Institutional Planned Development No. 697, As Amended
Plan of Development Statements.

1. The area delineated herein as Institutional Planned Development Number 697, as amended (the "Planned Development") consists of approximately 235,694 square feet or 5.41 acres of real property (the "Property"). The Property is owned and controlled by the Applicant Francis W. Parker School (the "Applicant").

2. The requirements, obligations and conditions contained within this Planned Development, shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and 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 titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property shall, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, 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 the Applicant or property owner.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

   Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

   Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

   Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of sixteen (16) statements; a Bulk Regulations and Data Table, and the following exhibits attached hereto, prepared by Von Weise Architects and dated, September 17, 2026 (collectively, the "Exhibits"): Existing Zoning Map; Existing Land Use Map, Existing Main Campus Site Plan, Planned Development Boundary & Property Line Map, Existing Main Campus and Proposed 335 W Belden Site Plan, Proposed 335 W Belden Level 1 Landscape Plan, Proposed 335 W Belden Level 2 & Parkway Landscape Plan, Proposed 335 W Belden Level 5 Landscape Plan, Proposed 335 W Belden Site Plan, Proposed 335 W Belden Level 1 Floor Plan, Proposed 335 W Belden Level 2 Floor Plan, Proposed 335 W Belden Level 3 Floor Plan; Proposed 335 W Belden Level 4 Floor Plan, Proposed 335 W Belden Level 5 Floor Plan, 335 W. Belden Proposed Roof Plan, 335 W. Belden Proposed North Elevation, 335 W. Belden Proposed South Elevation, 335 W. Belden Proposed East Elevation, 335 W. Belden Proposed West Elevation, Proposed Field Light Pole and Pedestrian Lighting Plan, Existing W. Webster Ave Landscape Plan To Remain No Change, Proposed Field Lights – South Elevation S-1 and S-2, Proposed Field Lights – East Elevation E-1 and E-2 and Typical Pedestrian Light Elevation. The following exhibits are also incorporated into the Plan of Development by reference: Building Elevations prepared by Nagle Hartray Danker McKay Architects Planners Ltd. and dated April 27, 1998, as amended October 15, 1998. These and no other zoning controls shall apply to the Property. This 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 following uses shall be permitted on the Property subject to the restrictions in this Planned Development 697, as amended, this Statement 5 and in the Bulk Data

Table: School, Accessory Parking, other accessory uses including a lighted athletic field, and existing multi-family residential uses. The Applicant shall pursue certification of the athletic field, with lighting system, as meeting the Outdoor Sports Lighting program of DarkSky International or a similar certifying organization. The Applicant shall not allow use of its field by participants unaffiliated with the Applicant who are older than secondary school age except during school-related events. No athletic field lighting shall be used prior to 6:30 am daily nor later than 9:00 pm daily.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development ("DPD"). Off-Premise signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The maximum permitted floor area ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 235,694 square feet and a base FAR of 2.0.

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

10. The Site and Landscape Plans depicting any proposed new landscaping shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.

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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on· construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent City resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II Permit Review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and

utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. This Planned Development shall be governed by Section 17-13-0612. If this 2026 planned development amendment expires under the provisions of this section, the zoning of the portion of the property added to this Institutional Planned Development Number 697 as a result of this 2026 amendment shall automatically revert to Residential Multi-Unit District (RM6), while the remaining portion of Planned Development Number 697 shall revert to the previous Institutional Planned Development No. 697 approved June 6, 2012.

Residential Business Planned Development Number

697, As Amended

Bulk Regulations and Data Table

Total Gross Site Area (square feet):	283,506 sf
Area of Public Rights-of-Way (square feet):	47,812 sf
Total Net Site Area (square feet):	235,694 sf
Maximum Floor Area Ratio:	2.0 FAR
Minimum Off-Street Parking Spaces:	54 parking spaces (all existing)
Minimum Off-Street Loading Spaces:	2 (all existing)
Maximum Building Height:	
335 W. Belden:	53'
Existing School:	In accordance with the Exhibits

Minimum Setbacks:

335 W. Belden:

Front: 0'
Side (East): 7'-0"
Side (West): 0'
Rear: 0

Existing School: In accordance with the Exhibits

Applicant:	Francis W. Parker School
Address:	330 W. Webster Avenue and 327-335 W. Belden Ave.
Introduced:	June 17, 2026
Plan Commission:	September 17, 2026

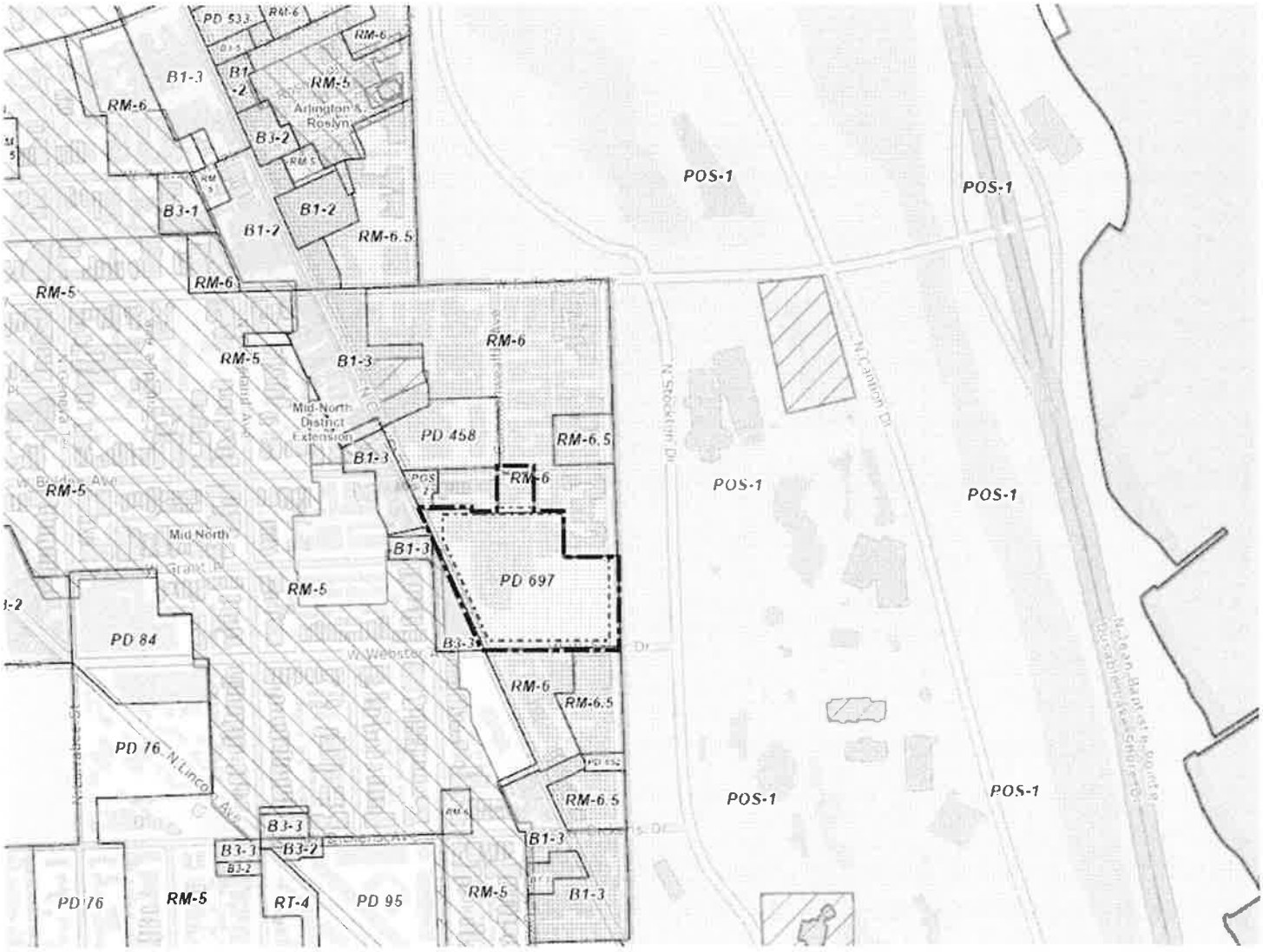
LEGEND

335 W Belden Ave. Property Line

Existing Campus Property Line

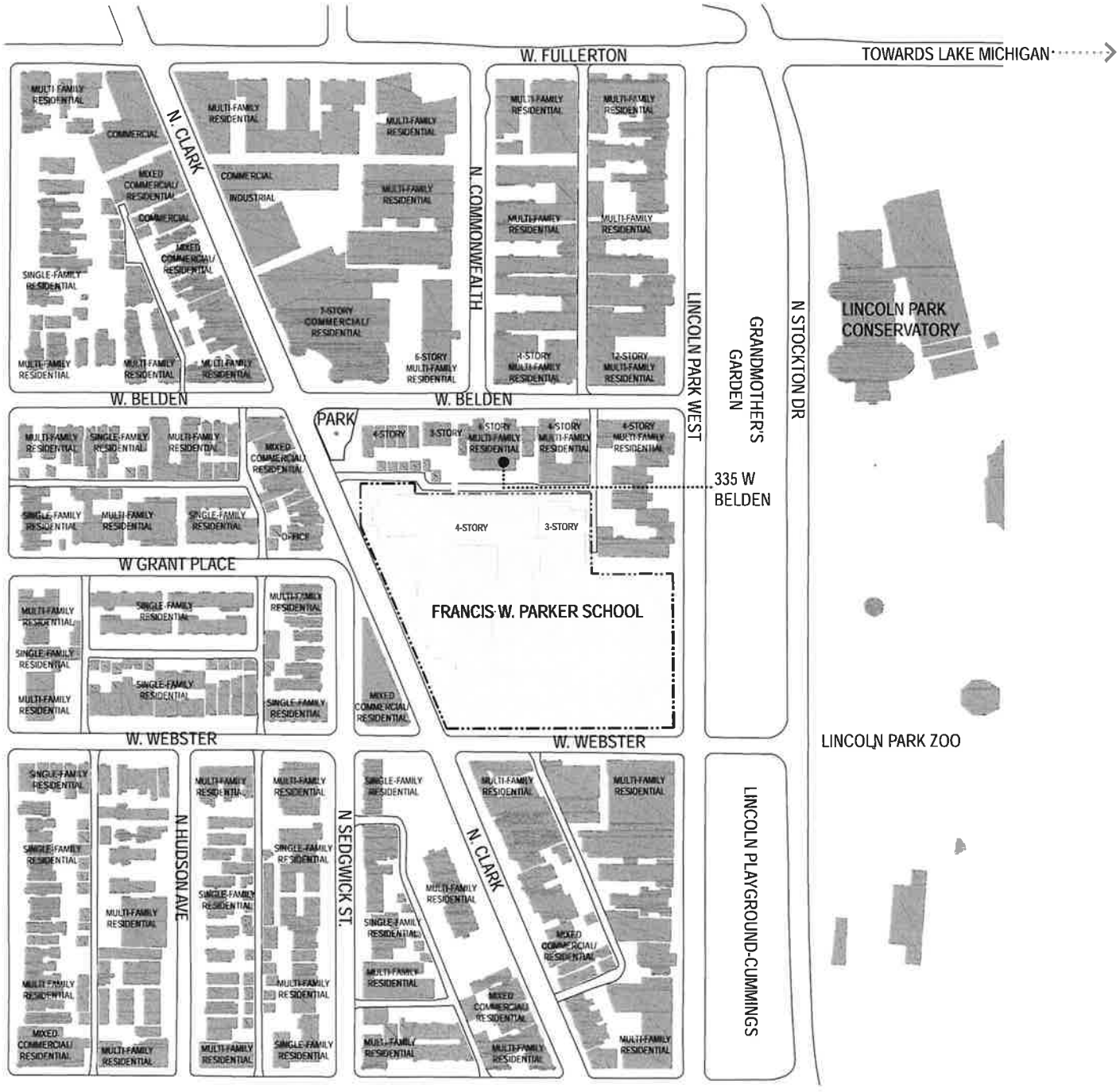
PD Boundary Line

FINAL FOR
PUBLICATION



EXISTING ZONING MAP
SCALE: N.T.S

Applicant: Francis W. Parker School
Address: 330 W. Webster Ave. and 327-335 W. Belden Ave.
Introduction: June 17, 2026
Plan Commission: September 17, 2026



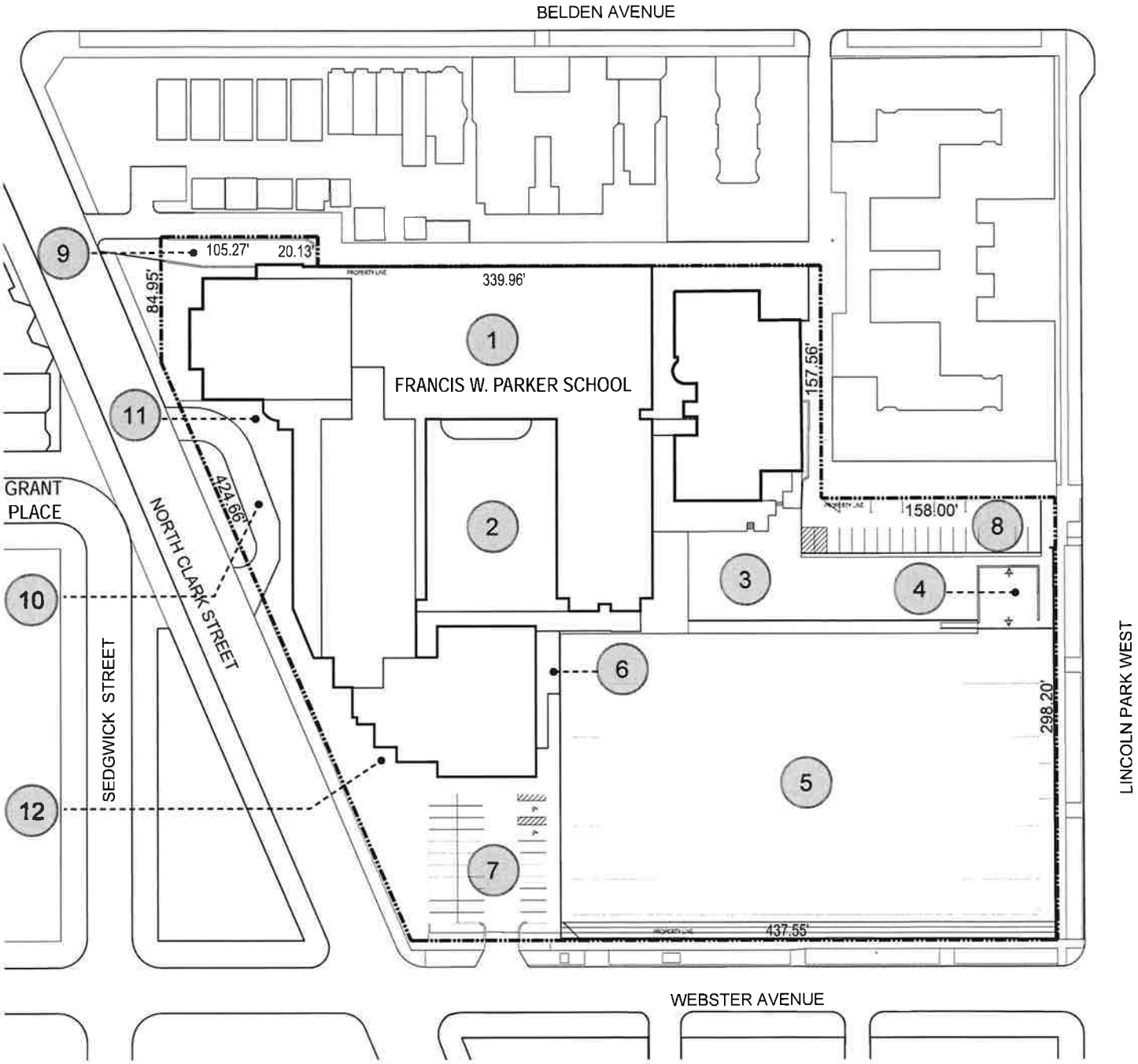
EXISTING LAND USE MAP
SCALE: N.T.S

Applicant: Francis W. Parker School
Address: 330 W. Webster Ave. and 327-335 W. Belden Ave.
Introduction: June 17, 2026
Plan Commission: September 17, 2026

LEGEND

1. Existing Educational Facility
2. Courtyard
3. Playground
4. Basketball Court
5. Artificial Turf Sports Field with Track
6. Toilet Room and Storage Building
7. Webster Parking Lot 31 spaces
8. East Parking Lot 23 spaces
9. 2-Loading Spaces
10. Main Drive
11. Main Entry
12. Secondary Entry

FINAL FOR PUBLICATION



EXISTING MAIN CAMPUS SITE PLAN
SCALE: 1/96" = 1'-0"

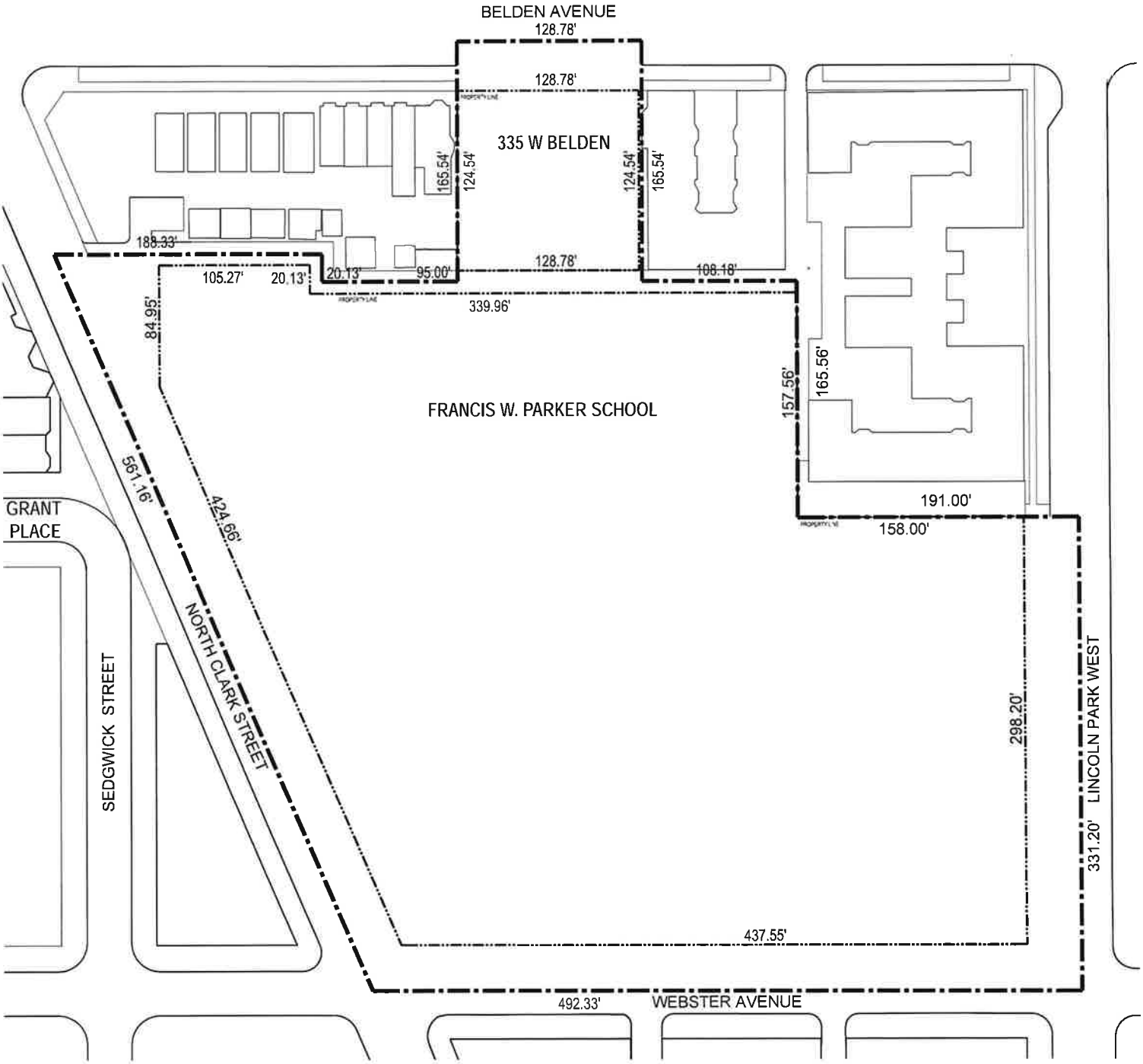
Applicant: Francis W. Parker School
Address: 330 W. Webster Ave. and 327-335 W. Belden Ave.
Introduction: June 17, 2026
Plan Commission: September 17, 2026

LEGEND

PROPERTY LINE

PD BOUNDARY LINE

FINAL FOR PUBLICATION



PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE MAP

SCALE: 1/96" = 1'-0"

Applicant: Francis W. Parker School
Address: 330 W. Webster Ave. and 327-335 W. Belden Ave.
Introduction: June 17, 2026
Plan Commission: September 17, 2026

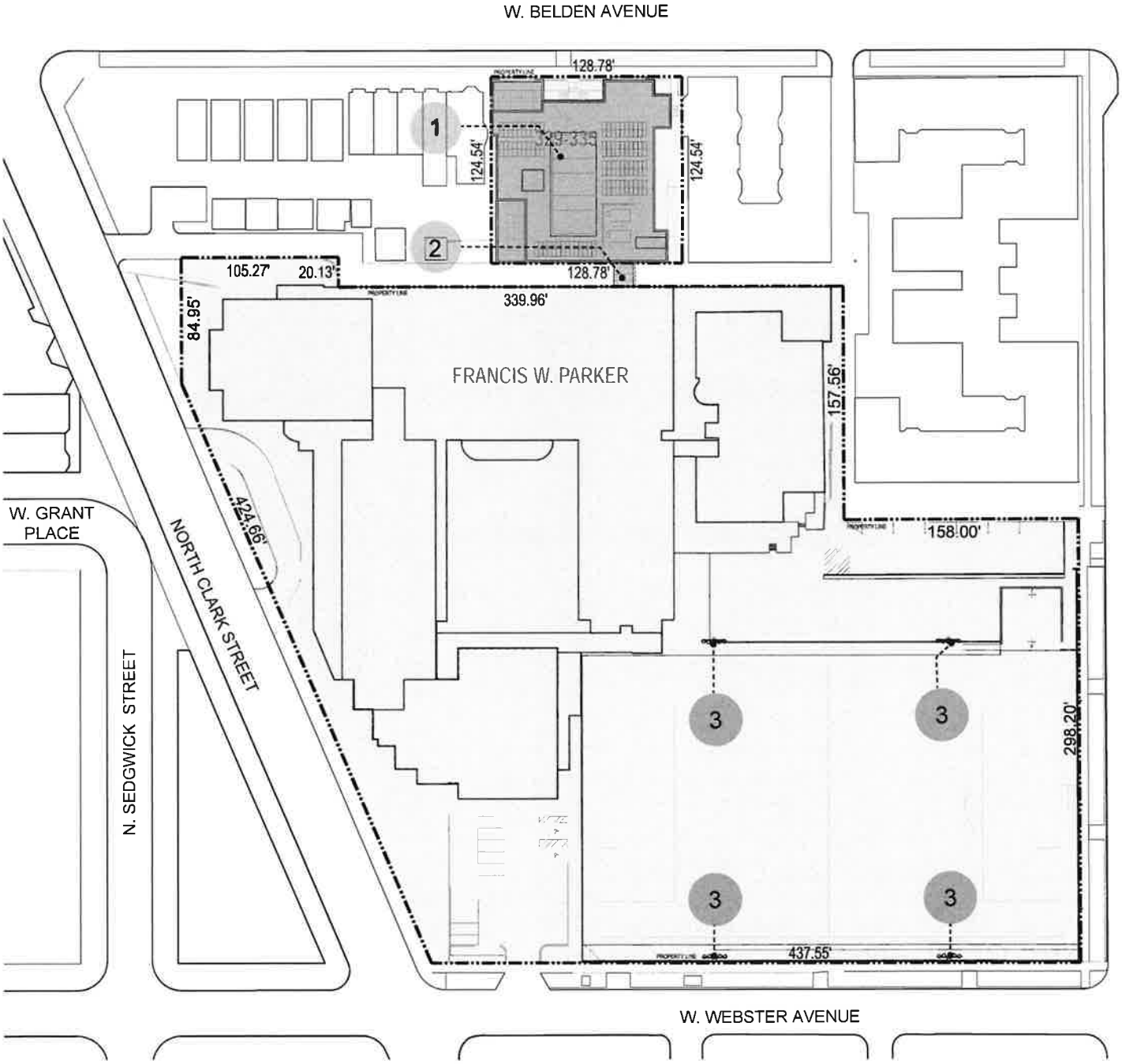
LEGEND

1. New Classroom Building
2. New Pedestrian Overpass
3. New Athletic Lighting at Existing Field

Area of Proposed Improvements

FWP Main Campus

FINAL FOR PUBLICATION

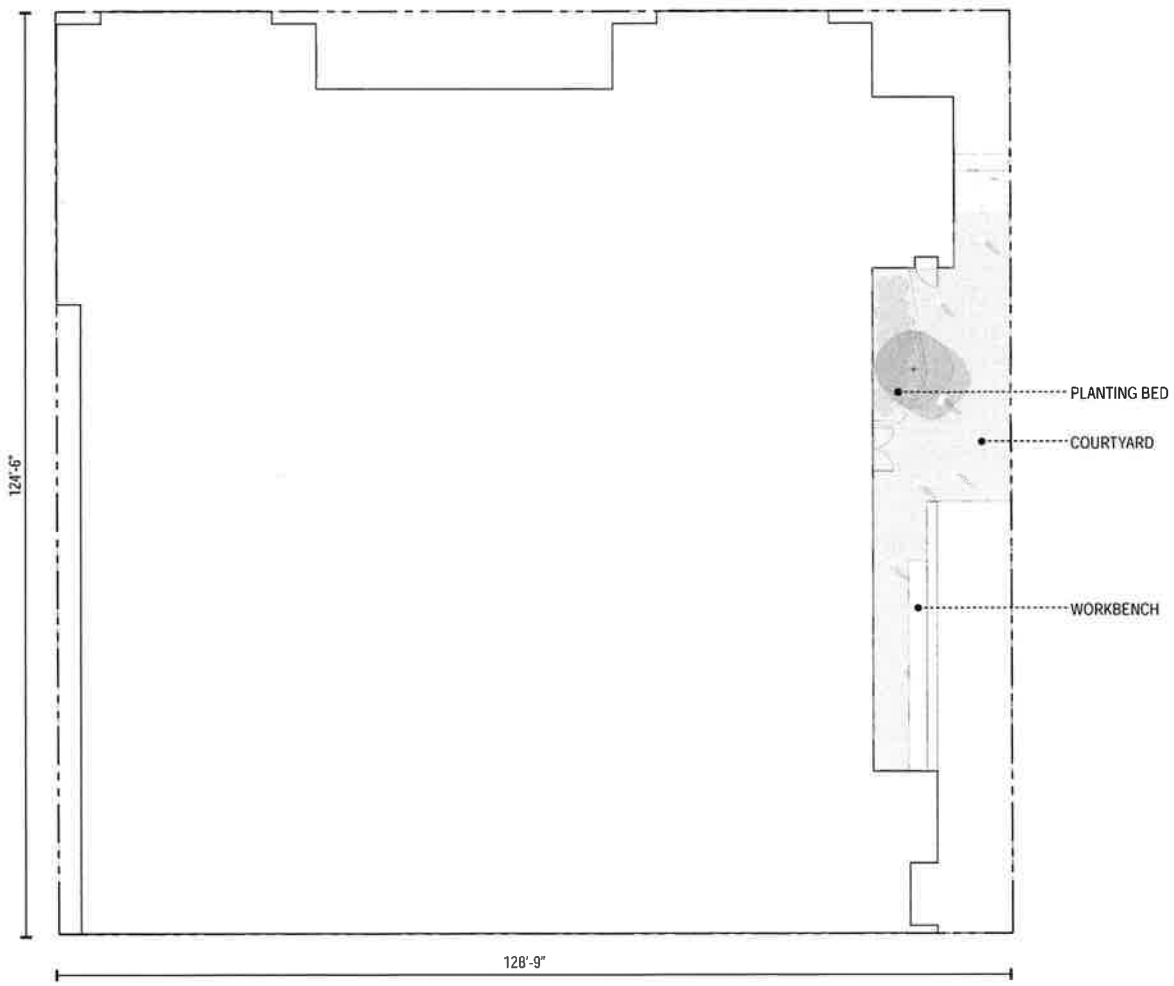


EXISTING MAIN CAMPUS AND PROPOSED 335 W BELDEN SITE PLAN

SCALE: 1/96" = 1'-0"

Applicant: Francis W. Parker School
Address: 330 W. Webster Ave. and 327-335 W. Belden Ave.
Introduction: June 17, 2026
Plan Commission: September 17, 2026

FINAL FOR PUBLICATION



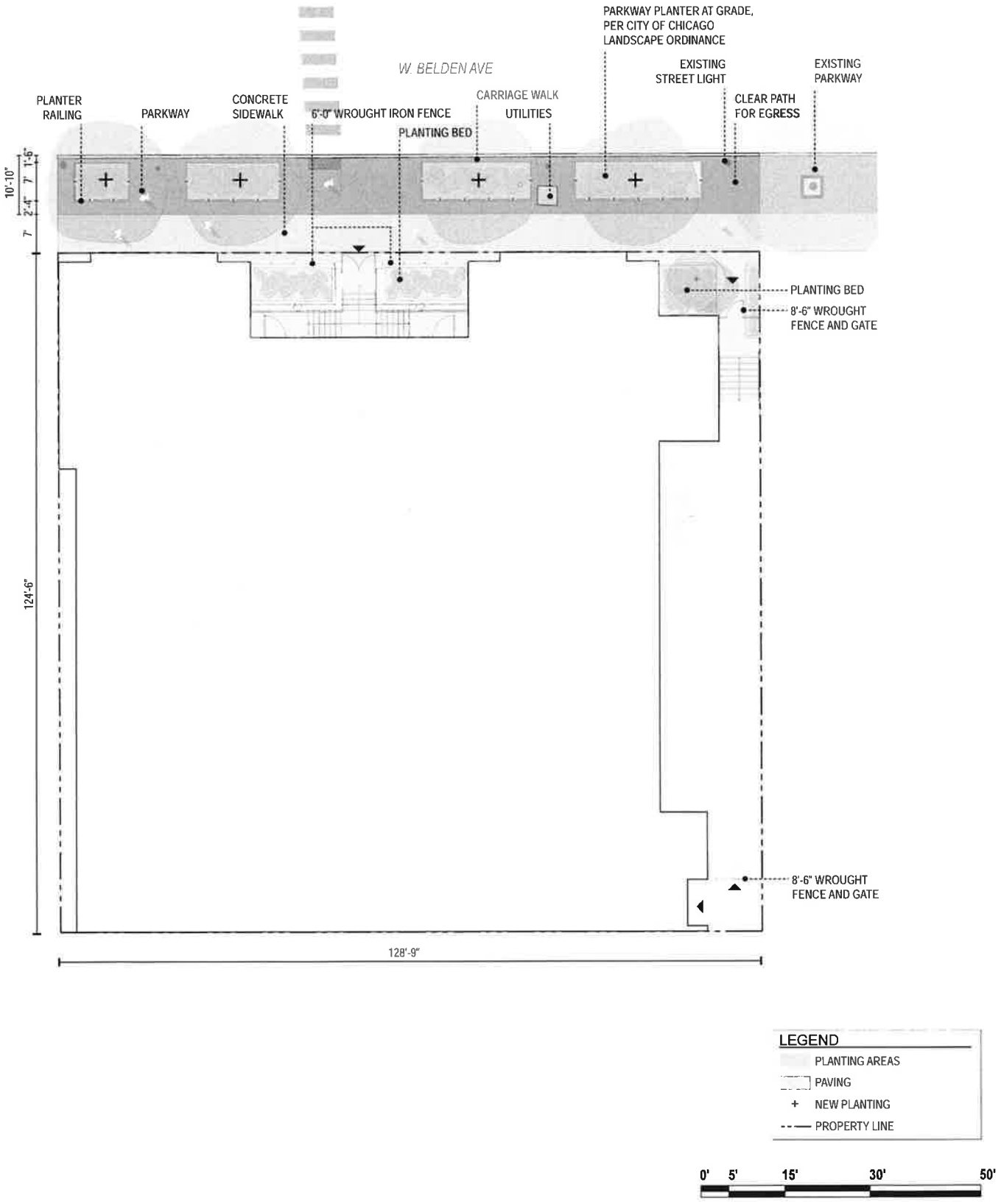
LEGEND
PLANTING AREAS
PAVING
+ NEW PLANTING
PROPERTY LINE

0' 5' 15' 30' 50'

PROPOSED 335 W BELDEN LEVEL 1 LANDSCAPE PLAN

Applicant: Francis W. Parker School
Address: 330 W. Webster Ave. and 327-335 W. Belden Ave.
Introduction: June 17, 2026
Plan Commission: September 17, 2026

FINAL FOR PUBLICATION

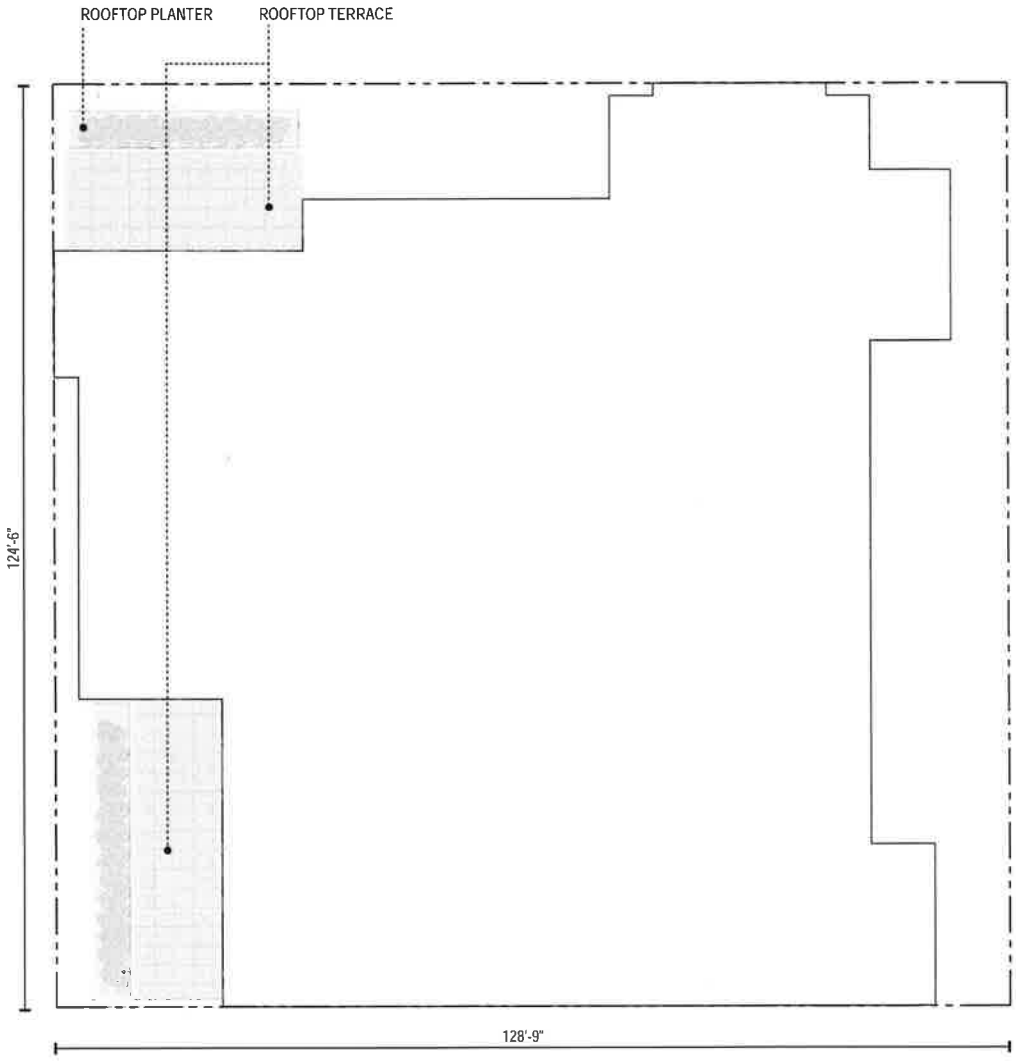


PROPOSED 335 W BELDEN LEVEL 2 & PARKWAY LANDSCAPE PLAN

Applicant: Francis W. Parker School
Address: 330 W. Webster Ave. and 327-335 W. Belden Ave.
Introduction: June 17, 2026
Plan Commission: September 17, 2026

W BELDEN AVE

FINAL FOR PUBLICATION



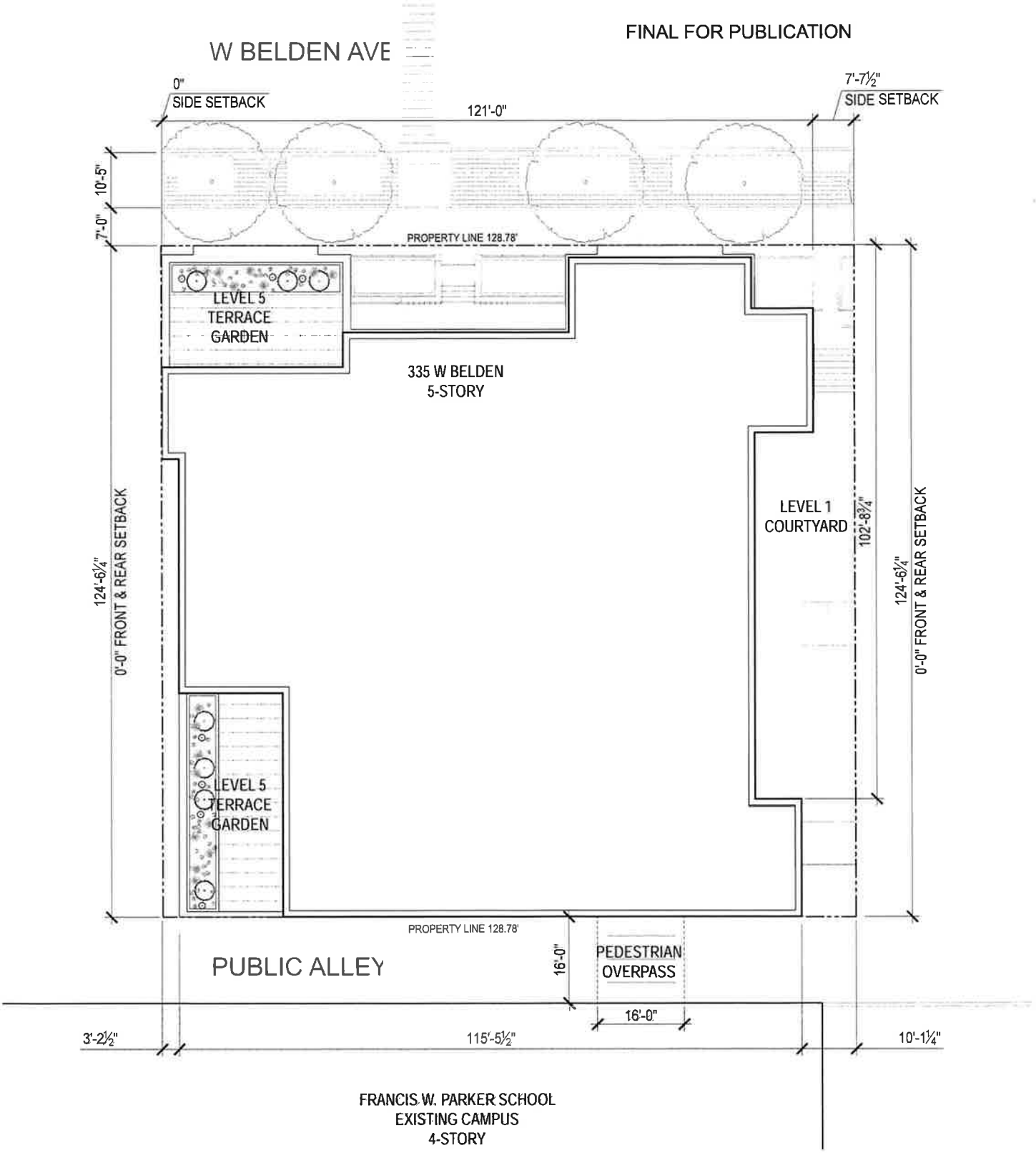
LEGEND
PLANTING AREAS
PAVING
+ NEW PLANTING
PROPERTY LINE

0' 5' 15' 30' 50'

PROPOSED 335 W BELDEN LEVEL 5 LANDSCAPE PLAN

Applicant: Francis W. Parker School
Address: 330 W. Webster Ave. and 327-335 W. Belden Ave.
Introduction: June 17, 2026
Plan Commission: September 17, 2026

FINAL FOR PUBLICATION

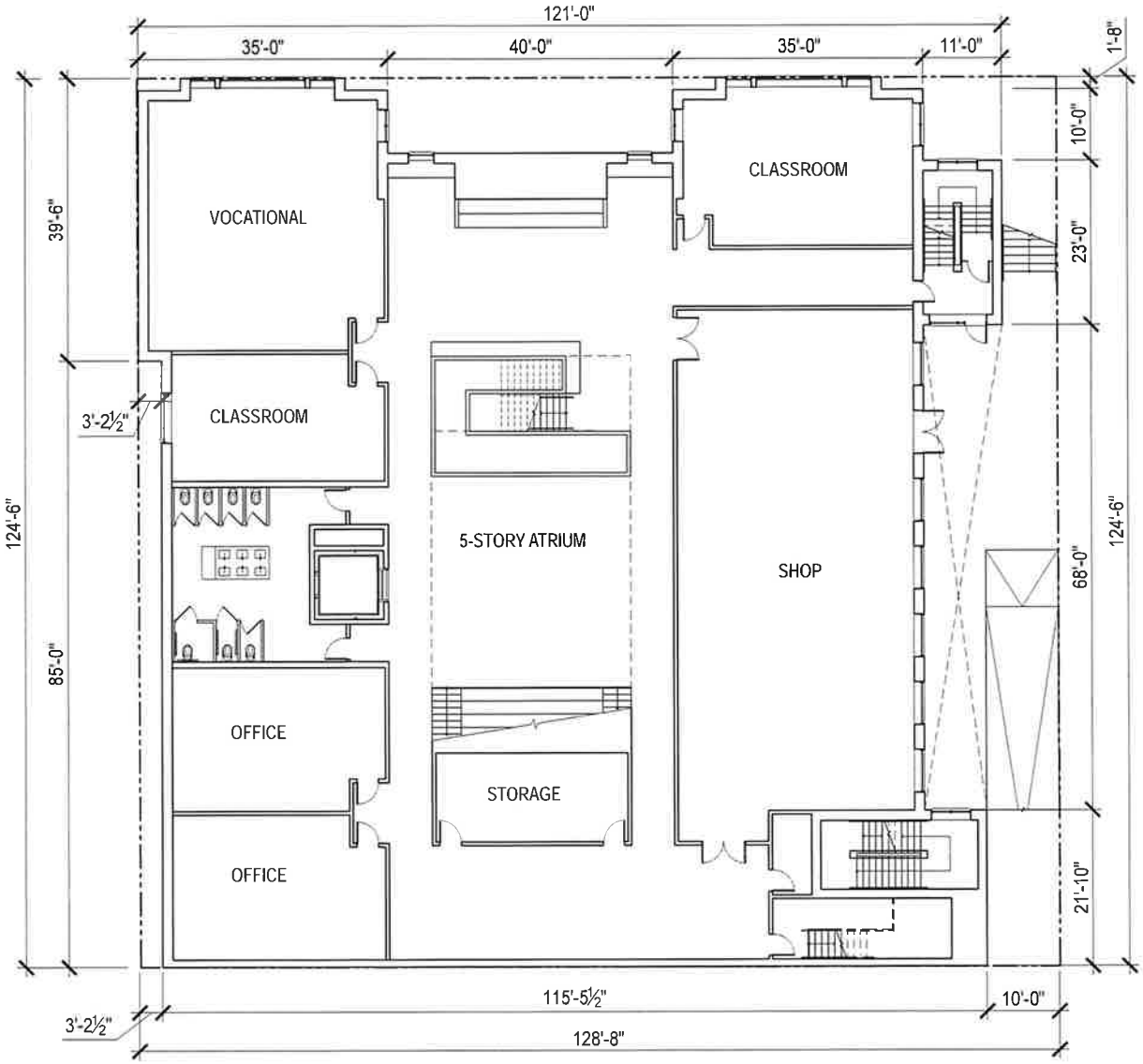


PROPOSED 335 W BELDEN SITE PLAN

0' 5' 15' 30' 50'

Applicant: Francis W. Parker School
Address: 330 W. Webster Ave. and 327-335 W. Belden Ave.
Introduction: June 17, 2026
Plan Commission: September 17, 2026

FINAL FOR PUBLICATION



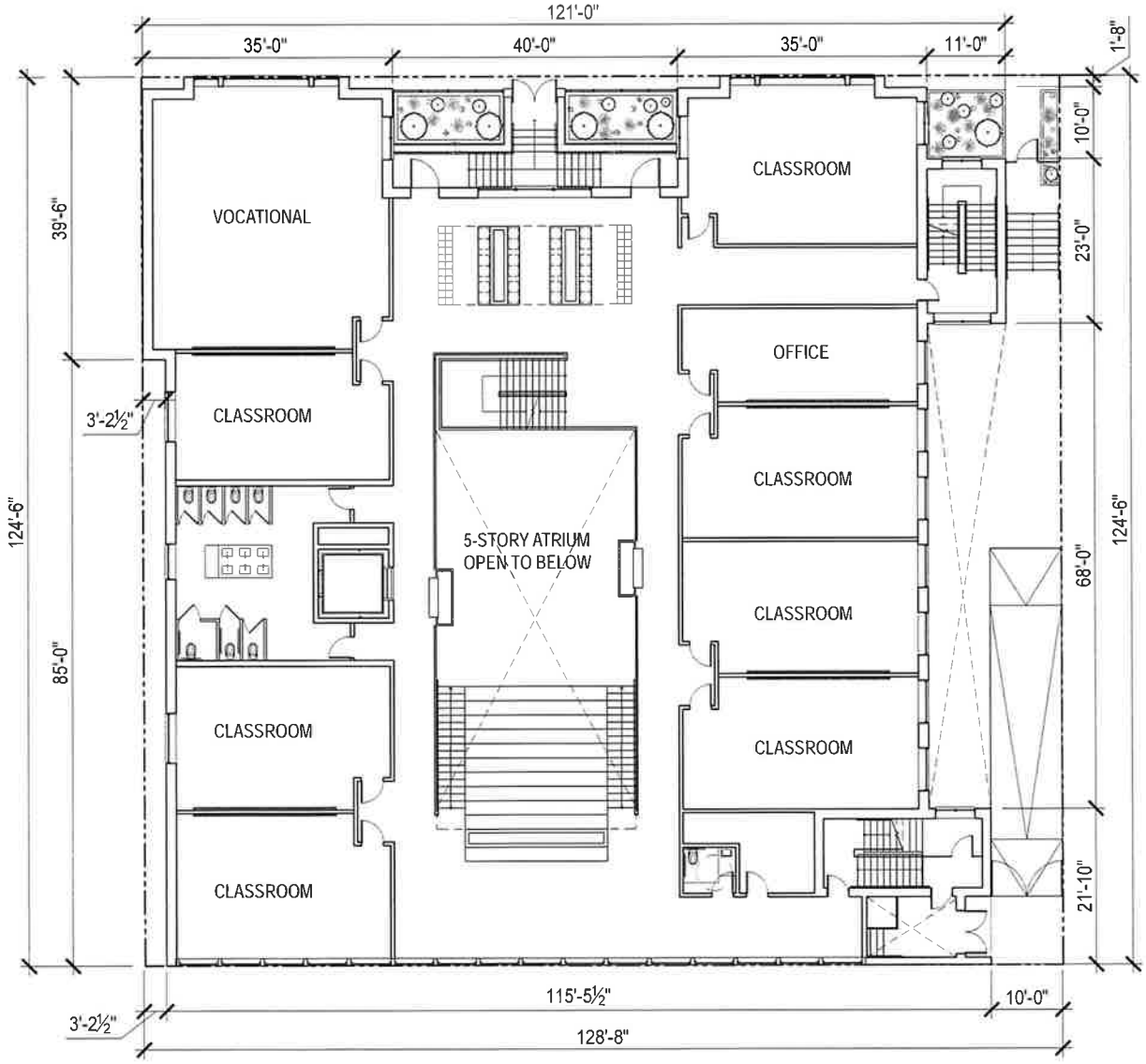
* School program has not been finalized and is subject to changes

PROPOSED 335 W BELDEN LEVEL 1 FLOOR PLAN

0' 5' 15' 30' 50'

Applicant: Francis W. Parker School
Address: 330 W. Webster Ave. and 327-335 W. Belden Ave.
Introduction: June 17, 2026
Plan Commission: September 17, 2026

FINAL FOR PUBLICATION



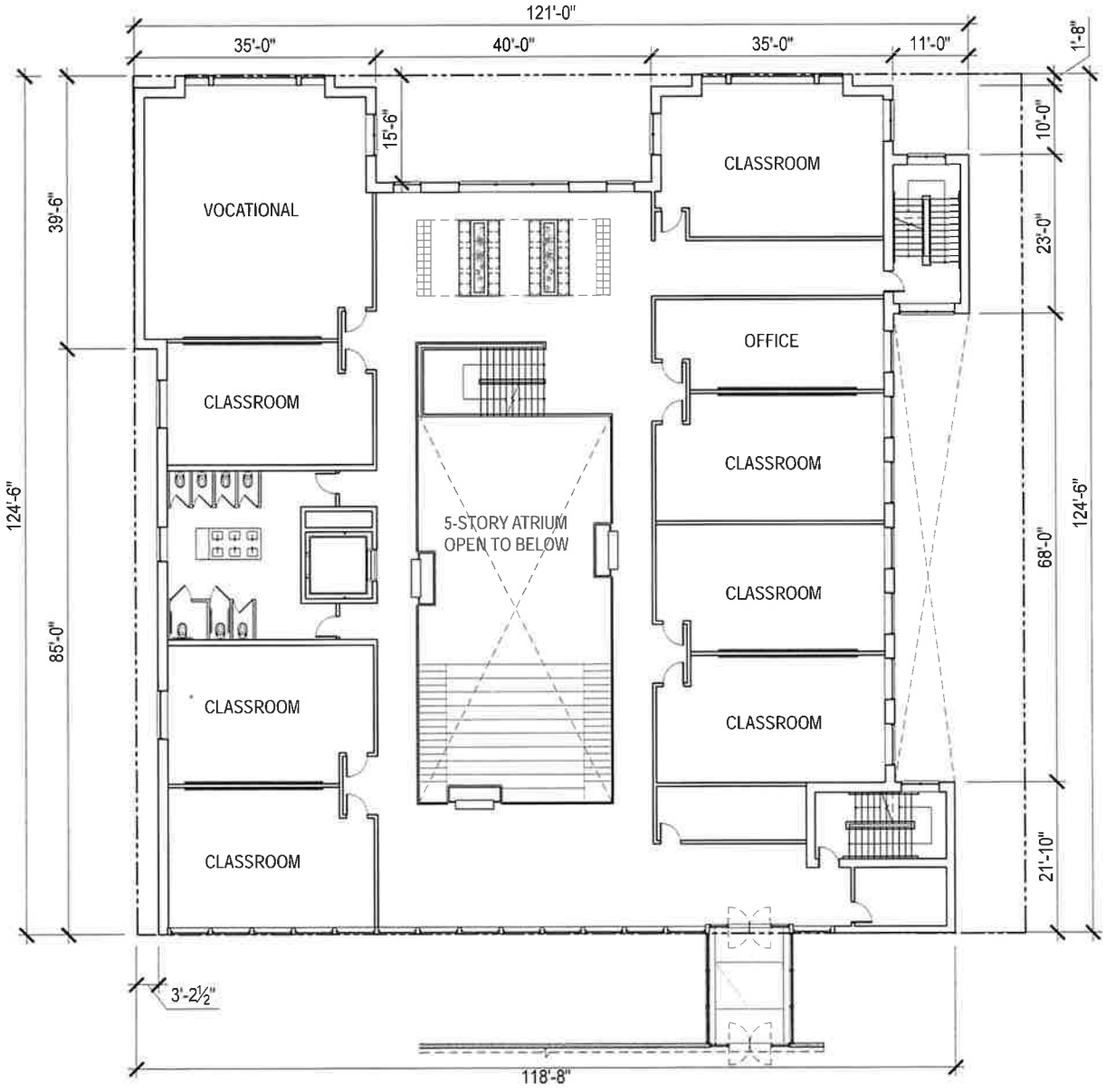
* School program has not been finalized and is subject to changes

PROPOSED 335 W BELDEN LEVEL 2 FLOOR PLAN

0' 5' 15' 30' 50'

Applicant: Francis W. Parker School
Address: 330 W. Webster Ave. and 327-335 W. Belden Ave.
Introduction: June 17, 2026
Plan Commission: September 17, 2026

FINAL FOR PUBLICATION



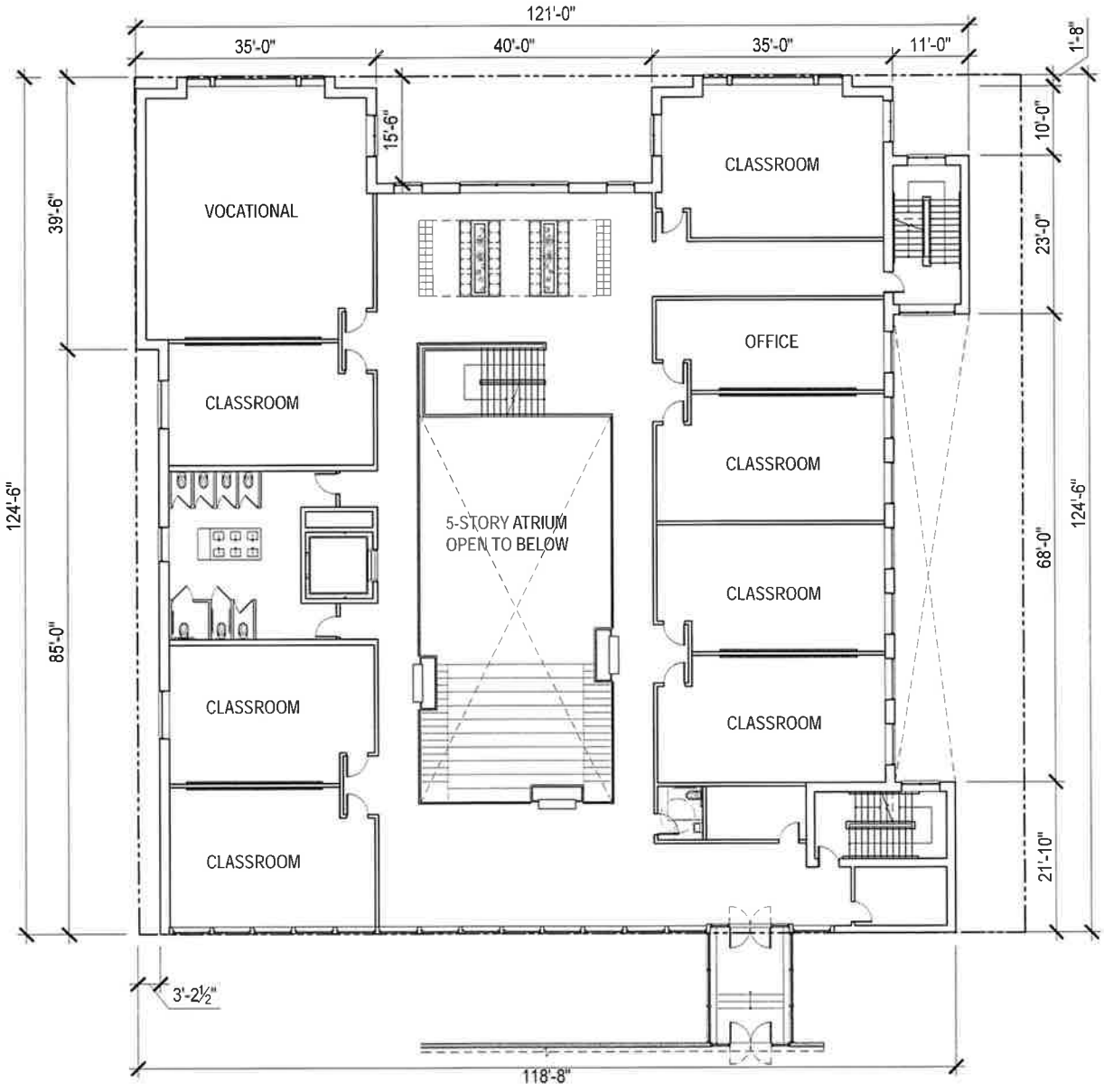
* School program has not been finalized and is subject to changes

PROPOSED 335 W BELDEN LEVEL3 FLOOR PLAN

0' 5' 15' 30' 50'

Applicant: Francis W. Parker School
Address: 330 W. Webster Ave. and 327-335 W. Belden Ave.
Introduction: June 17, 2026
Plan Commission: September 17, 2026

FINAL FOR PUBLICATION



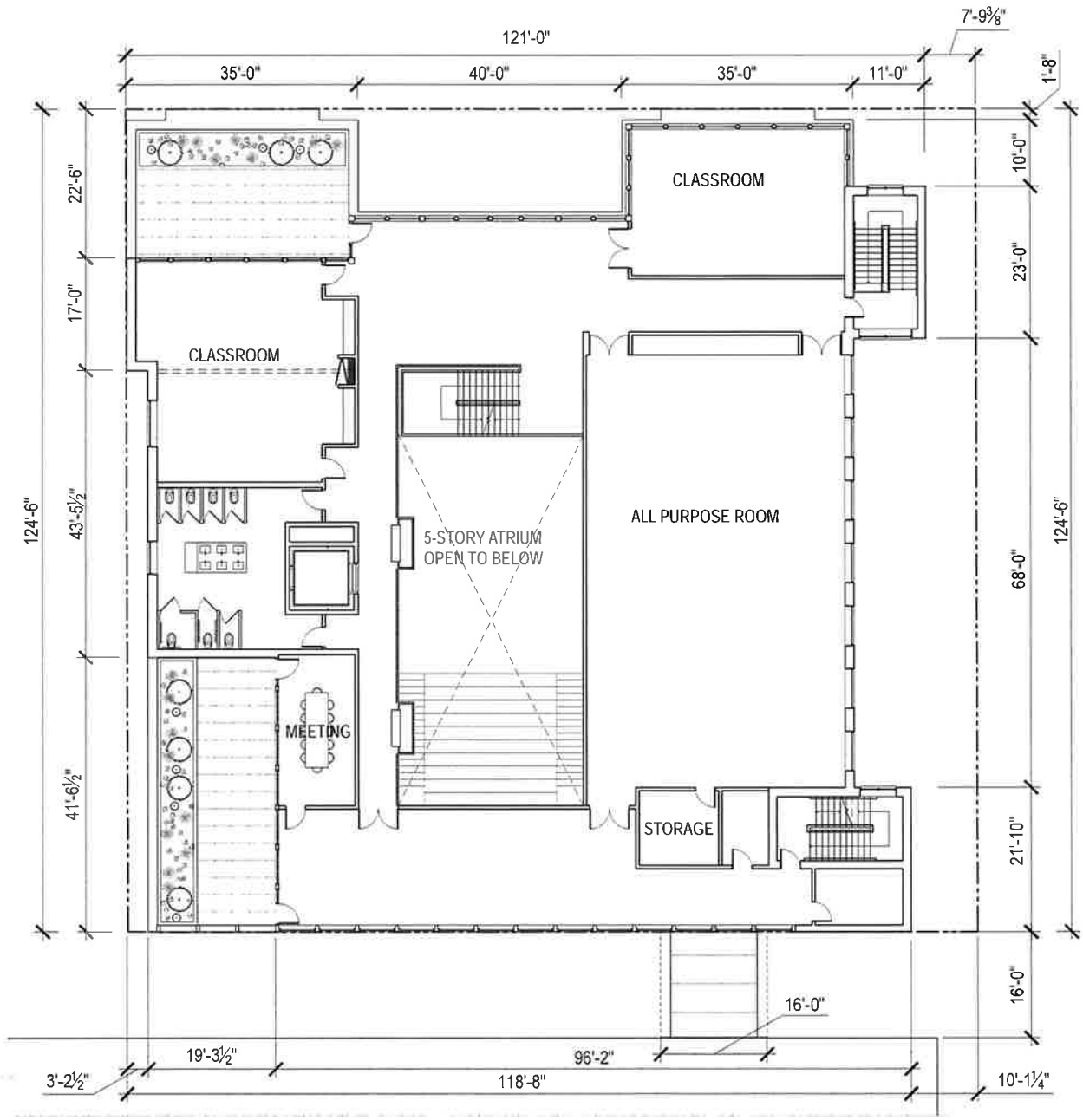
* School program has not been finalized and is subject to changes

PROPOSED 335 W BELDEN LEVEL 4 FLOOR PLAN

0' 5' 15' 30' 50'

Applicant: Francis W. Parker School
Address: 330 W. Webster Ave. and 327-335 W. Belden Ave.
Introduction: June 17, 2026
Plan Commission: September 17, 2026

FINAL FOR PUBLICATION

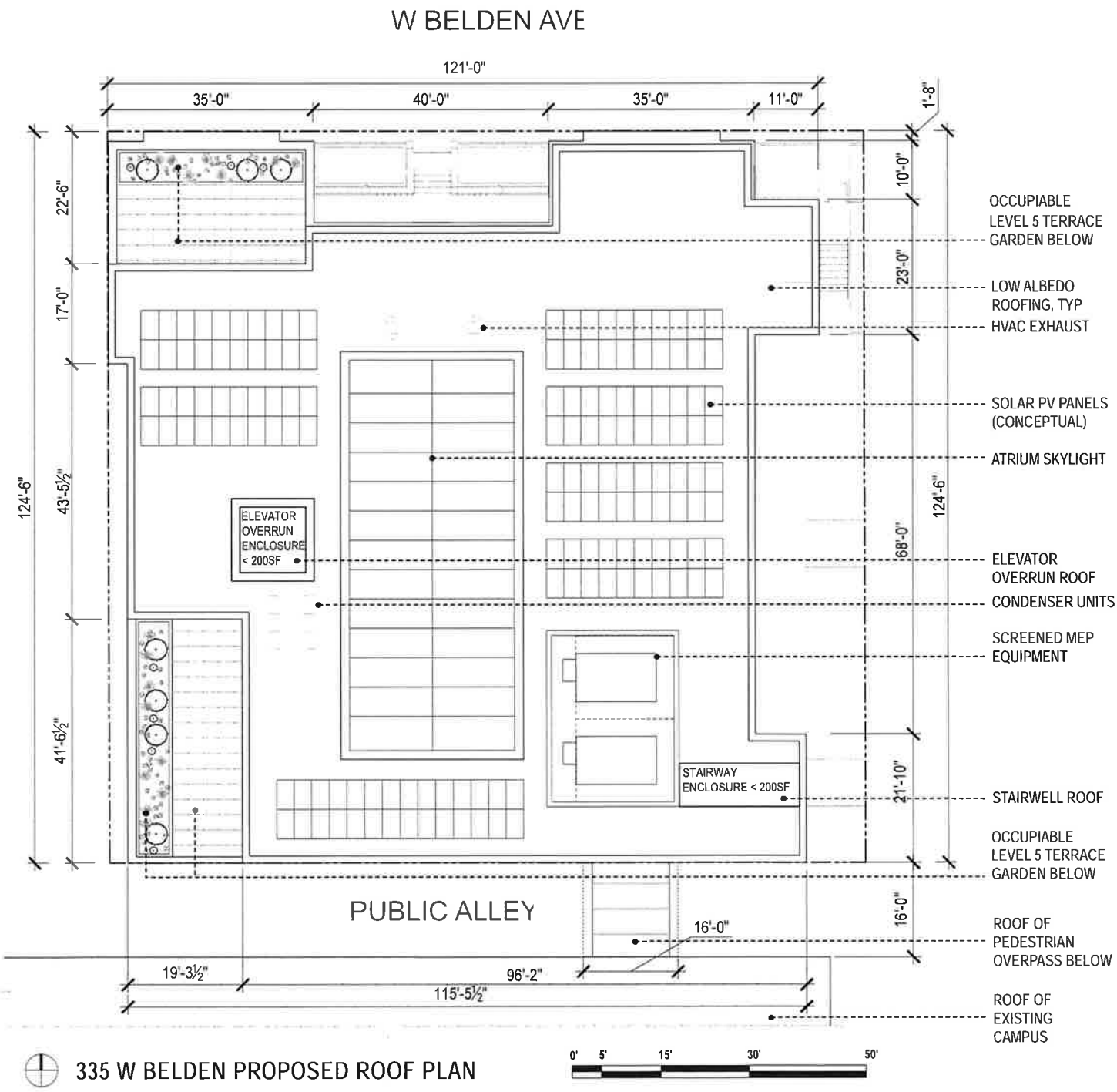


* School program has not been finalized and is subject to changes

PROPOSED 335 W BELDEN LEVEL 5 FLOOR PLAN

0' 5' 15' 30' 50'

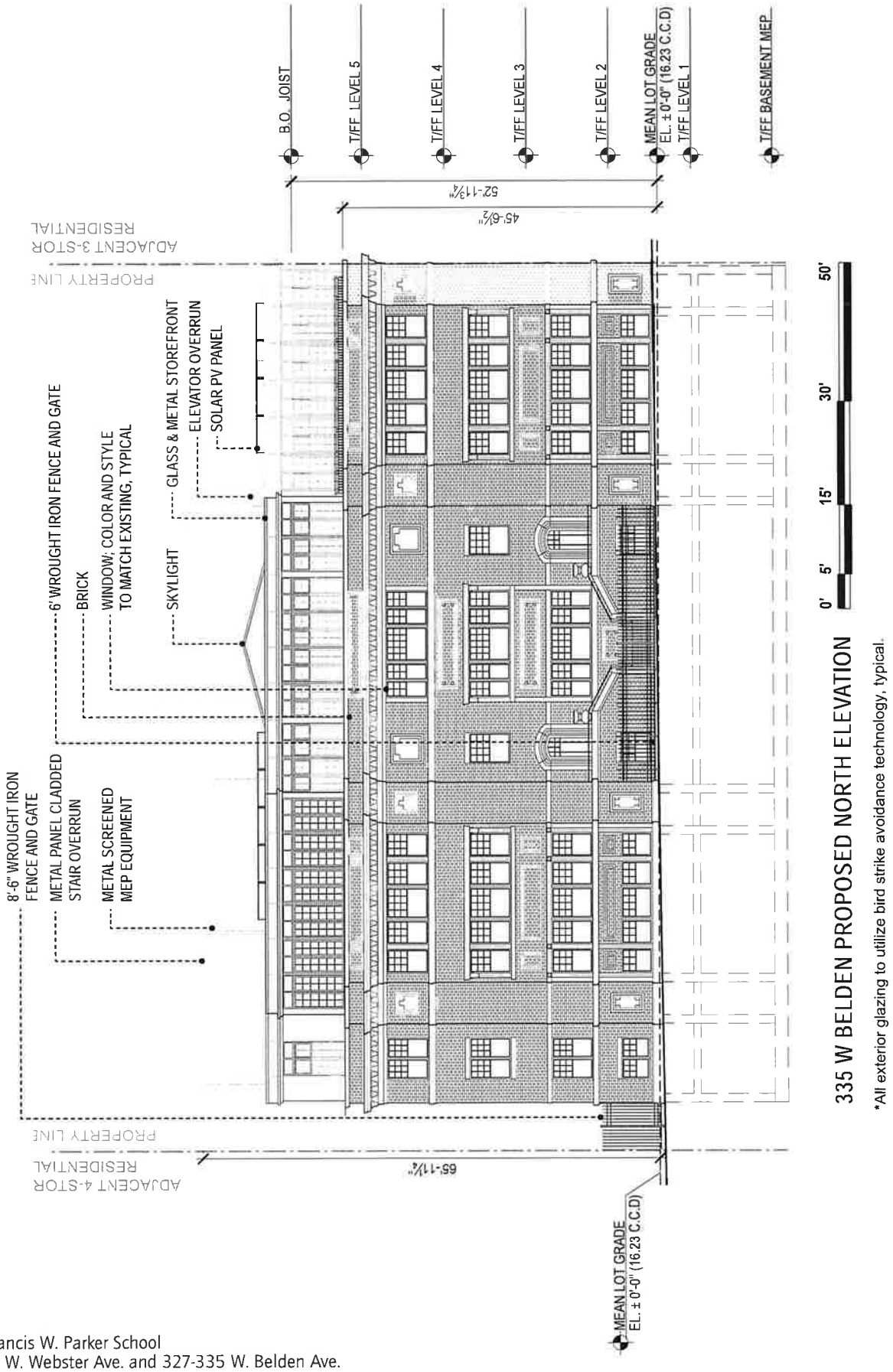
Applicant: Francis W. Parker School
Address: 330 W. Webster Ave. and 327-335 W. Belden Ave.
Introduction: June 17, 2026
Plan Commission: September 17, 2026



335 W BELDEN PROPOSED ROOF PLAN

Applicant: Francis W. Parker School
Address: 330 W. Webster Ave. and 327-335 W. Belden Ave.
Introduction: June 17, 2026
Plan Commission: September 17, 2026

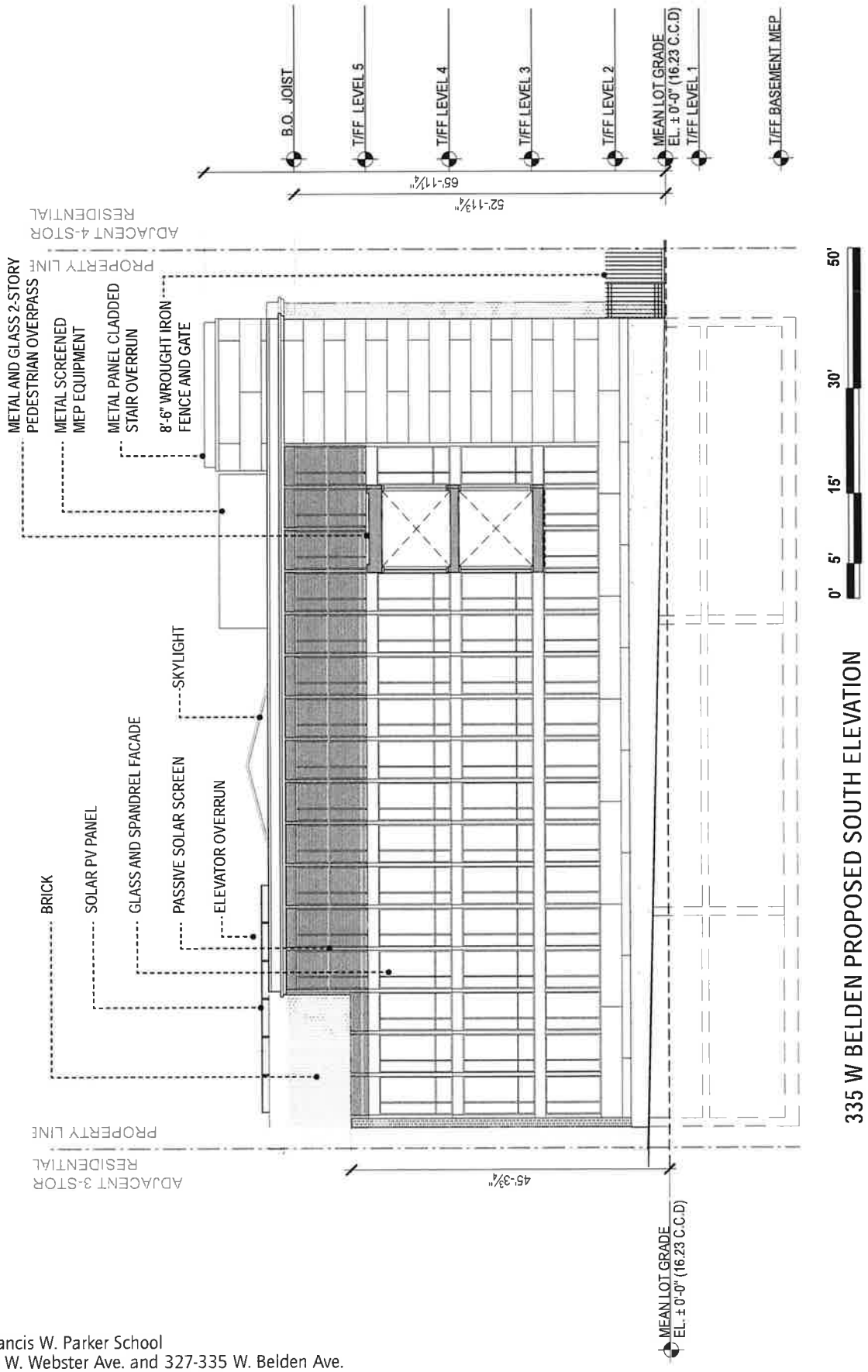
FINAL FOR PUBLICATION



335 W BELDEN PROPOSED NORTH ELEVATION

*All exterior glazing to utilize bird strike avoidance technology, typical.

Applicant: Francis W. Parker School
Address: 330 W. Webster Ave. and 327-335 W. Belden Ave.
Introduction: June 17, 2026
Plan Commission: September 17, 2026

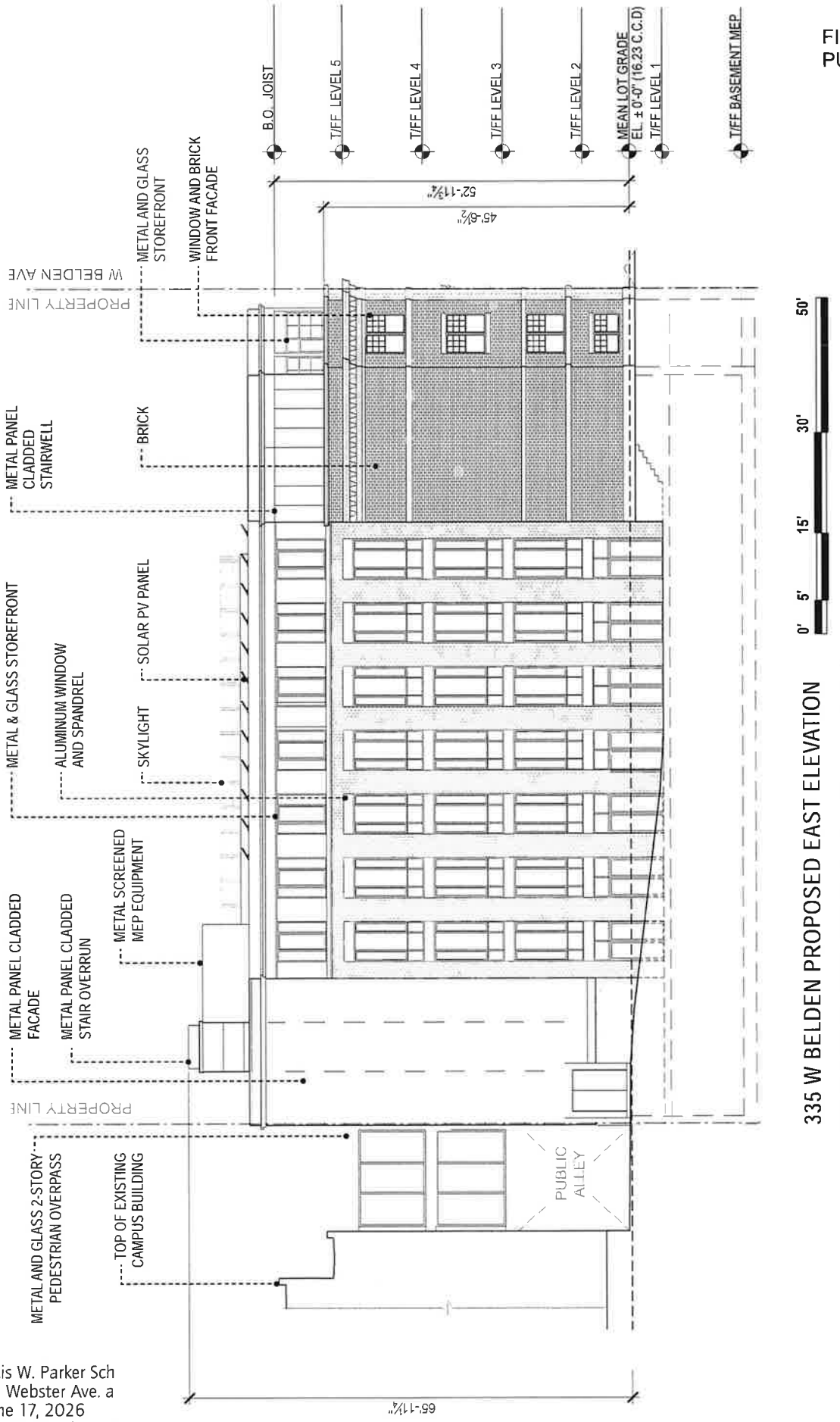


335 W BELDEN PROPOSED SOUTH ELEVATION

*All exterior glazing to utilize bird strike avoidance technology, typical.

Applicant: Francis W. Parker School
Address: 330 W. Webster Ave. and 327-335 W. Belden Ave.
Introduction: June 17, 2026
Plan Commission: September 17, 2026

FINAL FOR PUBLICATION

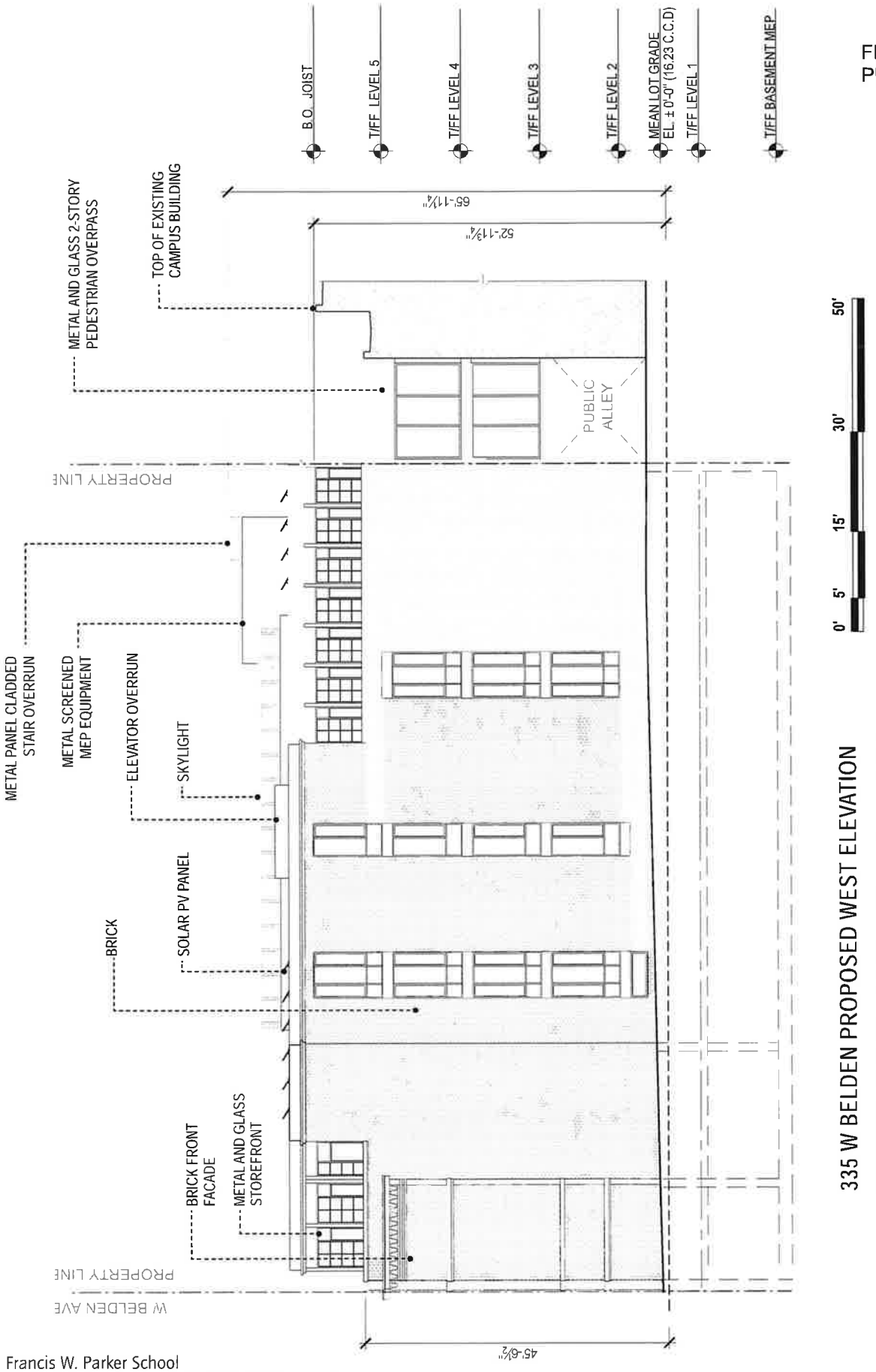


335 W BELDEN PROPOSED EAST ELEVATION

*All exterior glazing to utilize bird strike avoidance technology, typical.

Applicant: Francis W. Parker Sch
Address: 330 W. Webster Ave. a
Introduction: June 17, 2026
Plan Commission: September 17

FINAL FOR PUBLICATION



335 W BELDEN PROPOSED WEST ELEVATION

*All exterior glazing to utilize bird strike avoidance technology, typical.

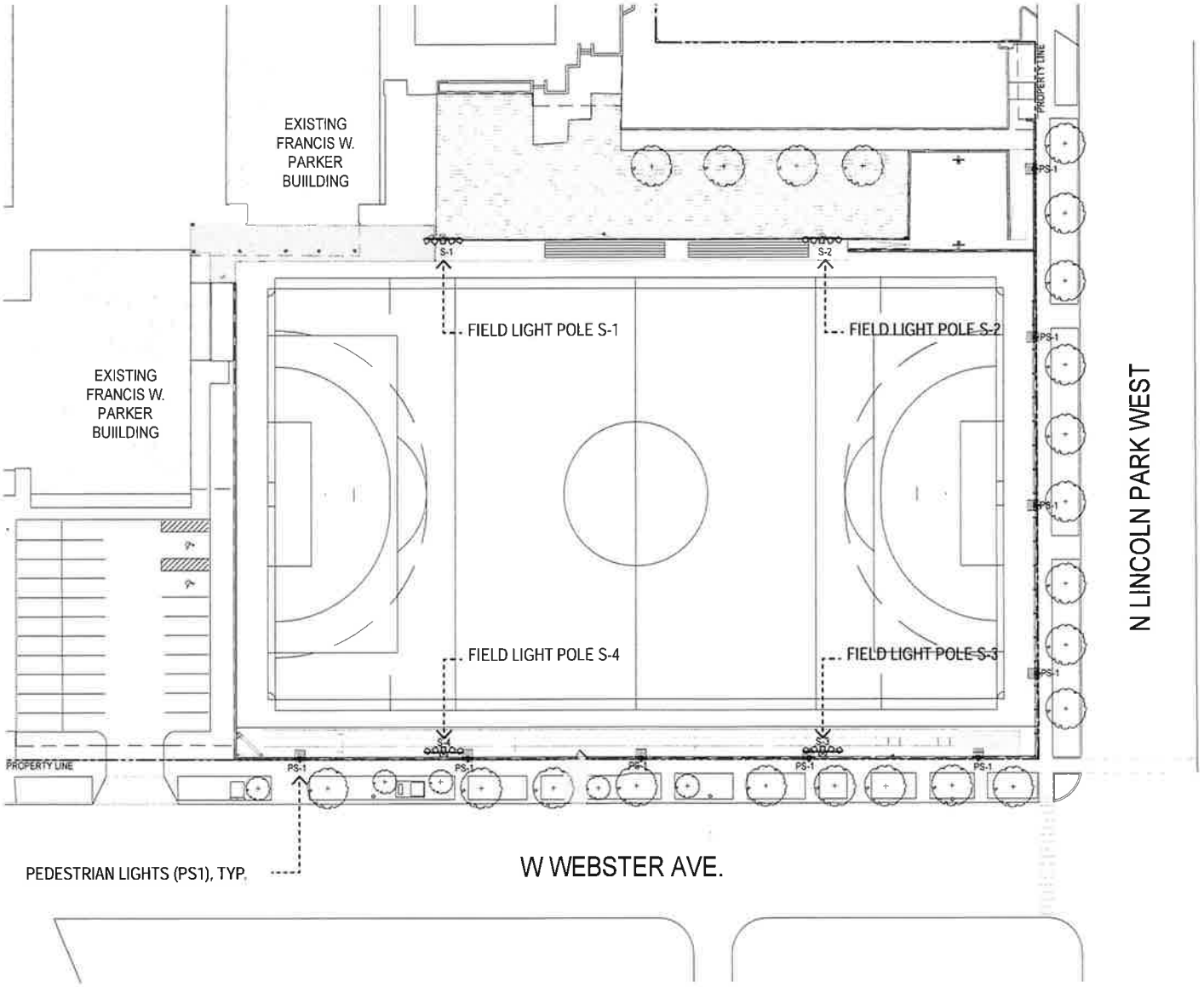
Applicant: Francis W. Parker School
Address: 330 W. Webster Ave. and 327-335 W. Belden Ave.
Introduction: June 17, 2026
Plan Commission: September 17, 2026

FINAL FOR PUBLICATION

LEGEND

FIELD LIGHT POLE
(S-1, S-2, S-3, S-4)

PEDESTRIAN LIGHT
(PS-1)

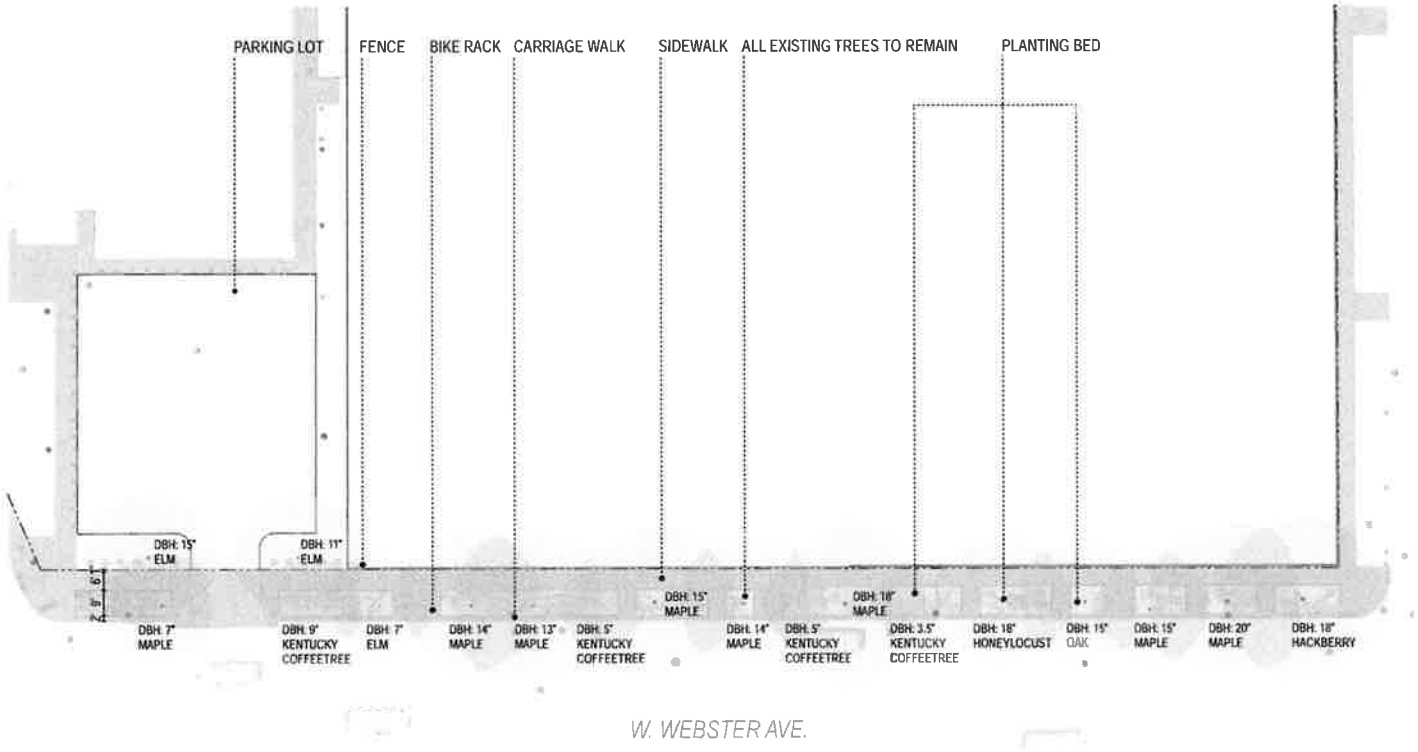


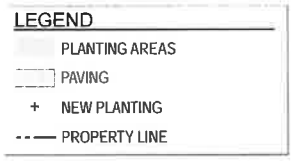
PROPOSED FIELD LIGHT POLE AND PEDESTRIAN LIGHTING PLAN

SCALE: N.T.S.

Applicant: Francis W. Parker School
Address: 330 W. Webster Ave. and 327-335 W. Belden Ave.
Introduction: June 17, 2026
Plan Commission: September 17, 2026

FINAL FOR PUBLICATION

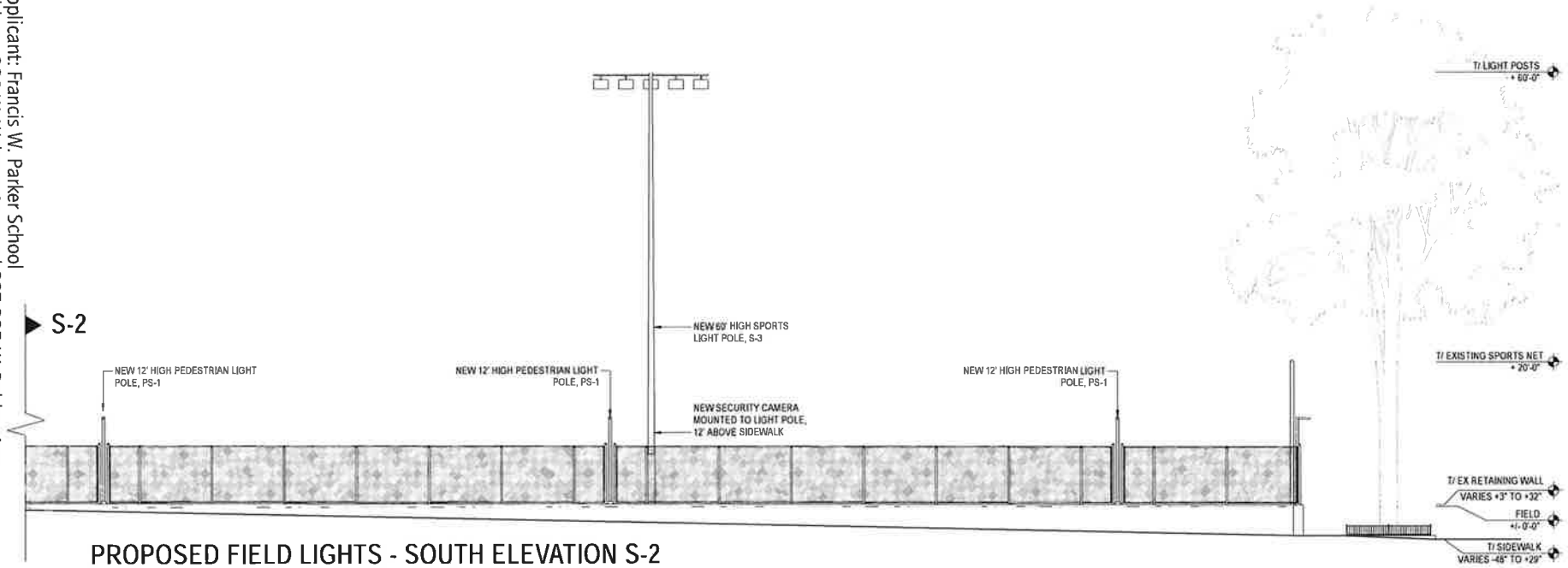




EXISTING W. WEBSTER AVE LANDSCAPE PLAN TO REMAIN NO CHANGE

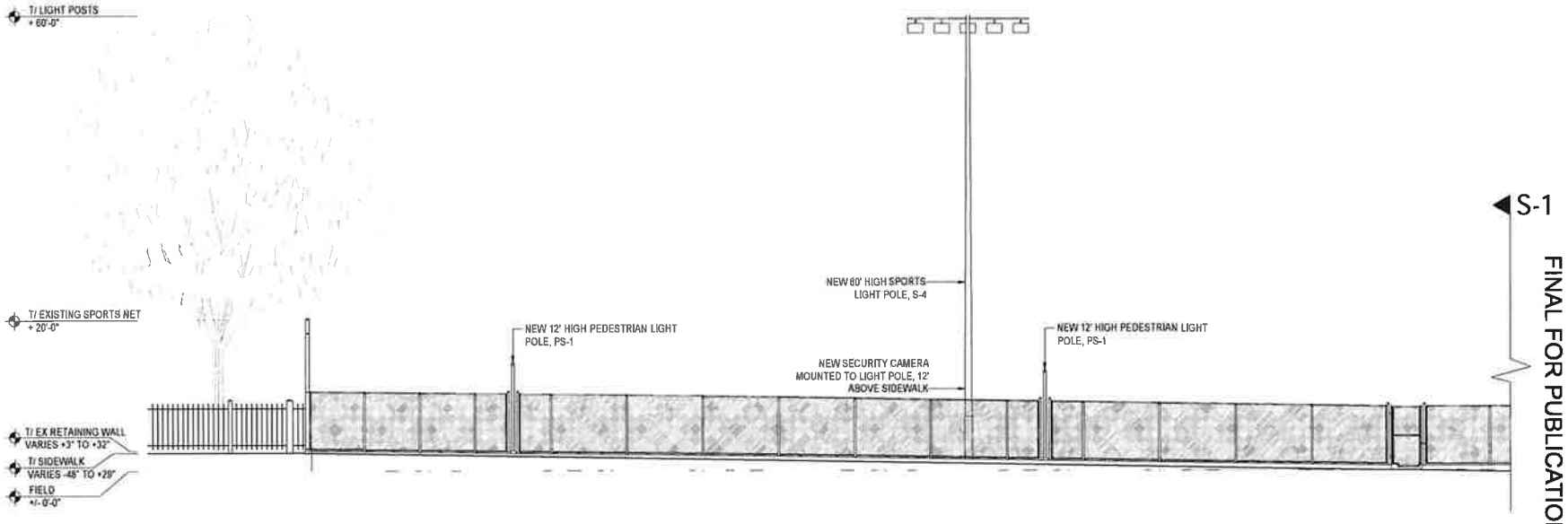
Applicant: Francis W. Parker School
Address: 330 W. Webster Ave. and 327-335 W. Belden Ave.
Introduction: June 17, 2026
Plan Commission: September 17, 2026

Applicant: Francis W. Parker School
Address: 330 W. Webster Ave. and 327-335 W. Belden Ave.
Introduction: June 17, 2026
Plan Commission: September 17, 2026



PROPOSED FIELD LIGHTS - SOUTH ELEVATION S-2

SCALE: 3/64" = 1'-0"

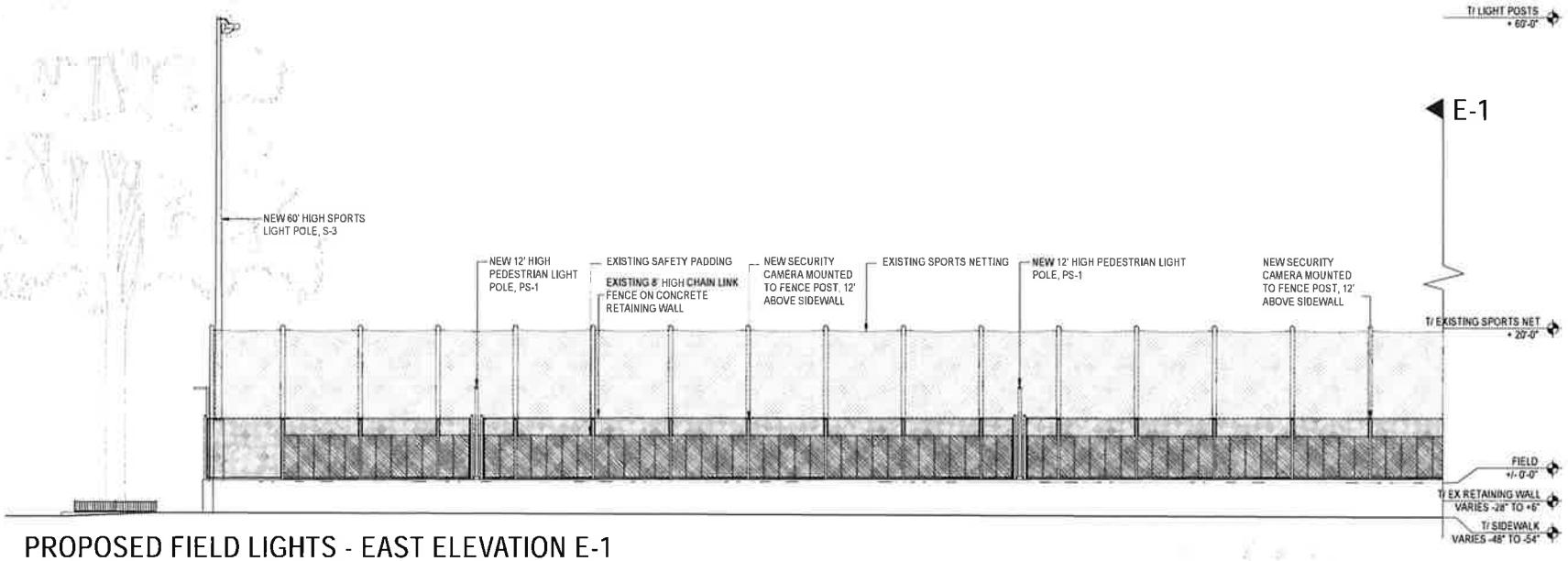


PROPOSED FIELD LIGHTS - SOUTH ELEVATION S-1

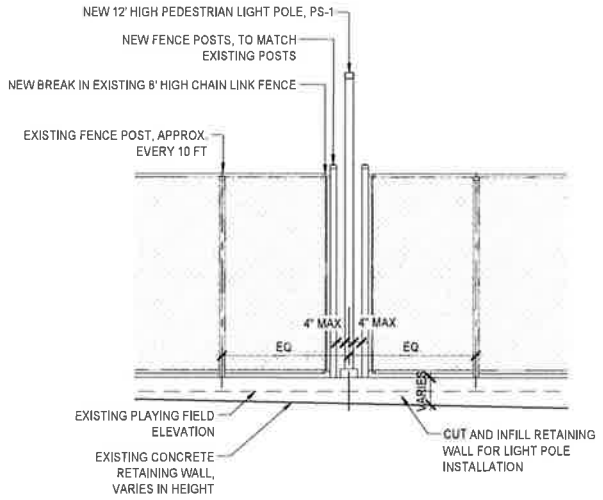
SCALE: 3/64" = 1'-0"

FINAL FOR PUBLICATION

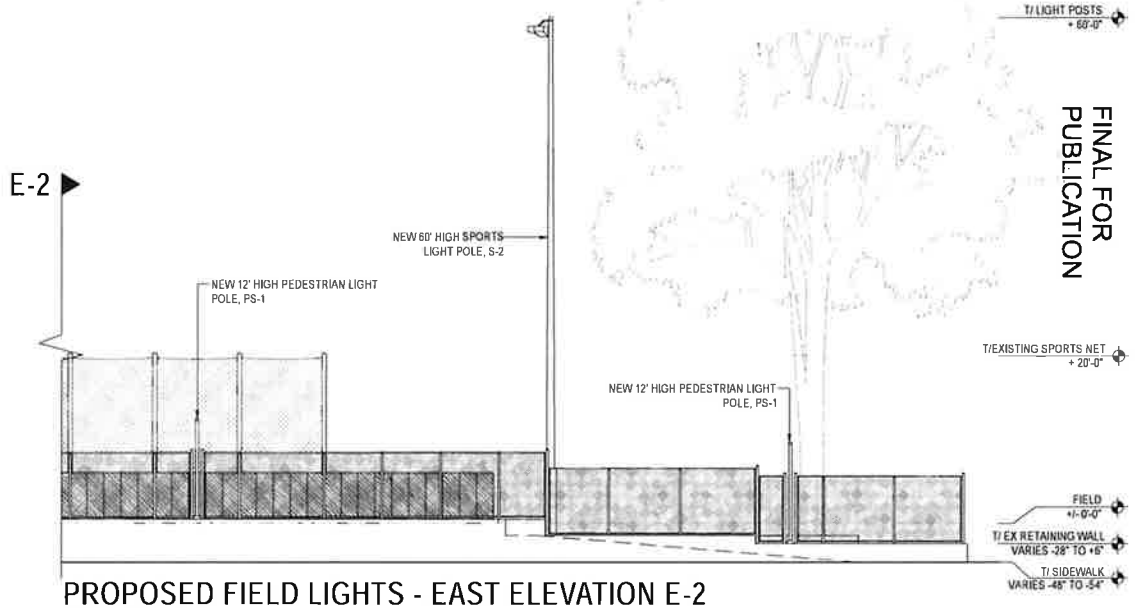
Applicant: Francis W. Parker School
Address: 330 W. Webster Ave. and 327-335 W. Belden Ave.
Introduction: June 17, 2026
Plan Commission: September 17, 2026



PROPOSED FIELD LIGHTS - EAST ELEVATION E-1
SCALE: 3/64" = 1'-0"



TYPICAL PEDESTRIAN LIGHT ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED FIELD LIGHTS - EAST ELEVATION E-2
SCALE: 3/64" = 1'-0"

FINAL FOR PUBLICATION