

PD 299

11325

61108

JOURNAL--CITY COUNCIL--CHICAGO

11/10/94

SECTION 2. That Title 17 of the Municipal Code of Chicago, is hereby amended in Section 8.11-1 by adding the language in italics, as follows:

- (10) Furniture and Appliance Stores, Motor Vehicle Sales, Wholesale Stores, Household Equipment or Furniture Repair Shops, *Upholstering Shops*, or Machinery Sales. One parking space shall be provided for each 600 square feet of floor area in excess of 4,000 square feet.

SECTION 3. This ordinance shall be in full force and effect from and after its due passage and publication.

CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY PARTICULAR AREAS.

On motion of Alderman Banks, the Council took up for consideration the reports of the Committee on Zoning, deferred and published in the Journal of Proceedings of November 2, 1994, pages 58843 through 58886, recommending that the City Council pass said proposed ordinances which amend the Chicago Zoning Ordinance by reclassifying particular areas.

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 Mazola, Haithcock, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Olivo, Burke, Coleman, Murphy, Rugai, Troutman, Evans, Munoz, Laski, Miller, Watson, E. Smith, Burrell, Bialczak, Suarez, Gabinski, Mell, Austin, Wojcik, Banks, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Schulter, Moore -- 40.

*Nays* -- None.

Alderman Natarus 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):

11325

61128

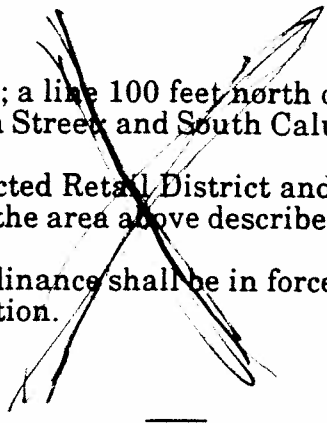
JOURNAL--CITY COUNCIL--CHICAGO

11/10/94

South Giles Avenue; a line 100 feet north of the alley next north of and parallel to East 35th Street and South Calumet Avenue,

to those of a B2-3 Restricted Retail District and a corresponding use district is hereby established in the area above described.

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



*Reclassification Of Area Shown On Map Number 8-E.  
(As Amended)*

*DD # 299*

*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 symbols and indications as shown on Map No. 8-E in the area bounded by:

South Michigan Avenue; East 33rd Street; the alley east of South Indiana Avenue; and East 32nd Street, except Lots 39 and 43 in Block 4 in Tyler's Subdivision of the south half of the northeast quarter of the northwest quarter of Section 34, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois,

to the designation of an R5 General Residence District 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 attached herewith and made a part hereof and to no others.

SECTION 2. That the Chicago Zoning Ordinance be further amended by changing all the symbols and indications as shown on Map No. 8-E in an area bounded by:

South Michigan Avenue; East 33rd Street; the alley east of South Indiana Avenue; and East 32nd Street (except Lots 39 and 43) in Block 4 in Tyler's Subdivision of the south half of the northeast quarter of the northwest quarter of Section 34, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois,

to the designation of Institutional Planned Development No. 299, as amended.

SECTION 3. The 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 No. 299,*

*As Amended.*

*Plan Of Development -- Statements.*

1. The property delineated herein as Institutional Planned Development No. 299, as amended, is owned and controlled by the Illinois College of Optometry, an Illinois not-for-profit corporation. The Applicant seeks to expand its academic campus on the property delineated herein.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees. Vacation of a portion of Indiana Avenue or any other 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 City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the successors and assigns of the Applicant and the Property owner of record title. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property and all portions thereof shall throughout the period this Institutional Planned Development is in effect, be held under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that a single person, corporation, association or other entity has been designated and authorized by the owner or owners of all of the Property as Authorized Agent of the Property for the limited purposes of (1) receiving any and all zoning enforcement-related or other zoning-related communications from the City in relation to and on behalf of the effected property owner or owners and (2) making application to the City for any subsequent amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) on behalf and in the name of the effected owner or owners of the Property. Nothing herein shall be construed to mean that any owner of the Property or any portion thereof is relieved of any obligation hereunder or any rights in relation thereto, or may not receive directly such communications or is not subject to City action

pursuant to this Planned Development. Nothing herein shall, however, prohibit or in any way restrict the alienation, sale, or any other transfer of all or any portion of the Property or any rights therein.

4. This Planned Development consists of eighteen (18) statements; an Existing Zoning Map; an Existing Land-Use Map; a Generalized Land-Use Plan and Conceptual Site Plan and Landscape Plan; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site Plan -- Dormitory Building; Building Elevations; and Bulk Regulations and Data Table, prepared by Knight Architect and Engineers, dated October 13, 1994. Full size sets of the Site/Landscape Plans 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 educational and related uses incidental thereto, including outpatient clinical as accessory to teaching curricula, student housing, research and administrative facilities, laboratories, and off-street parking.
6. Identification and other necessary signs (including temporary construction signs) may be permitted within the area delineated herein as "Institutional Planned Development", subject to the review and approval by the Department of Planning and Development. All identification signs existing as of the date of the adoption of this ordinance shall be permitted.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development, subject to review of the Department of Transportation. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table attached hereto. A minimum of two percent (2%) of all parking spaces shall be designed for parking for the handicapped.
8. Any service drives or any ingress or egress, including fire lanes must be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of Chicago. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the

Bureau of Traffic Engineering and Operations and the Department of Planning and Development.

9. Height restrictions of any building or any appurtenance thereto, shall, in addition to the Building Elevations and Bulk Regulations and Data Table be subject to:
  - a. Height limitations as certified on Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
  - b. Airport zoning regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.
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. This Planned Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Planning and Development.
12. The improvements on the Property, including all driveways and landscaping, shall be designed and constructed in general conformance with the Generalized Land Use Plan and Conceptual Site Plan and Landscaping Plan, and Dormitory Site Plan attached hereto or to any future Site Plans which are approved pursuant to Statement 16 hereof. Landscaping (including street trees in the adjacent right-of-way) shall be installed in general conformance with the Generalized Land-Use Plan and Conceptual Site Plan and Landscaping Plan and the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding guidelines and regulations.
13. The building facades shall be designed, constructed and maintained in general conformance with the Building Elevations included as exhibits to this Planned Development.
14. The Applicant shall construct the landscaped open recreational area planned for the vacated portion of South Indiana Avenue so that it will be available for public pedestrian use during a time period not less than 7:00 A.M. to 7:00 P.M. daily. Applicant shall be solely responsible for the construction and maintenance of the improvements in this area.

15. The requirements of this Planned Development may be modified, administratively, by the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, consistent with the nature of the improvements contemplated in this Planned Development and is appropriate. Such a modification 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. With respect to the parcels to be developed after the construction of the dormitory building and landscaped open space area (future development areas), the Applicant shall submit site plans and elevations, including drawings of all signage, to the Department of Planning and Development for site plan and Part II approval pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance. Site plan approval is intended to assure that the proposal for the future development area is architecturally integrated and otherwise consistent with the remainder of the Planned Development Ordinance and to assist the City in monitoring ongoing development. If a site plan substantially conforms with the provisions of this Planned Development Ordinance, the Commissioner shall approve the site plan and shall issue written approval thereof to the Applicant within thirty (30) days of submission of the completed application. If the Commissioner determines within said thirty (30) day period that the site plan does not substantially conform with the provisions of this Planned Development Ordinance, the Commissioner shall advise the Applicant in writing regarding the specific reasons for such adverse determination and the specific areas in which the site plan does not conform to the provisions of this Planned Development Ordinance within fourteen (14) days from the expiration of said thirty (30) day period. In the event of an adverse determination by the Commissioner, the Applicant shall have the right to submit a supplemental or revised site plan for approval. The Commissioner shall thereafter review any resubmission within fourteen (14) days and make a final written determination within said period. The failure of the Commissioner to so advise the Applicant in writing within the time periods herein specified shall be deemed the Commissioner's approval of the submitted site plan. Following approval of the site plan by the Commissioner, the site plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Planned Development Ordinance. After the Commissioner approves the site plan, the approved site plan may be changed or modified pursuant to the provisions of this Planned Development Ordinance. In the event of any inconsistency between an approved site plan and the terms of the Planned Development Ordinance in effect at the time of approval of such site plan or of the modifications thereto, the terms of the Planned Development Ordinance shall govern.

The site plan for any new building to be constructed within the future development area shall, at a minimum, provide the following information:

- Building footprint;
- Dimensions of all setbacks;
- Location and depiction of all driveways (including relevant dimensions);
- Location and depiction of all parking spaces and loading berths (including relevant dimensions);
- Location and depiction of all signage;
- All building elevations; and

Statistics regarding the new building to be constructed, including:

- (1) Floor area and the F.A.R., as presented on submitted drawings;
- (2) Number of parking spaces provided;
- (3) The uses to occur in the building;
- (4) Maximum building height;
- (5) Setbacks and vertical setbacks, required and provided; and
- (6) Traffic Generation Data to update and supplement previously submitted traffic impact studies, if the Chicago Department of Transportation deems it necessary.

17. 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.

18. Unless substantial new construction on the property has commenced within ten years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire, provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided for by said Amendatory Ordinance (the first day of which as applied to this Planned Development shall be the effective date of the Amendatory Ordinance). If this Planned Development expires under the provisions of this statement, then the zoning of the Property shall automatically revert to that of a B4-1 Restricted Business District, R5 and R3 General Residence Districts, and an Institutional Planned Development.

[Existing Zoning Map; Existing Land-Use Map; Generalized Land-Use Plan and Conceptual Site Plan and Landscape Plans; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site Plan -- Dormitory Building; and Building Elevations referred to in these Plan of Development Statements printed on pages 61136 through 61142 of this Journal.]

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

*Institutional Planned Development No. 299,*

*As Amended.*

*Bulk Regulations And Data Table.*

*Illinois College Of Optometry.*

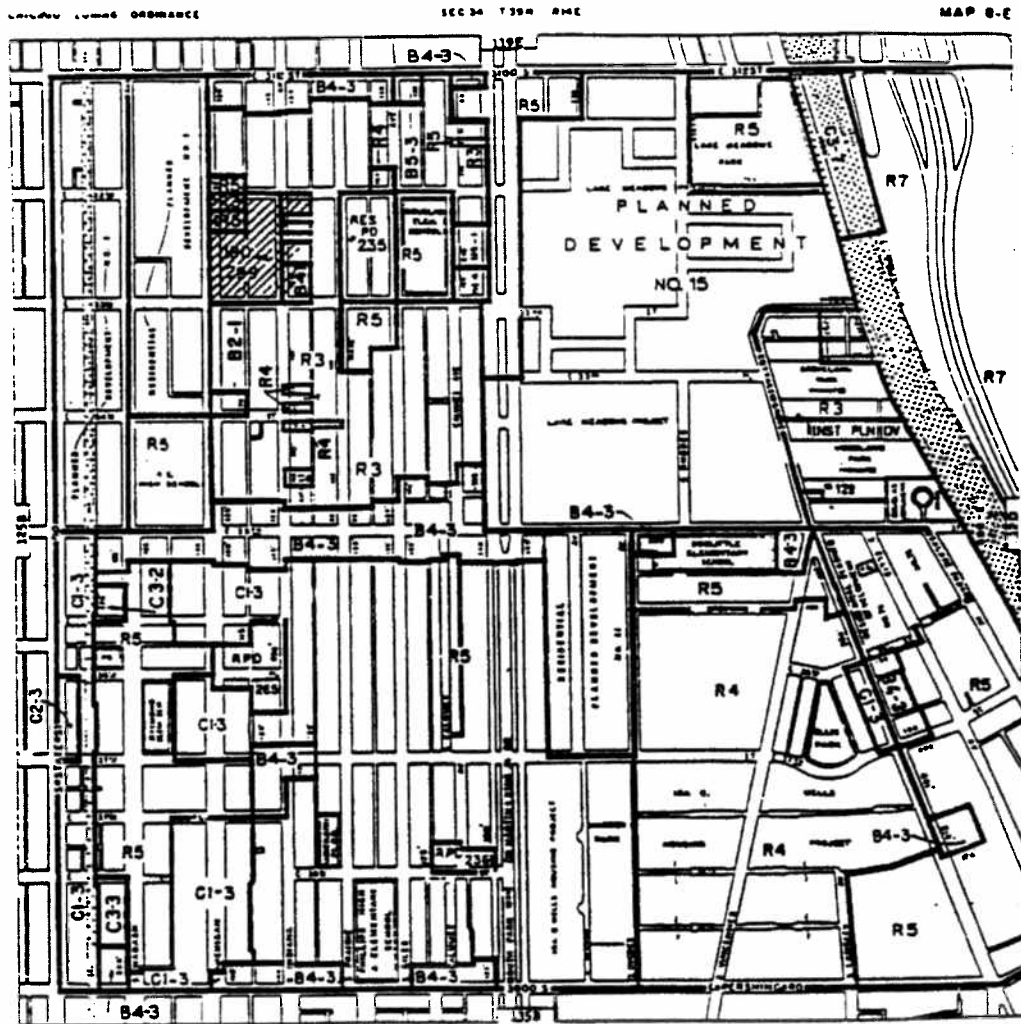
Gross Site Area:

372,759 square feet  
8.55 acres.

Net Site Area:	272,242 square feet 6.25 acres.
Maximum Permitted Floor Area Ratio for Total Net Site Area:	1.7 acres (463,000 square feet).
Minimum Number of Off-Street Parking Spaces:	238.
Additional parking for added clinic space and other development to be determined at site plan or Part II approval stage.	
Minimum Number of Off-Street Loading Spaces:	1 existing.
Additional loading for future development to be determined at site plan approval stage.	
Maximum Building Height:	56 feet.
Minimum Periphery Setbacks:	
East of South Indiana Avenue:	Per Site Plan, minimum of 5 feet from any existing Property not owned by Applicant.
West of South Indiana Avenue:	Michigan Avenue: 14 feet. Remaining setbacks: As existing.

Existing Zoning Map.

INSTITUTIONAL PLANNED DEVELOPMENT NO. 299 AS AMENDED



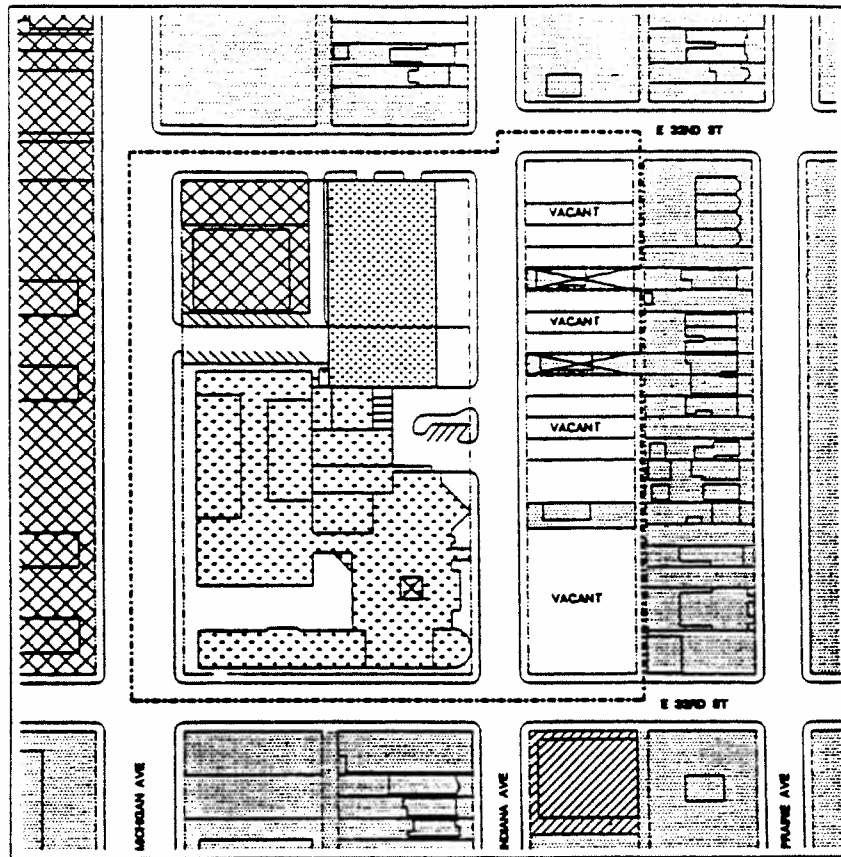
 SUBJECT PROPERTY









APPLICANT: ILLINOIS COLLEGE OF OPTOMETRY  
 ADDRESS: 3241 SOUTH MICHIGAN AVENUE, CHICAGO IL 60616  
 DATE: JUNE 8, 1994  
 REVISED: OCTOBER 13, 1994

Existing Land-Use Map.

INSTITUTIONAL PLANNED DEVELOPMENT NO. 299 AS AMENDED



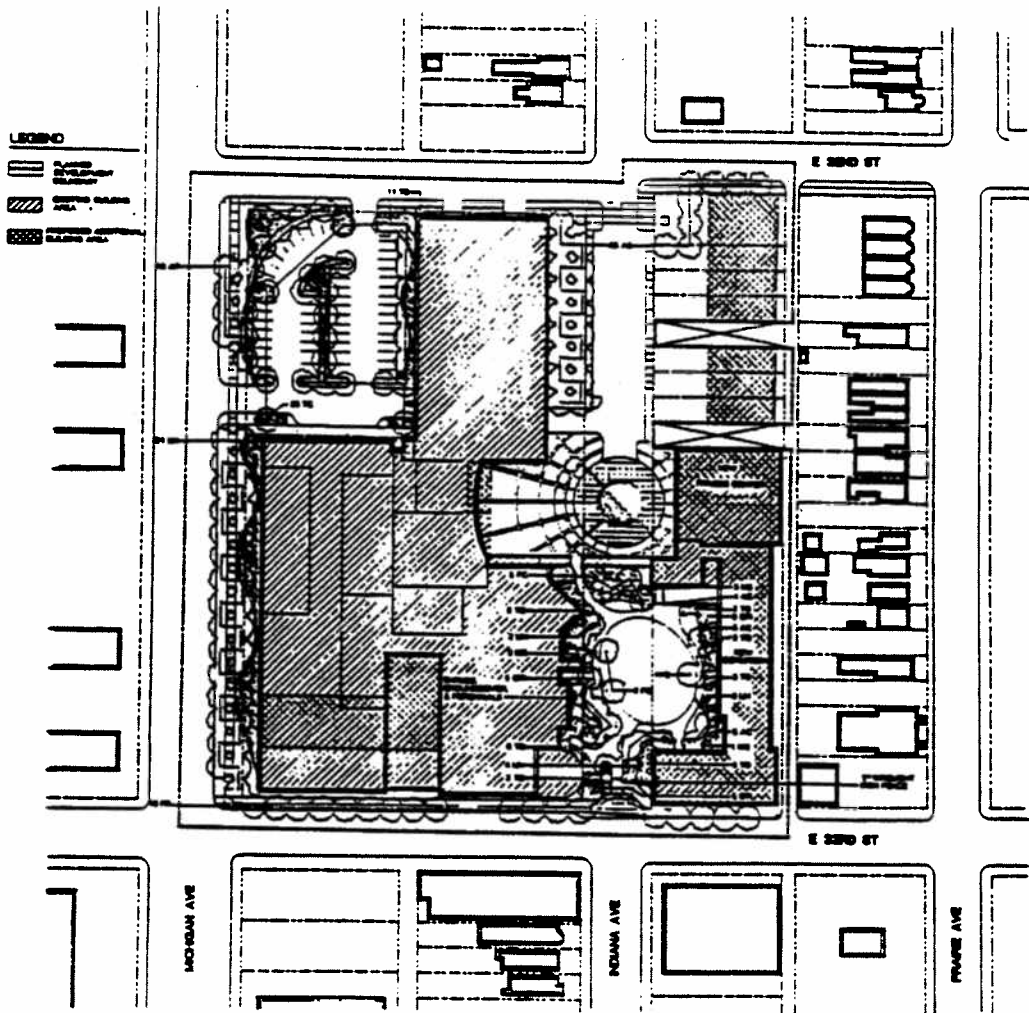
- |   |  |   |                        |
|---|--|---|------------------------|
|  | RESIDENTIAL  |  | INSTITUTIONAL (RT)     |
|  | INSTITUTIONAL<br>(ILLINOIS COLLEGE OF OPTOMETRY)           |  | INSTITUTIONAL (CHURCH) |
|  | EXISTING PARKING GARAGE<br>(ILLINOIS COLLEGE OF OPTOMETRY) |  | PROPOSED P.D. BOUNDARY |

APPLICANT: ILLINOIS COLLEGE OF OPTOMETRY  
 ADDRESS: 3241 SOUTH MICHIGAN AVENUE, CHICAGO IL 60616  
 DATE: JUNE 15, 1994  
 REVISED: OCTOBER 13, 1994

Generalized Land-Use Plan And Conceptual Site Plan And Landscape Plan.

(Page 1 of 2)

INSTITUTIONAL PLANNED DEVELOPMENT NO. 299 AS AMENDED



APPLICANT: ILLINOIS COLLEGE OF OPTOMETRY  
 ADDRESS: 3241 SOUTH MICHIGAN AVENUE, CHICAGO IL 60616  
 DATE: JUNE 8, 1994  
 REVISED: OCTOBER 13, 1994



Generalized Land-Use Plan And Conceptual Site  
Plan And Landscape Plan.

(Page 2 of 2)

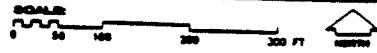
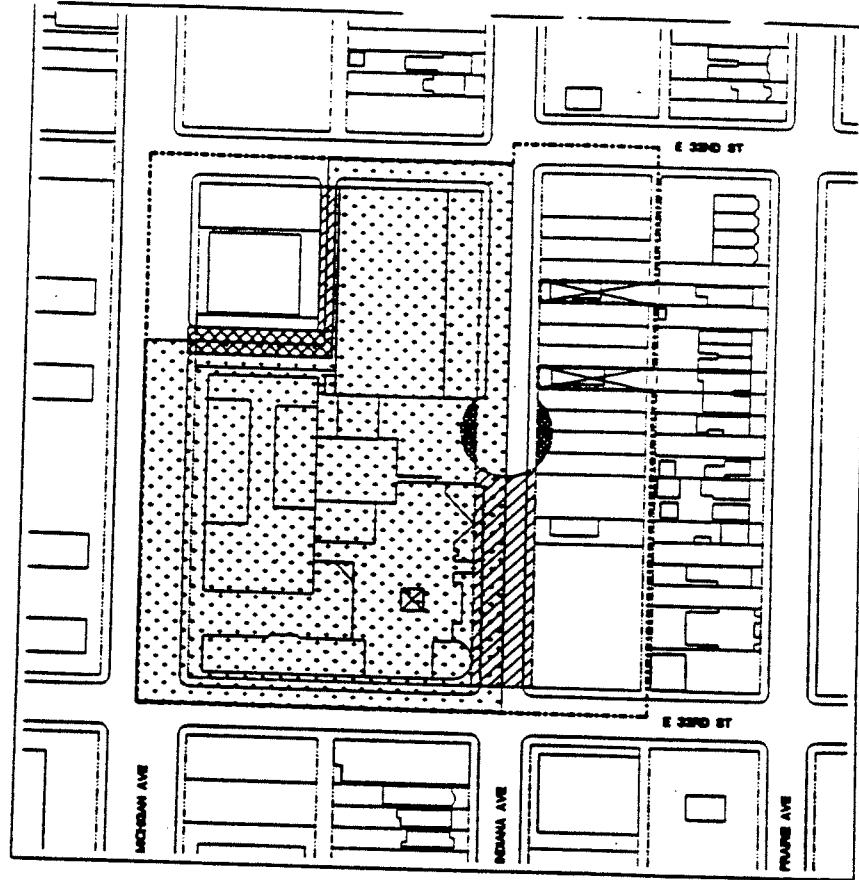
INSTITUTIONAL PLANNED DEVELOPMENT NO. 299, AS AMENDED







PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARK
Major Trees						
AR	13	Acer rubrum	Red Maple	3" cal	B&B	
AS	25	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	3" cal	B&B	
FP	18	Fraxinus pennsylvanica 'Summit'	Summit Green Ash	3" cal	B&B	
PC	8	Pyrus calleryana 'Aristocrat'	Aristocrat Pear	4" cal	B&B	
TC	26	Tilia Americana 'Redmond'	Red American Linden	3" cal	B&B	
UH	40	Ulmus 'Homestead'	Homestead Hybrid Elm	3.5" cal	B&B	
GTI	13	Gleditsia triacanthos inermis 'Skyline'	Skyline Thornless Honeylocust	4" cal	B&B	
Evergreen Trees						
TO	45	Thuja Occidentalis 'Techny'	Mission Arborvitae	12'-14'	B&B	
Ornamental Trees						
MS	7	Magnolia Stellata	Star Magnolia	2"	B&B	
AC	12	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	4' ms	B&B	

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

INSTITUTIONAL PLANNED DEVELOPMENT NO. 299 AS AMENDED

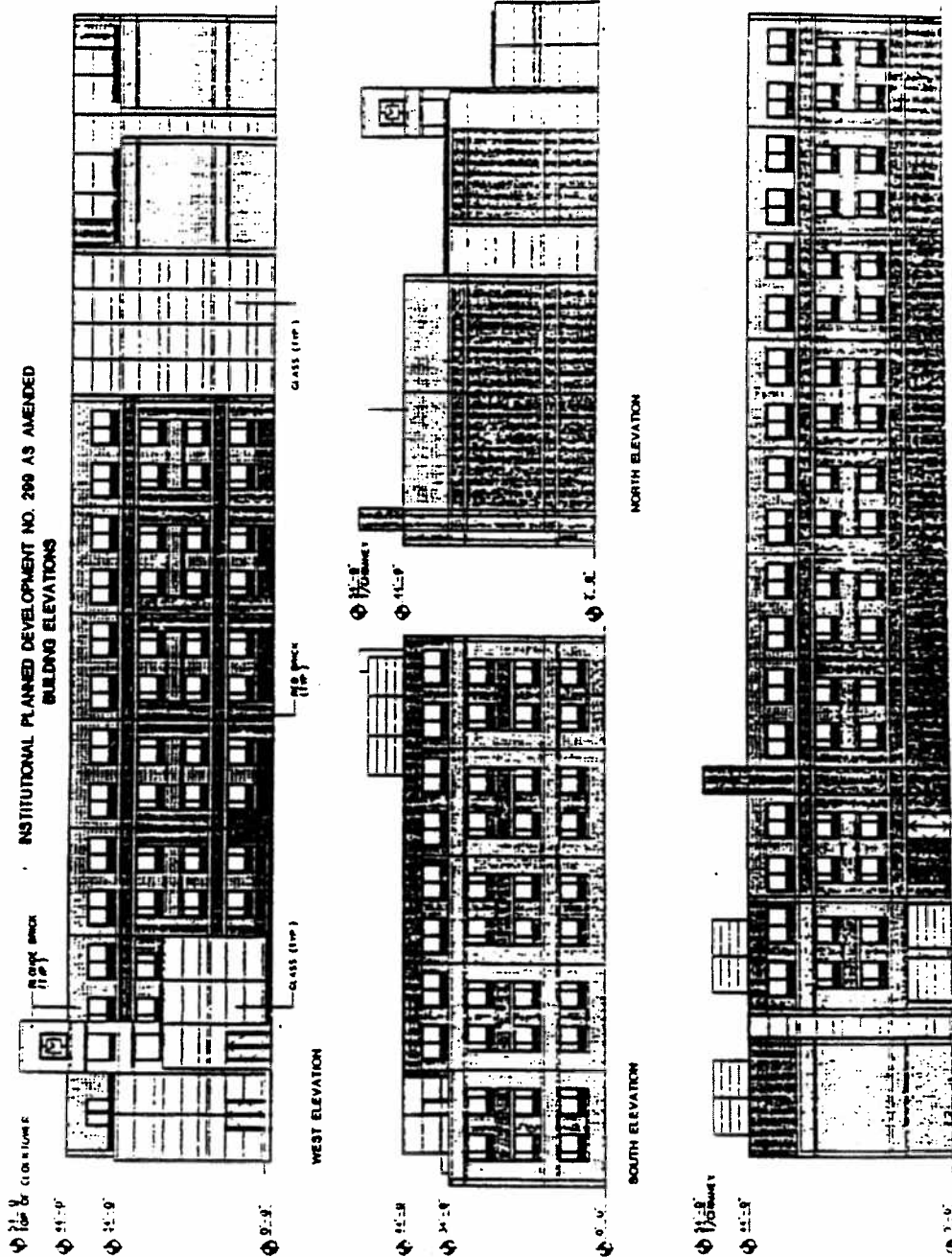


- |   |  |   |  |
|---|--|---|--|
|  | EXISTING PLANNED DEVELOPMENT                                   |  | PROPOSED PLANNED DEVELOPMENT BOUNDARY                  |
|  | EXISTING VACATED ALLEY   |  | SITE AREA NOT INCLUDED IN PROPOSED PLANNED DEVELOPMENT |
|  | PROPOSED TO BE VACATED<br>(PUBLIC ACCESS ZONE AT INDIANA AVE.) |  | PROPOSED TO BE DEDICATED                               |

APPLICANT: ILLINOIS COLLEGE OF OPTOMETRY  
 ADDRESS: 3241 SOUTH MICHIGAN AVENUE, CHICAGO IL 60616  
 DATE: JUNE 8, 1994  
 REVISED: OCTOBER 13, 1994



Building Elevations.



ARCHITECT: LLOYD COLLIER & COMPANY  
 ADDRESS: 3411 NORTH LAUREL AVENUE, CHICAGO 1, ILL.  
 DATE: JAN. 15, 1994  
 PROJECT: CHICAGO 1, ILL.

SCALE: 1/8" = 1'-0"  
 DRAWING NO. 1011

*Reclassification of Area Shown on Map No. 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 R4 General Residence District, B3-3 General Retail District, B5-2 General Service District and C1-1 Restricted Commercial District symbols and indications as shown on Map No. 3-H in the area bounded by

W. Blackhawk Street; N. Ashland Avenue; the alley next northeast of and parallel to N. Milwaukee Avenue; a line perpendicular to the northeast line of N. Milwaukee Avenue and 493.51 feet southeast of N. Paulina Street as measured from the east line of N. Paulina Street as measured along the northeast line of N. Milwaukee Avenue; N. Milwaukee Avenue; the southeast right-of-way line of N. Mautene Court; the alley next southwest of and parallel to N. Milwaukee Avenue; the northwest line of the alley, or the line thereof if extended where no alley exists, next southeast of and parallel to N. Mautene Court or the line thereof if extended where no court exists; the alley next southwest of the alley next southwest of and parallel to N. Milwaukee Avenue and the alley next north of and parallel to W. Division Street; a line 155 feet east of N. Paulina Street; a line 110 feet north of W. Division Street; the alley next east of and parallel to N. Paulina Street and the alley next southeast of and parallel to N. Paulina Street; a line 162 feet southwest of N. Milwaukee Avenue; N. Paulina Street; the alley next southwest of and parallel to N. Milwaukee Avenue; the northwest right-of-way line of N. Mautene Court; N. Milwaukee Avenue; and N. Paulina Street,

to those of a B5-1 General Service District, and a corresponding use district is hereby established in the area above described.

SECTION 2. *Be It Further Ordained*, That the Chicago Zoning Ordinance be amended by changing all the B5-1 General Service District symbols and indications herein above established to the designation of a Business 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 made a part hereof and to no others.

[Planned Development printed on pages 344 through 349 of this Journal.]

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 8-E.*

PD 299

*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. 8-E in the areas bounded by

E. 32nd Street; S. Indiana Avenue; E. 33rd Street; S. Michigan Avenue; a line 149 feet south of E. 32nd Street; and the alley next east of and parallel to S. Michigan Avenue,

to the designation of a 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 thereof and to no others.

[Institutional Planned Development printed on pages 350 through 354 of this Journal.]

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

(Continued on page 355)

PLAN OF DEVELOPMENT  
INSTITUTIONAL PLANNED DEVELOPMENT

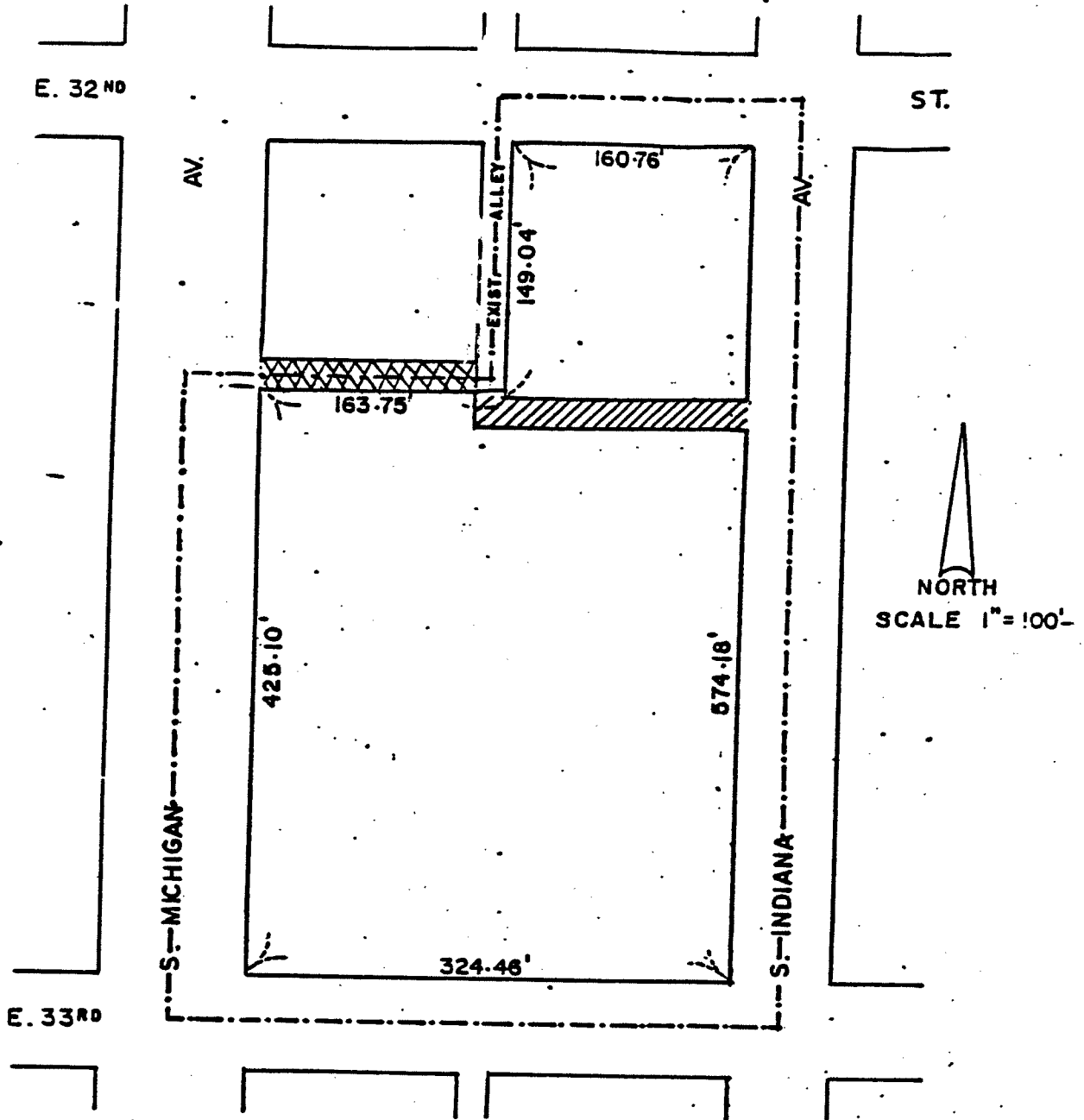
STATEMENTS



1. The area delineated hereon as an "Institutional Planned Development" is owned or controlled by Illinois College of Optometry.
2. Off-street parking and loading facilities will be provided in compliance with this plan of development.
3. Any dedication of streets or alleys or adjustments of the right-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of Illinois College of Optometry and approval by the Chicago City Council.
4. All other applicable reviews, approvals or permits are required to be obtained by Illinois College of Optometry.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord 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.
6. Use of land will consist of academic, including outpatient clinic as accessory to teaching curricula, student housing; off-street parking and related uses as authorized by this plan of development.  
Laboratories and research facilities contained therein shall be governed by performance standard as authorized under the M1 zoning district of the Chicago Zoning Ordinance.
7. Identification and other necessary signs may be permitted subject to the review of and approval by the Department of Planning and the Department of Inspectional Services.
8. The information in the tables and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as Institutional Planned Development, and illustrates that development of such areas will be in general compliance with the intent and purposes of the Chicago Zoning Ordinance.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of Planning.

APPLICANT: Illinois College of Optometry

DATE: September 15, 1982

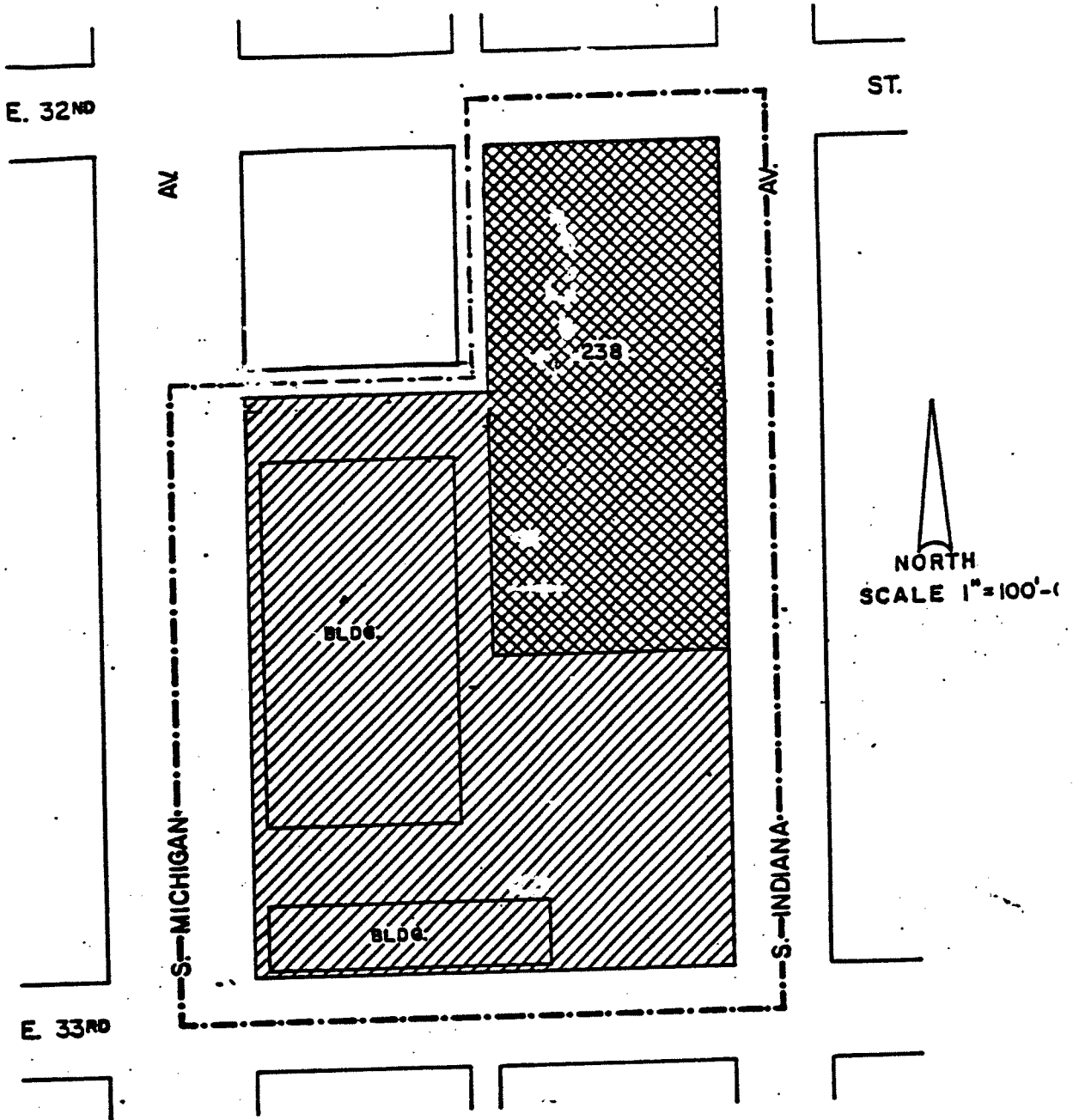
# INSTITUTIONAL PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



- PLANNED DEVELOPMENT BOUNDARY
-  ALLEY PROPOSED TO BE VACATED
-  ALLEY PROPOSED TO BE DEDKATED

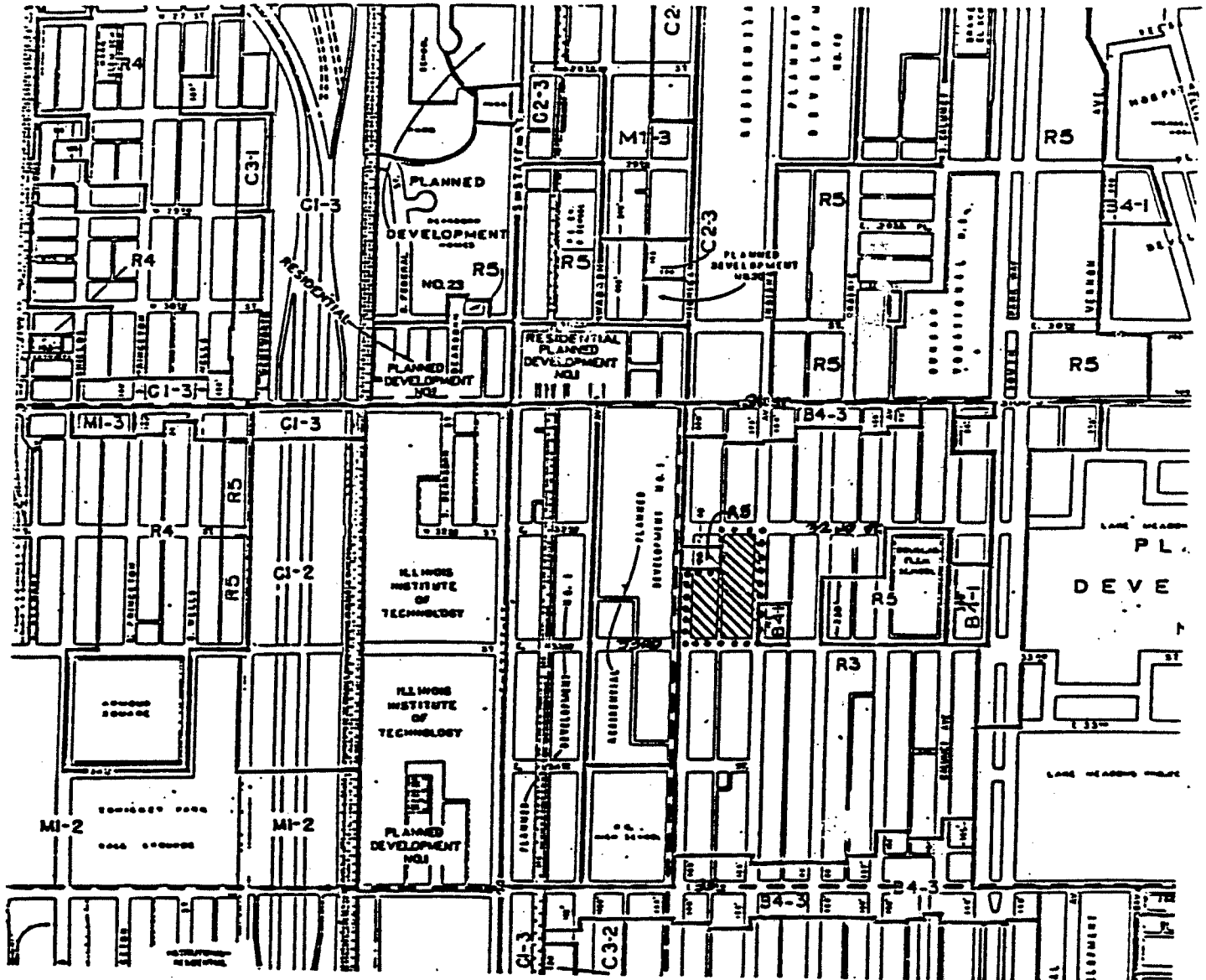
APPLICANT: ILLINOIS COLLEGE OF OPTOMETRY  
 DATE: SEPTEMBER 15, 1982


# INSTITUTIONAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



APPLICANT: ILLINOIS COLLEGE OF OPTOMETRY  
 DATE: SEPTEMBER 15, 1982

# INSTITUTIONAL PLANNED DEVELOPMENT I EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



- ZONING DISTRICTS
- - - PREFERENTIAL STREET SYSTEM
-  PROPOSED INSTITUTIONAL PLANNED DEVELOPMENT (ACADEMIC, STUDENT HOUSING, OFF. STREET PARKING AND RELATED USES)
- ..... PROPOSED PLANNED DEVELOPMENT BOUNDARY



APPLICANT: ILLINOIS COLLEGE OF OPTOMETRY  
 DATE: SEPTEMBER, 15, 1982

INSTITUTIONAL PLANNED DEVELOPMENT  
PLANNED DEVELOPMENT USE AND BULK REGULATIONS

Net Site Sq. Ft.	Area Acres	General Description of Land Use	Maximum F.A.R.	Maximum % of Land Covered
157,766.73	3.6	Academic Student Housing, and Related Uses, Offstreet Parking	1.2	.587

The above noted regulations relate to the ultimate development within the Planned Development area.

GROSS SITE AREA = NET SITE AREA 3.6 ACRES + AREA OF RIGHT-OF-WAY  
1.85 ACRES = 5.45 ACRES.

PRESENT POPULATION

1. Number of Students 600
2. Faculty 80
3. Employees 125
4. Outpatients 175/Day

HOUSING

1. Student Housing 135 (included in total of 600 Students)

Minimum number of offstreet parking spaces for academic, student housing, employees, and outpatients: spaces: 238 spaces

MINIMUM PERIPHERY SETBACKS

N.W. Property Line	<u>50</u>	Feet
North/South Alley	<u>-0-</u>	Feet
32nd Street	<u>-0-</u>	Feet
Indiana Avenue	<u>-0-</u>	Feet
33rd Street	<u>-0-</u>	Feet
Michigan Avenue	<u>14</u>	Feet

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement, related to the existing structures, or when necessary because of technical reasons, subject to approval of the Dept. of Development And Planning.

Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 zoning district of the Chicago Zoning Ordinance.

APPLICANT: Illinois College of Optometry

DATE: September 15, 1982