



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

February 11, 2025

Scott R. Borstein  
Neal & Leroy, LLC  
20 S. Calrk St., Suite 2050  
Chicago, IL 60603

**Re: Minor change to Planned Development No. 94, Clemente School Playground, W. Potomac Avenue and N. Oakley Boulevard**

Dear Mr. Borstein:

Please be advised that your request for a minor change to Institutional Planned Development No. 94 (“PD 94”) has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance.

Your client, the Chicago Board of Education (“Board”), is seeking a minor change to install a new playground and pickleball and basketball courts along W. Potomac Ave. The property encompasses the existing Roberto Clemente Community Academy and also serves the Jose De Deigo Community Academy. There is currently an existing playground and open concrete flex space along W. Potomac Ave. The Board is seeking to replace the concrete flex space with a new pickleball and basketball courts and add a new play area for younger children. A 10’-high chain link fence will enclose the pickleball and basketball courts. The subject redevelopment area is located within a front yard and a side yard and as a result the minimum setbacks at these two locations will be reduced to 0’, in addition to this change a revised and amended bulk table will more specifically define the setbacks requirements existing on site as of the day of this requested change.

The following revised drawings are attached: Bulk Regulations and Data Table, Overall Site Plan, Landscape Site Plan, Fencing and Furnishing Plan, Fencing and Furnishing Plan Enlargement, Furnishing Details.

The Department of Planning and Development has determined that allowing the new courts and playground will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Additionally, the changes have been reviewed and approved by CDOT, MOPD, the Bureau of Fire Prevention, and Stormwater.

Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 94, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is

valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Noah Szafraniec  
Assistant Commissioner

NS:tm

C: Mike Marmo, Janice Hill, Stephen Nutt, Main file

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

**Institutional Planned Development Number 94, As Amended  
Planned of Development Bulk Regulations and Data Table.**

**Gross Site Area (861,617 square feet/ 19.78 acres) = Net Site Area (582,397 square feet/13.37 acres) + Area Remaining in Public Right-of-Way (279,220 square feet/ 6.41 acres)**

<b>Net Site Area:</b>	<b>582,397 square feet (13.37 acres)</b>
<b>Maximum Permitted F.A.R. for Net Site Area:</b>	<b>1.4</b>
<b>Minimum Number of Off-Street Parking Spaces:</b>	<b>171</b>
<b>Minimum Number of Off-Street Loading Spaces:</b>	<b>In accordance with the RT-4 Residential Two-Flat, Townhouse And Multi-Unit District</b>
<b>Maximum Building Height:</b>	<b>In accordance with the RT-4 Residential Two-Flat, Townhouse And Multi-Unit District</b>
<b>Minimum Setbacks:</b>	
<b>Front Yard along W. Potomac Ave. between N. Western Ave. and N. Oakley Blvd. (a through lot):</b>	<b>0'</b>
<b>Rear Yard along W. Division Street between N. Western Ave. and N. Oakley Blvd. (a through lot):</b>	<b>0'</b>
<b>Side Yard along N. Oakley Blvd. between W. Potomac Ave. and W. Division St.:</b>	<b>0'</b>
<b>Side Yard along N. Western Ave. between W. Potomac Ave. and W. Division St.:</b>	<b>per RT-4 standards</b>
<b>Front Yard along N. Western Ave. between W. Potomac Ave. and W. Hadden Ave. (a through lot):</b>	<b>per RT-4 standards</b>

**Rear Yard along N. Oakley Blvd. between W. Potomac Ave. and W. Hadden Ave. (a through lot):** per RT-4 standards

**Side Yard along W. Division St. between N. Western Ave. and N. Oakley Blvd.:** 0'

**Side Yard along W. Hadden Ave. between N. Western Ave. and N. Oakley Blvd.:** per RT-4 standards

**Front yard along W. Potomac Ave. between N. Western Ave. and the alley immediately west of N. Western Ave. (a through lot):** per RT-4 standards

**Rear yard along W. Division St. between N. Western Ave. and N. Artesian Ave. (a through lot):** per RT-4 standards

**Side yard along N. Western Ave. between W. Potomac Ave. and W. Division St.:** 0'

**Side yard along alley immediately west of N. Western Ave. between W. Potomac Ave. and W. Division St.:** 0'

**Side yard along N. Artesian Ave. between W. Potomac Ave. and W. Division St.:** 0'

**Interior rear yard adjacent to alley immediately north of W. Division St. between N. Artesian Ave. and N. Western Ave.:** 0'

**Front yard along W. Division St. between N. Western Ave. and the alley immediately west of N. Western Ave. (a through lot):** 0'

**Rear yard along W. Haddon Ave. between N. Western Ave. and the alley immediately west of N. Western Ave. (a through lot):** 0'

**Side yard along N. Western Ave. between W. Division St. and W. Haddon Ave.:** 0'

**Side yard along alley immediately west of N. Western Ave. between W. Division St. and W. Haddon Ave.:** 0'

NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
1	10/11/2024	ISSUED FOR 100% CD	JIANAN SHI	10/11/2024	ISSUED FOR 100% CD	JIANAN SHI
2	10/11/2024	REVISION 1: AS PER COMMENTS	JIANAN SHI	10/11/2024	REVISION 1: AS PER COMMENTS	JIANAN SHI
3	10/11/2024	REVISION 2: AS PER COMMENTS	JIANAN SHI	10/11/2024	REVISION 2: AS PER COMMENTS	JIANAN SHI
4	10/11/2024	REVISION 3: AS PER COMMENTS	JIANAN SHI	10/11/2024	REVISION 3: AS PER COMMENTS	JIANAN SHI
5	10/11/2024	REVISION 4: AS PER COMMENTS	JIANAN SHI	10/11/2024	REVISION 4: AS PER COMMENTS	JIANAN SHI
6	10/11/2024	REVISION 5: AS PER COMMENTS	JIANAN SHI	10/11/2024	REVISION 5: AS PER COMMENTS	JIANAN SHI
7	10/11/2024	REVISION 6: AS PER COMMENTS	JIANAN SHI	10/11/2024	REVISION 6: AS PER COMMENTS	JIANAN SHI
8	10/11/2024	REVISION 7: AS PER COMMENTS	JIANAN SHI	10/11/2024	REVISION 7: AS PER COMMENTS	JIANAN SHI
9	10/11/2024	REVISION 8: AS PER COMMENTS	JIANAN SHI	10/11/2024	REVISION 8: AS PER COMMENTS	JIANAN SHI
10	10/11/2024	REVISION 9: AS PER COMMENTS	JIANAN SHI	10/11/2024	REVISION 9: AS PER COMMENTS	JIANAN SHI



Chicago Public Schools  
CITY OF CHICAGO

MAYOR BRANDON JOHNSON

Jianan Shi  
PRESIDENT OF THE BOARD  
BOARD OF EDUCATION, CITY OF CHICAGO

Ivan Hansen  
EXECUTIVE DIRECTOR, CAPITAL PLANNING & CONSTRUCTION  
CHICAGO PUBLIC SCHOOLS

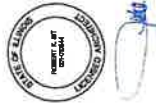
10/11/2024

# JOSE DE DIEGO COMMUNITY ACADEMY

1313 N CLAREMONT AVE, CHICAGO, IL 60622  
2024-31261-SIT

2024-31261-SIT

JOSE DE DIEGO COMMUNITY ACADEMY  
1313 N CLAREMONT AVE, CHICAGO, IL 60622



ARCHITECT OF RECORD  
**SITE DESIGN GROUP**  
886 S MICHIGAN, SUITE 311  
CHICAGO, IL 60605  
T-312.427.7240 F-312.427.7241

CIVIL ENGINEER  
**SMP GROUP DESIGN ASSOCIATES, LLC**  
3133 S EMERALD AVENUE  
CHICAGO, IL 60616  
T-312.953.0797

SURVEYOR  
**MM SURVEY COMPANY**  
710N. TRAPP AVE  
LINCOLNWOOD, IL 60712  
T-773.282.5500

- SHEET INDEX:**
- G-000 COVER SHEET
  - G-001 GENERAL NOTES
  - G-002 EXISTING CONDITIONS PLAN (FOR REFERENCE ONLY)
  - G-007
  - C-100 SITE DEMOLITION PLAN
  - C-200 SITE GRADING PLAN
  - C-300 SITE PLAN
  - C-400 CIVIL DETAILS
  - L-001 LANSKOPPE SITE PLAN
  - L-101A LANSKOPPE SITE PLAN ENHANCEMENT
  - L-101B LANSKOPPE SITE PLAN ENHANCEMENT
  - L-102 HARDSHIP DETAILS
  - L-103 MULTIPLE HARDSHIP DETAILS
  - L-104 PAVING DETAILS



WARNING: ASBESTOS CONTAINING BUILDING MATERIALS MAY BE PRESENT IN THIS BUILDING. AN ASBESTOS MANAGEMENT PLAN IS AVAILABLE IN THE SCHOOL. FOR REVIEW UPON REQUEST. THIS PLAN IS NOT A GUARANTEE OF THE ABSENCE OF ASBESTOS. UNLESS THAT PERSON IS A LICENSED ASBESTOS WORKER OR AN INDIVIDUAL TRAINED IN ASBESTOS ABATEMENT AND IS IN COMPLIANCE WITH ILLINOIS DEPARTMENT OF HEALTH RULES AND REGULATIONS.



CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND LOCATIONS SERVICES FOR ALL UTILITIES AND DETERMINE DEPTH OF ALL UTILITIES PRIOR TO STARTING CONTRACTOR MUST BRING UTILITY CONFLICTS TO RESOLUTION PRIOR TO PROCEEDING

**CALL 1-312-744-7000**  
48 hours (2 working days) Before You Dig

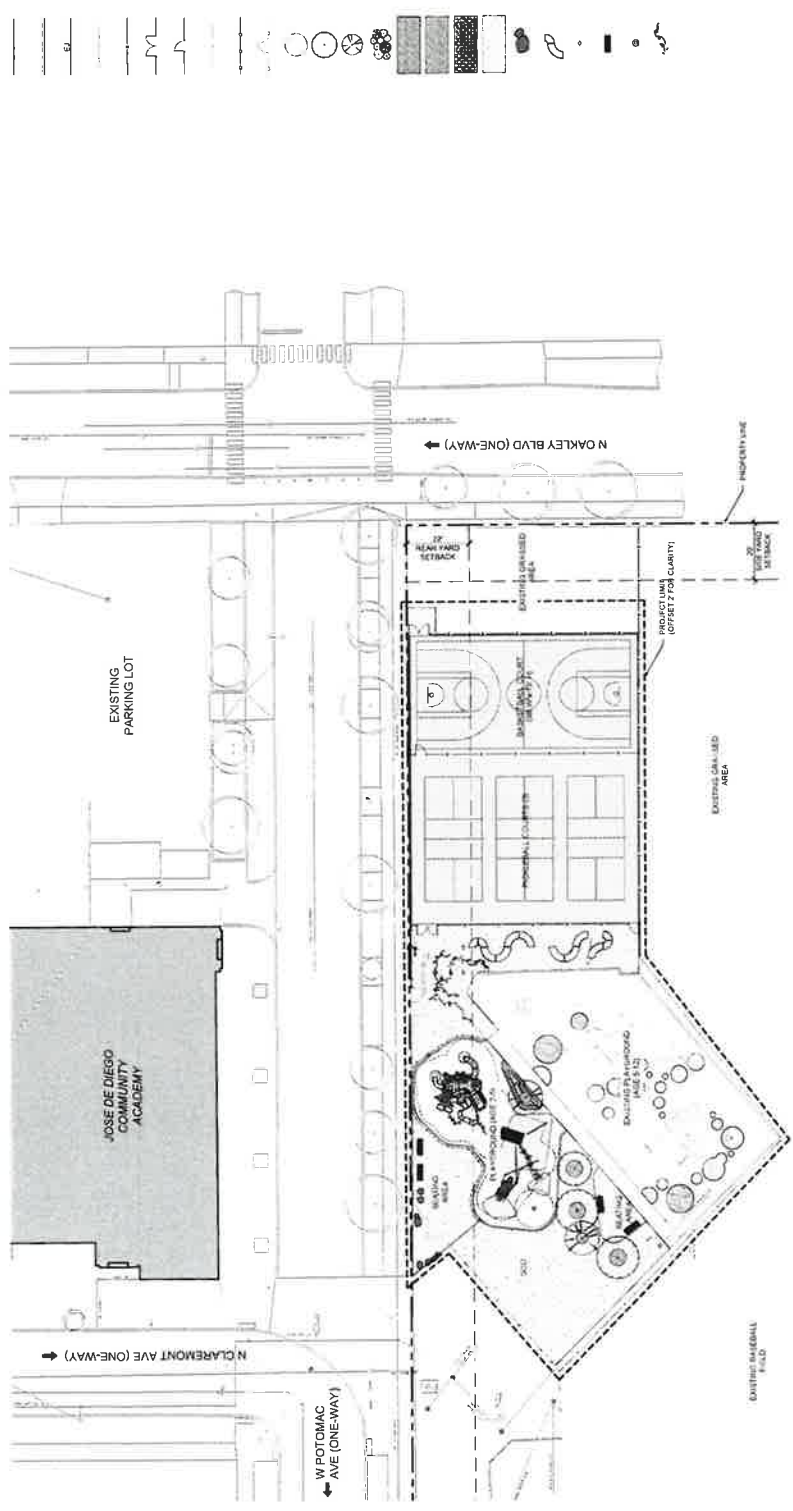


**F.2.1.3 DUTY TO INDEMNIFY**  
ALL INDIVIDUALS REQUESTING REVIEWS, APPROVALS, AND PERMITS SHALL DEFEND AND HOLD HARMLESS THE CONTRACTOR, ITS REPRESENTATIVES, AGENTS AND EMPLOYEES IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES AGAINST ALL SUCH CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, INCURRED BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAW. THESE PROVISIONS VOID OR UNENFORCEABLE. THE OBLIGATION INCLUDES BUT IS NOT LIMITED TO THE ILLINOIS LAWS REGARDING STRUCTURAL WORK (IL REV. STAT. CH. 48) AND THE ILLINOIS LAWS REGARDING CONTRACTS (IL REV. STAT. CH. 11.7) PAR. 9.1 ET SEQ. IN THE EVENT OF ANY SUCH INJURY INCLUDING DEATH OR LOSS OF DAMAGE OR CLAIMS THEREFORE THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER.

ISSUED FOR 100% CD: 10/11/2024

**LEGEND**

	PROJECT LIMIT LINE (OFFSET 2' FOR CLARITY)
	CONCRETE FINISH
	WALL TO BE PAINTED WITH POLYURETHANE ENAMEL WITH ADVANTAGE FINISH
	REINFORCED CONCRETE WITH ALUMINUM SURFACING WITH CONCRETE SURFACING
	ASPHALT FINISH WITH TENNIS COURT SURFACING
	CONCRETE WITH FINISH FLOOR
	FINISH CONCRETE CURB
	FINISH CONCRETE CURB
	BARRETT JOINT
	CONTROL JOINT
	SPHERICAL JOINT
	CONCRETE DOUBLE SPIND GATE
	CONCRETE SINGLE SPIND GATE
	EXISTING CHAIN LINK FENCE
	ORNAMENTAL METAL FENCE
	EXISTING ORNAMENTAL FENCE AND GATE
	EXISTING TREE
	SHADE TREE
	ORNAMENTAL TREE
	PERGOLA
	SPRINKLER HEADS
	MOULDED CONCRETE
	PLANTING SOIL
	SOIL
	RELOCATED BOLLARDS
	RELOCATED BOLLARDS
	RELOCATED POLE WITH LEAVES
	BENCH TYPE 1
	TRASH RECEPTACLE
	HOPPER/STORAGE BINNING



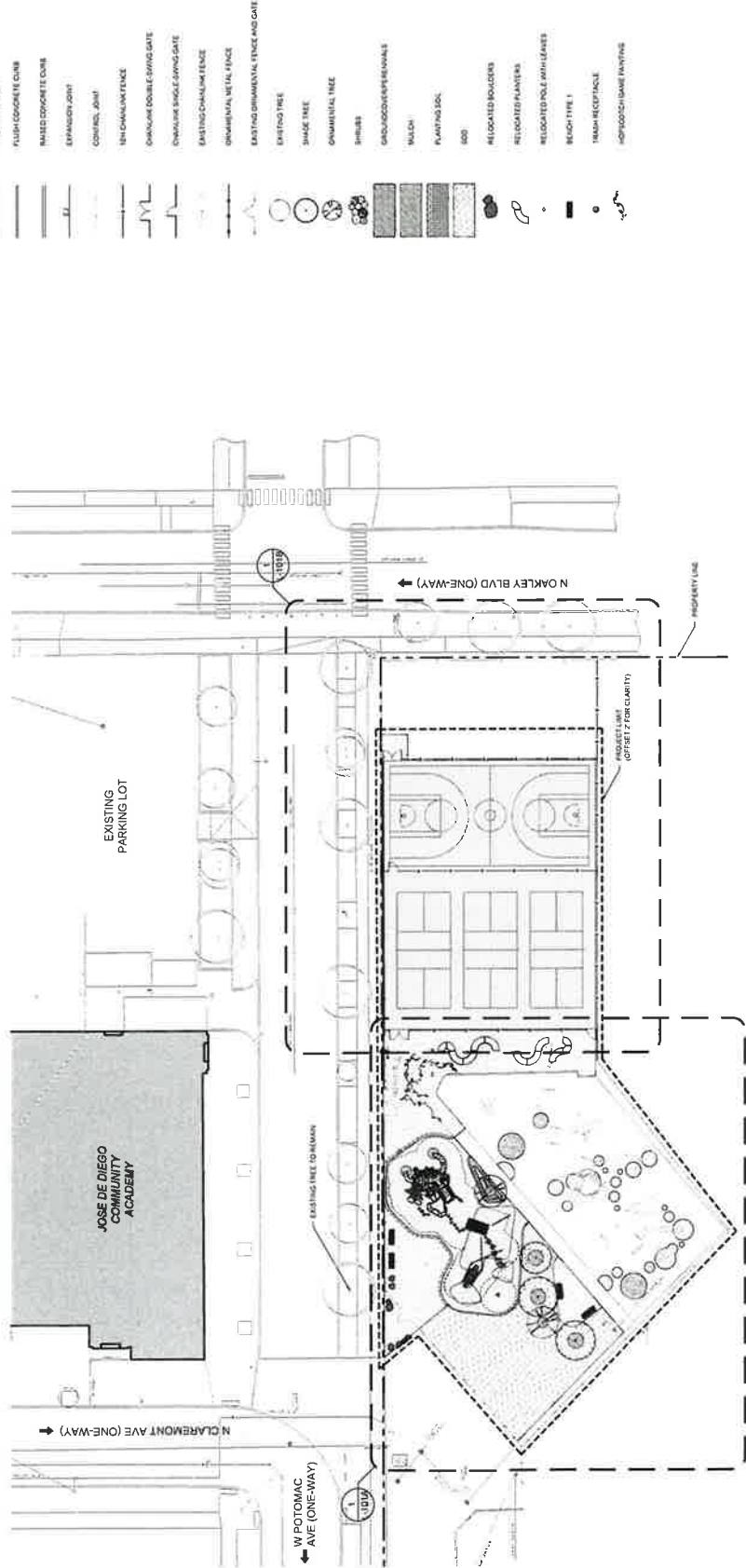
1" = 20'



1 OVERALL SITE PLAN (FOR REFERENCE ONLY)

**LEGEND**

- PROPERTY LINE
- PROJECT LIMIT LINE (OFFSET 7' FOR CLARITY)
- CONCRETE FINISH
- RESURFACING WITH AGGREGATE SURFACE
- RESURFACING WITH AGGREGATE SURFACE WITH AGGREGATE SUBBASE
- RESURFACING WITH CONCRETE SURFACE
- ALUMINUM FINISH WITH TILING COURT SURFACING
- CONCRETE FINISH WITH TILING COURT SURFACING
- FLUSH CONCRETE CURB
- FINISH CONCRETE CURB
- EXPANSION JOINT
- CONTROL JOINT
- 18" CHALKLINE FENCE
- ORNLUMBER DOUBLE SWING GATE
- ORNLUMBER SINGLE SWING GATE
- EXISTING CHALKLINE FENCE
- ORNAMENTAL METAL FENCE
- EXISTING ORNAMENTAL FENCE AND GATE
- EXISTING TREE
- SHADE TREE
- ORNAMENTAL TREE
- SHRUBS
- GRASS/GRASS/PERENNIALS
- MULCH
- PLANTING ISOL
- ISOL
- RELOCATED BOLLARDS
- RELOCATED PLANTERS
- RELOCATED HOLE WITH LEAVES
- RELOCATED TREE 1
- TRASH RECEPTACLE
- ADDITIONAL PLANTING



**Chicago Public Schools**  
DEPARTMENT OF CAPITAL PLANNING AND CONSTRUCTION

**Site**  
Landscape Architecture  
1000 N. LAUREL ST. CHICAGO, IL 60610  
www.siteinc.com

**SMP PROJECTS**  
ARCHITECTURE  
1000 N. LAUREL ST. CHICAGO, IL 60610  
www.smpprojects.com

**JOSE DE DIEGO COMMUNITY ACADEMY**  
133 N. CLAREMONT AVE  
CHICAGO, ILLINOIS 60622

PROJECT NO. 2024-31261-SF

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMITS

DATE: 10/20/24  
DRAWN BY: JES  
CHECKED BY: JES  
SCALE: AS SHOWN  
FILE:

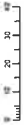


SKETCH TITLE


LANDSCAPE SITE PLAN

DATE: 10/20/24


**L-101**




1 LANDSCAPE SITE PLAN  
1" = 20'-0"



CHICAGO PUBLIC SCHOOLS  
DEPARTMENT OF CAPITAL PLANNING AND CONSTRUCTION




Site  
300 N. Dearborn Street, Suite 400  
Chicago, IL 60610  
Tel: 312.407.2000



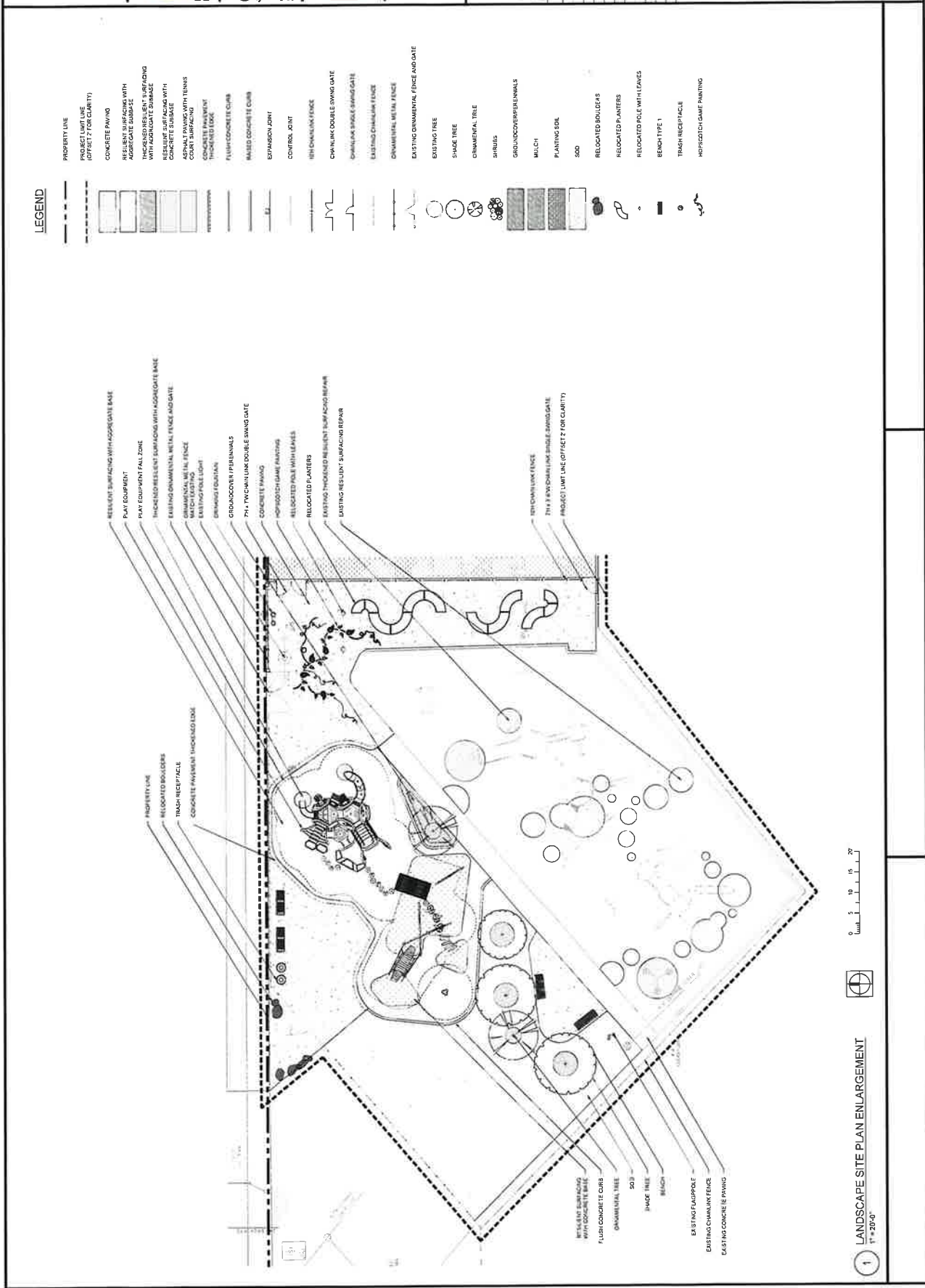
SMP PROJECTS  
300 N. Dearborn Street, Suite 400  
Chicago, IL 60610  
Tel: 312.407.2000

JOSE DE DIEGO COMMUNITY ACADEMY  
1313 N. CLAREMONT AVE  
CHICAGO, ILLINOIS 60622  
PROJECT NO. 2024-11261-SF

DATE: 11/20/24  
BY: J. WILSON  
CHECKED BY: J. WILSON  
SCALE: AS SHOWN  
TILE



3.0.2024







City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Denise M. Casalino, P.E.  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)  
(312) 744-2578 (TTY)  
<http://www.cityofchicago.org>

March 25, 2005

Mr. Terry L. Diamond  
Neal & Leroy, LLC  
203 North La Salle Street  
Chicago, Illinois 60601

**Re:** Request for a minor changes to Institutional Planned  
Development No.94 (Clemente High School)

Dear Mrs. Diamond:

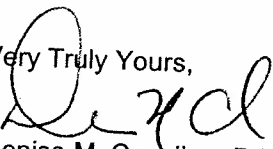

Please be advised that your request for a minor change to Institutional Planned Development No. 94, on behalf of the Chicago Board of Education (CBE), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance.

Specifically, you requested to permit religious services at Clemente High School on Sunday's from 6:30 Am to 2:30 PM. Use of the Clemente auditorium, music room and parking lots on Sundays between 6:30am and 2:30 pm will not conflict with the school's use of the facilities.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, Institutional Planned Development No.94, I hereby approve the foregoing minor changes as stated, but no other changes to Institutional Planned Development No.94.

Very Truly Yours,

  
Denise M. Casalino, P.E.   
Commissioner

DMC: SRP: cvh

cc: Michael Marmo, PD file



Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

Said ordinances, as passed, read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

*Reclassification of Area Shown on Map Nos. 3-H and 3-I.*

*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 Residential Planned Development No. 94 and R4 General Residence District symbols and indications as shown on Map Nos. 3-I and 3-H in the area bounded by

W. Potomac Avenue; N. Oakley Boulevard; W. Haddon Avenue; a line 176.04 feet west of N. Western Avenue; W. Division Street; N. Artesian Avenue; a line 237 feet north of W. Division Street; and the alley next west of and parallel to N. Western Avenue,

to those of Institutional Planned Development No. 94, 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.

[Planned Development printed on pages 12457 through 12461 of this Journal.]

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. 6-G.*

*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 No. 6-G in the area bounded by

a line 25 feet north of W. 29th Street; the alley next east of S. Throop Street; W. 29th Street; and S. Throop Street,

to those of an M1-1 Restricted Manufacturing 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 No. 9-J.*

*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 M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 9-J in the area bounded by

W. Addison Street; N. Elston Avenue; N. Kedzie Avenue; a line 664.44 feet south of W. Addison Street; a line from a point 664.44 feet south of W. Addison Street and 195.27 feet west of N. Kedzie Avenue to be connected by a 328.02 foot arc with a chord of 316.75 feet, to a point 6 feet east of the east line of N. Spaulding Avenue, or the line thereof if extended where no street exists, and 805.94 feet south of W. Addison Street; a line from a point 6 feet east of the east line of N. Spaulding Avenue, or the line thereof if extended where

(Continued on page 12462)

PD  
94\*

PLAN OF DEVELOPMENT  
INSTITUTIONAL PLANNED DEVELOPMENT NO. 94, AS AMENDED,  
STATEMENTS

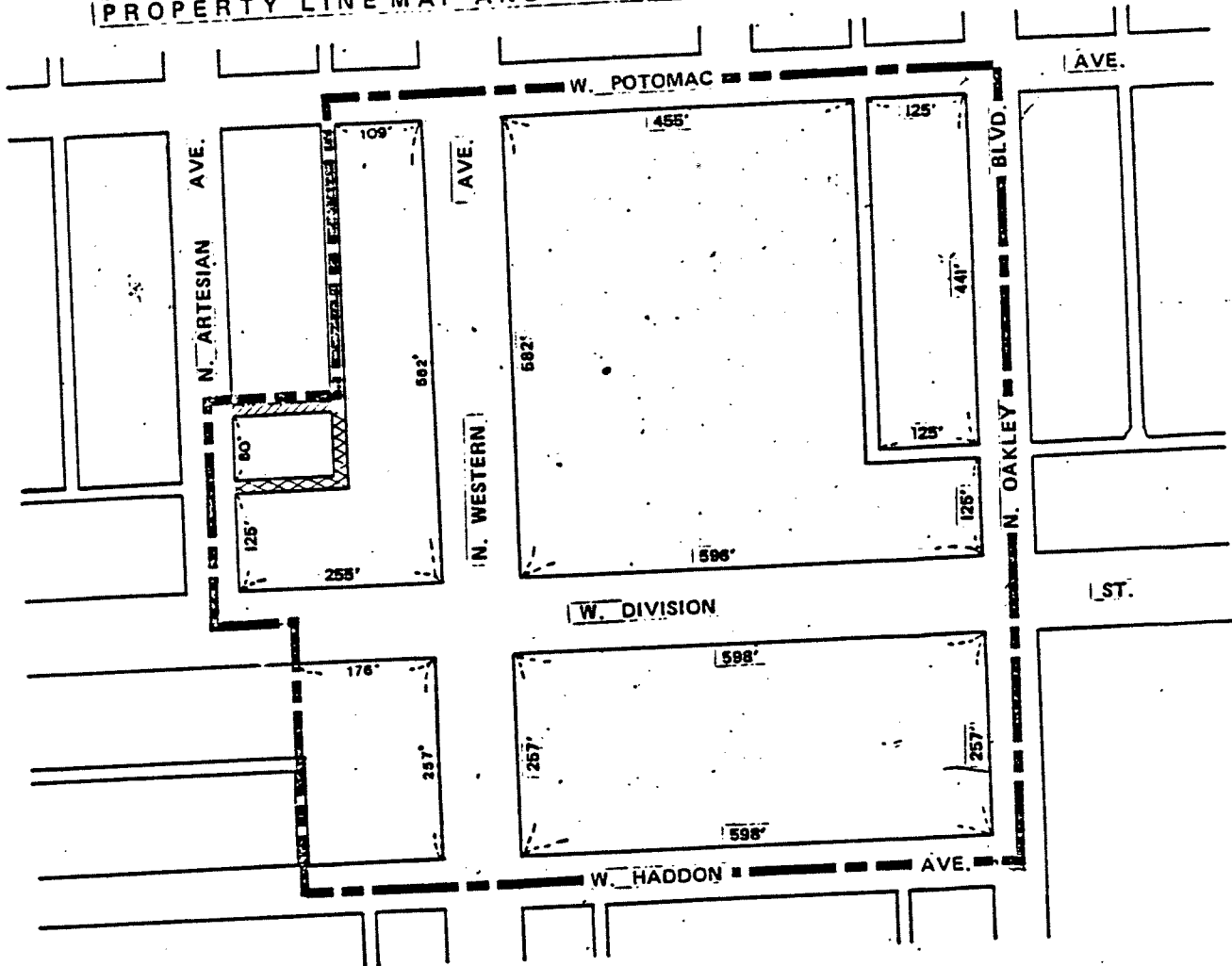
1. The area delineated hereon as "Institutional Planned Development No. 94," is owned and controlled by the Public Building Commission of the City of Chicago.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R4 General Residence District of the Chicago Zoning Ordinance.
3. Any dedication of streets or alleys or adjustments of the rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Public Building Commission, City of Chicago, and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Public Building Commission or its successors.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.  
  
Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
6. Use of land will consist of academic and related uses, a Municipal Health Center, a Fire Station and public recreation buildings and areas as authorized by Chicago Zoning Ordinance.  
  
Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 zoning classifications of the Chicago Zoning Ordinance.
7. The following information sets forth data concerning the property included in said planned development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a R4 General Residence District classification and with regulations hereby made applicable thereto.
8. Identification signs may be permitted within the area delineated as Institutional Planned Development, subject to the review and approval of the Commissioner of Planning.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments," as adopted by the Commissioner of Planning.

APPLICANT: Public Building Commission,  
City of Chicago



DATE: March 30, 1982

INSTITUTIONAL PLANNED DEVELOPMENT No. 94,  
AS AMENDED

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



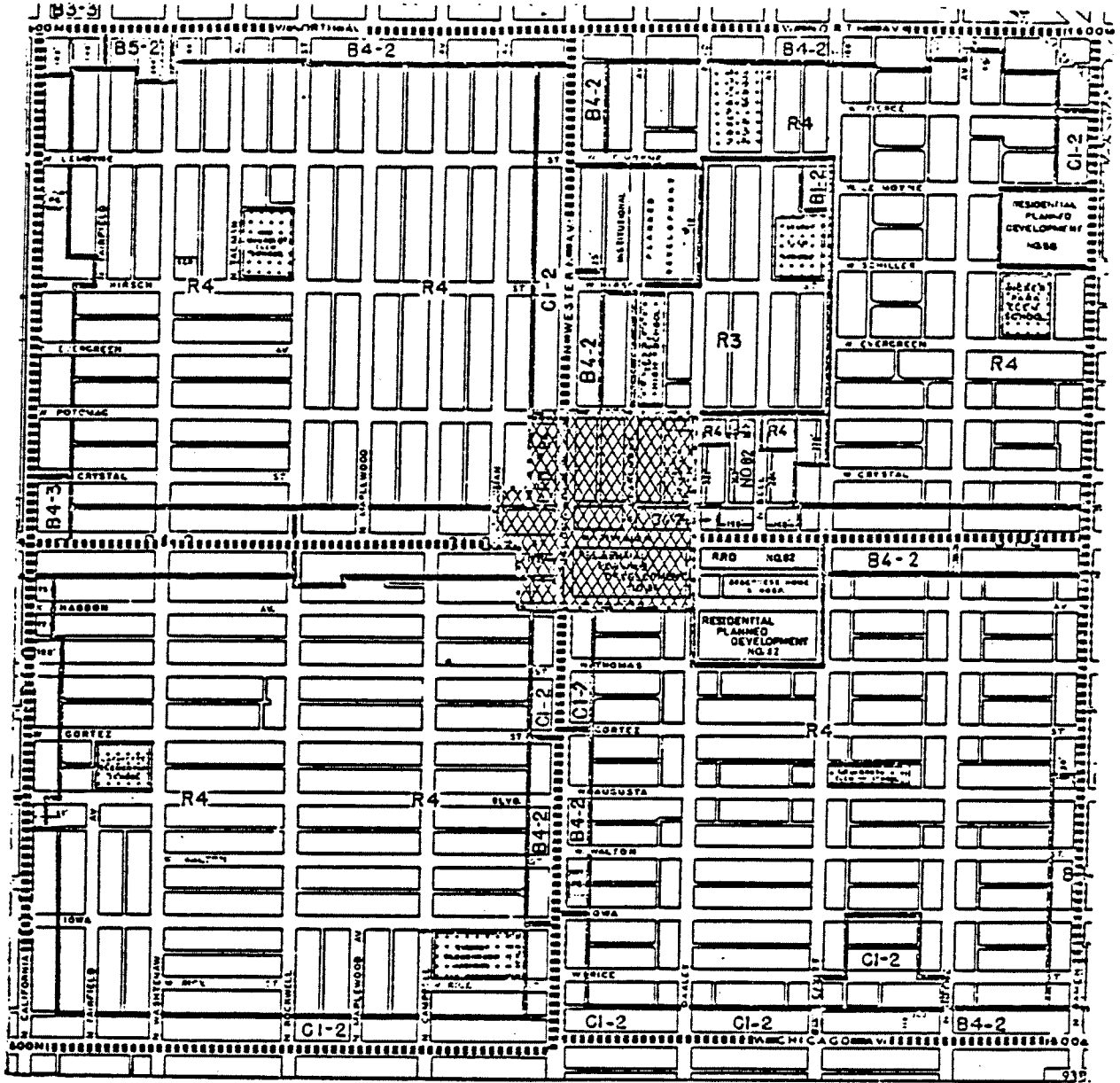
LEGEND

- PLANNED DEVELOPMENT BOUNDARY
-  TO BE VACATED
-  TO BE DEDICATED







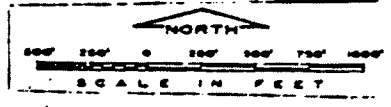
APPLICANT: PUBLIC BUILDING COMMISSION  
 DATE: MARCH 30, 1982

# INSTITUTIONAL PLANNED DEVELOPMENT No. 94, AS AMENDED EXISTING ZONING AND PREFERENTIAL STREET MAP



### LEGEND

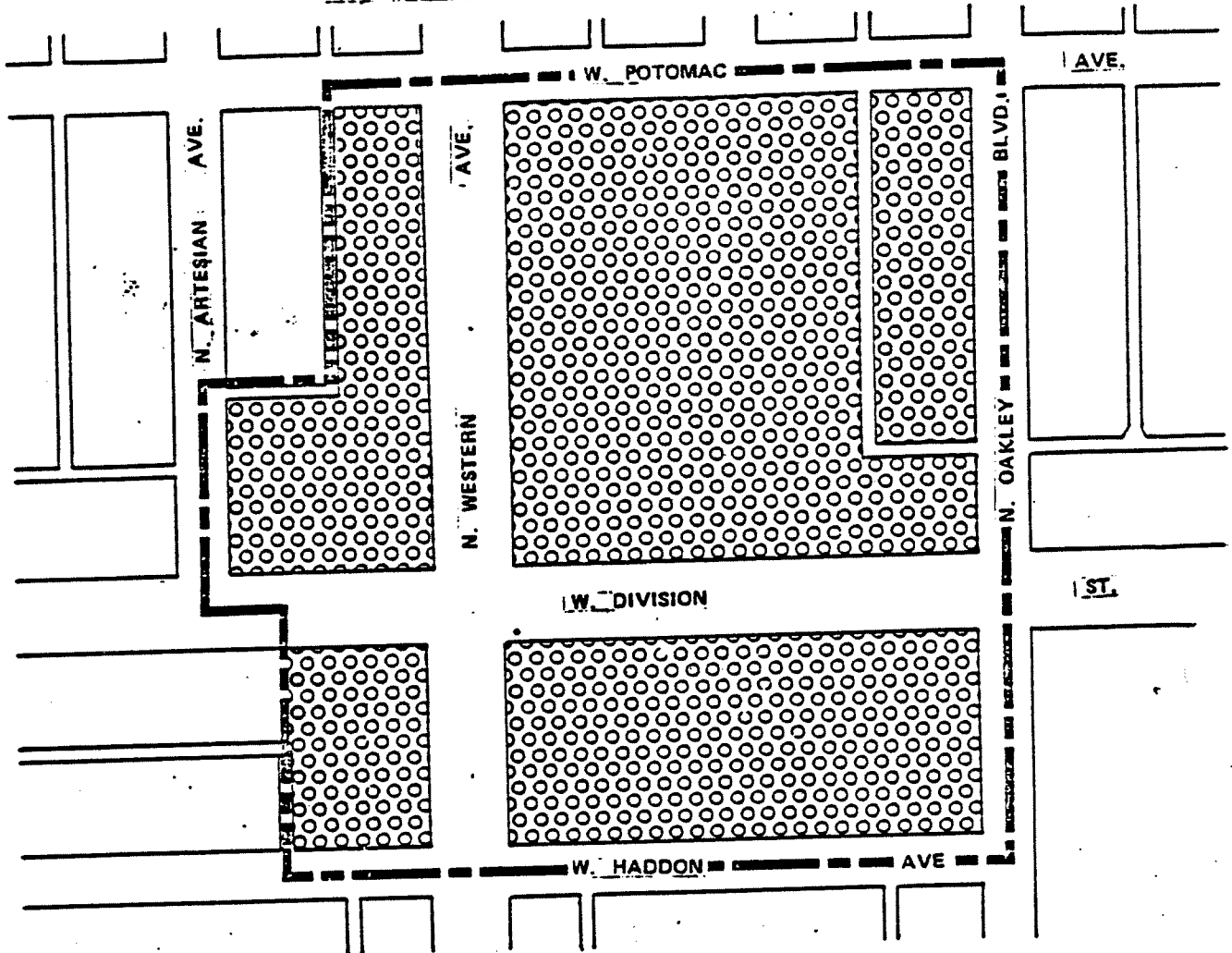
-  PLANNED DEVELOPMENT BOUNDARY
-  ZONING DISTRICTS BOUNDARIES
-  PREFERENTIAL STREET PATTERN
-  PUBLIC-QUASI PUBLIC FACILITIES



APPLICANT : PUBLIC BUILDING COMMISSION  
 DATE : MARCH 30, 1982

INSTITUTIONAL PLANNED DEVELOPMENT No. 94  
AS AMENDED

GENERALIZED LAND USE MAP



LEGEND



PLANNED DEVELOPMENT BOUNDARY



ACADEMIC AND RELATED USES, HEALTH CENTER,  
FIRE STATION, AND PUBLIC RECREATION BUILDINGS  
AND AREAS, AND OFF-STREET PARKING

APPLICANT: PUBLIC BUILDING COMMISSION  
DATE: MARCH 30, 1982



INSTITUTIONAL PLANNED DEVELOPMENT NO. 94, AS AMENDED,  
 PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Use	Maximum Floor Area Ratio	Maximum % of Land Covered
Square Feet	Acres			
582,371.33	13.37	Use of land will consist of Academic and related uses, a Municipal Health Center, a Fire Station and Public recreation buildings and areas as authorized by the Chicago Zoning Ordinance	1.4	35%

Gross Area - Net Site Area 13.37 acres = Area of Public Streets 6.41 acres  
 = 19.78 acres

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 1.4

Minimum number of off-street parking spaces - 171.

Off-street parking and loading requirements for proposed academic and related uses shall be provided as authorized by the R4 General Residence District classification of the Chicago Zoning Ordinance.

Minimum Periphery Building Set backs:

Front Yard	15 feet
Side Yard	20 feet
Rear	22 feet

Maximum percentage of land covered for the Net Site Area: 35 per cent.

APPLICANT: Public Building Commission  
 City of Chicago

DATE: March 30, 1982

*Reclassification of Area Shown on Map No. 2-J.*

*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 R5 General Residence District symbols and indications as shown on Map No. 2-J in the area bounded by

the north line of W. 5th Avenue, or the line thereof if extended where no street exists; S. Millard Avenue; W. Congress Parkway; and S. Independence Boulevard,

to the designation of a Residential 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.

[Plan of Development attached to this ordinance printed on pages 5127 to 5131 of this Journal]

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

*Reclassification of Area Shown on Maps No. 3-I and 3-H.*

*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 C1-2 Restricted Commercial District, B4-2 Restricted Service District, and R4 General Residence District symbols and indications as shown on Maps No. 3-I and 3-H in the area bounded by

W. Potomac Avenue; N. Oakley Boulevard; W. Haddon Avenue; a line 176.04 feet west of N. Western Avenue; W. Division Street; N. Artesian Avenue; the alley next north of and parallel to W. Division Street; the alley next west of and parallel to N. Western Avenue,

to the designation of a Residential 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.

[Plan of Development attached to this ordinance printed on pages 5132 to 5136 of this Journal]

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. 3-J.*

*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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 3-J in the area bounded by

W. Grand Avenue; W. Augusta Boulevard; and the east line of the right of way of the C.M. St. P. & P. RR.

to those of a C1-2 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 No. 5-F.  
(as amended)*

*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 R6 General Residence District and B4-4 Restricted Service District symbols and indications as shown on Map No. 5-F in the area bounded by

W. Dickens Avenue; N. Sedgwick Street; W. Armitage Avenue; a line 166.15 feet east of N. Cleveland Avenue; N. Lincoln Avenue; a line 48.6 feet south of W. Dickens Avenue; a line 487.1 feet west of N. Sedgwick Street; a line 39.6 feet south of W. Dickens Avenue; and a line 403.1 feet west of N. Sedgwick Street,

to the designation of a Residential 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.

[Plan of Development attached to this ordinance printed on pages 5137 to 5141 of this Journal]

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. 6-E.*

*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 Planned Development District symbols and indications as shown on Map No. 6-E in the area bounded by

a line 348 feet north of East 27th Street; South Lake Park Avenue; East 31st Street; a line from a point 308.7 feet west of South Cottage Grove Avenue along the south line of East 30th Street; East 30th Street; South Vernon Avenue; East 29th Place; the centerline of South Cottage Grove Avenue, or the line thereof if extended where no street exists; East 29th Street; South Vernon Avenue; a line 273.72 feet west of South Ellis Avenue; a line 268.17 feet south of East 26th Street; South Parkway; East 26th Street; and a line 352 feet west of the west line of the right of way of the Illinois Central Railroad,

to the designation of a Residential Planned Development 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.

[Plan of Development attached to this ordinance printed on pages 5142 to 5146 of this Journal]

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

PD  
94

RESIDENTIAL PLANNED DEVELOPMENT  
(INSTITUTIONAL)

## PLAN OF DEVELOPMENT # 94

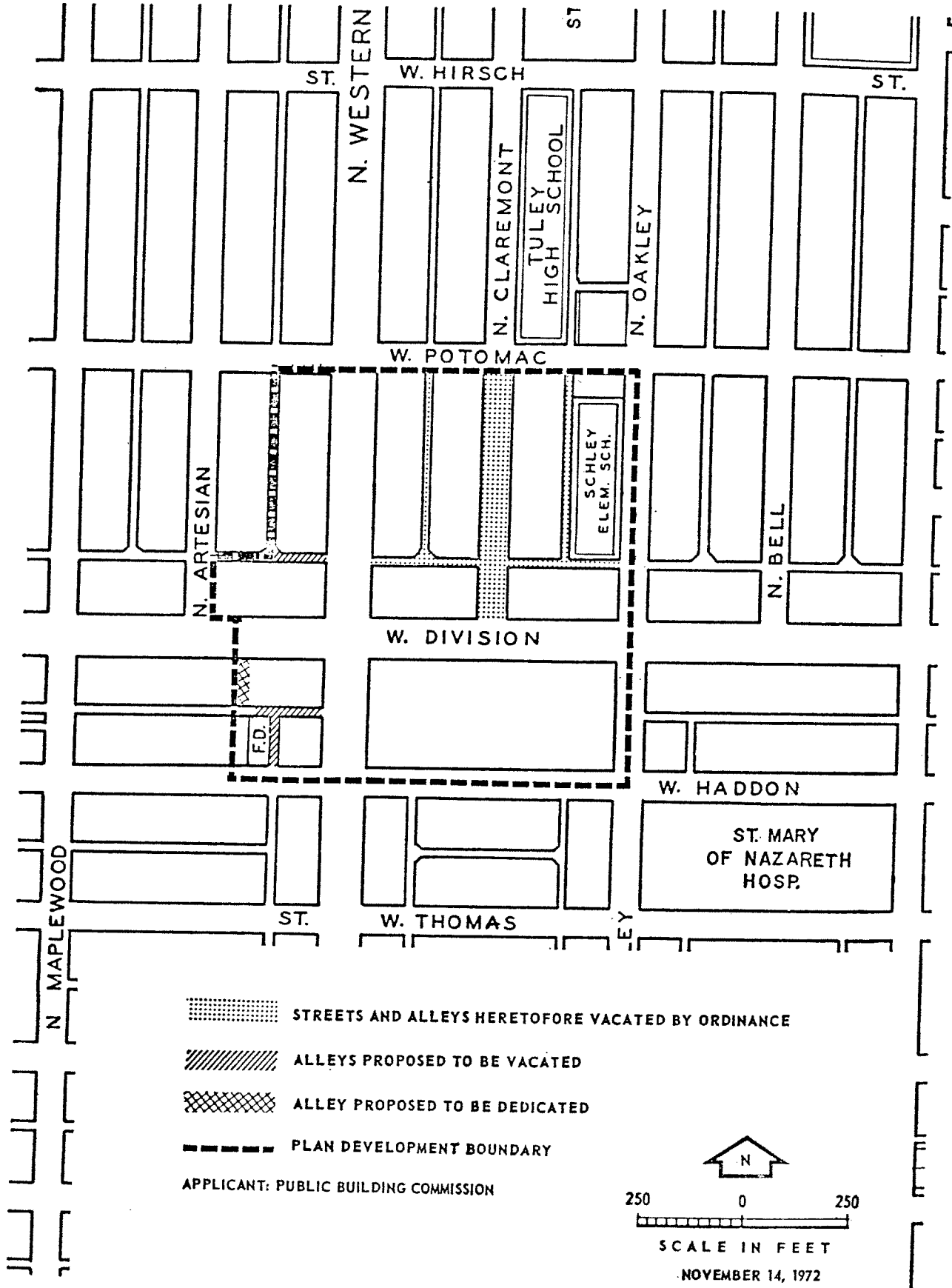
## STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned and controlled by the Public Building Commission of the City of Chicago.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R4 General Residence District of the Chicago Zoning Ordinance.
3. Any dedication of streets or alleys or adjustments of the rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Public Building Commission, City of Chicago, and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Public Building Commission or its successors.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.  
  
Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
6. Use of land will consist of Academic and related uses, a Municipal Health Center, a Fire Station and public recreation buildings and areas as authorized by the Chicago Zoning Ordinance.  
  
Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 zoning classifications of the Chicago Zoning Ordinance.
7. The following information sets forth data concerning the property included in said planned development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a R4 General Residence District classification and with regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments," as adopted by the Commissioner of Development and Planning.

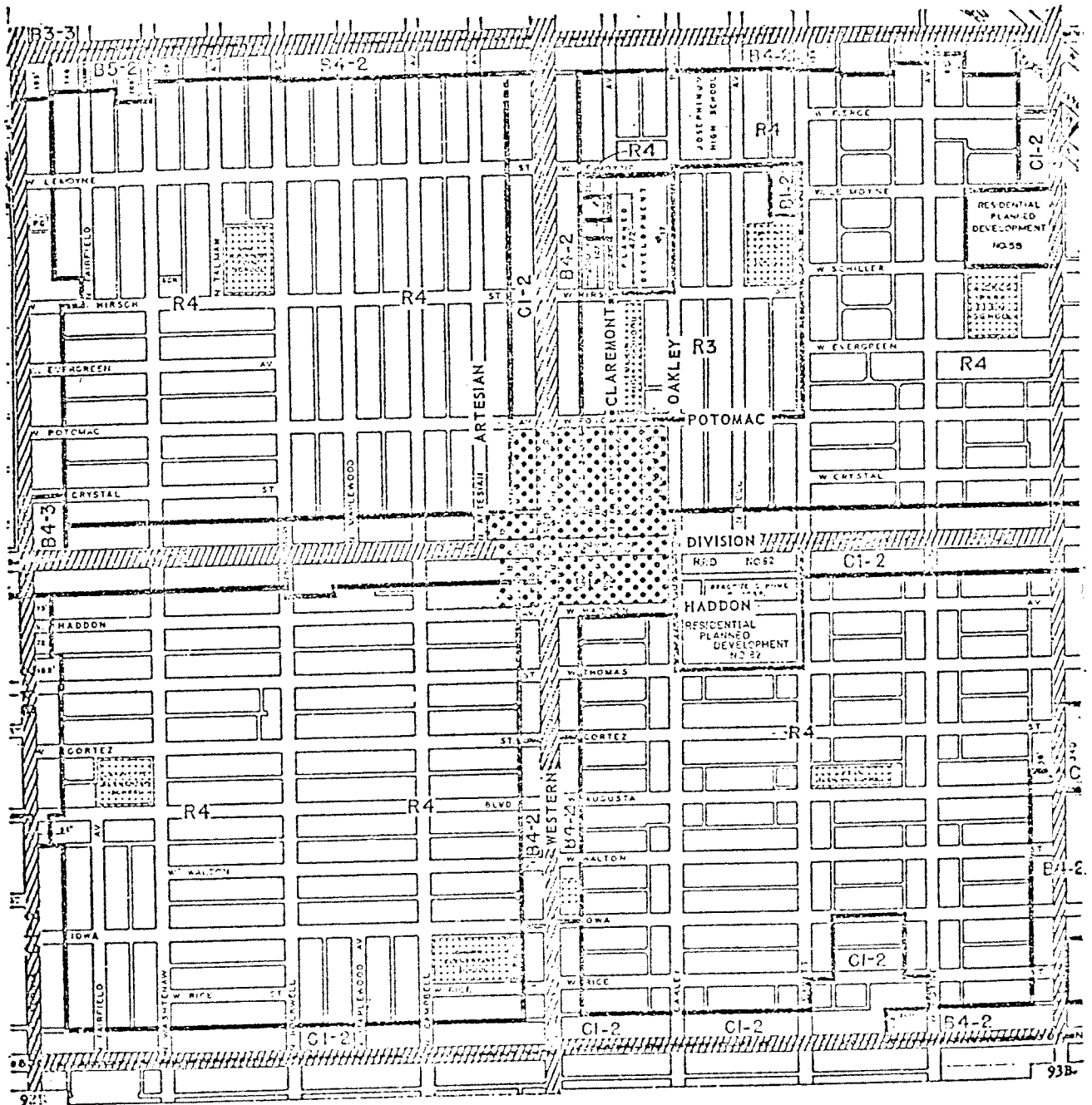
APPLICANT: Public Building Commission,  
City of Chicago




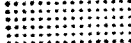
DATE: November 14, 1972

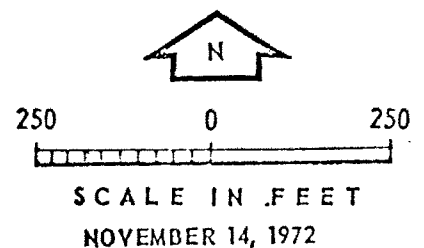
# RESIDENTIAL PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



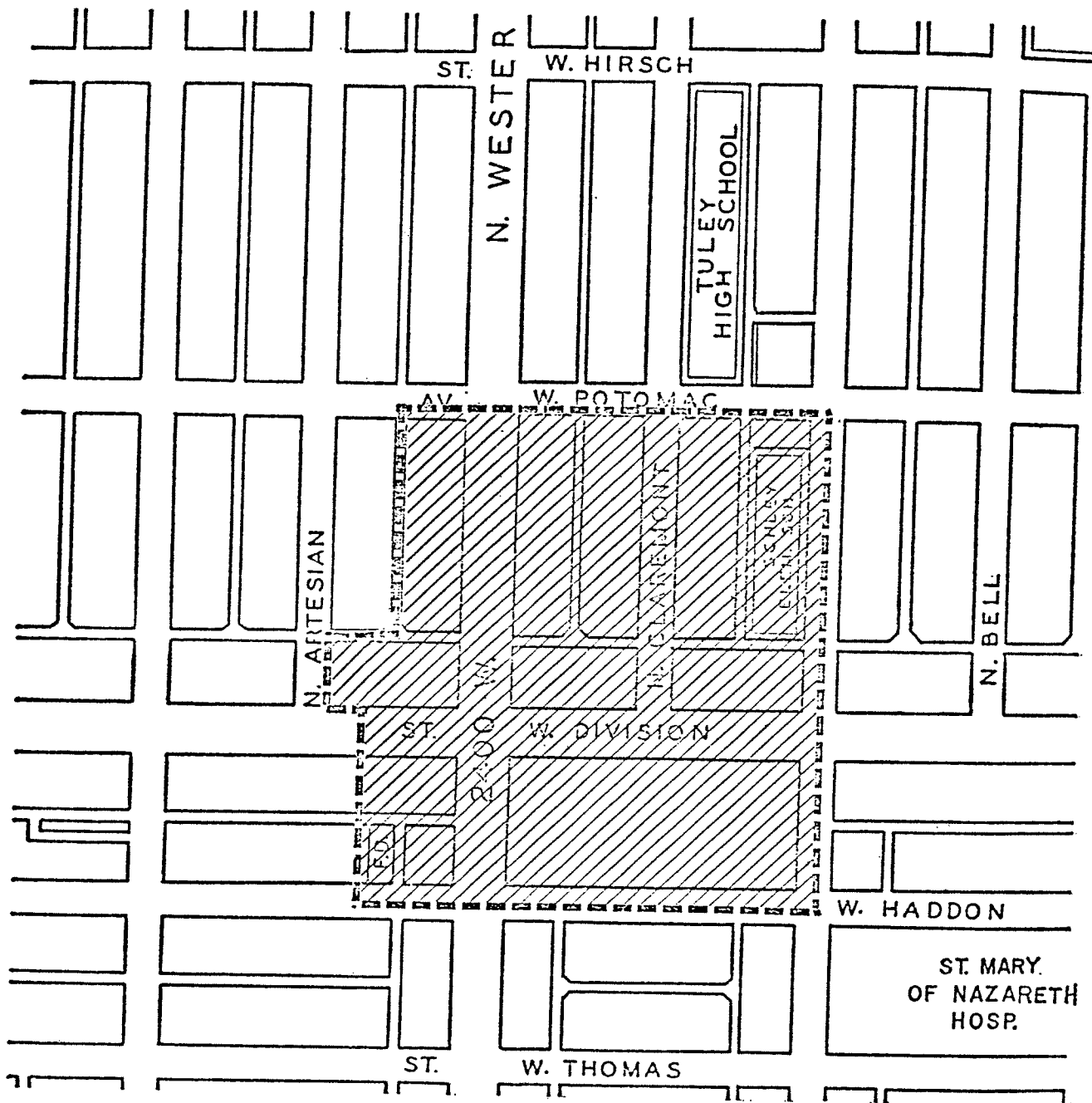
# RESIDENTIAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



-  PROPOSED PLANNED DEVELOPMENT
  -  ZONING DISTRICTS
  -  PREFERENTIAL STREETS
  -  PUBLIC AND QUASI-PUBLIC FACILITIES
- APPLICANT: PUBLIC BUILDING COMMISSION



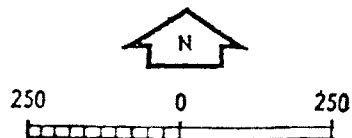
# RESIDENTIAL PLANNED DEVELOPMENT GENERLIZED LAND USE PLAN



----- PLANNED DEVELOPMENT BOUNDY

////// ACADEMIC AND RELATED USES, HEALTH CENTER, FIRE STATION, AND  
PUBLIC RECREATION BUILDINGS, AND AREAS, AND OFF STREET PARKING

APPLICANT: PUBLIC BUILDING COMMISSION



SCALE IN FEET

NOVEMBER 14, 1972

RESIDENTIAL PLANNED DEVELOPMENT  
(INSTITUTIONAL)

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Use	Maximum Floor Area Ratio	Maximum % of Land Covered
Square Feet	Acres			
570,209.41	13.1	Use of land will consist of Academic and related uses, a Municipal Health Center, A Fire Station and Public recreation buildings and areas as authorized by the Chicago Zoning Ordinance	1.4	35%

Gross Area = Net Site Area 13.1 acres + Area of Public Streets 6.41 acres = 19.51 acres

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 1.4

Minimum number of off-street parking spaces 171.

Off-street parking and loading requirements for proposed academic and related uses shall be provided as authorized by the R4 General Residence District classification of the Chicago Zoning Ordinance.

Minimum Periphery Building Setbacks:

Front Yard	15 feet
Side Yard	20 feet
Rear	22 feet

Maximum percentage of land covered for the Net Site Area: 35 per cent.

APPLICANT: Public Building Commission,  
City of Chicago

DATE: November 14, 1972