

*Reclassification Of Area Shown On Map Number 20-G.
(As Amended)
(Application Number A-4600)*

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 and B4-2 Restricted Service District symbols and indications as shown on Map Number 20-G in the area bounded by:

West 83rd Street; South Racine Avenue; a line 364.86 feet south of and parallel to West 84th Street; and the alley next west of and parallel to South Racine Avenue,

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

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 784.

Plan Of Development Statements.

1. The area delineated herein as an institutional planned development consists of approximately one hundred six thousand two hundred seventy-five (106,275) square feet, two and forty-three hundredths (2.43) 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 applicant, the Chicago Board of Education.

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 and, 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 Right-of-Way Map; and a Site/Landscape Plan and Building Elevations prepared by Parkman & Weston Associates, Ltd. dated May 10, 2001. 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, and accessory offices, 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.

12. The Board of Education shall be allowed to install gates and close off to through traffic, the portion of West 84th Street between South Racine Avenue and the alley west of South Racine Avenue during operating school hours, subject to the approval of the Department of Transportation and the Department of Fire.
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 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 its prior C1-1 and C2-1 Restricted Commercial District and R3 General Residence District designations.

[Existing Zoning Map; Planned Development Boundary and Right-of-Way Adjustment Plan; Existing Land-Use Map; Site and Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 60918 through 60922 of this Journal.]

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

Institutional Planned Development.

No. 784

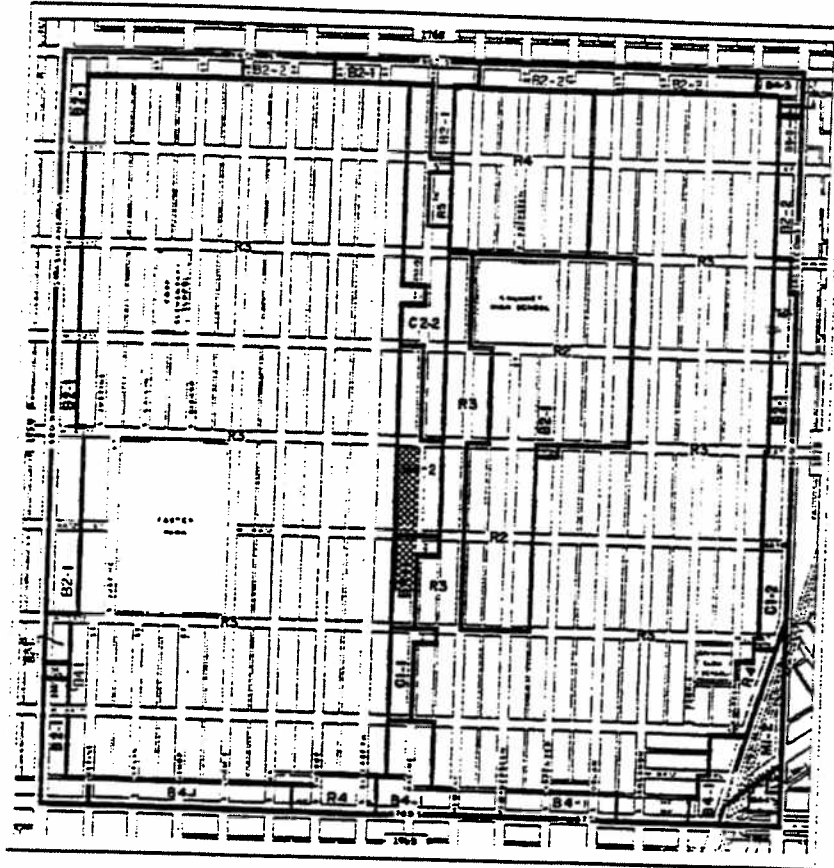
Paul Cuffe Elementary School.

Bulk Regulations And Data Table.

Gross Site Area, 172,160 square feet (3.95 acres) = Public Right-of-Way, 55,226 square feet (1.27 acres) + Net Site Area, 116,934 square feet (2.68 acres).

Maximum Permitted Floor Area Ratio for Net Site Area:	1.0.
Minimum Number of Off-Street Parking Spaces:	56.
Minimum Number of Off-Street Loading Spaces:	1.
Maximum Building Height (including mechanical):	60 feet, 0 inches.
Maximum Building Height at Parapet:	50 feet, 0 inches.
Minimum Setbacks:	Per Site Plan.

Existing Zoning Map.



PLANNED DEVELOPMENT
BOUNDARIES



PLICANT: BOARD OF EDUCATION OF CHICAGO
ADDRESS: 5324 S. RACINE AVE., CHICAGO 60620

DATE: 07 MAR 2001
REVISED: 10 MAY 2001
PREPARED BY: PERKINS & WILL

CITY OF CHICAGO
500 NORTH DEARBORN AVENUE

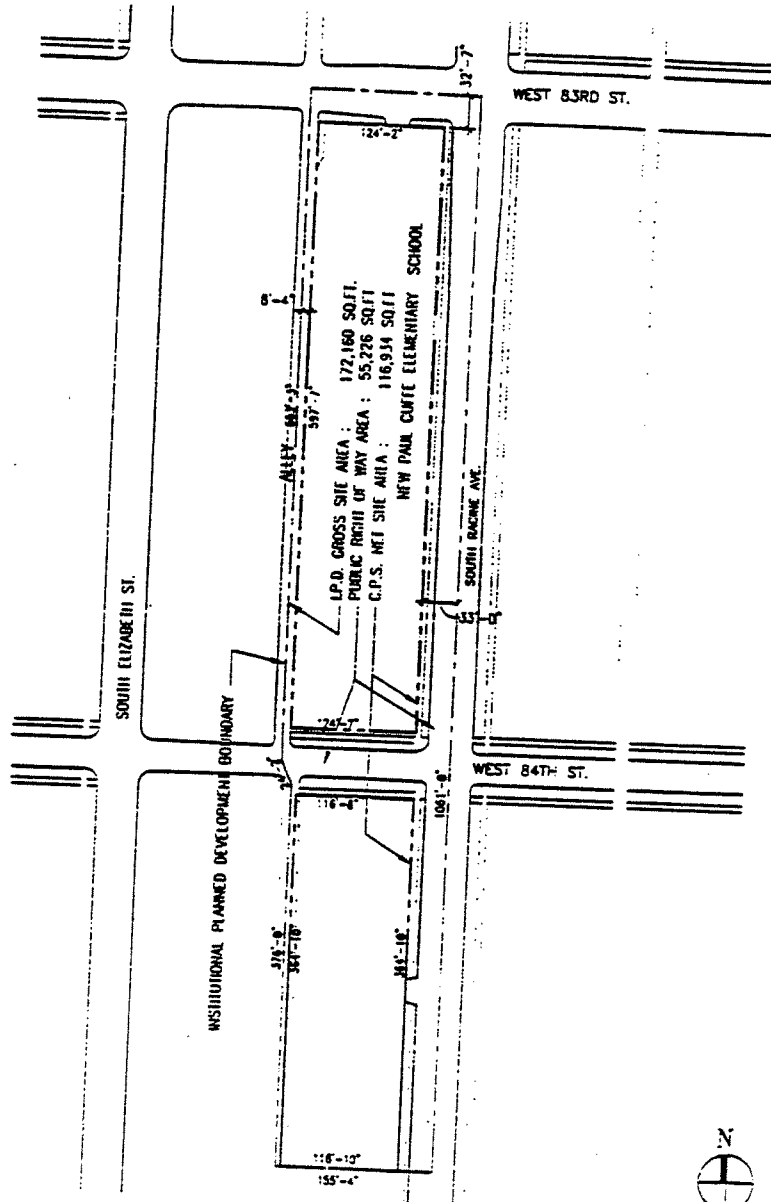
CHICAGO PUBLIC SCHOOLS
CAPITAL PROGRAM
NEW CONSTRUCTION

6/6/2001

REPORTS OF COMMITTEES

60919

Planned Development Boundary And
Right-Of-Way Adjustment Plan.



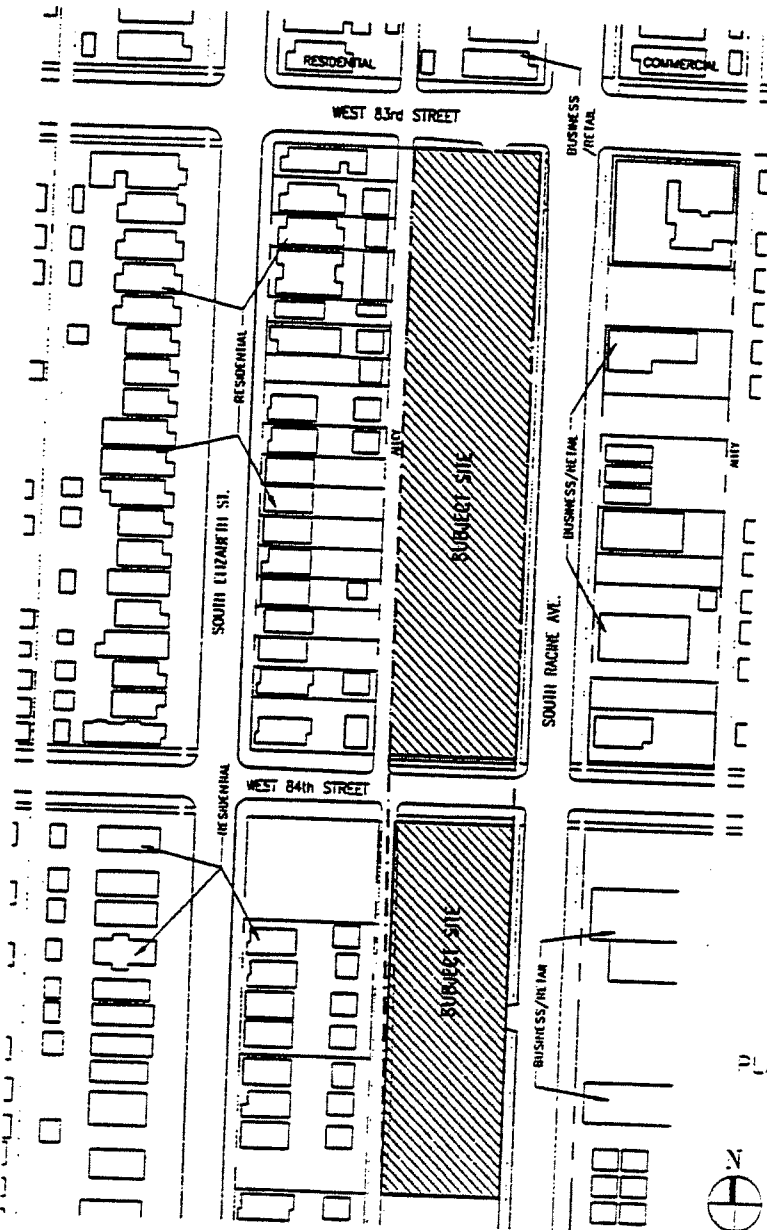
APPLICANT: BOARD OF EDUCATION OF CHICAGO
ADDRESS: 8324 S. RACINE AVE., CHICAGO 60620

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SCALE: 1" = 140'-0"
DATE: 07 MARCH 2001
REVISED: 10 MAY 2001
PREPARED BY: PERKINS & WILL

CITY OF CHICAGO
MAYOR RICHARD M. DALEY

CHICAGO PUBLIC SCHOOLS
CAPITAL PROGRAM
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Existing Land-Use Map.



APPLICANT: BOARD OF EDUCATION OF CHICAGO
 ADDRESS: 8324 S. RACINE AVE., CHICAGO 60620

DATE: 07 MARCH 2001
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 PREPARED BY: PERKINS & WILL

CITY OF CHICAGO
 MAYOR RICHARD M. DALEY

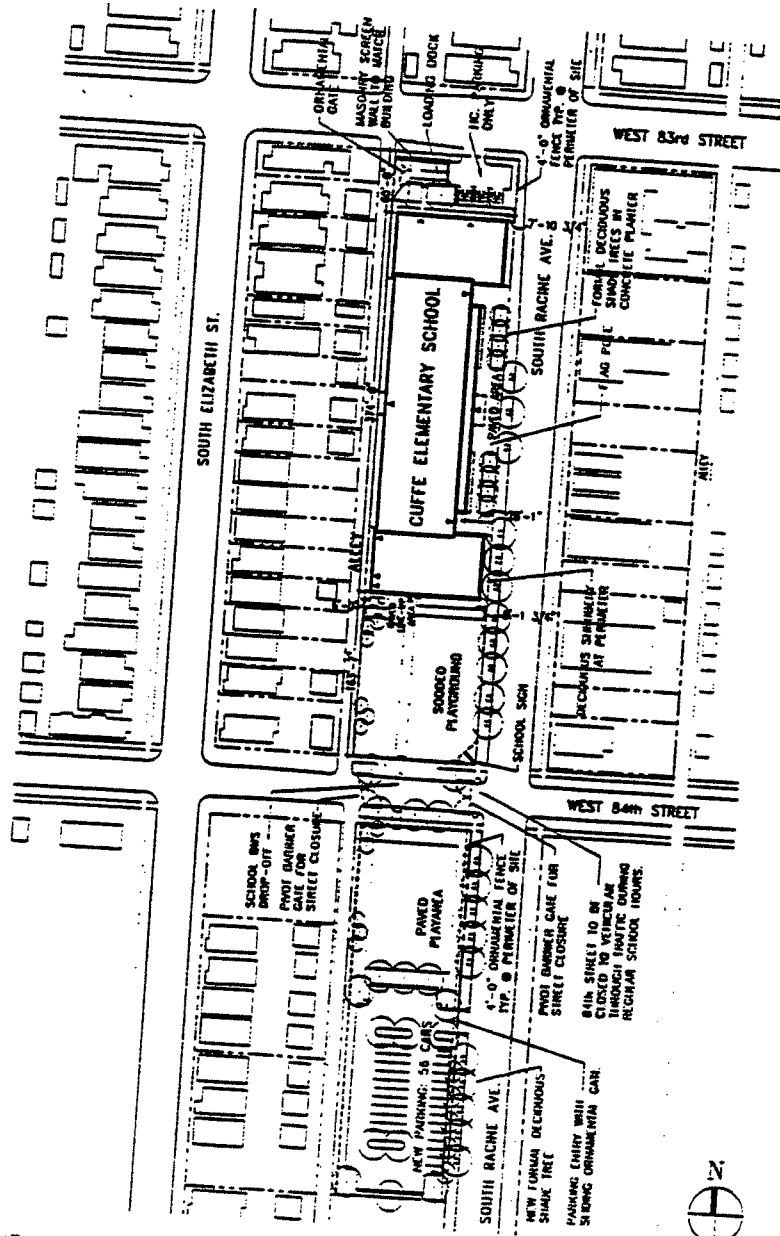
CHICAGO PUBLIC SCHOOLS
 CAPITAL PROGRAM
 NEW CONSTRUCTION

6/6/2001

REPORTS OF COMMITTEES

60921

Site And Landscape Plan.



APPLICANT: BOARD OF EDUCATION OF CHICAGO
 ADDRESS: 8324 S. RACINE AVE., CHICAGO 60620

SCALE: 1" = 140'-0"

DATE: 07 MARCH 2001

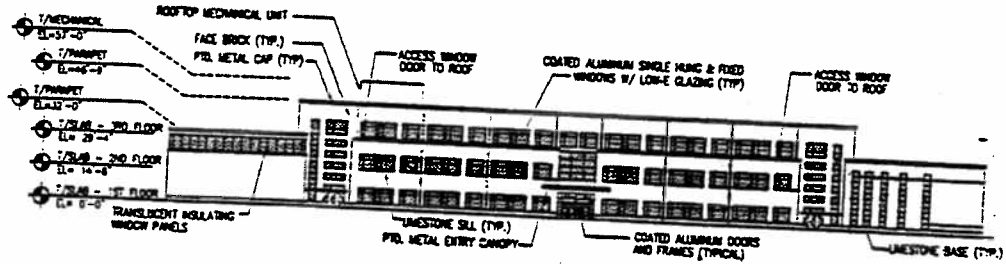
REVISED: 10 MAY 2001

PREPARED BY: PERKINS & WILL

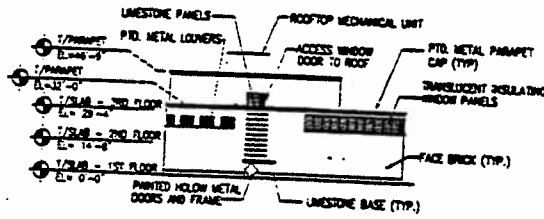
CITY OF CHICAGO
 MAYOR RICHARD M. DALEY

CHICAGO PUBLIC SCHOOLS
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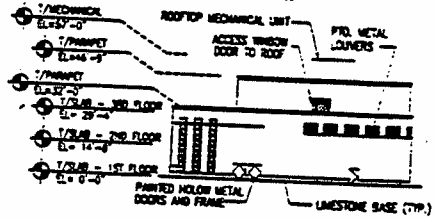
Building Elevations.



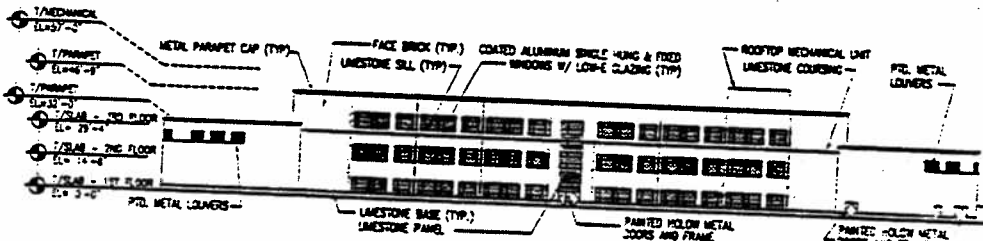
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

SCALE: 1" = 64'-0"

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