spaces:

2.

*Reclassification Of Area Shown On Map Number 14-K.
(Application Number 12268)*

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 B2-1 Restricted Retail District symbols and indications as shown on Map Number 14-K in the area bounded by:

West 55th Street; South Kostner Avenue; the alley next south of West 55th Street; and a line 159.13 feet west of and parallel to South Kostner Avenue,

to those of a C2-1 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.

*Reclassification Of Area Shown On Map Number 15-I.
(Application Number 12308)*

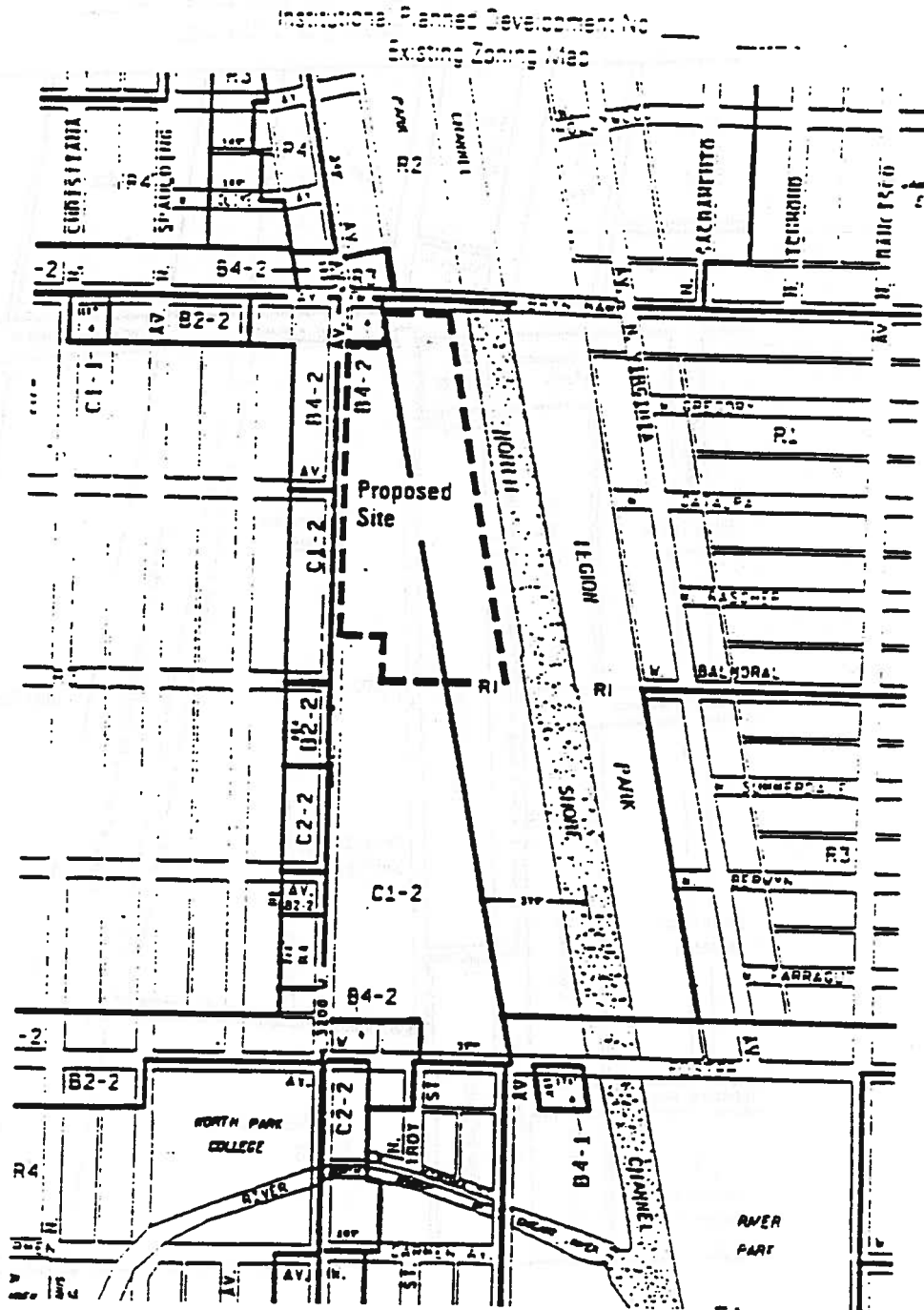
Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence symbols and indications as shown on Map Number 15-I in the area bounded by:

the alley next north of and parallel to West Peterson Avenue; a line 107.33 feet west of North Rockwell Street; West Peterson Avenue; and a line 157.3 feet west of North Rockwell Street,

(Continued on page 63898)

Existing Zoning Map.

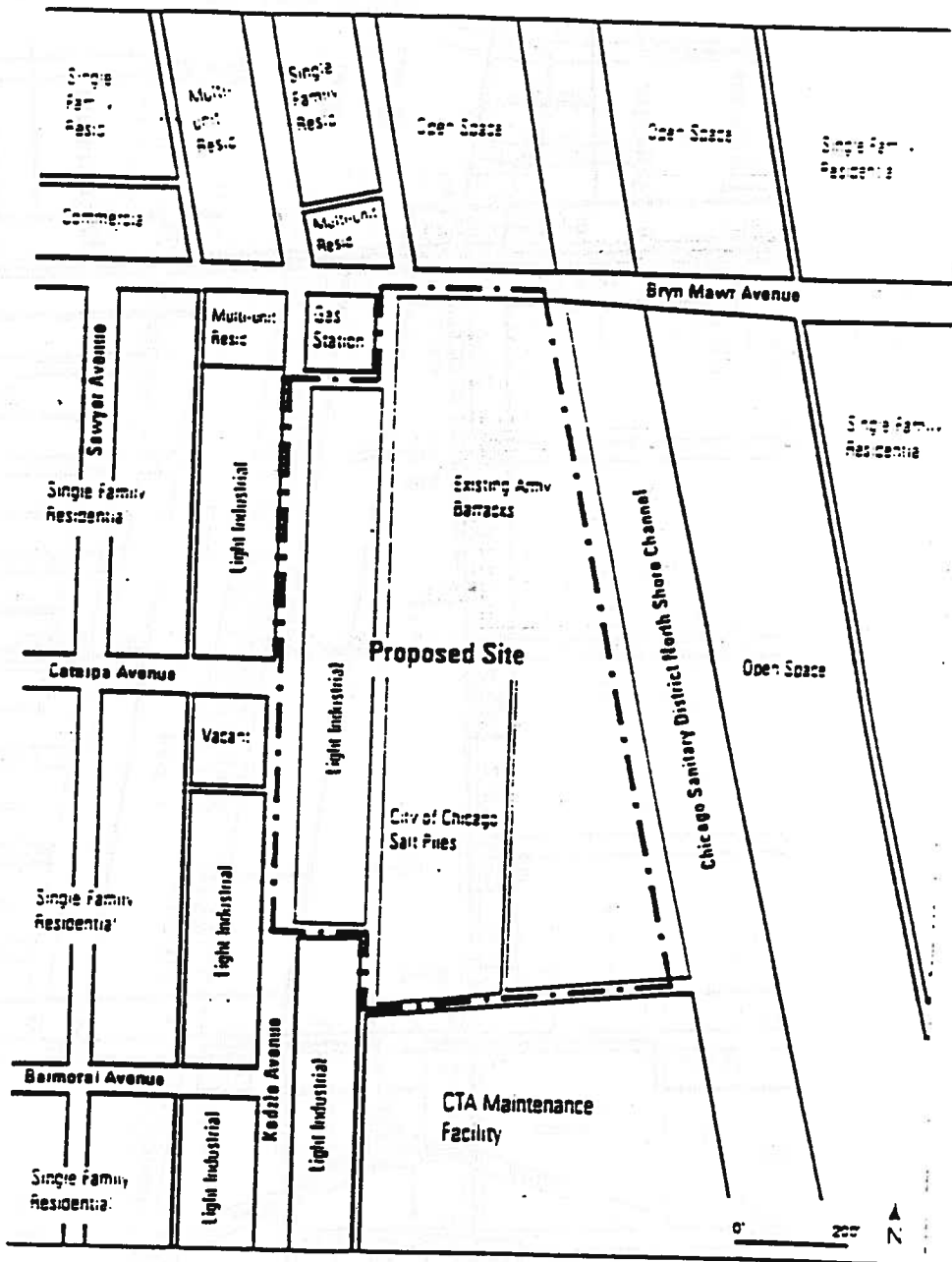


Applicant: Board of Education of Chicago
 Address: 5501 N. Kedzie Avenue, Chicago, IL 60625

Prepared by: OWPP Architects, Inc.
 Date: February 11, 1998

Existing Land-Use Map.

Institutional Planned Development No. _____
Existing Land Use Map

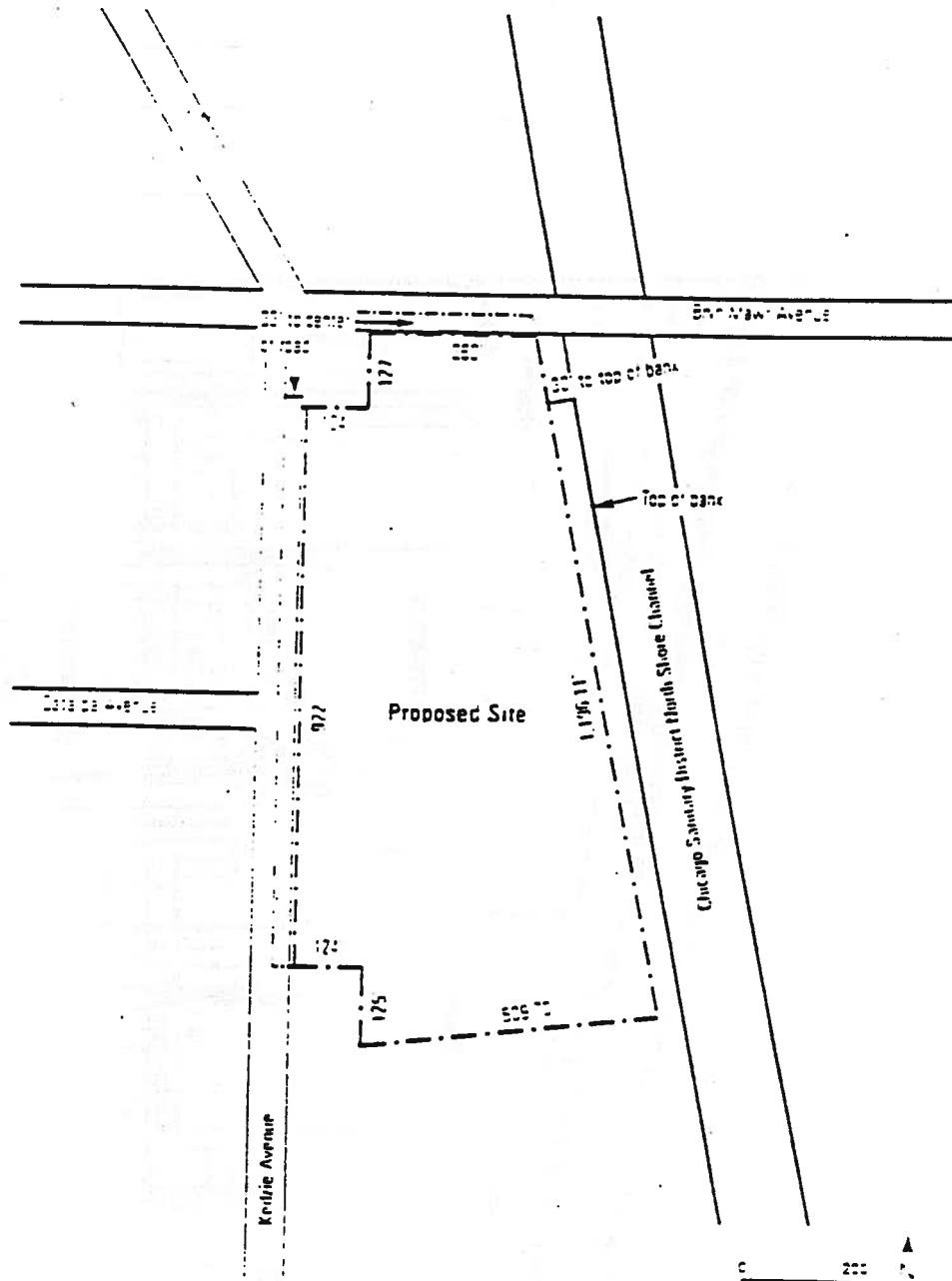


Applicant: Board of Education of Chicago
Address: 5501 N. Kedzie Avenue, Chicago, IL 60625

Prepared by: OWPP Architects, Inc.
Date: February 11, 1998

Planned Development Boundary And Property Line Map.

Institutional Planned Development No. _____
Planned Development Boundary and Property Line Map

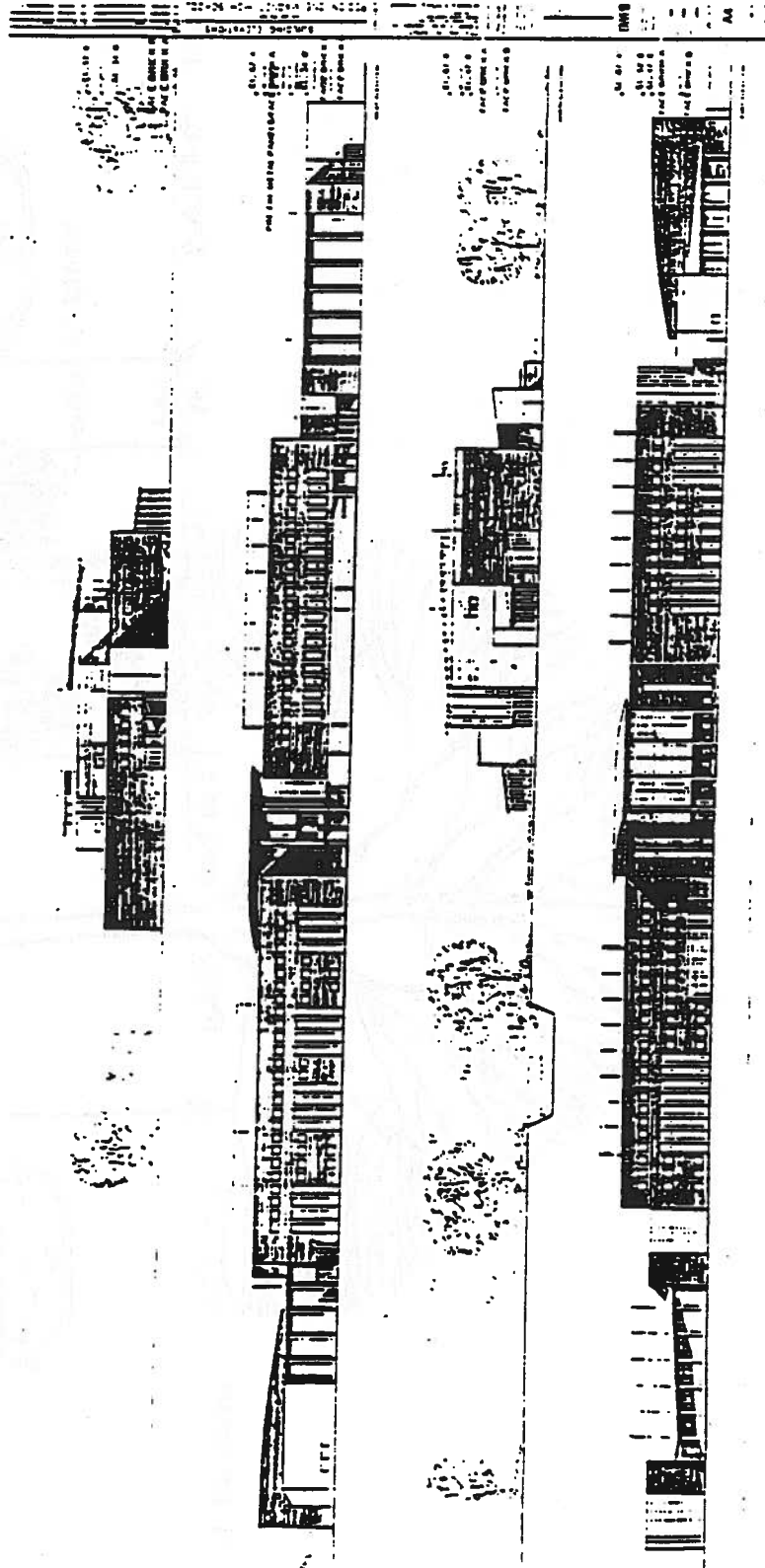


Applicant: Board of Education of Chicago
Address: 5501 N. Kedzie Avenue, Chicago, IL 60625

Prepared by: DWPP Architects, Inc.
Date: February 11, 1998

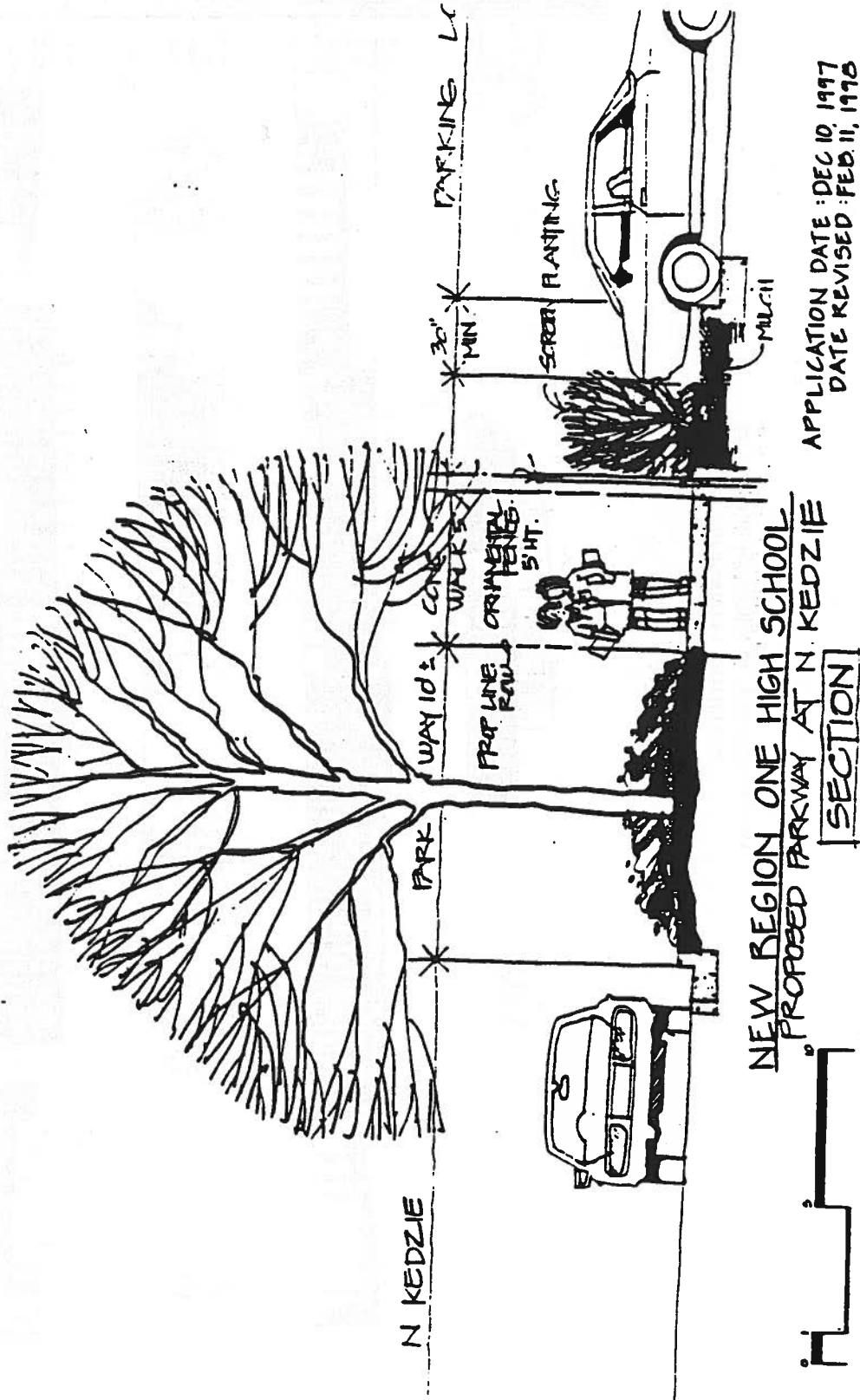
Building Elevations.

INSTITUTIONAL PLANNED DEVELOPMENT
BUILDING ELEVATIONS

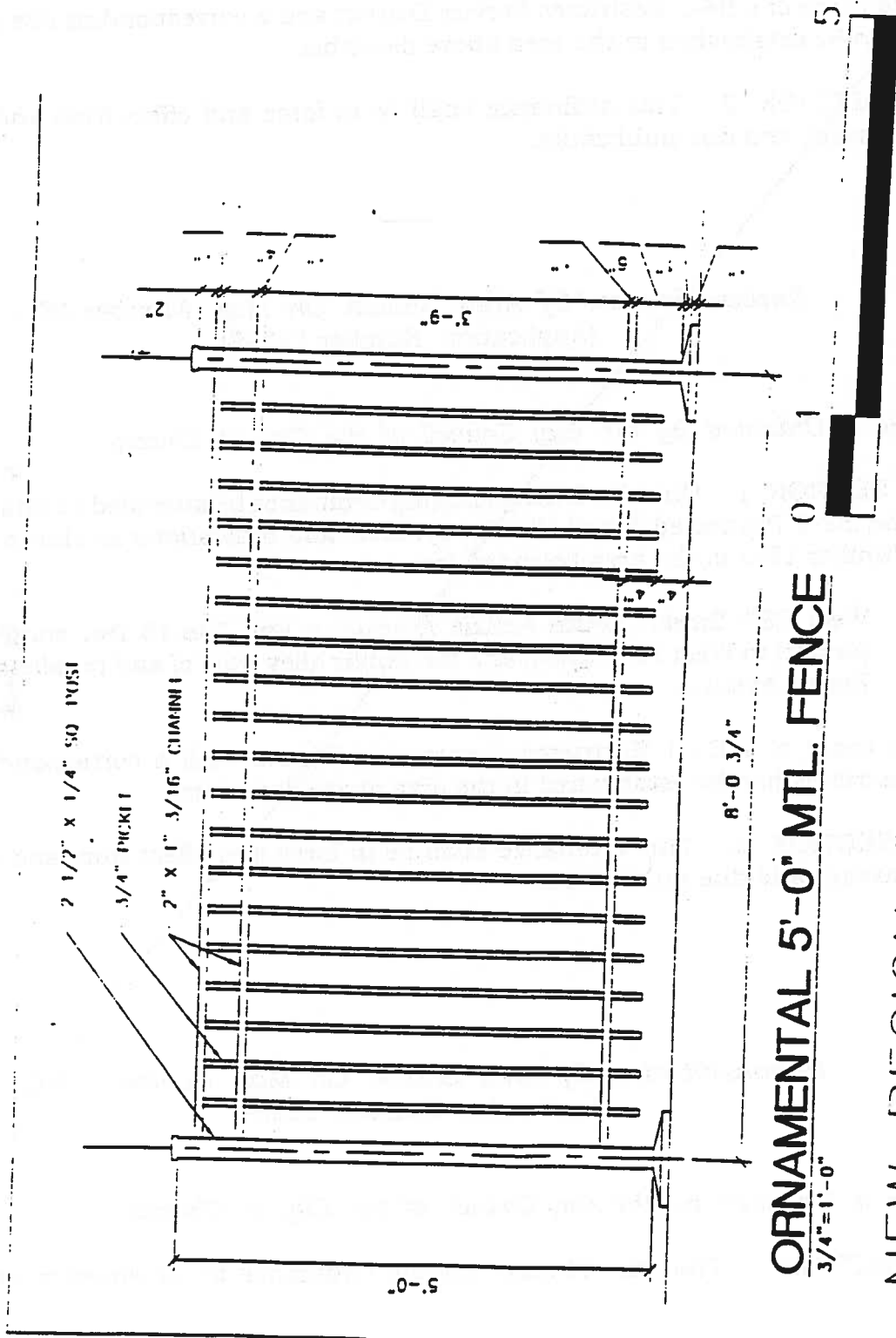


APPLICANT: BOARD OF EDUCATION OF CHICAGO
 ADDRESS: 5501 N. KEDZIE
 DATE: FEBRUARY 11, 1998
 PREPARED BY: OMP&P ARCHITECTS, INC.

Elevation-Drawing Detail.
(Page 1 of 2)



Elevation Drawing Detail.
(Page 2 of 2)



ORNAMENTAL 5'-0" MTL. FENCE
3/4"=1'-0"

NEW REGION ONL HIGH SCHOOL

APPLICATION DATE: DECEMBER 10, 1997
REVISION DATE: FEBRUARY 11, 1998



(Continued from page 63890)

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.

*Reclassification Of Area Shown On Map Number 18-J.
(Application Number 12288)*

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 B2-1 Restricted Retail District symbols and indications as shown on Map Number 18-J in the area bounded by:

West 78th Street; South Kedzie Avenue; a line 138.16 feet south of and parallel to West 78th Street; and the public alley west of and parallel to South Kedzie Avenue,

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.

*Reclassification Of Area Shown On Map Number 19-G.
(Application Number 12264)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing