

*Reclassification Of Area Shown On Map Number 26-D.  
(Application Number A-3900)*

*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 26-D in the area bounded by:

East 103<sup>rd</sup> Street; a line 1,259.79 feet east of South Corliss Avenue; a line 240 feet south of East 103<sup>rd</sup> Street; and a line 769.36 feet east of South Corliss Avenue,

to those of an M2-1 General Manufacturing District and a corresponding use district is hereby established in the area above described.

**SECTION 2.** Further, the Chicago Zoning Ordinance be amended by changing all the M2-1 General Manufacturing District symbols and indications as shown on Map Number 26-D in the area bounded by:

East 103<sup>rd</sup> Street; a line 1,219.79 feet east of South Corliss Avenue; a line 292.76 feet south of East 103<sup>rd</sup> Street; and a line 729.35 feet east of South Corliss Avenue,

to those of an R3 General Residence District and a corresponding use district is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map Number 26-F. IPD 668  
(As Amended)  
(Application Number A-3914)*

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

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

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 fourteen (14) statements; a 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; and a Site/Landscape Plan and Building Elevations prepared by DeStefano & Partners dated April 16, 1998. 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 and recreational facilities, 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 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. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. 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.
10. Improvements of the Property, including landscaping and all entrances and exits to the parking and loading 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.
11. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, 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.
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 (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-

3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

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 this Planned Development and the purposes underlying the provisions in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance 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
14. Unless substantial new construction on the property 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 zoning of the Property shall automatically revert to an R3 General Residence District.

[Existing Zoning Map; Planned Development Boundary,  
Property Line and Right-of-Way Adjustment Map;  
Existing Land-Use Map; Site/Landscape Plan;  
Perimeter Fence Detail; and Building  
Elevation Drawings referred to in  
these Plan of Development  
Statements printed on  
pages 67772 through  
67777 of this  
Journal.]

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

*Institutional Planned Development Number 668.*

*Bulk Regulations And Data Table.*

Gross Site Area	Public Right-Of-Way	Net Site Area
216,845 square feet (4.98 acres)	61,764 square feet (1.42 acres)	155,081 square feet (3.56 acres)
Maximum Permitted Floor Area Ratio for Total Net Site Area:	64.	
Minimum Number of Off-Street Parking Spaces:	60.	
Minimum Number of Off-Street Loading Spaces:	1.	
Maximum Building Height:	75 feet, 0 inches.	
Minimum Setbacks:	In accordance with Site Plan.	

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*Reclassification Of Area Shown On Map Number 28-E.  
(Application Number A-3902)*

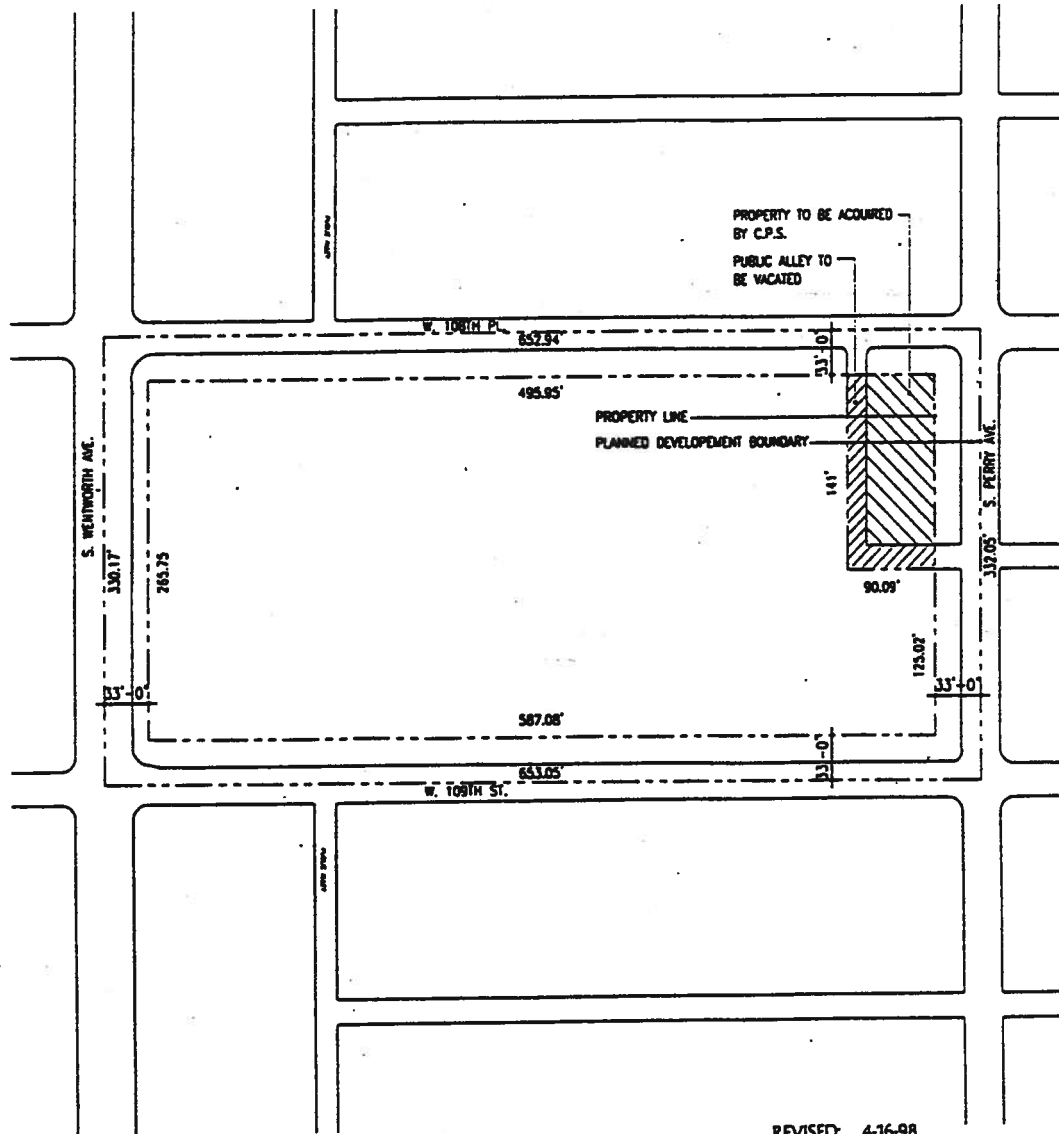
*Be It Ordained by the City Council of the City of Chicago:*

**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 Number 28-E in the area bounded by.

(Continued on page 67778)



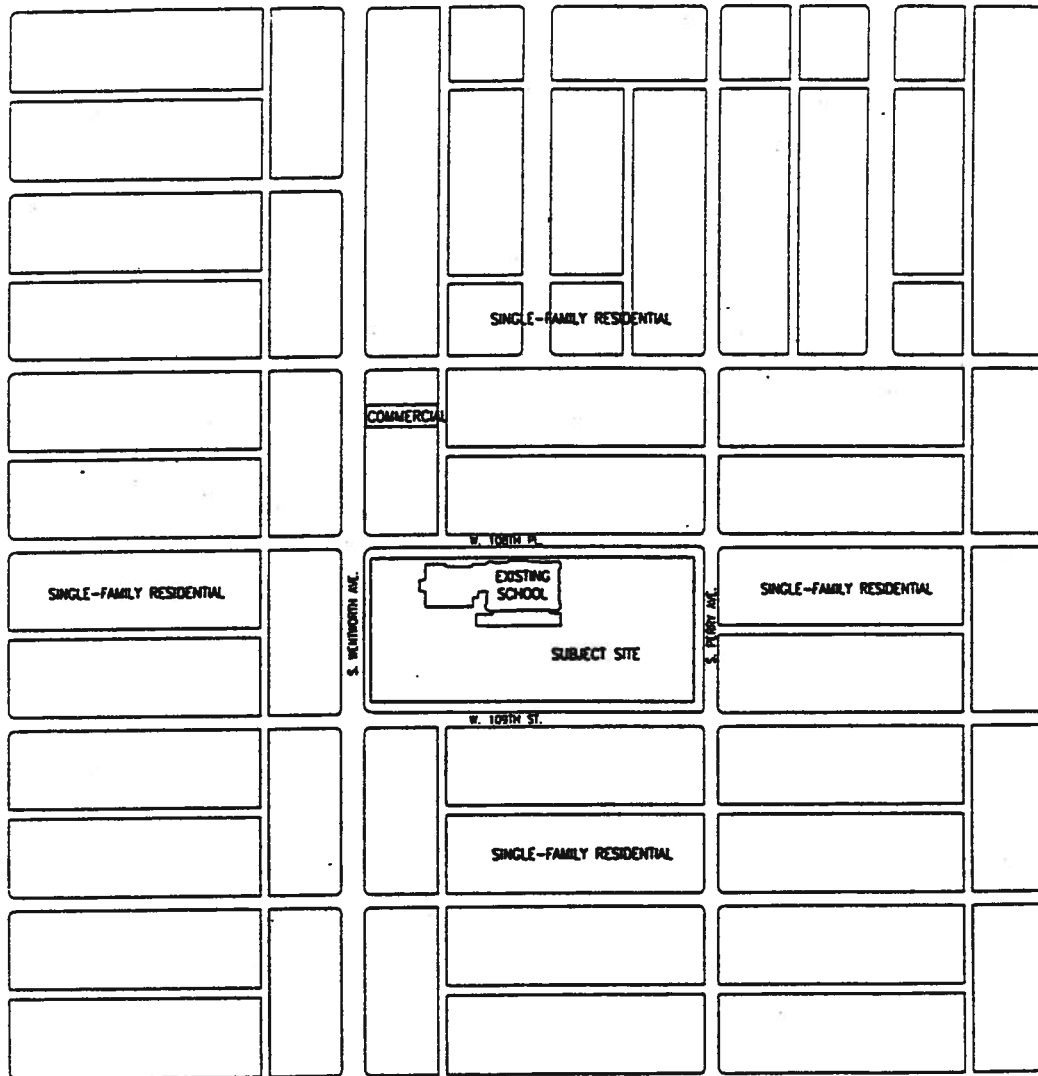
Planned Development Boundary, Property Line  
And Right-Of-Way Adjustment Map.



APPLICANT: BOARD OF EDUCATION OF CHICAGO  
ADDRESS: 134 W. 109TH STREET

REVISED: 4-16-98  
DATE: MARCH 27, 1998  
PREPARED BY: DESTEFANO + PARTNERS

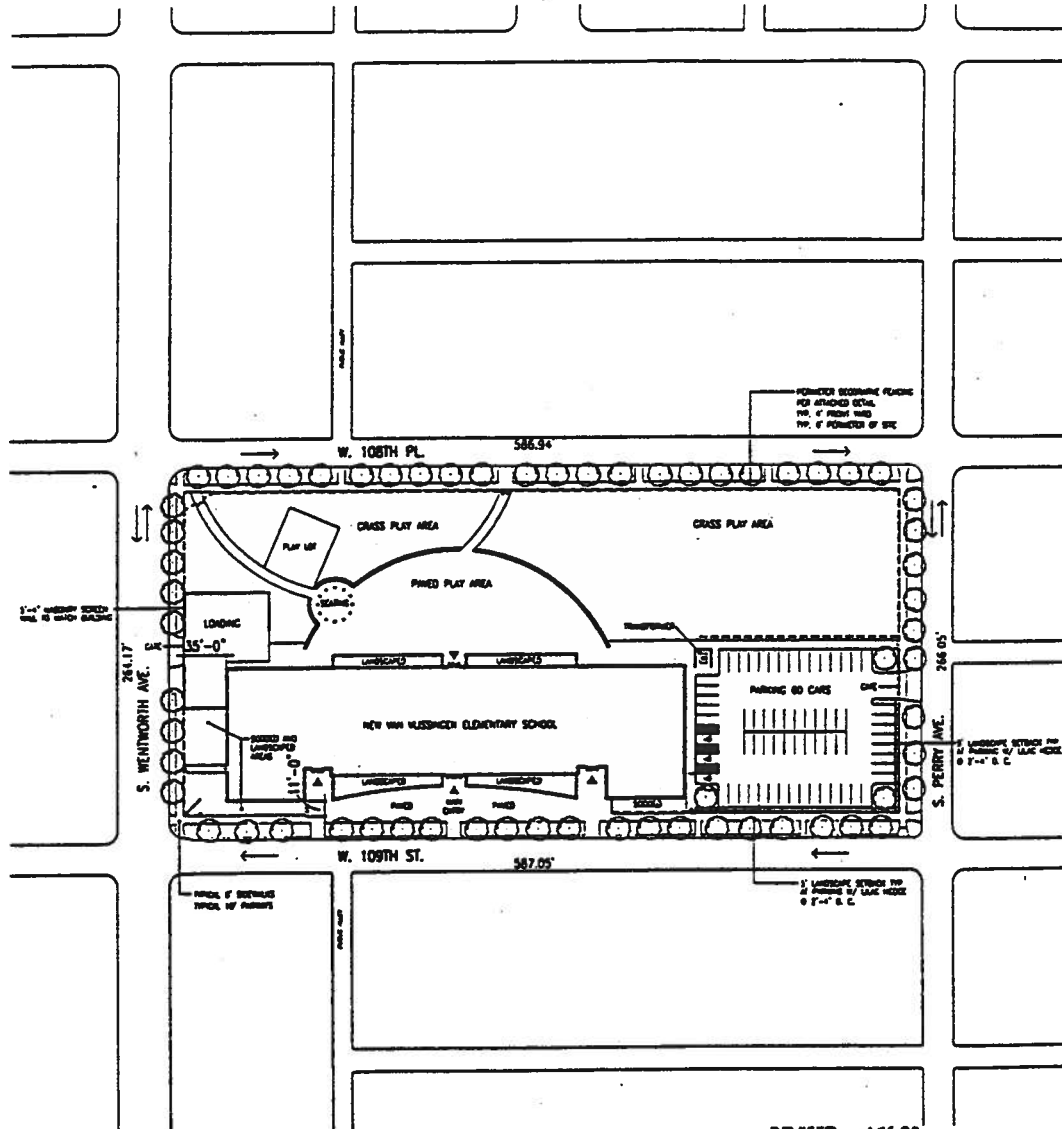
Existing Land-Use Map.



APPLICANT: BOARD OF EDUCATION OF CHICAGO  
ADDRESS: 134 W. 109TH STREET

REVISED: 4-16-98  
DATE: FEBRUARY 26, 1998  
PREPARED BY: DESTEFANO - PARTNERS

Site/Landscape Plan.

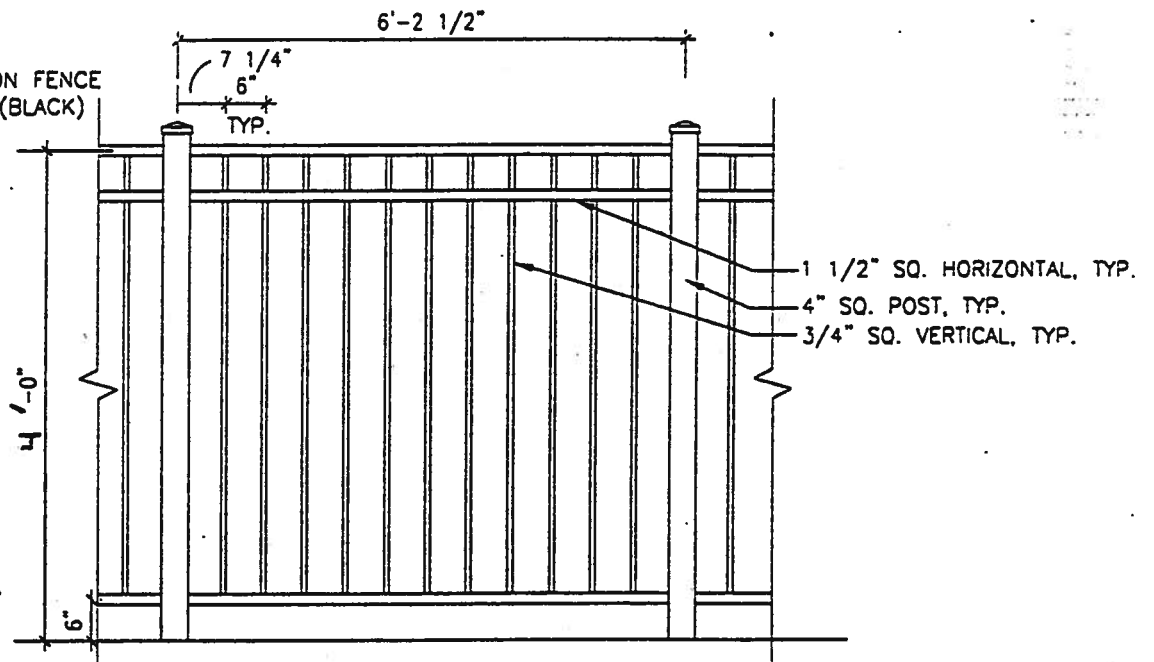


APPLICANT: BOARD OF EDUCATION OF CHICAGO  
 ADDRESS: 134 W. 109TH STREET

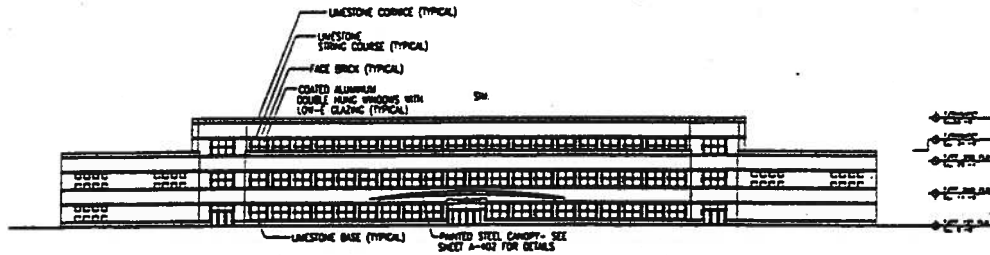
REVISED: 4-16-98  
 DATE: APRIL 1, 1998  
 PREPARED BY: DESTEFANO + PARTNERS

Perimeter Fence Detail.

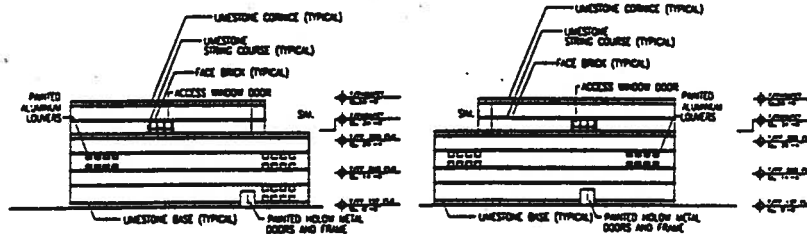
NOTE: WROUGHT IRON FENCE  
DIP PAINTED (BLACK)



Building Elevations.

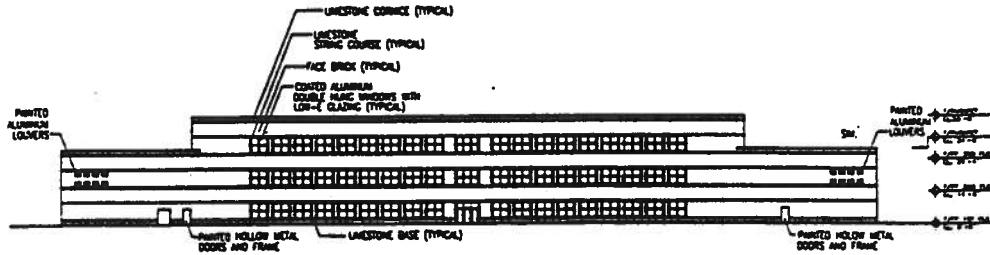


SOUTH ELEVATION



WEST ELEVATION

EAST ELEVATION



NORTH ELEVATION

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REVISED: 4-16-98  
DATE: FEBRUARY 26, 1998  
PREPARED BY: DESTEFANO + PARTNERS

(Continued from page 67771)

East 115<sup>th</sup> Street; a line 120.25 feet east of South Indiana Avenue and perpendicular to East 115<sup>th</sup> Street; the alley next south of and parallel to East 115<sup>th</sup> Street; and South Indiana Avenue,

to those of an R3 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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*Action Deferred* -- AMENDMENT OF CHICAGO ZONING ORDINANCE  
BY RECLASSIFICATION OF AREAS SHOWN ON  
MAP NUMBERS 7-H AND 7-K.

The Committee on Zoning submitted the following report which was, on motion of Alderman Banks and Alderman E. Smith, *Deferred* and ordered published:

CHICAGO, April 29, 1998.

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

Reporting for your Committee on Zoning, for which a meeting was held on April 21, 1998, 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 fifteen ordinances which were corrected and amended in their amended form. They are Application Numbers A-3908, 12340, A-3914, 12339, 12326, 12331, A-3556, 12300, 12245, MA-46, 12221, A-3883, A-3862, A-3864 and A-3865.

Please let the record reflect that I, Alderman William J. P. Banks, abstain from voting on Application Numbers 12314 and 12321 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.