

PD 833

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1/26/2022

REPORTS OF COMMITTEES

A-8731
43865

Reclassification Of Area Shown On Map No. 4-J.
(Application No. 20904)
(Common Address: 1501 S. Central Park Ave.)

[O2021-5648]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 4-J in the area bounded by:

West 15th Street; the alley next east of and parallel to South Central Park Avenue; a line 36.82 feet south of and parallel to West 15th Street; and South Central Park Avenue,

to those of a B3-2 Community Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 4-J. IPD 833, AA
(As Amended)

(Application No. A-8731)

(Common Address: 3201 -- 3423 W. Ogden Ave., 1800 -- 1812 S. Kedzie Ave.,
1800 -- 1813 S. Sawyer Ave., 1800 -- 1813 S. Spaulding Ave.,
1800 -- 1813 S. Christiana Ave. And
1839 -- 1847 S. Homan Ave.)

[SO2021-4626]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is amended by changing all the Institutional Planned Development Number 833 symbols and indications as shown on Map Number 4-J in the area bounded by:

West Ogden Avenue; South Kedzie Avenue; the alley next southeast of and parallel to West Ogden Avenue (as extended where no alley exists); the alley next east of and parallel to South Spaulding Avenue; the south right-of-way line of the alley next southeast of and parallel to West Ogden Avenue (as extended where no alley exists); the alley next west of and parallel to South Spaulding Avenue; the alley next southeast of and parallel to West Ogden Avenue (as extended where no alley exists); the alley next north of and parallel to West 19th Street; and South Homan Avenue,

to those of Institutional Planned Development Number 833, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are

set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance shall take effect upon its passage and due publication.

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

Institutional Planned Development No. 833.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development consists of approximately one hundred sixty-seven thousand five hundred six (167,506) square feet (three and eighty-five hundredths (3.85 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 controlled by the applicant, Public Building Commission of Chicago, a municipal corporation possessing eminent domain powers.
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 of 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 titleholders 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 of 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, or by a government agency with the power of eminent domain which has designated the Property for acquisition.
4. This plan of development consists of these seventeen (17) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a

Planned Development Boundary and Right-of-Way Adjustment Map; a Site/Landscape Plan dated January 20, 2022. The Building Elevations, First and Second Floor plans prepared by O'Donnell, Wicklund, Pigozzi & Peterson Architects, dated May 16, 2002, and published in the June 19, 2002, *Journal of the Proceedings of the City Council of the City of Chicago*, pages 89022 -- 89025 inclusion. 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 areas 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: police station, detention facilities, community rooms, accessory parking, and other accessory uses, including a telecommunication tower and associated equipment facilities.
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 of 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. Any service drives of 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 Department of Transportation and the Department of Planning and Development.
9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("FAR") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of FAR 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 areas, shall be designed, and installed in substantial conformance with the Site/Landscape Plan, and 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. Furthermore, new sidewalks adjacent to the property shall be installed consistent with applicable provision of the City of Chicago Municipal Code.

12. The improvements in this planned development are to be constructed for and used by the City of Chicago. Therefore, the Applicant shall comply with applicable provisions of the City of Chicago, Municipal Code, Article II, Sections 2-92-070 through 2-91-190, the Percent for Public Art Program.
13. 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 ("MOPD") 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 MOPD has approved detailed construction drawings for each building or improvement.
14. 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 ("ASHRAE") and the Illuminating Engineering Society ("IES"). Copies of these standards may be obtained from the Department of Planning and Development.
15. 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 is made 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 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.
16. 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 zoning of the Property shall automatically revert to Planned Development Number 833 as reviewed and approved by City Council on June 19, 2002.

17. The construction within this planned development of any telecommunication facilities which includes a tower structure, shall be required to obtain site plan review and approval by the Commissioner of Planning and Development.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Right-of-Way Adjustment Plan; and Landscape and Site Plan referred to in these Plan of Development Statements printed on pages 43870 through 43873 of this *Journal*.]

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

Institutional Planned Development No. 833.

Bulk Regulations And Data Table.

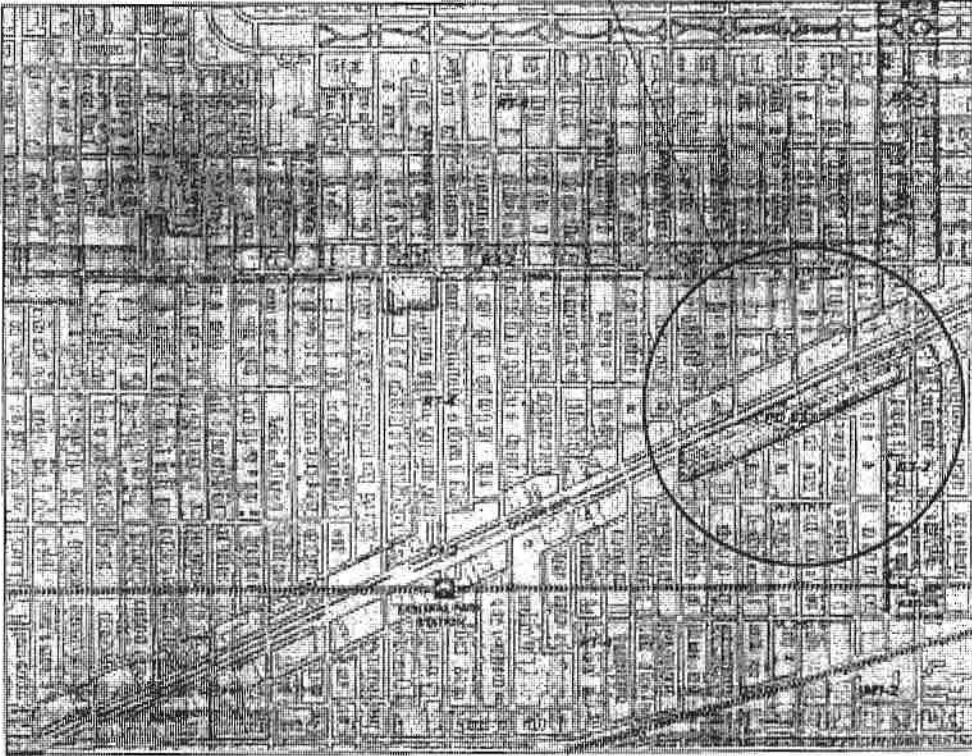
Net Site Area:	167,506 square feet* (3.85 acres)
Gross Site Area:	324,825 square feet* (7.46 acres)
Public Right-of-Way Area:	157,319 square feet* (3.61 acres)
Maximum Floor Area Ratio:	0.35
Minimum Number of Off-Street Loading Spaces:	1 at 10 feet by 25 feet
Minimum Number of Off-Street Parking Spaces:	260
Maximum Building Height:	32 feet (excluding mechanical equipment and screening)
Minimum Required Setbacks:	Per Site Plan
Maximum Percentage of Site Coverage:	In accordance with site Plan



FINAL ZONING MAP

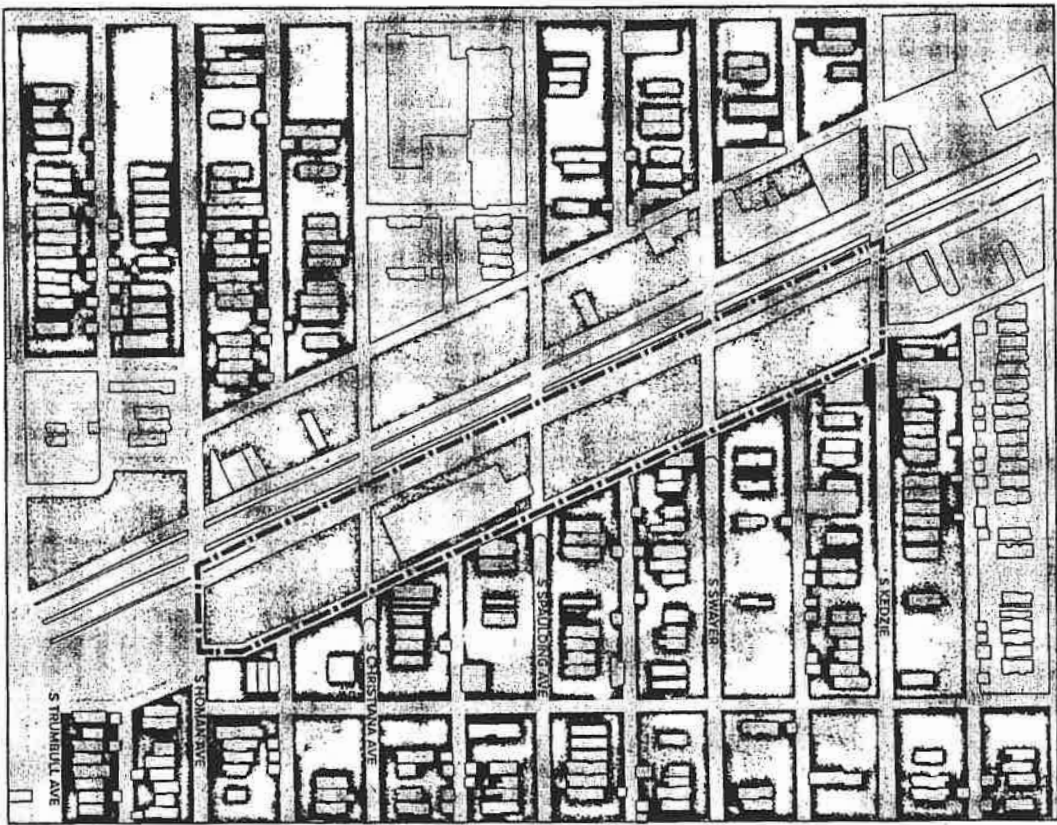
INSTITUTIONAL PLANNED DEVELOPMENT

INSTITUTIONAL PLANNED DEVELOPMENT.
EXISTING ZONING MAP



EXISTING LAND USE

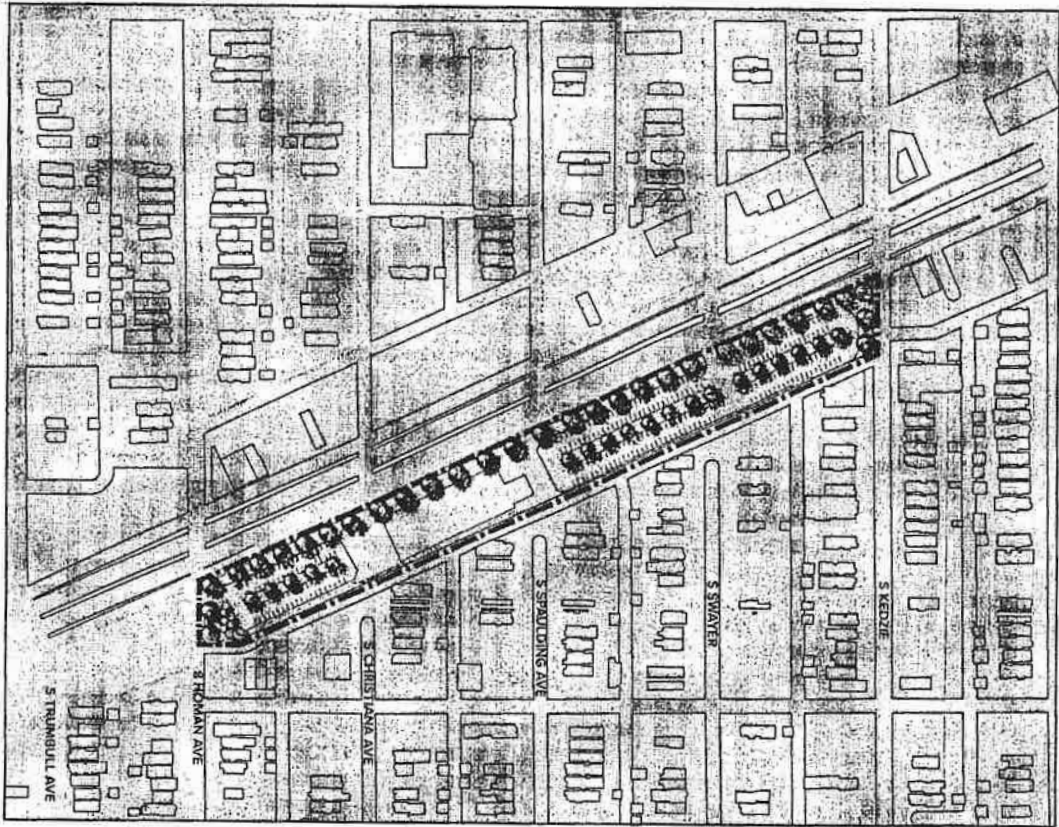
SITE ANALYSIS



- INSTITUTIONAL PLANNED DEVELOPMENT BOUNDARY
- BUSINESS USES
- RESIDENTIAL USES



LANDSCAPE FOR SITE PLAN



-  PROPERTY LINE
-  TREE SAUCER (TYP)
-  SHADE TREES (2 1/2" CALIPER)
-  ORNAMENTAL
FLOWERING TREE (7" MT)
-  EVERGREEN TREE
(7" MT)
-  SHRUBS
(30" MT, 30" O.C.)
-  GROUND COVER
- TOTAL PARKING
268 SPACES





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

August 16, 2002

Mr. Kevin Gujral
Interim Executive Director
Public Building Commission of Chicago
Richard J. Daley Center
50 W. Washington Street
Room 200
Chicago, Illinois 60602

Re: Request for a minor change to Institutional Planned Development
No. 833 for the 10th District Police Station (3250 W. Ogden Ave.)
– Amendment No. A-4914

Dear Mr. Gujral:

Please be advised that the request of the Public Building Commission of Chicago for a minor change to the Institutional Planned Development No. 833 (Amendment No. A-4914) for the 10th District Police Station at 3250 W. Ogden Avenue has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 15 of the Planned Development.

Specifically, you requested that the Planned Development Boundary, Property Line and Right-of-way Adjustment Map and the Site/Landscape Plan be modified to show that segment of S. Christiana Avenue from W. Ogden Avenue to the alley immediately south of and parallel to W. Ogden Avenue as "Vacated" instead of "Closed to Traffic". The vacated street would allow for the building to be relocated 25 feet to the southwest. Also, you requested that the Bulk Regulations and Data Table be changed to reflect the resulting increase in Net Site Area from 190,451 square feet to 194,298 square feet.

The Department of Planning and Development has reviewed the revised Planned Development Boundary, Property Line and Right-of-way Adjustment Map and the revised Site & Landscape Plan with the vacated segment of S. Christiana Avenue and the revised Bulk Regulations and Data Table and has determined that the proposed modification would be appropriate. This revision would not change the nature of the development, nor would it increase the maximum floor area ratio, reduce the required setbacks or maximum percentage of land covered. This



request has also been reviewed and approved by the Department of Transportation.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change, but no other changes to this Institutional Planned Development. The Revised Planned Development, Property Line and Right-of-Way Adjustment Map and the Revised Site & Landscape Plan dated June 6, 2002, are made part of this approval.

Very truly yours,



Alicia Mazur Berg
Commissioner

cc: Jack Swenson
Philip Levin
Michael Marmo
Brenda McKenzie
Ed Kus

On motion of Alderman Banks, the said proposed ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Frias, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Mitts, Allen, Laurino, Q'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 49.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

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 4-J.
(As Amended)
(Application Number A-4914)

Be It Ordained by the City Council of the City of Chicago: IPD 833

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-2 Restricted Commercial District, B4-2 Restricted Service District and R4 General Residence District symbols and indications as shown on Map Number 4-J in the area bounded by:

West Ogden Avenue; South Kedzie Avenue; the alley next southeast of and parallel to West Ogden Avenue; the centerline of the alley next east of and parallel to South Spaulding Avenue; the south right-of-way line of the alley next southeast of and parallel to West Ogden Avenue; the centerline of the alley next west of and parallel to South Spaulding Avenue; the alley next southeast of and parallel to West Ogden Avenue; the alley next north of and parallel to West 19th Street; South Homan Avenue; and the alley next southeast of and parallel to West Ogden Avenue; the alley next north of and parallel to West 21st Street; and South Trumbull Avenue,

to those of an Institutional Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

6/19/2002

REPORTS OF COMMITTEES

89011

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF
CHICAGO (CHICAGO ZONING ORDINANCE) BY
RECLASSIFICATION OF PARTICULAR AREAS.

(Committee Meeting Held June 11, 2002)

The Committee on Zoning submitted the following report:

CHICAGO, June 19, 2002.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on June 11, 2002, I beg leave to recommend that Your Honorable Body Pass various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of four ordinances which were corrected and amended in their amended form. They are Applicant Numbers A-4927, A-4914, 13643 and 13682.

Please let the record reflect that I, William J. P. Banks, abstained from voting and recused myself on Application Numbers 13621, 13644, 13675, 13643, 13648, 13677 and 13592 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Also, please let the record reflect that the Committee voted "Do Not Pass, Matter Withdrawn" on Application Number TAD-293.

At this time, I move for passage of these ordinances with the exception of Application Number 13654 for which I and Alderman Ed Smith request be deferred and published.

Again, please let the record reflect that I abstain from voting on Application Numbers 13621, 13644, 13675, 13643, 13648, 13677 and 13592 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

SECTION 2. 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 833.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development consists of approximately one hundred ninety thousand four hundred fifty-one (190,451) square feet (four and thirty-seven hundredths (4.37) 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 controlled by the applicant, Public Building Commission of Chicago, a municipal corporation possessing eminent domain powers.
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 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, or by a governmental agency with the power of eminent domain which has designated the Property for acquisition.

4. This plan of development consists of these seventeen (17) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line, and Right-of-Way Adjustment Map; a Site/Landscape Plan and Building Elevations prepared by O'Donnell, Wicklund, Pigozzi & Peterson Architects, dated May 16, 2002. 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 delineated herein as "Institutional Planned Development" shall be police station, detention facilities, community rooms, accessory parking and other accessory uses, including a telecommunication tower and associated equipment facilities.
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 of 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. Any service drives or 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 Department of Transportation and the Department of Planning and Development.

9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations as 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 areas, shall be designed and installed in substantial conformance with the Site/Landscape Plan, and 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. Furthermore, new sidewalks adjacent to the property shall be installed consistent with applicable provisions of the City of Chicago Municipal Code.
12. The improvements in this planned development are to be constructed for and used by the City of Chicago. Therefore, the Applicant shall comply with applicable provisions of the City of Chicago, Municipal Code, Article II, Section 2-92-070 through 2-91-190, the Percent for Public Art Program.
13. 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.
14. 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.

15. 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 is made 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 of 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.
16. 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 zoning of the Property shall automatically revert to the prior C1-2 Restricted Commercial District, B4-2 Restricted Service District and R4 General Residence District.
17. The construction within this planned development of any telecommunication facilities which includes a tower structure, shall be required to obtain site plan review and approval by the Commissioner of Planning and Development.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site/Landscape Plan; Building Elevation Drawings; First Floor Plan; and Second Floor Plan referred to in these Plan of Development Statements printed on pages 89018 through 89025 of this *Journal*.]

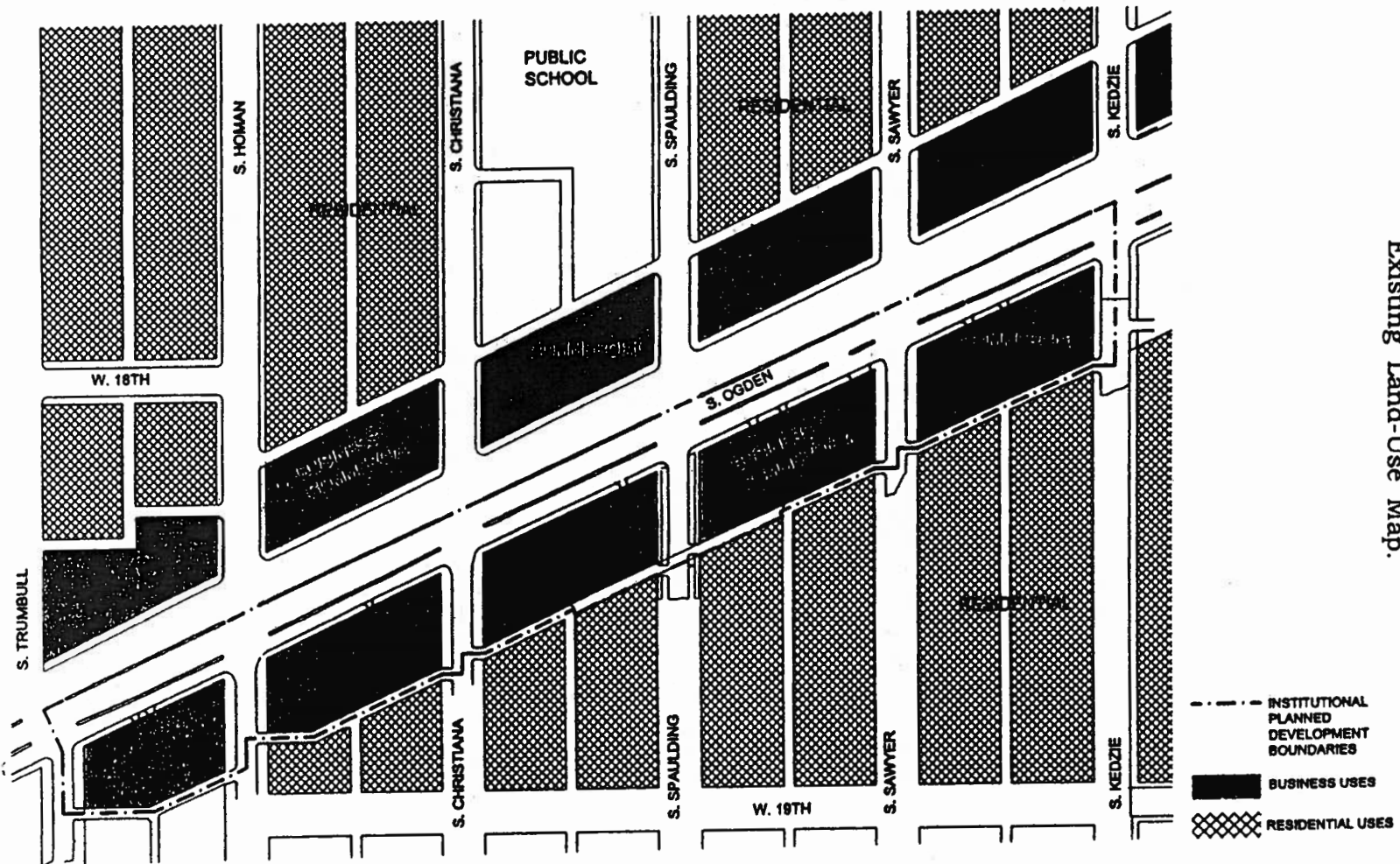
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Institutional Planned Development Number 833.**New 10th District Police Station.**Bulk Regulations And Data Table.*

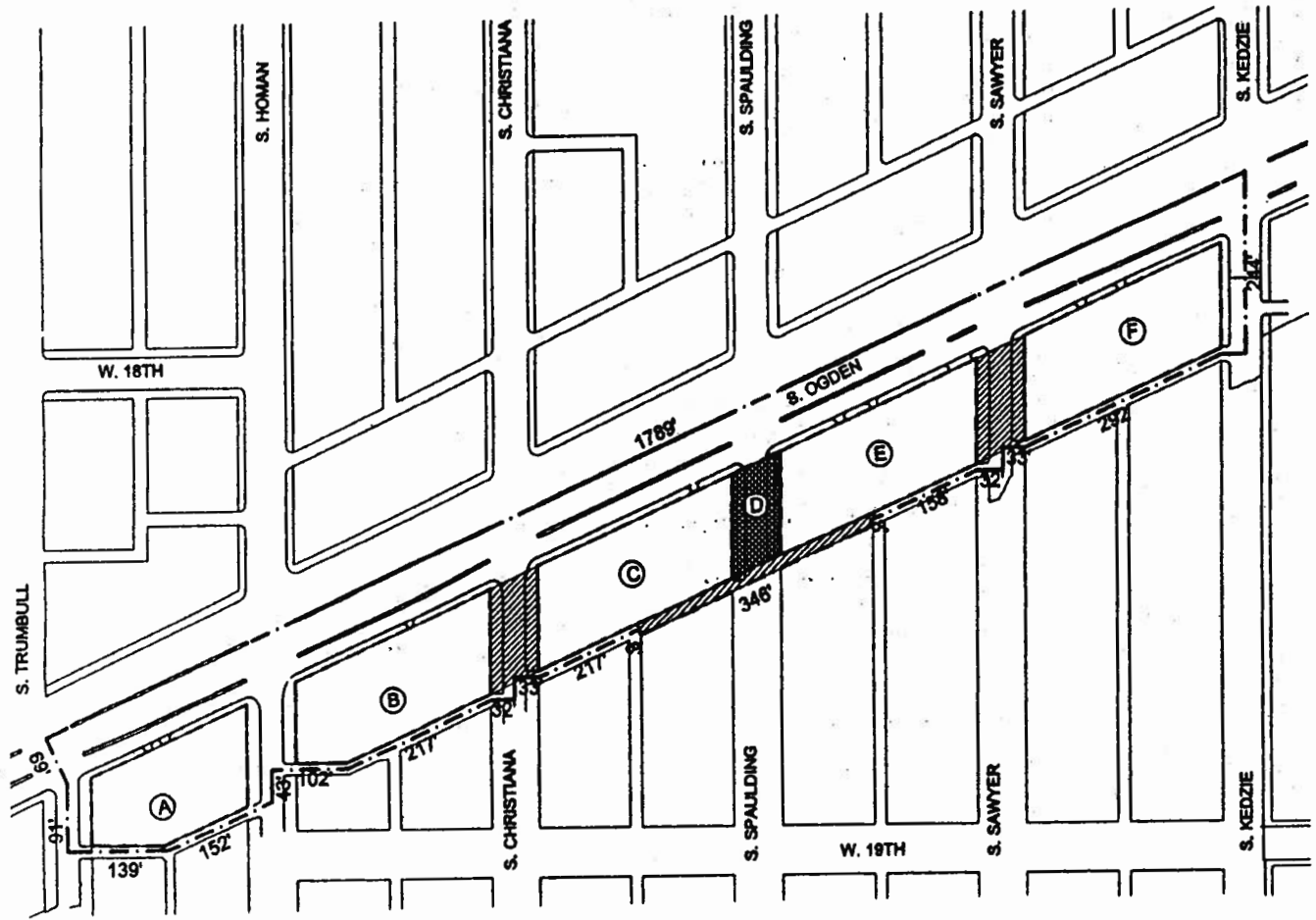
	Net Site Area	Maximum Floor Area Ratio
Net Site Area:	190,451 square feet* (4.37 acres)	0.30.
Gross Site Area:	384,081 square feet (8.82 acres)	
Public Right-of-Way Area:	193,630 square feet (4.44 acres)	
Minimum Number of Off-Street Loading Spaces:		1 at 10 feet by 25 feet.
Minimum Number of Off-Street Parking Spaces:		300.
Maximum Building Height:		32 feet (excluding mechanical equipment and screening).
Minimum Required Setbacks:		Per Site Plan.
Maximum Percentage of Site Coverage:		In accordance with Site Plan.

* Includes 9,826 square feet of area from a proposed vacation of South Spaulding Avenue.

Existing Land-Use Map.

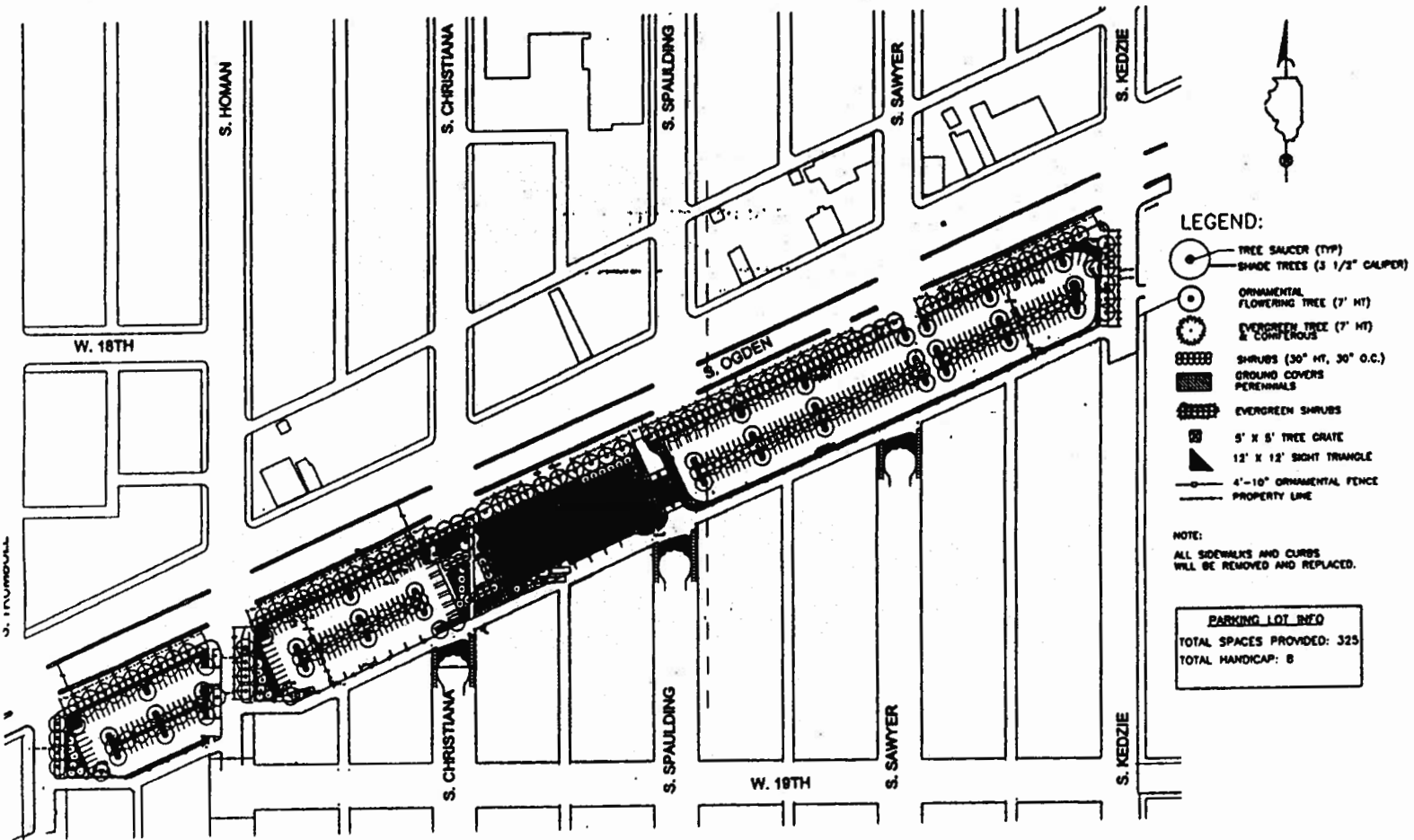


Planned Development Boundary, Property Line
And Right-Of-Way Adjustment Map.

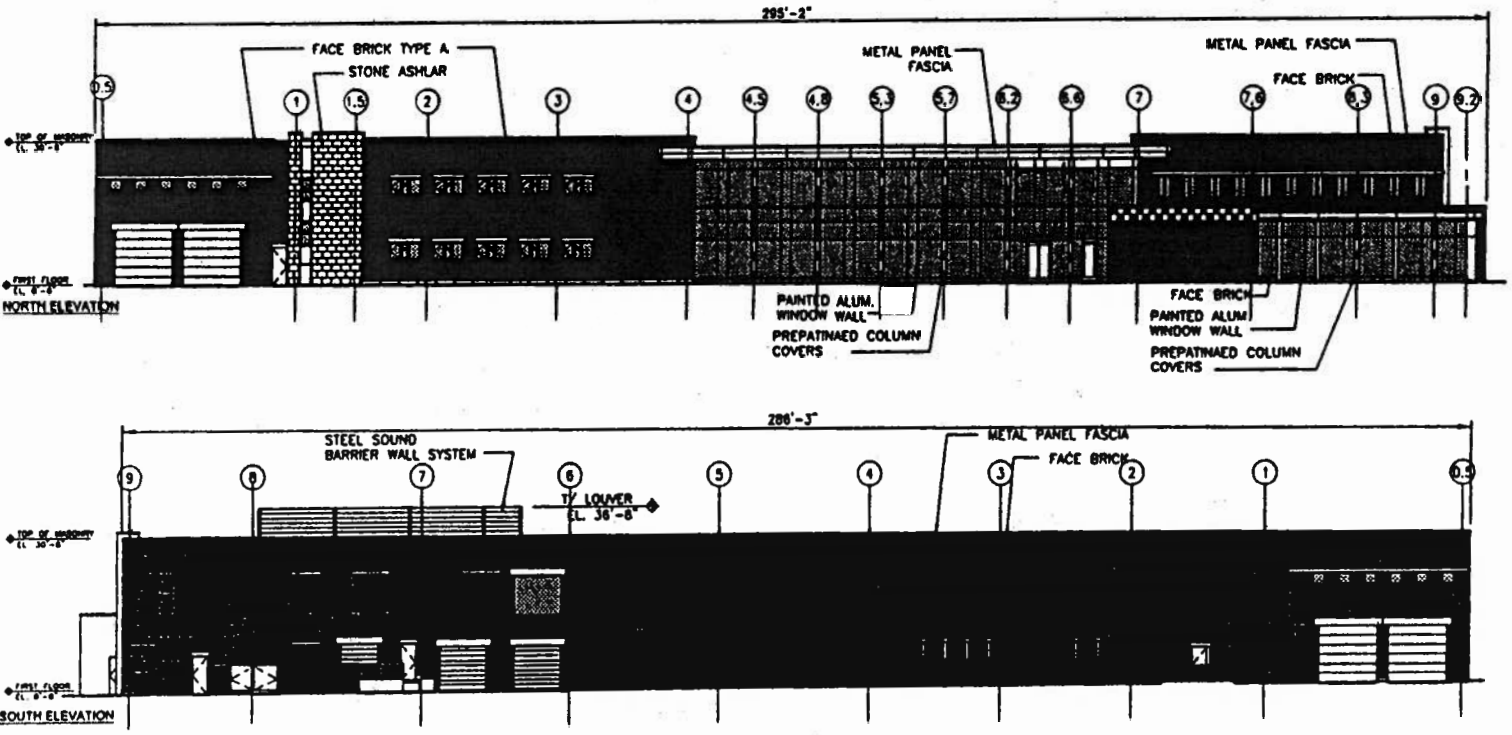


- BOUNDARIES OF INSTITUTIONAL PLANNED DEVELOPMENT
 - - - BOUNDARIES OF SUBAREAS
 - ▣ AREA PROPOSED TO BE VACATED
 - ▨ AREA CLOSED TO VEHICULAR TRAFFIC
- AREA SUMMARY
- ⊙ 26796 S.F.
 - ⊙ 37673 S.F.
 - ⊙ 37142 S.F.
 - ⊙ 9216 S.F.
 - ⊙ 37185 S.F.
 - ⊙ 37084 S.F.
- 185276 S.F. NET AREA
366838 S.F. GROSS AREA

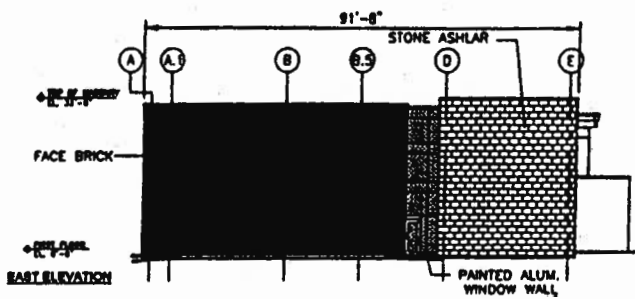
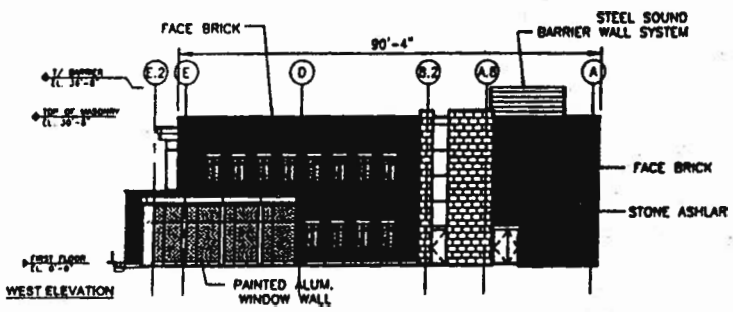
Site/Landscape Plan.



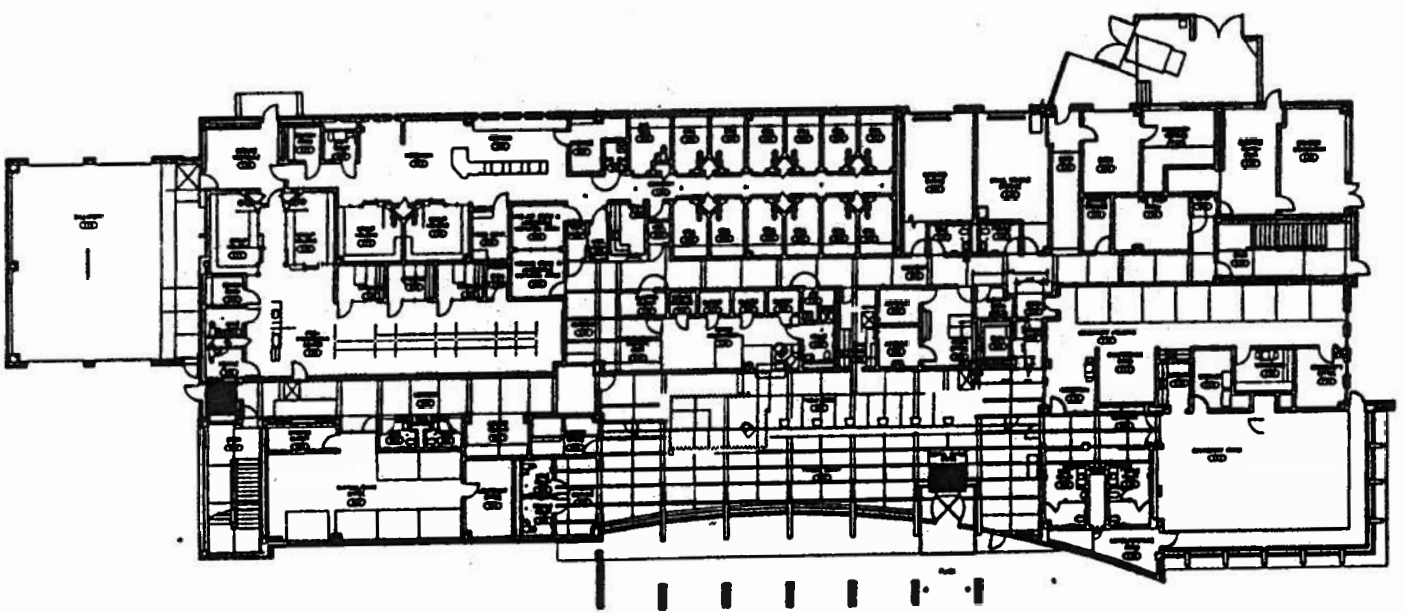
Building Elevations.
(1 of 2)



Building Elevations.
(2 of 2)



First Floor Plan.



6/19/2002

REPORTS OF COMMITTEES

89025

Second Floor Plan.

