

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District and B4-1 Restricted Service District symbols and indications as shown on Map Number 9-K in the area bounded by:

a line 100 feet south of West Irving Park Road; a line 76 feet east of North Tripp Avenue; a line 149.4 feet south of West Irving Park Road; the alley next east of and parallel to North Tripp Avenue; a line 119 feet south of West Irving Park Road; North Keeler Avenue; a line 240.12 feet north of West Byron Street; the alley next east of and parallel to North Keeler Avenue; a line 94 feet south of West Byron Street; North Kedvale Avenue; West Grace Street; North Pulaski Road; a line 114 feet south of West Grace Street; the alley next west of and parallel to North Pulaski Road; the alley next north of and parallel to West Addison Street; the alley next east of and parallel to North Kedvale Avenue; the alley next south of and parallel to West Waveland Avenue; a line 361 feet west of North Pulaski Road; West Waveland Avenue; North Keeler Avenue; West Grace Street; and North Tripp Avenue,

to those of an R2 Single-Family 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 10-I.

(As Amended)

(Application Number A-4420)

IPD 766

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 and B4-2 Restricted Service District symbols and indications as shown on Map Number 10-I in the area bounded by:

South California Avenue; South Archer Avenue; a line 50 feet southwest of and parallel to South Mozart Street, the alley immediately south of and parallel to South Archer Avenue; South Mozart Street West 42nd Street; South California Avenue (point of beginning) (the "Property"),

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

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as described in Section 1 above 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 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 Number 766

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development consists of approximately two hundred twenty-five thousand four hundred forty-eight (225,448) square feet (five and eighteen hundredths (5.18) acres) net site area which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map (the "Property") and which will be owned or controlled by the applicant, the Board of Education of the City of Chicago.
2. The applicant ("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 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 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; a Site/Landscape Plan; and Building Elevations prepared by Guajardo and Associates, dated November 16, 2000. 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 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. 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 Departments of Transportation and Planning and Development.

9. In addition to the maximum height of any building or any appurtenance 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 exits 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. The Applicant will construct and maintain the C.T.A. Bus Shelter as shown on 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 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 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.

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 their prior R3 General Residence District and B4-2 Restricted Services District designations.

[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 48554 through 48558 of this Journal.]

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

Institutional Planned Development. No. 766

Thomas Kelly High School

Bulk Regulations And Data Table.

Gross Site Area	Area Remaining In Public Right-Of-Way	Net Site Area
305,146 square feet (7.01 acres)	82,562 square feet (1.89 acres)	222,584 square feet (5.11 acres)

12/13/2000

REPORTS OF COMMITTEES

48553

Maximum Permitted Floor Area Ratio for Total Net Site Area:	1.40.
Minimum Number of Off-Street Parking Spaces:	170.
Minimum Number of Off-Street Loading Spaces:	1.
Maximum Building Height:	75 feet, 0 inches.
Minimum Setback:	Per Site Plan.

Reclassification Of Area Shown On Map Number 11-I.
(As Amended)
(Application Number A-4327)

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 112 symbols and indication as shown on Map Number 11-I in the area bounded by:

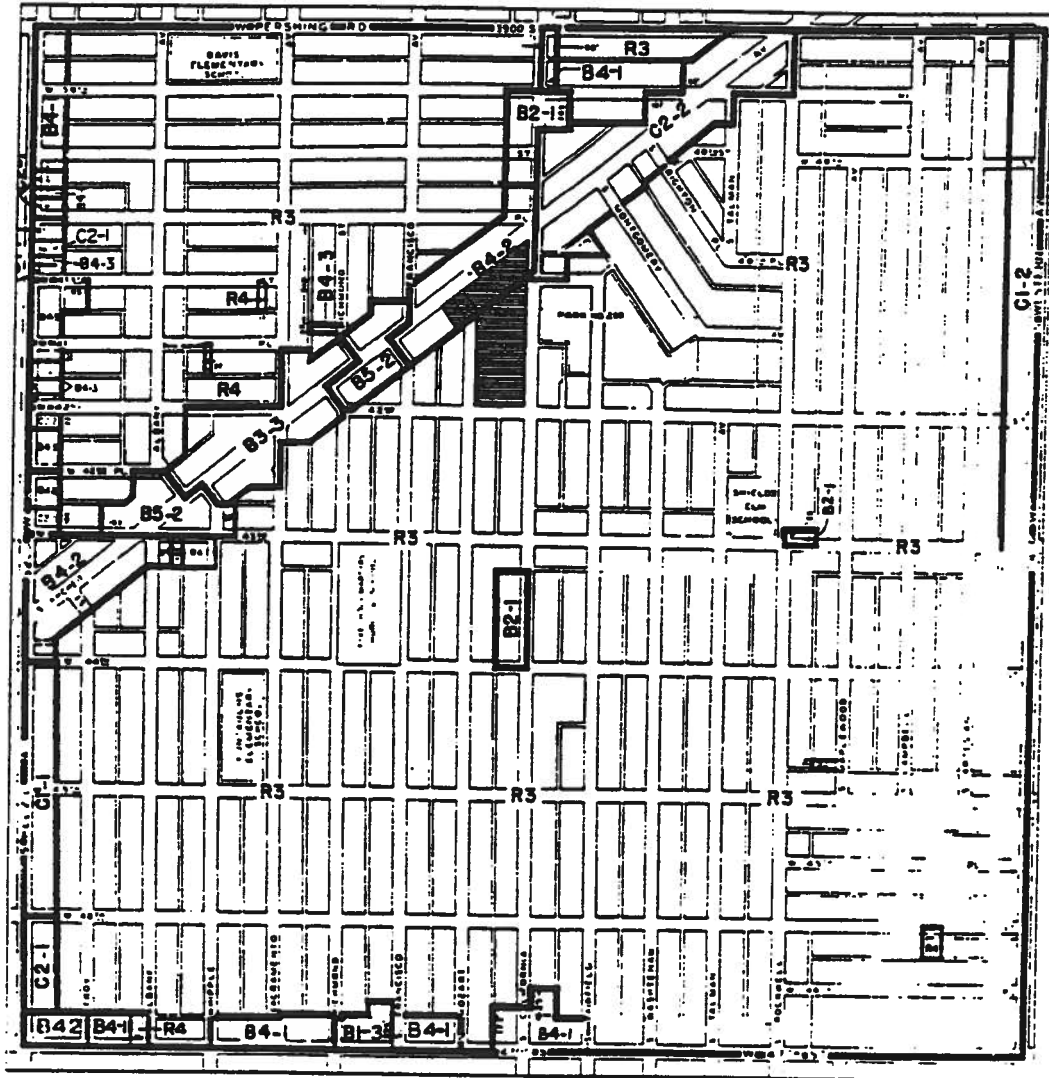
the alley next north of and parallel to West Montrose Avenue; a line 158.0 feet east of and parallel to North Maplewood Avenue; West Montrose Avenue; and North Rockwell Street;


and

the public alley next north of and parallel to West Montrose Avenue; North Campbell Avenue; West Montrose Avenue; and a line 85 feet, 5 inches west of and parallel to North Campbell Avenue,


(Continued on page 48559)

Existing Zoning Map.



 PLANNED DEVELOPMENT
BOUNDARIES

APPLICANT: BOARD OF EDUCATION OF CHICAGO
 ADDRESS: 4138 S CALIFORNIA AVE
 DATE: 06-28-00

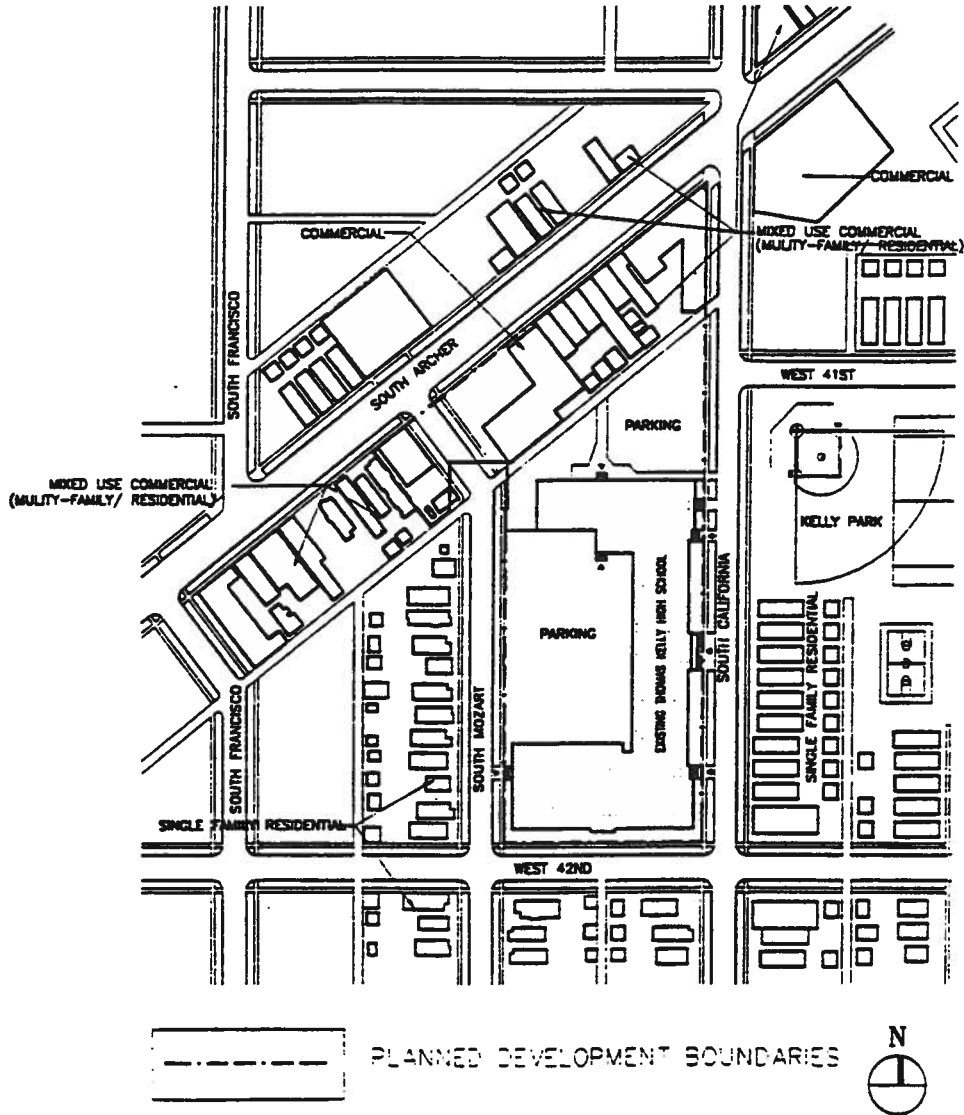
N
 REVISED DATE: 11-16-00

CITY OF CHICAGO
 ALFRED M. DALEY

CHICAGO PUBLIC SCHOOLS
 CAPITAL PROGRAM
 NEW CONSTRUCTION

Existing Land-Use Map.

THOMAS KELLY HIGH SCHOOL
EXISTING LAND USE MAP



PUBLICANT: BOARD OF EDUCATION OF CHICAGO
 ADDRESS: 4136 S. CALIFORNIA AVE
 TEL: 312-36-08-00

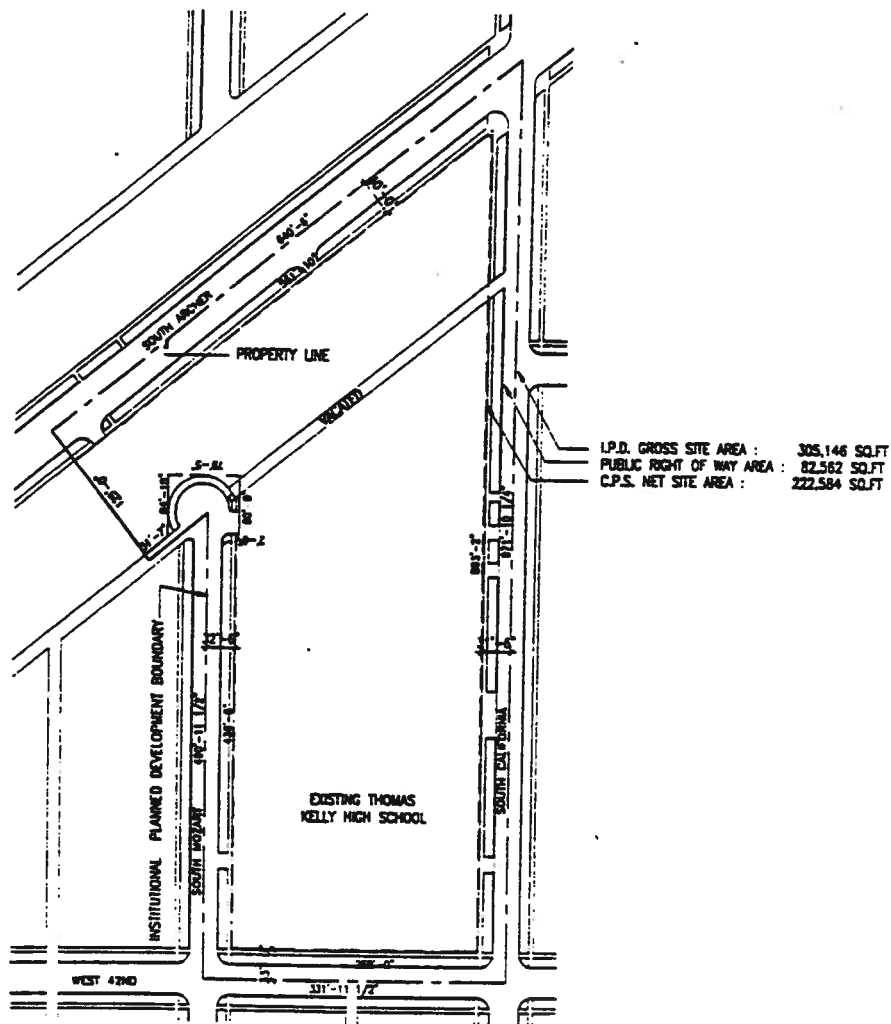
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 REVISED DATE: 11-16-0000

DATE OF PLAN: 12-13-00
 BY: RICHARD M. CALEY

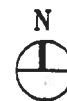
CHICAGO PUBLIC SCHOOLS
 CAPITAL PROGRAM
 NEW CONSTRUCTION

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

THOMAS KELLY HIGH SCHOOL
PLANNED DEVELOPMENT BOUNDARY,
PROPERTY LINE AND RIGHT OF WAY ADJUSTMENTS MAP



PLANNING BOARD OF EDUCATION OF CHICAGO
19500 W 436 S CALIFORNIA AVE
CHICAGO, IL 60648-0800

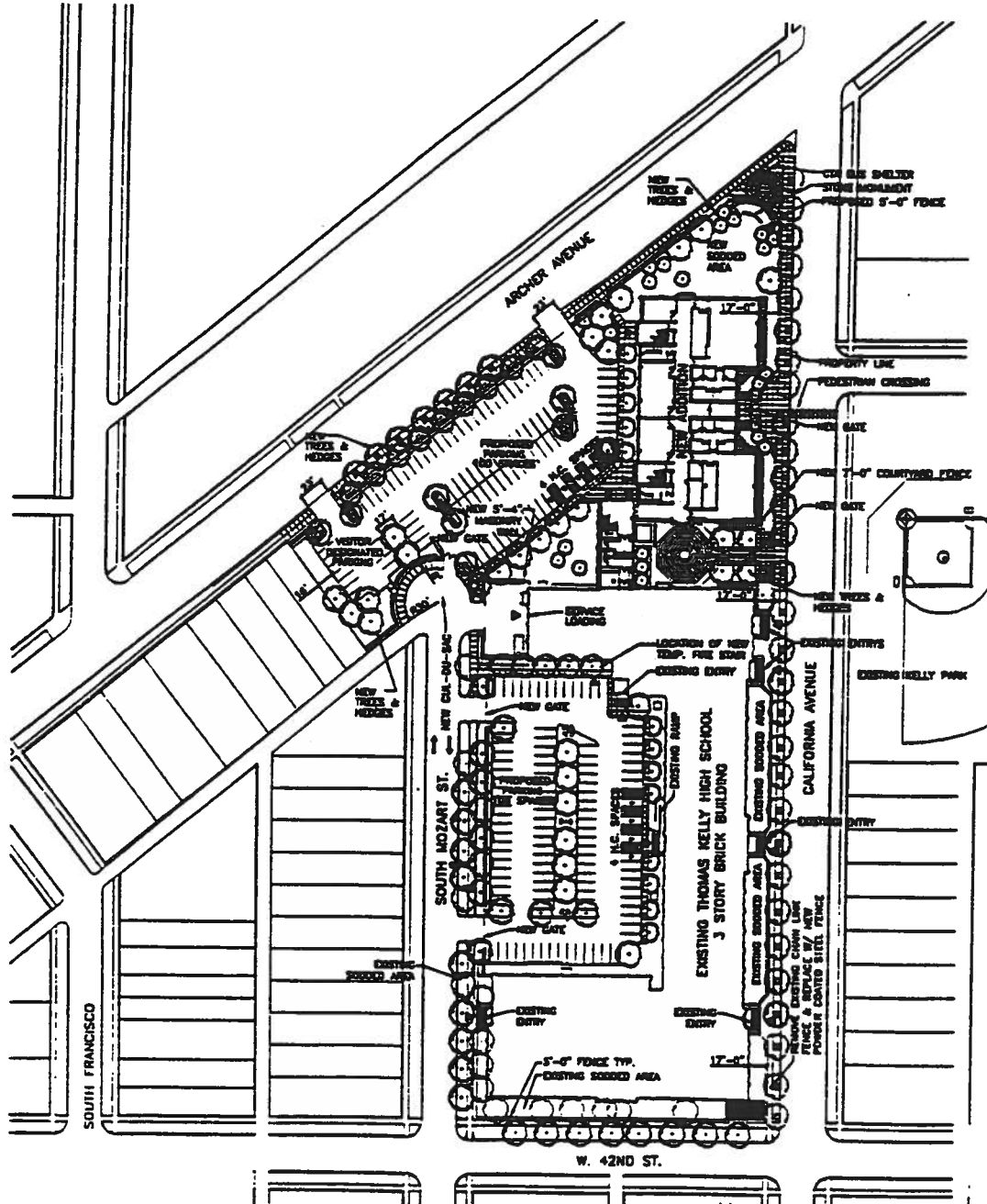


SCALE: 1" = 200'-0"
REVISED DATE: 11-16-2000

CHICAGO
WARD 15

CHICAGO PUBLIC SCHOOLS
CAPITAL PROGRAM
NEW CONSTRUCTION

Site/Landscape Plan.



APPLICANT: BOARD OF EDUCATION OF CHICAGO
 ADDRESS: 4136 S. CALIFORNIA AVE
 DATE: 06-25-00



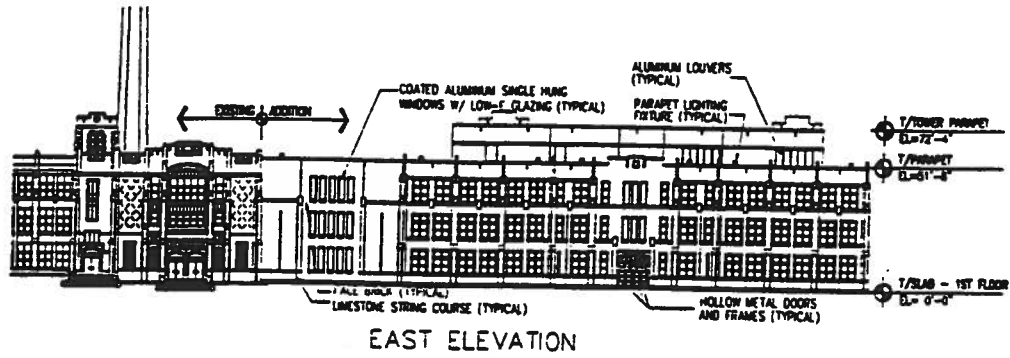
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DATE: 12-13-2000
 BY: RICHARD M. DALEY

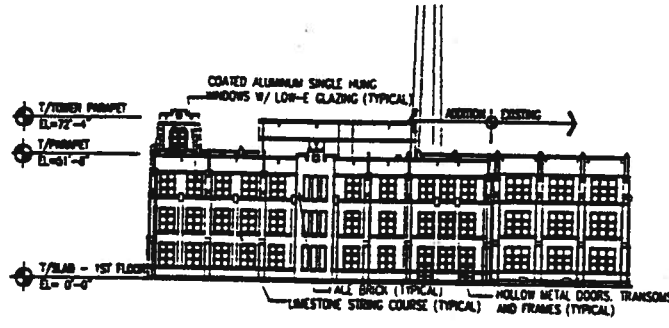
CHICAGO PUBLIC SCHOOLS
 CAPITAL PROGRAM
 NEW CONSTRUCTION

Building Elevations.

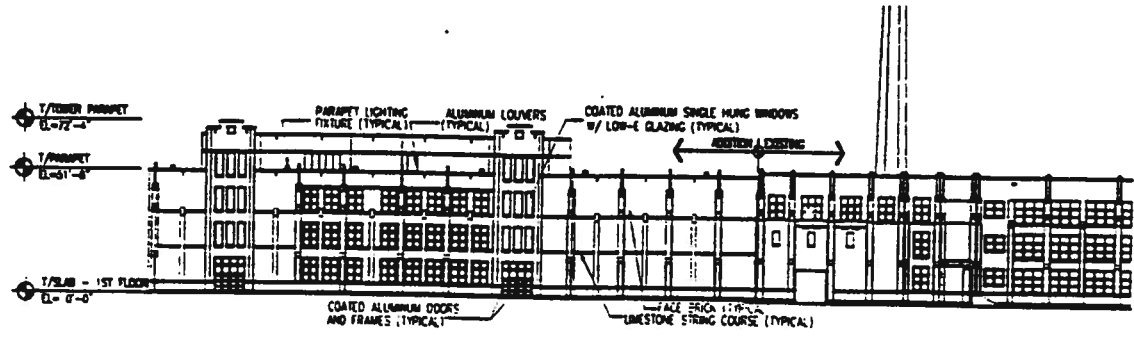
KELLY HIGH SCHOOL BUILDING ELEVATIONS



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

APPLICANT BOARD OF EDUCATION OF CHICAGO
 ADDRESS 4138 S CALIFORNIA AVE
 DATE 06-25-00

SCALE 1" = 64'-0"
 REVISED DATE: 11-16-2000

CITY OF CHICAGO
 400 P. O. BOX 490 W. DALEY

CHICAGO PUBLIC SCHOOLS
 CAPITAL PROGRAM
 NEW CONSTRUCTION