



**DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO**

July 21, 2025

VIA EMAIL

Kana Henning
Loyola University of Chicago
1032 W. Sheridan Rd.
Chicago, Illinois 60660

Re: Site Plan Review for Institutional Planned Development No. 34, Sub-Area F, at 6551-81 North Sheridan Road

Dear Ms. Henning:

Please be advised that your request for site plan approval for Institutional Planned Development No. 34 ("PD 34"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0800 of the Chicago Zoning Ordinance and Statement No. 9 of the Planned Development.

The City of Chicago Department of Planning and Development ("DPD") has reviewed the site plan request for approval submitted for the project identified above. The applicant proposes to construct a new Nursing, Forensic Science, Chemistry, and Biochemistry Academic building ("NFC") in Sub-Area F with a height matching the permitted maximum of 90 feet for Sub-Area F and will result in a 2.33 Floor Area Ratio (FAR) that is below the maximum allowable 3.0 FAR for Sub-Area F..

The request for site plan approval includes the following eighteen (12) exhibits:

- Proposed Site Plan
- Level 01 Floor Plan
- Typical Floor Plan
- North, South, East, and West Elevations
- Renderings

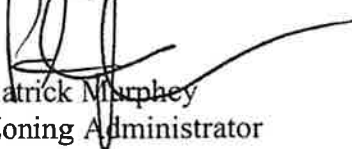
The proposed site plan approval and these associated exhibits are consistent with the recently issued approval with the Lakefront Protection Ordinance, the item was heard and approved by the Chicago Plan Commission on July 17, 2025. Upon review of the material submitted, the Department of Planning and Development has determined that the material submitted is consistent

121 NORTH LASALLE STREET, ROOM 1101, CHICAGO ILLINOIS 60602

with and satisfies the requirements of Institutional Planned Development No.34, as amended. Additionally, the Site Plan has been approved by the Chicago Department of Transportation (CDOT), the Chicago Fire Department (CFD), the Mayor's Office for People with Disabilities (MOPD), and Stormwater from the Department of Buildings. Accordingly, this Site Plan submittal for Sub-area F within Institutional Planned Development No. 34 is hereby approved.

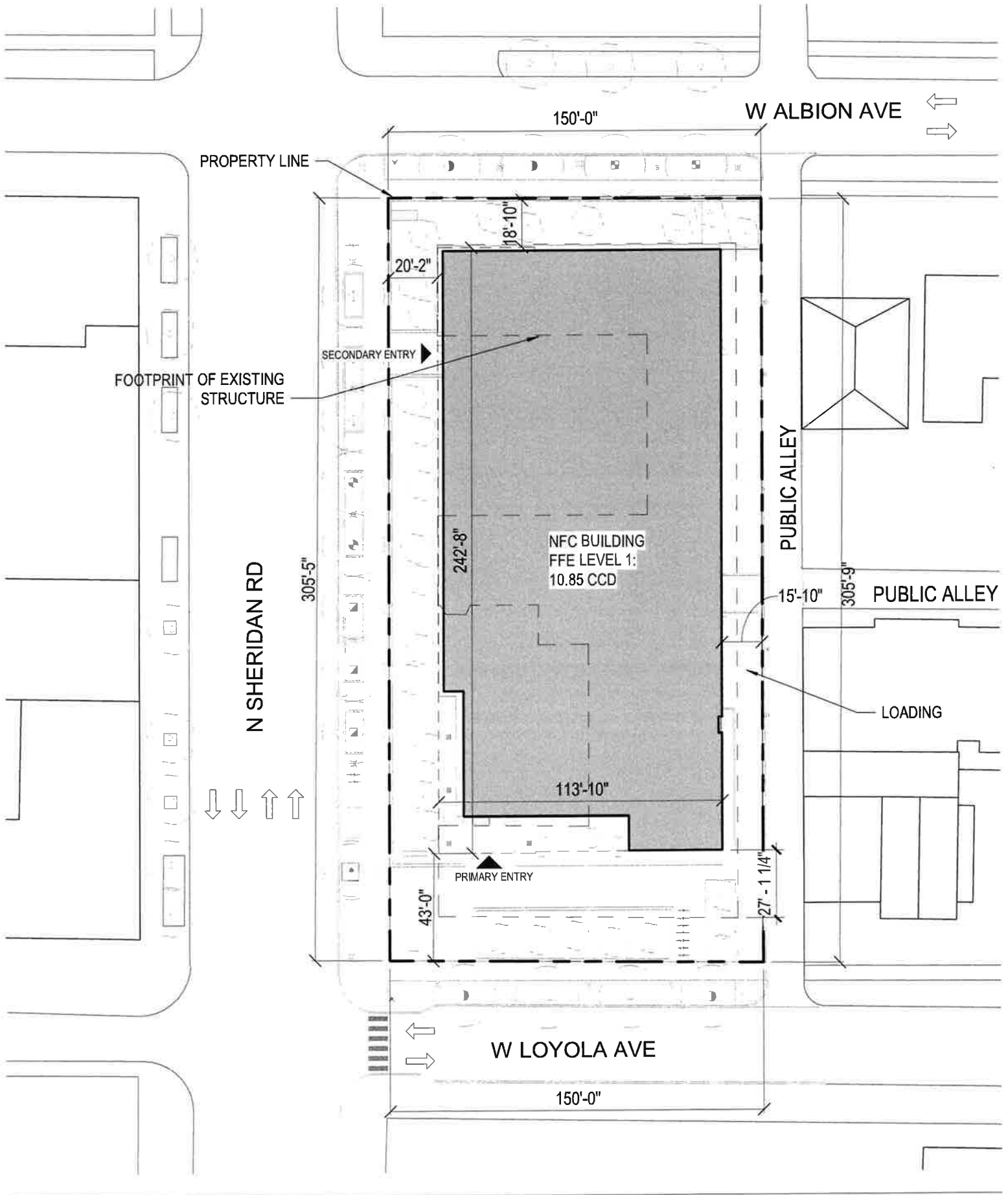
If you have any questions or concerns, please contact Omar Smailbegovic at omar.smailbegovic@cityofchicago.org.

Sincerely,



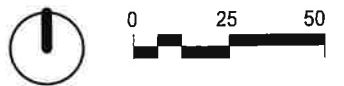
Patrick Murphy
Zoning Administrator

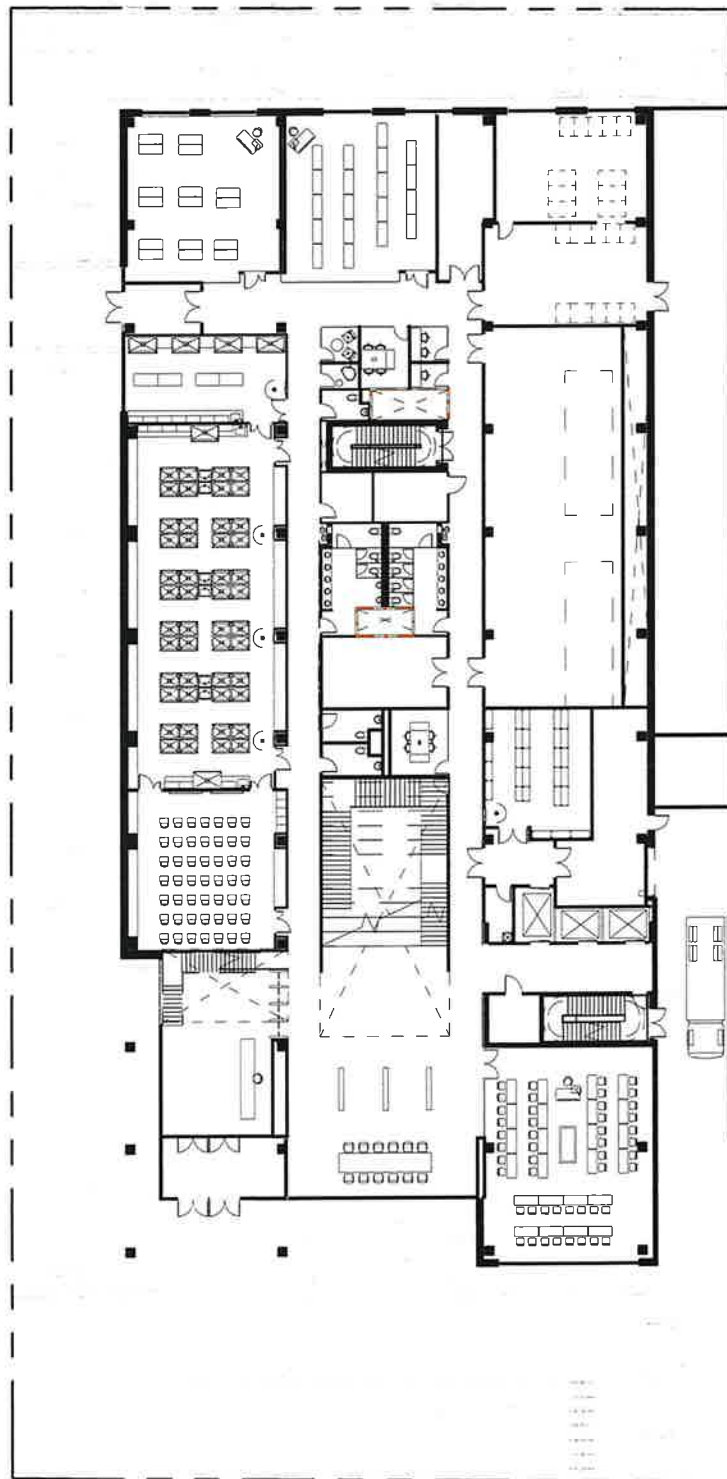
cc: Main File, Mike Marmo, Stephen Nutt, Janice Hill, Teresa Mc Laughlin



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 NURSING, FORENSIC SCIENCE,
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 BUILDING
 6551 N Sheridan Rd
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PROPOSED SITE PLAN

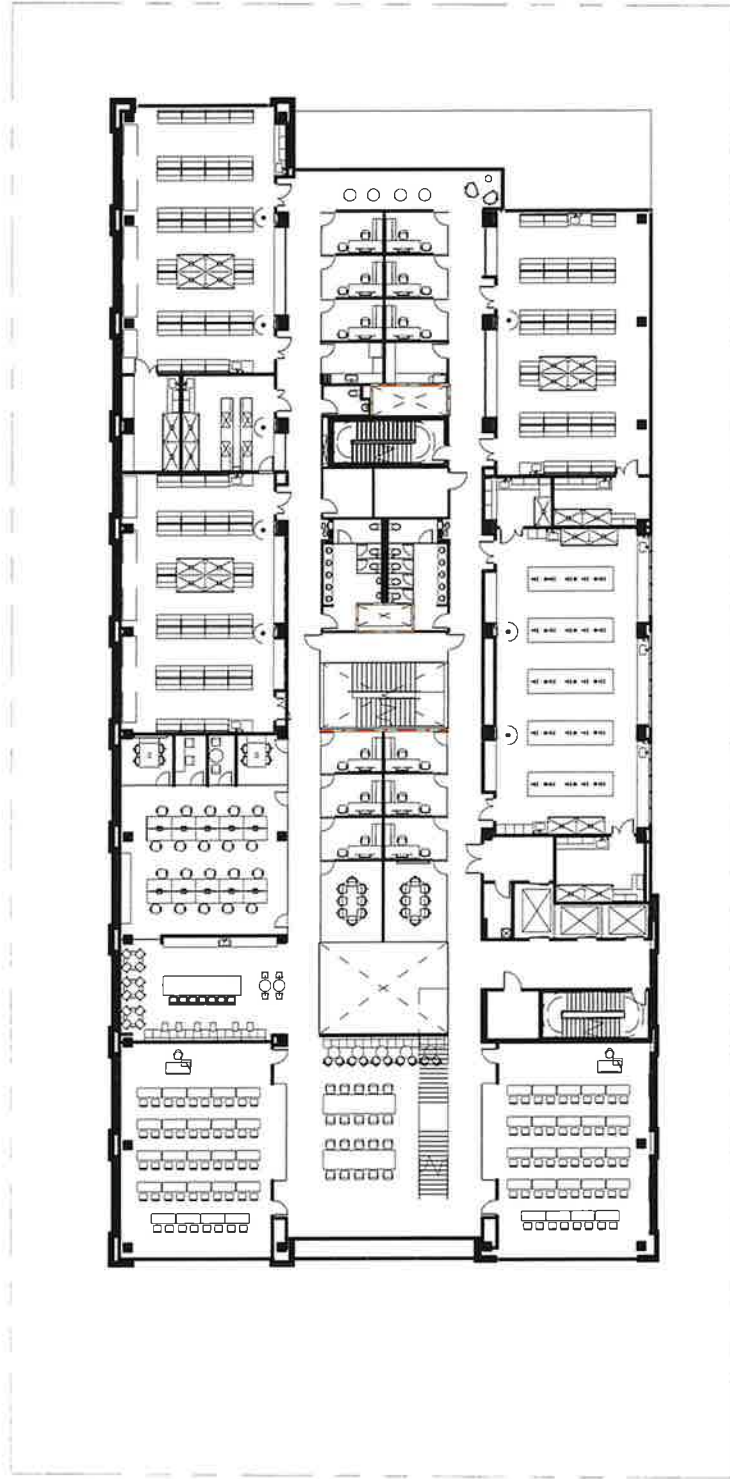




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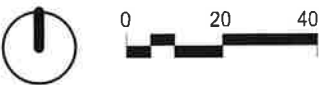
LEVEL 01 FLOOR PLAN

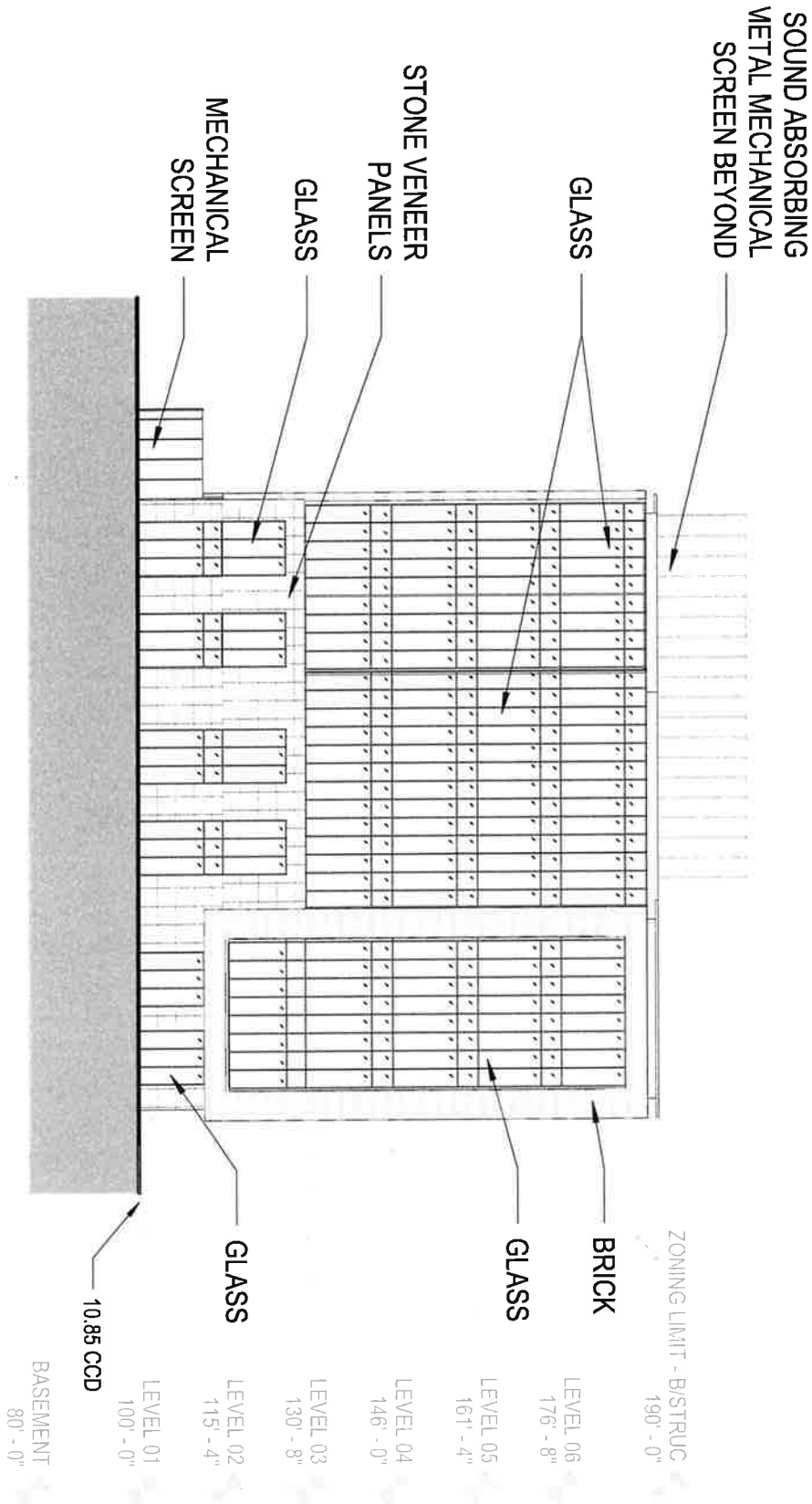




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TYPICAL FLOOR PLAN



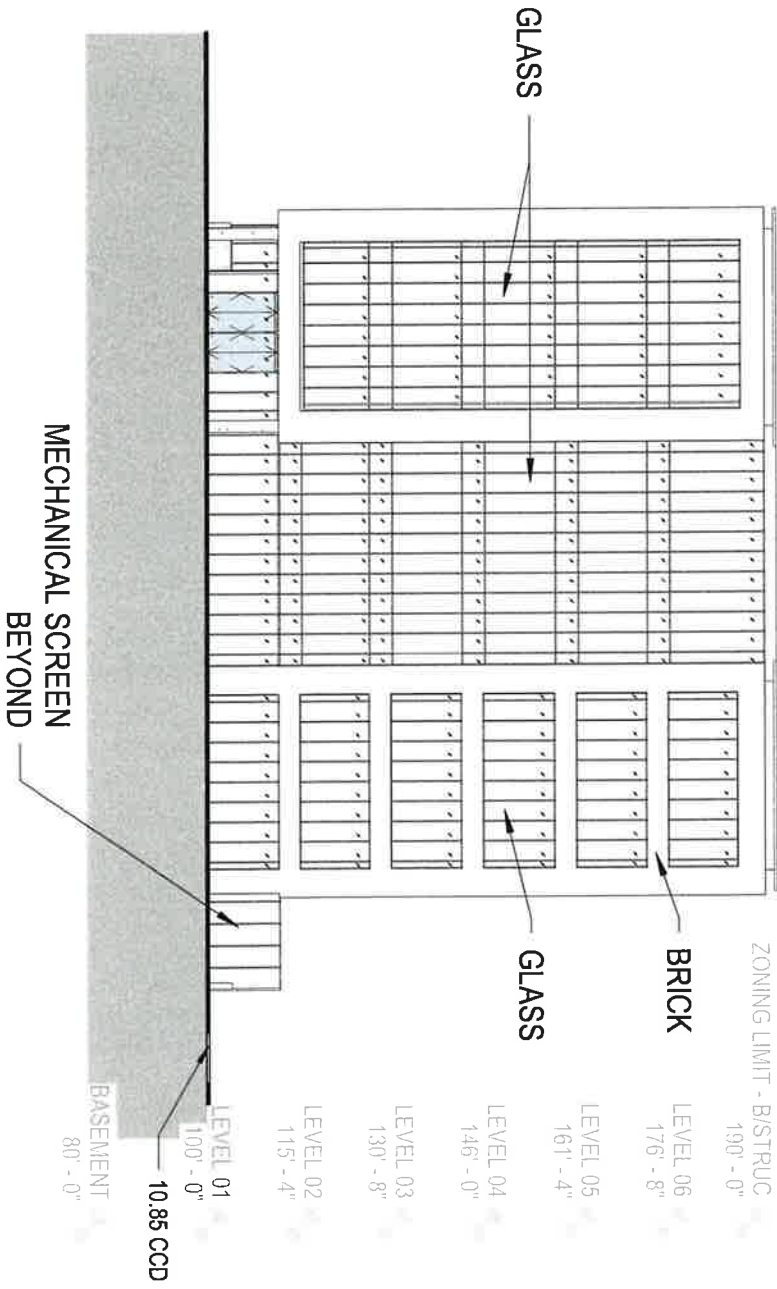


NORTH ELEVATION



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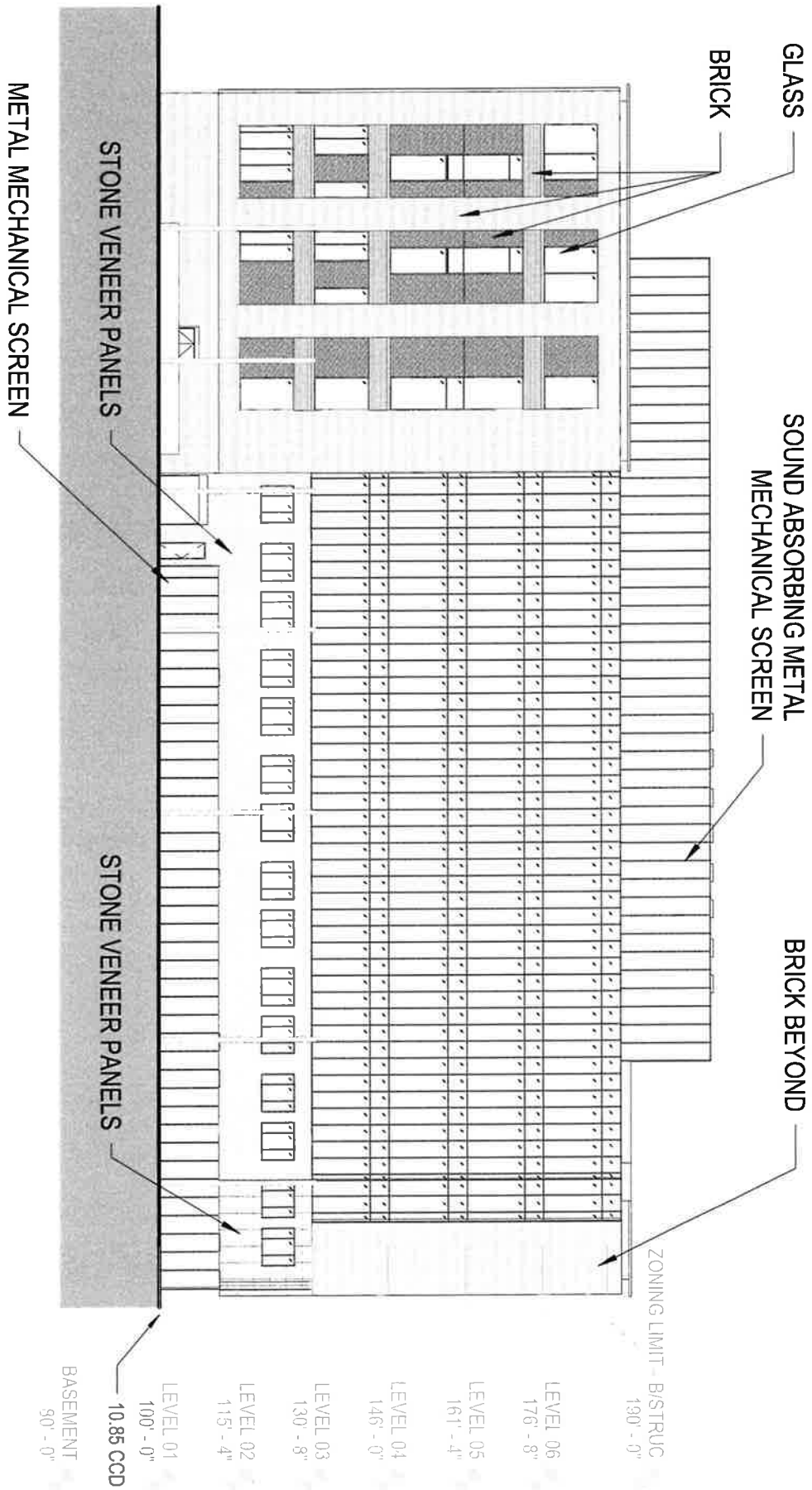
SOUND ABSORBING
METAL MECHANICAL
SCREEN BEYOND



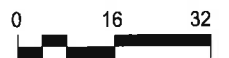
SOUTH ELEVATION



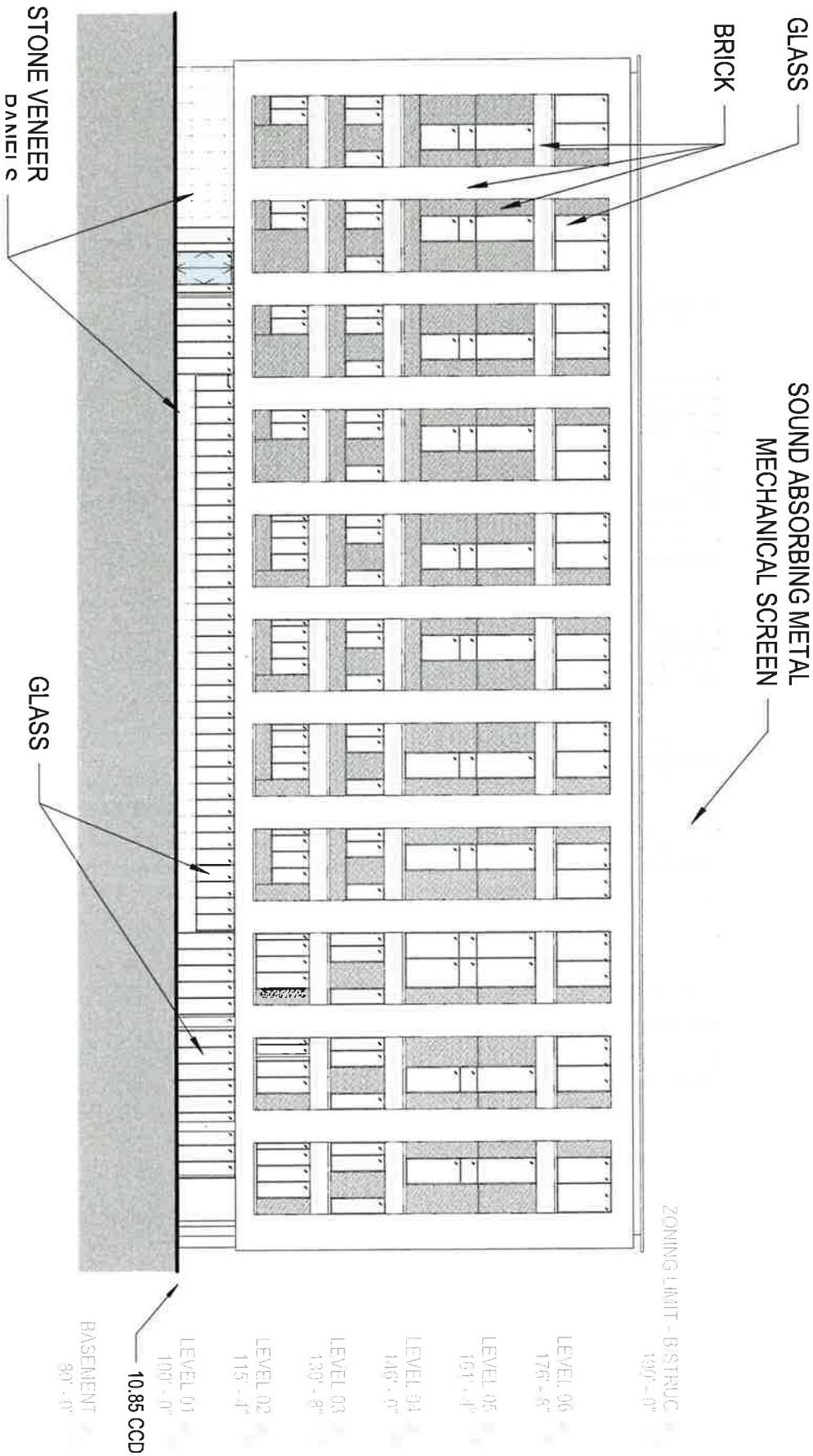
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EAST ELEVATION



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WEST ELEVATION





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Chicago, IL 60626

RENDERINGS

September 27, 2021

Steven J. Holler
Assistant General Counsel
Loyola University
Lewis Towers 750, Water Tower Campus
820 N. Michigan Ave.
Chicago, IL 60611

Re: PD 34, 6431-35 N. Sheridan Rd., Proposed Belong Gaming Facility

Dear Mr. Holler:

This letter is in response to your recent request regarding the proposed Belong gaming facility at Loyola University, within Planned Development Number 34 ("PD 34"). As stated in my email dated September 22, 2021, after further discussion with the Dept. of Business Affairs and Consumer Protection, since the proposed Belong gaming devices require a payment to be collected, they are defined as automatic amusement devices per Section 4-156-150 of the Municipal Code of Chicago.

Since the proposed Belong gaming facility would contain 4 or more automatic amusement devices, pursuant to Section 17-17-0104-AA1 of the Chicago Zoning Ordinance ("Ordinance"), it is an amusement arcade. Pursuant to Section 17-3-0207-QQ3 of the Ordinance, an amusement arcade is not allowed in the B3 zoning district, which is the district that immediately proceeded the establishment of PD 34. Therefore, Belong's proposed gaming facility is not allowed within PD 34.

Sincerely,



Patrick Murphey
Zoning Administrator

PM:tm

C: Shannon Trotter, Noah Szafraniec, Kyle Bartlett

August 4, 2021

Graham C. Grady
Taft Stettinius & Hollister LLP
111 East Wacker Drive
Suite 2800
Chicago, IL 60601

Re: RECONSIDERATION of opinion response for PD 34, Loyola University, Belong Arenas Esports Facilities

Dear Mr. Grady:

According to your recent request, Belong Arenas is seeking to establish an Esports facility within Institutional Planned Development Number 34 ("PD 34") and other locations on or near college campuses in Chicago. You are seeking confirmation that the proposed facility is an indoor, sports and recreation, participant use and that it is permitted within PD 34.

Per your request letter, Belong Arenas utilizes Esports as both an entertainment platform and learning experience in technology and gaming. They provide a platform for individual engagement as well as competitive gaming at a professional level and in an organized format, such as a tournament or league. Each of the facilities will contain approximately 75 Esports and gaming computer stations, one or more event rooms, and the sale of pre-packaged snacks, beverages, and merchandise. The first location proposed for a Belong Arenas facility is within PD 34, the campus of Loyola University Chicago. The draft floor plan provided with your request shows an 8,702 SF area, primarily occupied by 96 gaming stations, 99 SF of bleacher space and a 375 SF party room with 12 gaming stations. In order for an individual to participate in a gaming activity, they will have to register on Belong's website, create an individual profile and reserve a specific date and time. The general public can come and watch participants, however, they cannot participate in gaming unless they are registered. The party room is also restricted to registered individuals.

Statement number four of PD 34 allows all permitted and special uses in the B3-3 Community Shopping District including accessory uses serving principal uses located throughout the PD. The Department of Planning and Development is reconsidering its former classification of this use while discussing the details further with the Department of Business Affairs and Consumer Protection. Our former determination was based on what is now viewed as possibly erroneous information which was provided to DPD by your client as follow up to our questions related to your original request, specifically related to whether this use should be classified as an amusement arcade (according to Sections 4-6-120(a) and 17-17-0104-A.1 of the Chicago Municipal Code). Such use is not allowed in a B3-3 zoning district, per Section 17-3-0207-QQ.3. Until such time that a different decision is reached by BACP and DPD, the department is withdrawing its formerly issued letter.

Sincerely,



Patrick Murphey
Zoning Administrator

Cc: Noah Szafraniec, Mike Marmo, Erik Glass, Shannon Trotter, Main file

July 7, 2021

Graham C. Grady
Taft Stettinius & Hollister LLP
111 E. Wacker, Suite 2800
Chicago, IL 60601

Re: Opinion response for PD 34, Loyola University, Belong Arenas Esports Facilities

Dear Mr. Grady:

In response to your recent request, Belong Arenas is seeking to establish an Esports facility within Institutional Planned Development Number 34 ("PD 34") and other locations on or near college campuses in Chicago. You are seeking confirmation that the proposed facility is an indoor, sports and recreation, participant use and that it is permitted within PD 34.

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Statement no. 4 of PD 34 allows all permitted and special uses in the B3-3 Community Shopping District including accessory uses serving principal uses located throughout the PD. Section 17-17-0104-AA of the Zoning Ordinance ("Ordinance") defines indoor participant sports and recreation as participant sport and recreation uses conducted within an enclosed building, other than arcades and entertainment cabarets. Typical uses include bowling alleys, billiard parlors, shooting range facilities and physical fitness centers. Pursuant to Section 17-3-0207-QQ2 of the Ordinance, indoor participant sports and recreation use is permitted in the B3 district. It is our opinion that the proposed Belong facility is an indoor participant sports and recreation use and is permitted within PD 34. Additional information and drawings will be required upon submittal of a building permit application and other comments and issues may arise upon our complete review.

Sincerely,



Patrick Murphey
Zoning Administrator

C: Noah Szafranec, Mike Marmo, Erik Glass, Main file

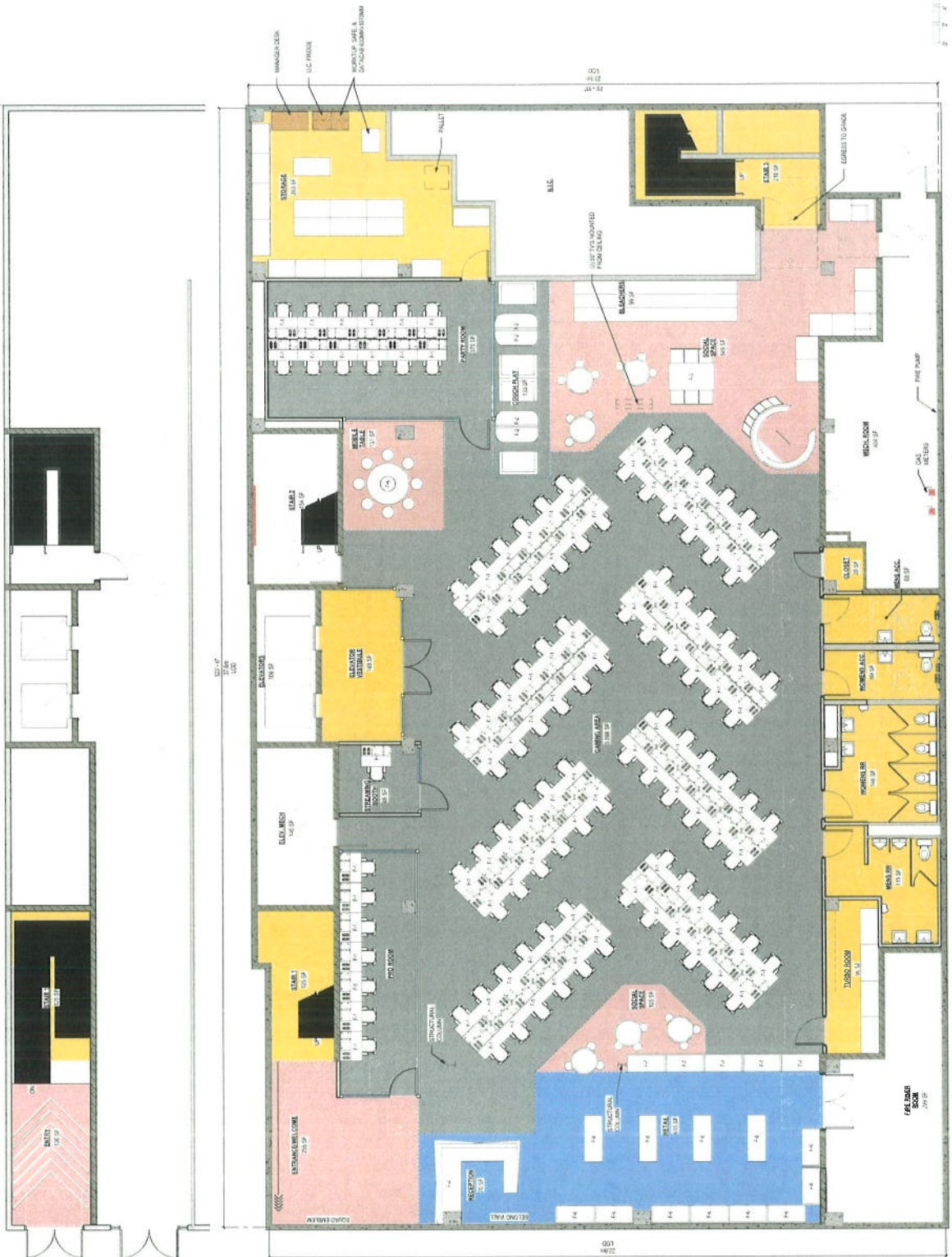


- BY DEPARTMENT LEGEND
- ANCILLARY
 - BELONG
 - RETAIL
 - SOCIAL SPACE

TYPE	TOTL	NUM NPTS	CHGT
A2	6000 PLANT	4	
A3	Partners Gaming Desk	10	
A4	Partners Gaming Desk	10	
A5	Partners Gaming Desk	10	
A6	Partners Gaming Desk	10	
A7	Partners Gaming Desk	10	
A8	Partners Gaming Desk	10	
A9	Partners Gaming Desk	10	
A10	Partners Gaming Desk	10	
A11	Partners Gaming Desk	10	
A12	Partners Gaming Desk	10	
A13	Partners Gaming Desk	10	
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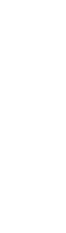
AREA	DESCRIPTION	AREA (SF)	AREA (%)
ANCILLARY		150 SF	1%
BELONG		130 SF	1%
RETAIL		80 SF	1%
SOCIAL SPACE		110 SF	1%
Grand Total		110 SF	100%

NAME	DESCRIPTION	AREA (SF)	AREA (%)
BLDG 100		110 SF	1%
BLDG 101		130 SF	1%
BLDG 102		80 SF	1%
BLDG 103		110 SF	1%
BLDG 104		130 SF	1%
BLDG 105		80 SF	1%
BLDG 106		110 SF	1%
BLDG 107		130 SF	1%
BLDG 108		80 SF	1%
BLDG 109		110 SF	1%
BLDG 110		130 SF	1%
BLDG 111		80 SF	1%
BLDG 112		110 SF	1%
BLDG 113		130 SF	1%
BLDG 114		80 SF	1%
BLDG 115		110 SF	1%
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BLDG 144		80 SF	1%
BLDG 145		110 SF	1%
BLDG 146		130 SF	1%
BLDG 147		80 SF	1%
BLDG 148		110 SF	1%
BLDG 149		130 SF	1%
BLDG 150		80 SF	1%



BELONG GAMING - UNION SQUARE

DRAFT LAYOUT





**DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO**

February 28, 2018

Steven J. Holler
Loyola University Chicago
820 N. Michigan Avenue
Chicago, Illinois 60611

Re: Site Plan Approval for Loyola University Chicago Athletic Training Facility, 1107-1111 W. Loyola Ave., Institutional Planned Development Number 34, Sub-Area A

Dear Mr. Holler:

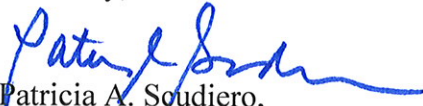
The City of Chicago Department of Planning and Development (DPD) has reviewed the site plan submitted for the project identified above. The project consists of the construct a three-story athletic practice facility located at 1107-1111 W. Loyola Avenue within Institutional Planned Development Number 34, Sub-Area A. The building will contain approximately 33,800 square feet of floor space and will include athletic courts and practice areas. The proposed site is located within the Lake Michigan and Chicago Lakefront Protection District's private use zone. The resolution by the Chicago Plan Commission approving Lakefront Application #720 for the proposed project is attached hereto. The request for site plan approval includes the Bulk Table provided by the Applicant (dated November 8, 2017) and following attached documents by RDG Architects dated January 31, 2018:

- Figure 3: Site Plan
- Figure 4a: First Floor Plan
- Figure 4b: Second Floor Plan
- Figure 4c: Third Floor Plan
- Figure 5c: Cross-Sections
- Figure 6a: Site Plan Rendering
- Figure 6b: Building Elevations
- Figure 6c: Building Elevations
- L-100: Landscape Plan
- Rendering – Looking South Towards Norville Center
- Rendering – Looking Southwest on Loyola Avenue

Upon review of the materials submitted, DPD has determined that the site plan is consistent with and satisfies the requirements of Planned Development #34. Accordingly, this site plan

submittal for Institutional Planned Development #34 is hereby approved as conforming to the Planned Development as amended and passed by the Chicago City Council on November 3, 2010.

Sincerely,


Patricia A. Soudiero,
Zoning Administrator

Originated by: Heidi Sperry

cc: Mike Marmo (DPD)
Erik Glass (DPD)
Planned Development file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

**1109-11 WEST LOYOLA AVENUE
LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE
APPLICATION No. 720**

RESOLUTION

WHEREAS, The Applicant, Loyola University of Chicago, proposes to construct a three-story, 65' tall building to house an athletic training facility at 1109-11 W. Loyola Avenue; this site is located within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District; and,

WHEREAS, the applicant is proposing to maintain the current zoning of the property, Planned Development No. 34; and,

WHEREAS, an application for Lake Michigan and Chicago Lakefront Protection Ordinance approval was filed with the Department of Planning and Development on December 14, 2017; and,

WHEREAS, proper legal notice of a hearing before the Chicago Plan Commission on the Lake Michigan and Chicago Lakefront Protection Ordinance application was published in the Chicago Sun-Times on January 31, 2018; the Applicant was separately notified of this hearing; and the Lake Michigan and Chicago Lakefront Protection Ordinance application was considered at a public hearing by this Plan Commission on February 15, 2018; and,

WHEREAS, this Plan Commission has reviewed the application with respect to the Lake Michigan and Chicago Lakefront Protection Ordinance and finds that the proposal would be consistent with the Purposes of that Ordinance and the Policies of the Lakefront Plan of Chicago; and,

WHEREAS, the Department of Planning and Development recommends approval of the application, which recommendation and the explanation thereof is contained in the Department's written report dated February 15, 2018, a copy of which is attached hereto and made a part hereof; and,

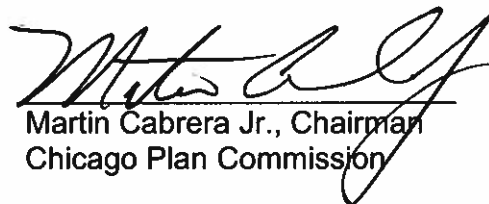
WHEREAS, this Plan Commission has fully reviewed the application and all informational submissions associated with the proposed development, the report and recommendation of the Commissioner of the Department of Planning and

FINAL

Development and all other testimony presented at the public hearing held February 15, 2018, giving consideration to the Lake Michigan and Chicago Lakefront Protection Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:

1. THAT the above-stated recitals to this resolution together with the report of the Commissioner of the Department of Planning and Development be adopted as the findings of fact of the Chicago Plan Commission regarding this application; and,
2. THAT the final application dated February 15, 2018, be approved as being in conformance with the provisions of the Lake Michigan and Chicago Lakefront Protection Ordinance.



Martin Cabrera Jr., Chairman
Chicago Plan Commission

Lakefront Application No. 720
Approved: February 15, 2018

PD 34 Bulk Table Changes since 2010

November 8, 2017

<i>Per 2010 PD 34</i>	SUB - AREA						FULL PD TOTALS
	A	B	C	D	E	F	
Maximum FAR	1.5	3.6	3.0	3.0	3.6	3.0	1.978
Net Site Area	1,452,280	213,696	141,370	34,300	60,934	68,385	1,970,965
Max Allowable FAR SF	2,178,420	769,306	424,110	102,900	219,362	205,155	3,899,253
Existing FAR SF	1,507,724	491,790	201,881	43,256	215,944	84,959	2,545,554
Remaining FAR SF	670,696	277,516	222,229	59,644	3,418	120,196	1,353,699
<i>Effective sub-area FAR</i>	<i>1.04</i>	<i>2.30</i>	<i>1.43</i>	<i>1.26</i>	<i>3.54</i>	<i>1.24</i>	<i>1.29</i>
Min off-street parking	827	0	195	0	239	0	
Max building height	165 ft**	90 ft	90 ft	90 ft	165 ft	90 ft	

** 90 ft south of W Sheridan and south of Loyola Avenue

SUB-AREA A CHANGES

FAR SF

Alfie Center - added	33,800
Damen Student Ctr - updated	(3,879)
Halas Rec Ctr - updated	(6,032)
Norville Varsity Ctr - updated	1,261
St Joseph Seminary - updated	(2,844)
	<u>22,306</u>

SUB-AREA B CHANGES

deNobili Hall - added	69,020
Creighton Hall - demolished	(37,731)
Holy Cross Hall - demolished	(32,964)
Rockhurst Hall - demolished	(35,610)
	<u>(37,285)</u>

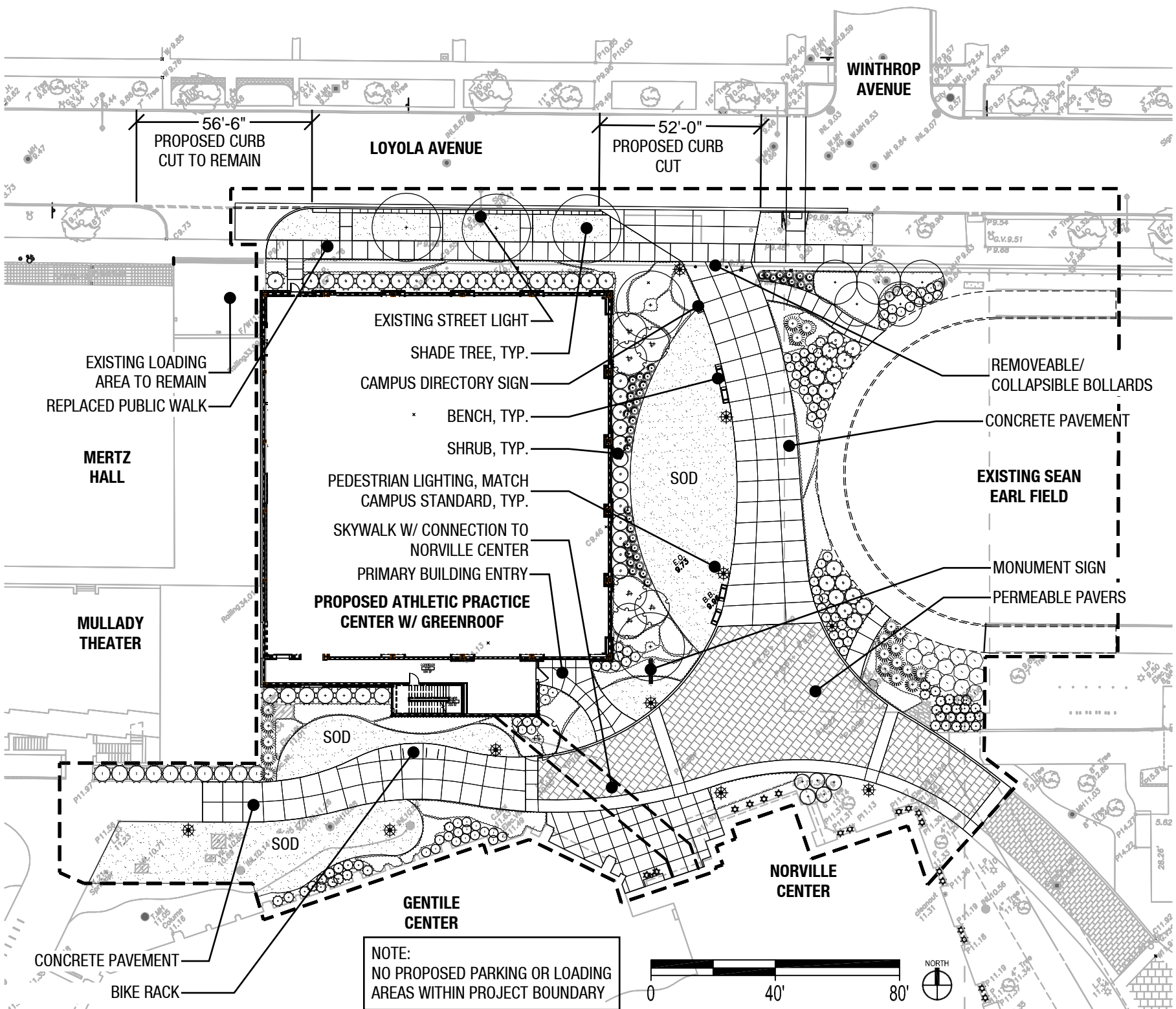
CHANGES SINCE 2010

	SUB - AREA						FULL PD TOTALS
	A	B	C	D	E	F	
	-	-	-	-	-	-	-
Existing FAR SF	22,306	(37,285)	-	-	-	-	(14,979)

UPDATED VALUES

NOVEMBER 2017

	SUB - AREA						FULL PD TOTALS
	A	B	C	D	E	F	
Maximum FAR	1.5	3.6	3.0	3.0	3.6	3.0	1.978
Net Site Area	1,452,280	213,696	141,370	34,300	60,934	68,385	1,970,965
Max Allowable FAR SF	2,178,420	769,306	424,110	102,900	219,362	205,155	3,899,253
Existing FAR SF	1,530,030	454,505	201,881	43,256	215,944	84,959	2,530,575
Remaining FAR SF	648,390	314,801	222,229	59,644	3,418	120,196	1,368,678
<i>Effective sub-area FAR</i>	<i>1.05</i>	<i>2.13</i>	<i>1.43</i>	<i>1.26</i>	<i>3.54</i>	<i>1.24</i>	<i>1.28</i>



56'-6"
PROPOSED CURB CUT
CUT TO REMAIN

LOYOLA AVENUE

52'-0"
PROPOSED CURB CUT

WINTHROP AVENUE

EXISTING STREET LIGHT

SHADE TREE, TYP.

CAMPUS DIRECTORY SIGN

BENCH, TYP.

SHRUB, TYP.

PEDESTRIAN LIGHTING, MATCH
CAMPUS STANDARD, TYP.

SKYWALK W/ CONNECTION TO
NORVILLE CENTER

PRIMARY BUILDING ENTRY

PROPOSED ATHLETIC PRACTICE
CENTER W/ GREENROOF

REMOVEABLE/
COLLAPSIBLE BOLLARDS

CONCRETE PAVEMENT

EXISTING SEAN
EARL FIELD

MONUMENT SIGN

PERMEABLE PAVERS

MERTZ
HALL

MULLADY
THEATER

SOD

SOD

GENTILE
CENTER

NORVILLE
CENTER

CONCRETE PAVEMENT

BIKE RACK

NOTE:
NO PROPOSED PARKING OR LOADING
AREAS WITHIN PROJECT BOUNDARY



RDG
DESIGN

PLANNING

Date: 01/31/18

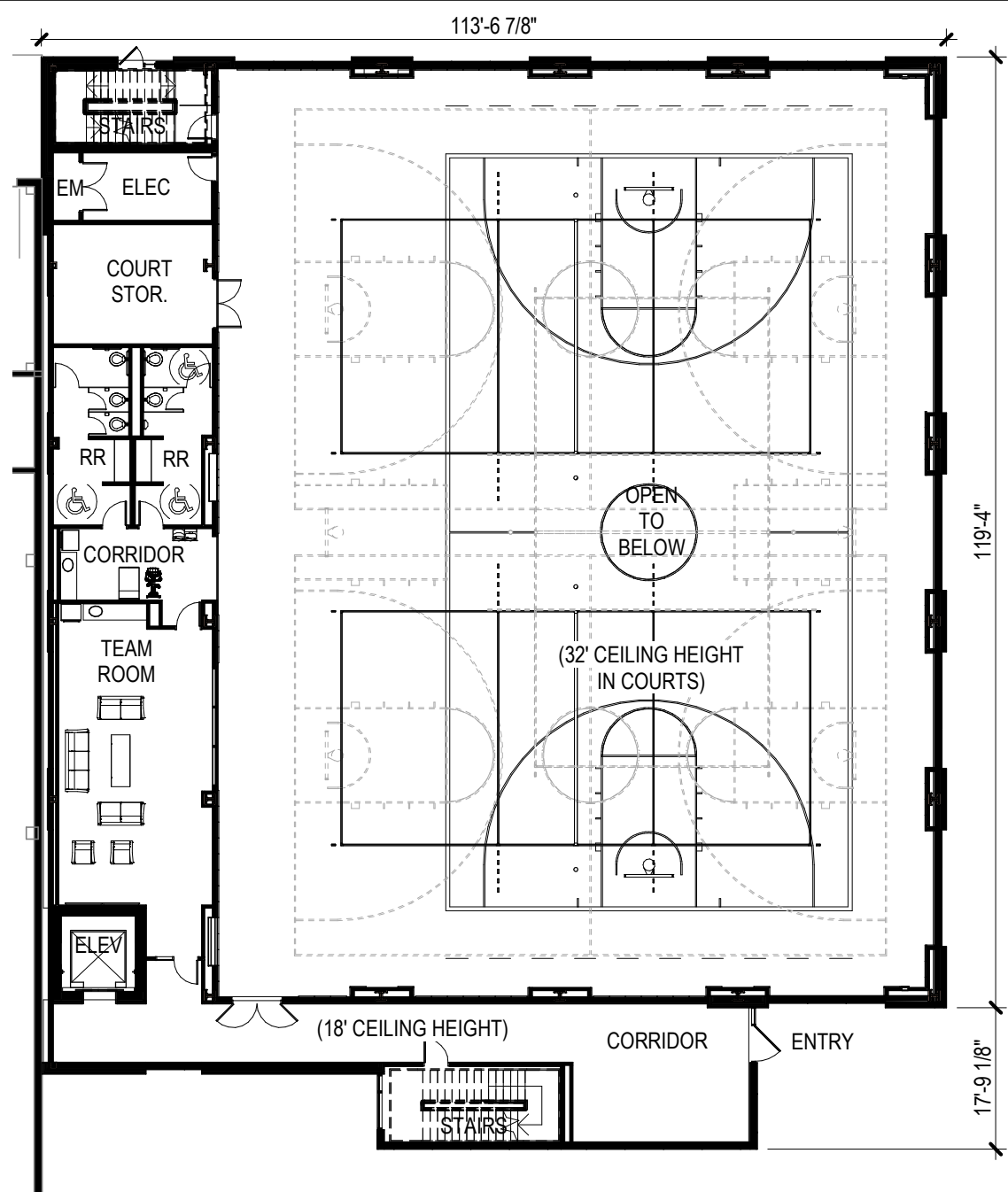
Project Number: 3001.377.00

Drawing:

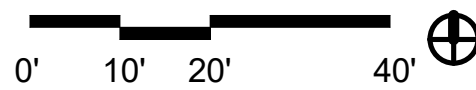
FIGURE 3 - PROPOSED SITE PLAN

Project Name & Location:

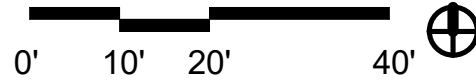
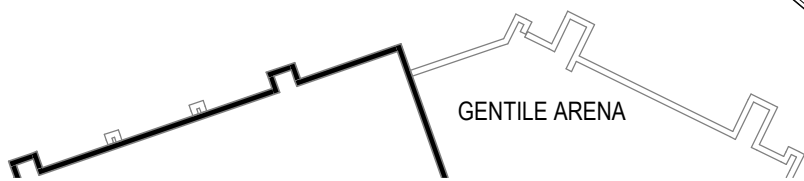
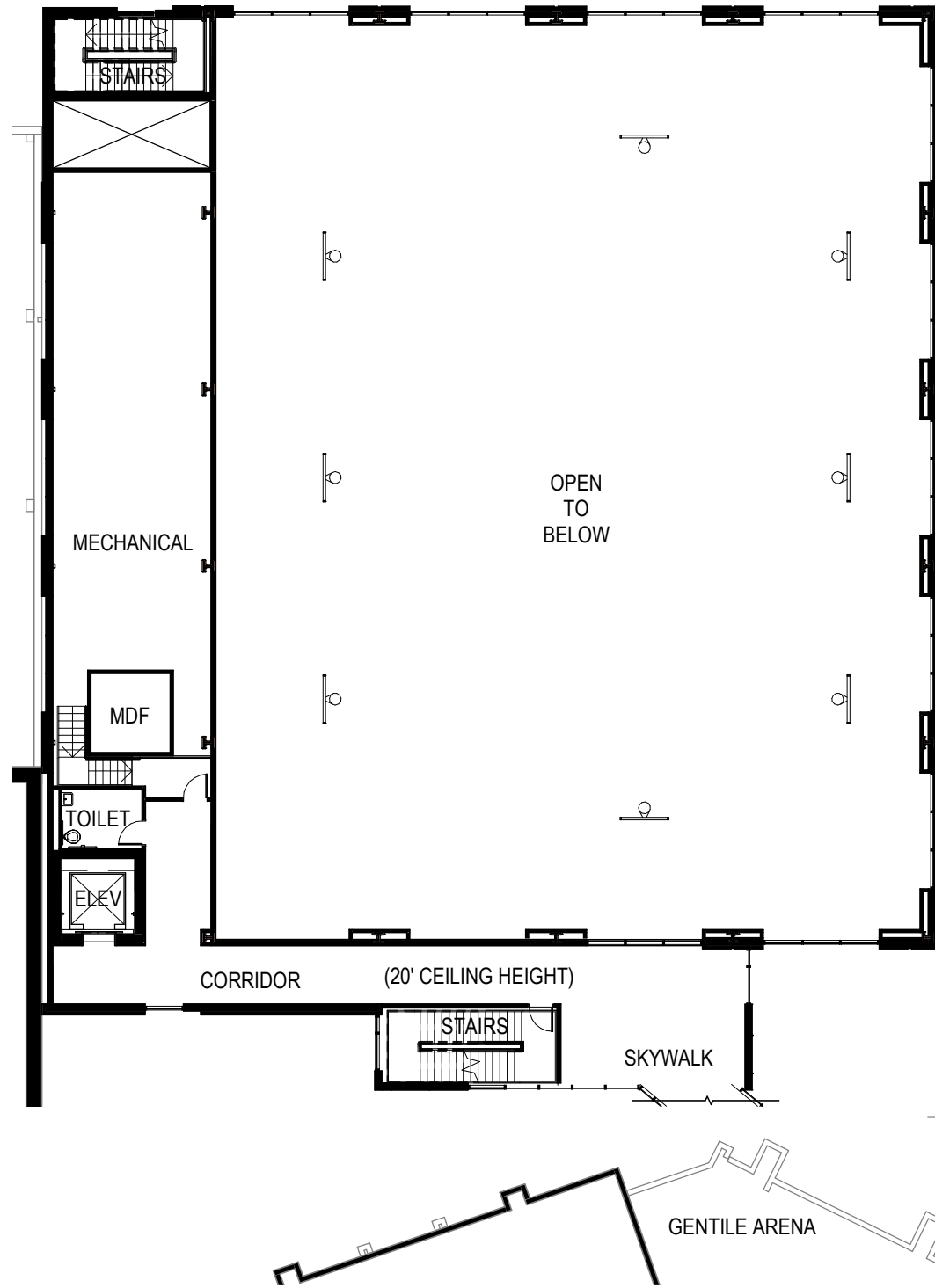
Loyola University Chicago
Athletic Practice Facility
1109 W. Loyola Avenue



1 FLOOR PLAN - LEVEL 1
 3/64" = 1'-0"



Project Name & Location: Loyola University Chicago Athletic Practice Facility 1109 W. Loyola Avenue	Project Number: 3001.377.00	Date: 01/31/18
	Drawing: FIG 4a - PROPOSED FLOOR PLAN	



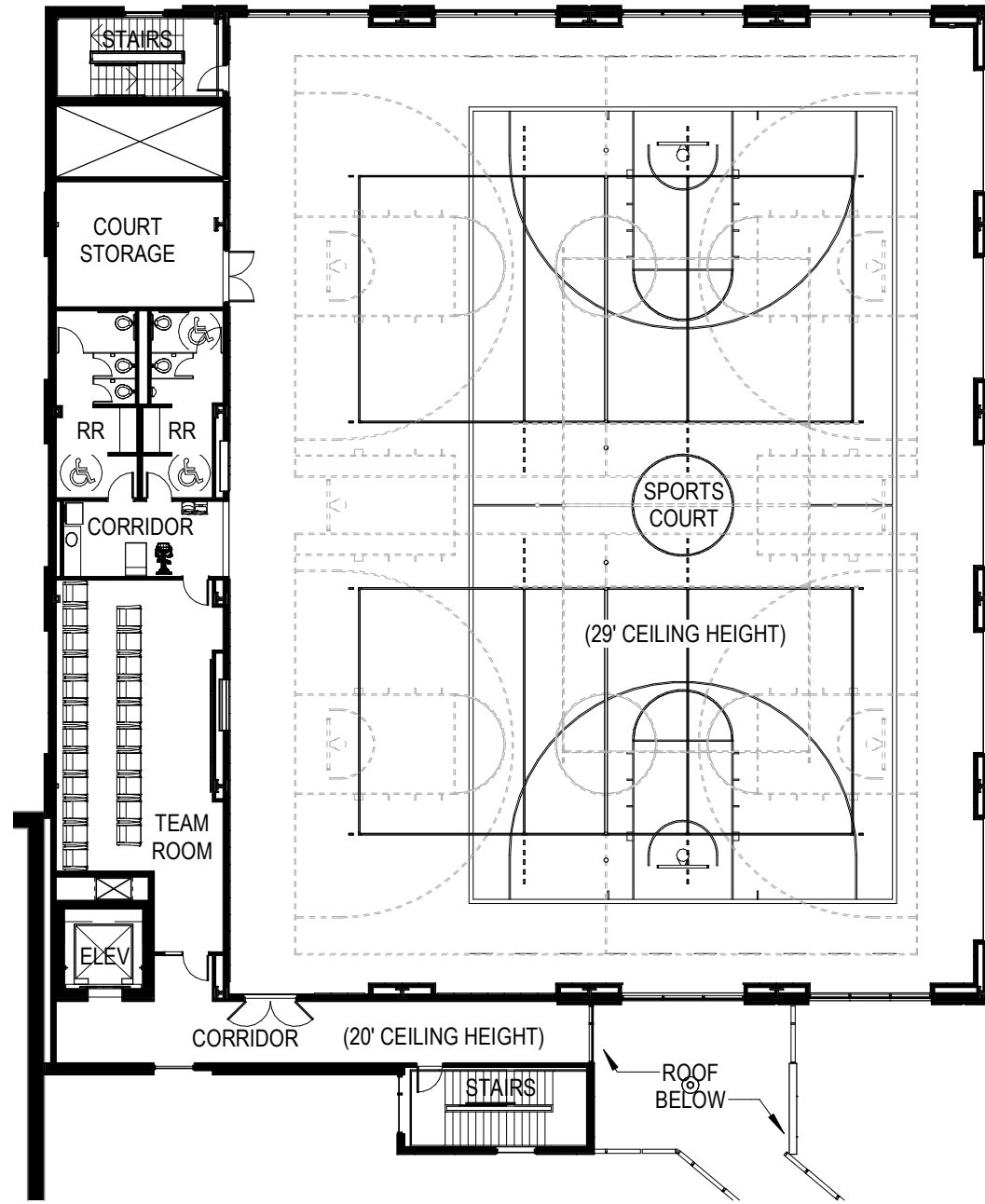
1 FLOOR PLAN LEVEL 2
 3/64" = 1'-0"

RDG
 PLANNING • DESIGN

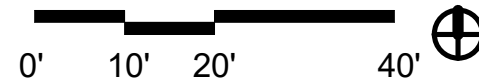
Project Number: **3001.377.00** | Date: **01/31/18**

Drawing: **FIG 4b - PROPOSED FLOOR PLAN**

Project Name & Location:
Loyola University Chicago
Athletic Practice Facility
1109 W. Loyola Avenue



1 FLOOR PLAN LEVEL 3
 3/64" = 1'-0"



Project Name & Location:

Loyola University Chicago
 Athletic Practice Facility
 1109 W. Loyola Avenue

Project Number:

3001.377.00

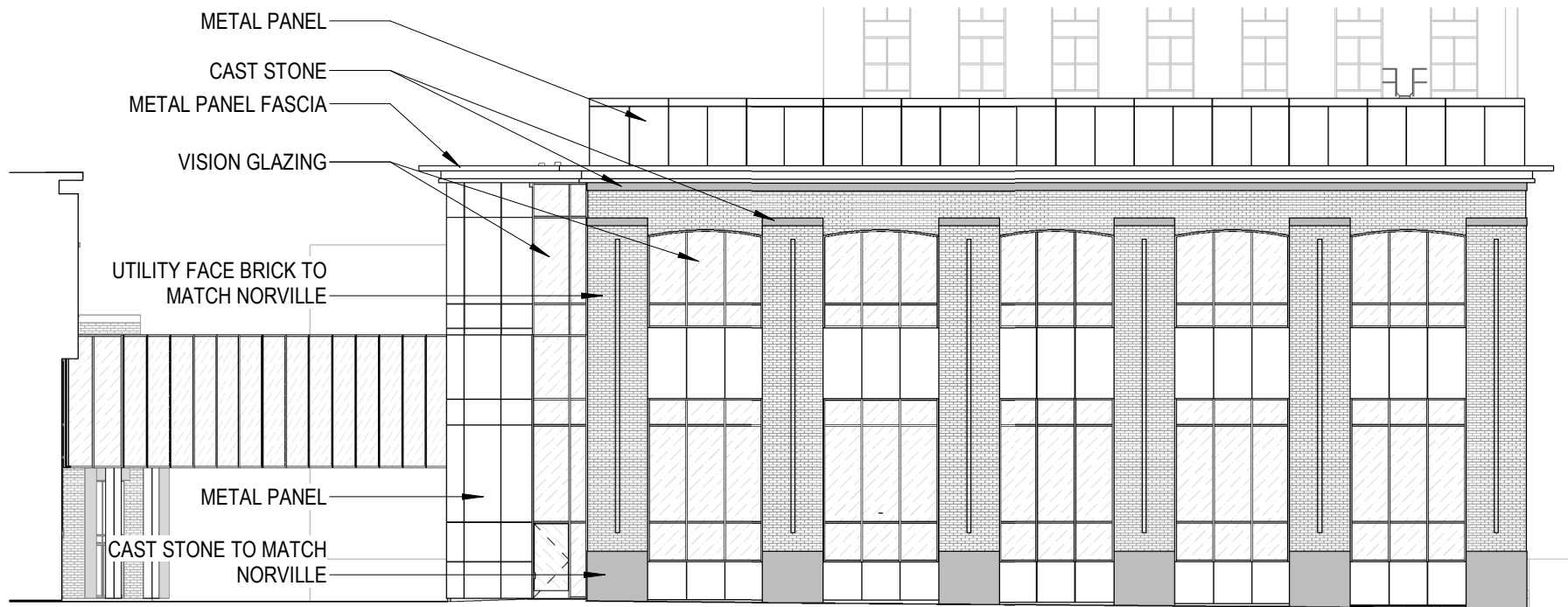
Date:

01/31/18

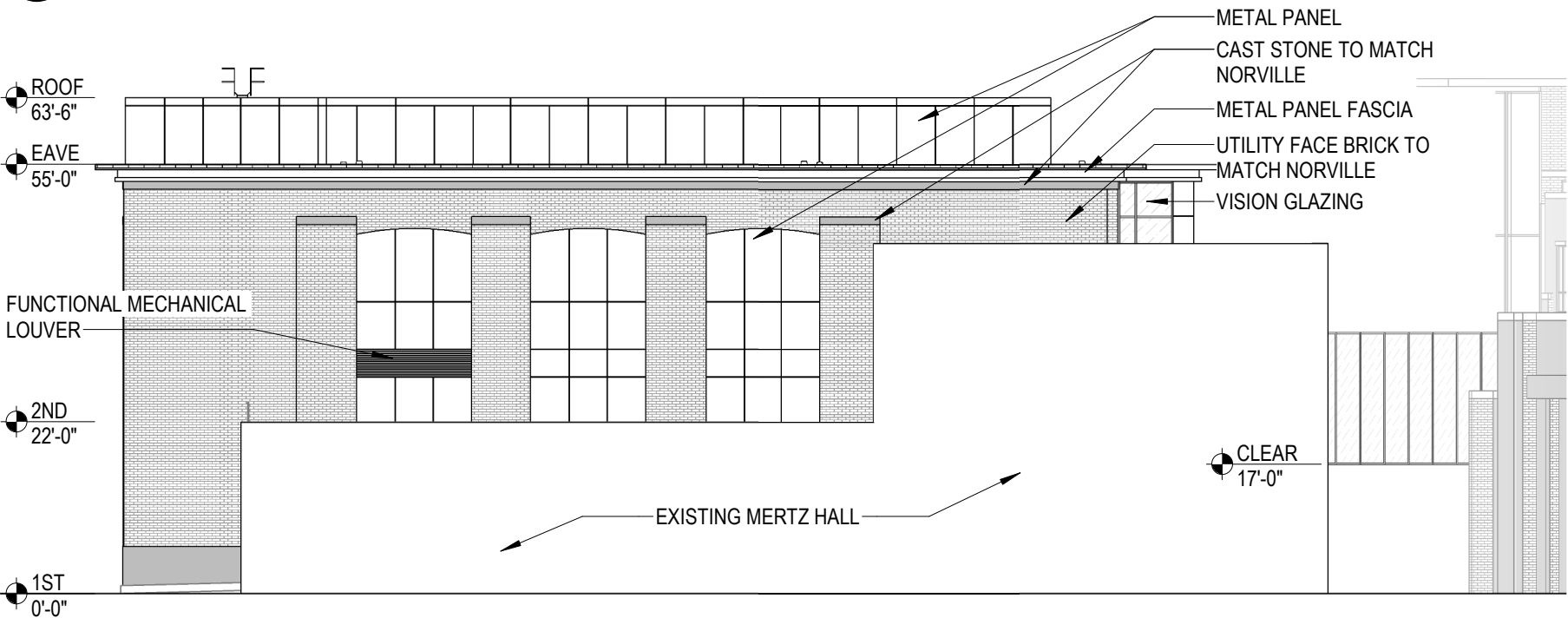
Drawing:

FIG 4c - PROPOSED FLOOR PLAN

RDG...
 PLANNING • DESIGN



1 ELEVATION - EAST
3/64" = 1'-0"



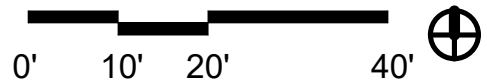
2 ELEVATION - WEST
3/64" = 1'-0"

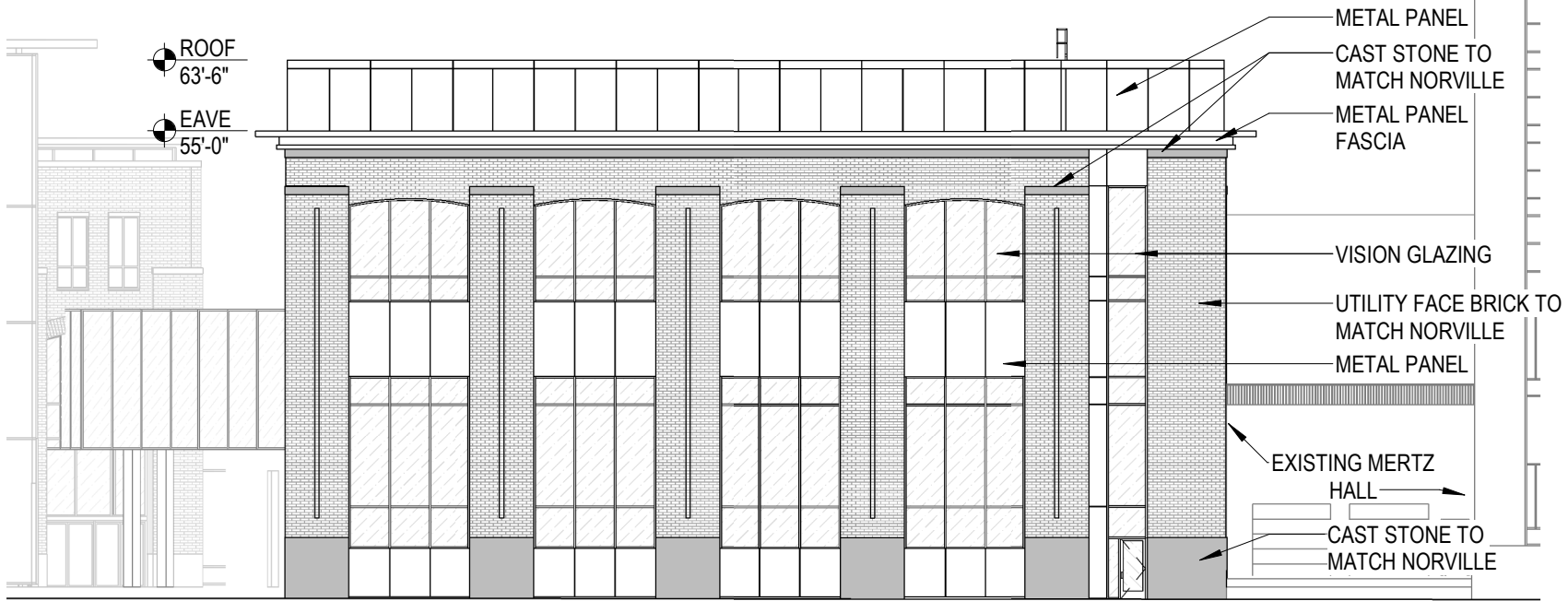
Date: 01/31/18

Project Number: 3001.377.00

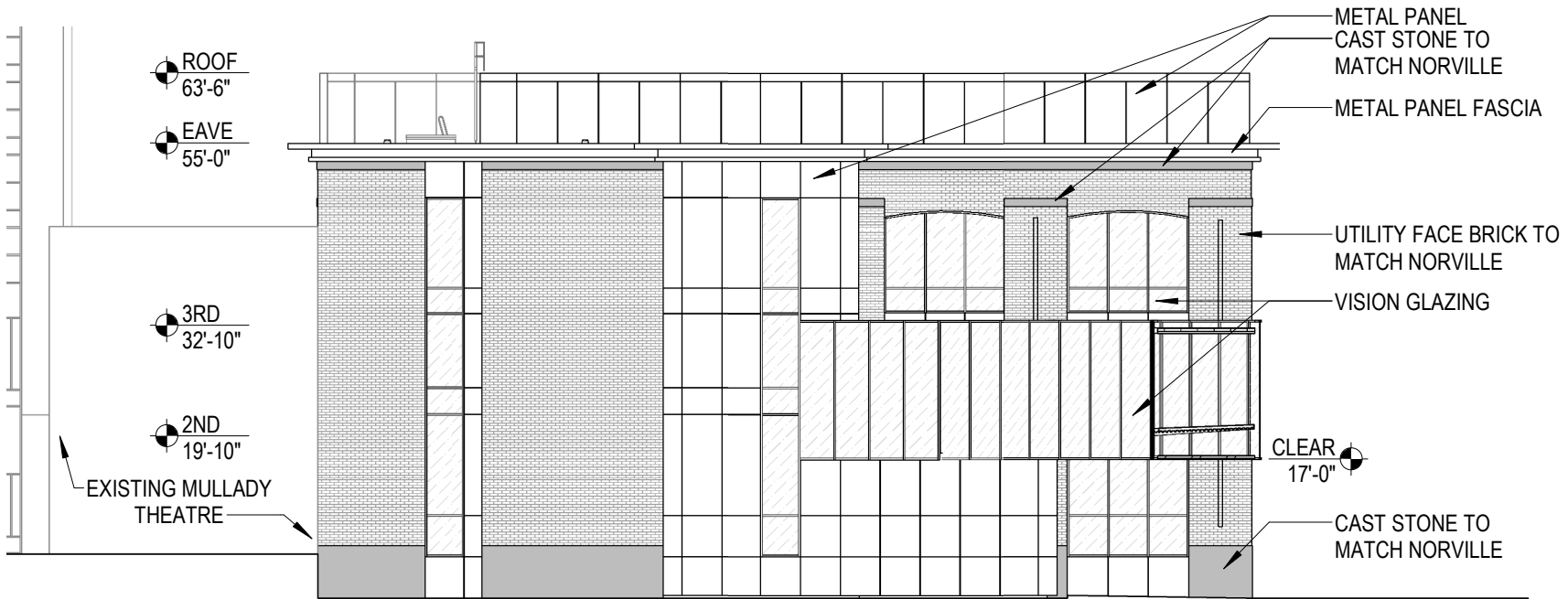
Drawing:

Project Name & Location:
Loyola University Chicago
Athletic Practice Facility
1107 W. Loyola Avenue





1 ELEVATION - NORTH
3/64" = 1'-0"



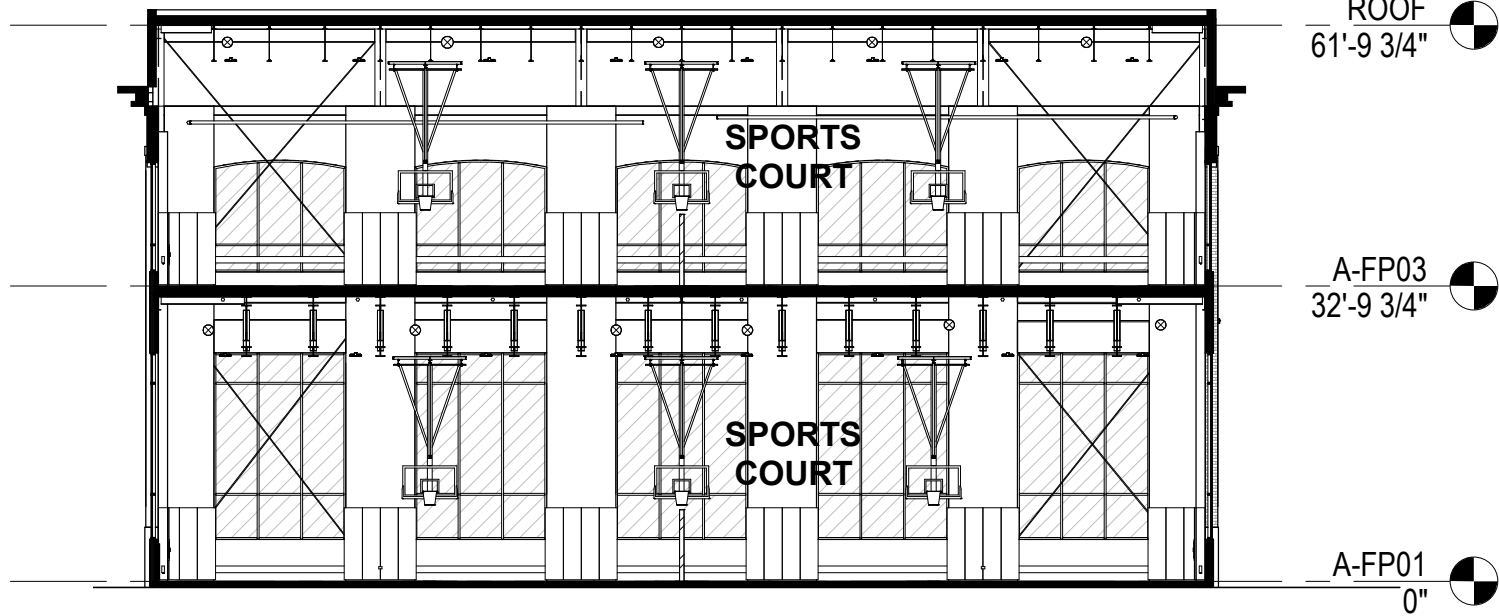
2 ELEVATION - SOUTH
3/64" = 1'-0"

Project Number: 3001.377.00
Date: 01/31/18

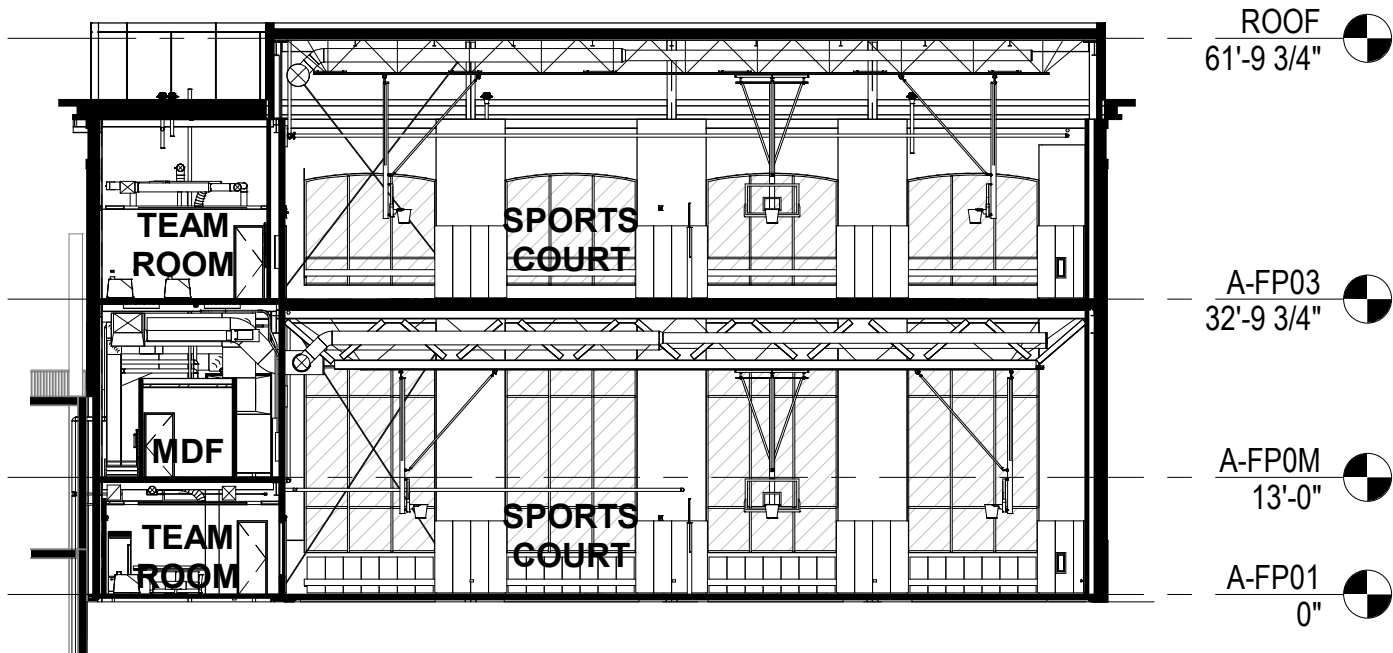
Project Name & Location:
Loyola University Chicago
Athletic Practice Facility
1107 W. Loyola Avenue

FIG 5b - ELEVATIONS

RDG...
PLANNING DESIGN



1 BUILDING SECTION LOOKING EAST
 3/64" = 1'-0"



2 BUILDING SECTION LOOKING NORTH
 3/64" = 1'-0"



Project Name & Location:

Loyola University Chicago
 Athletic Practice Facility
 1109 W. Loyola Avenue

Project Number:

3001.377.00

Date:

01/31/18

Drawing:

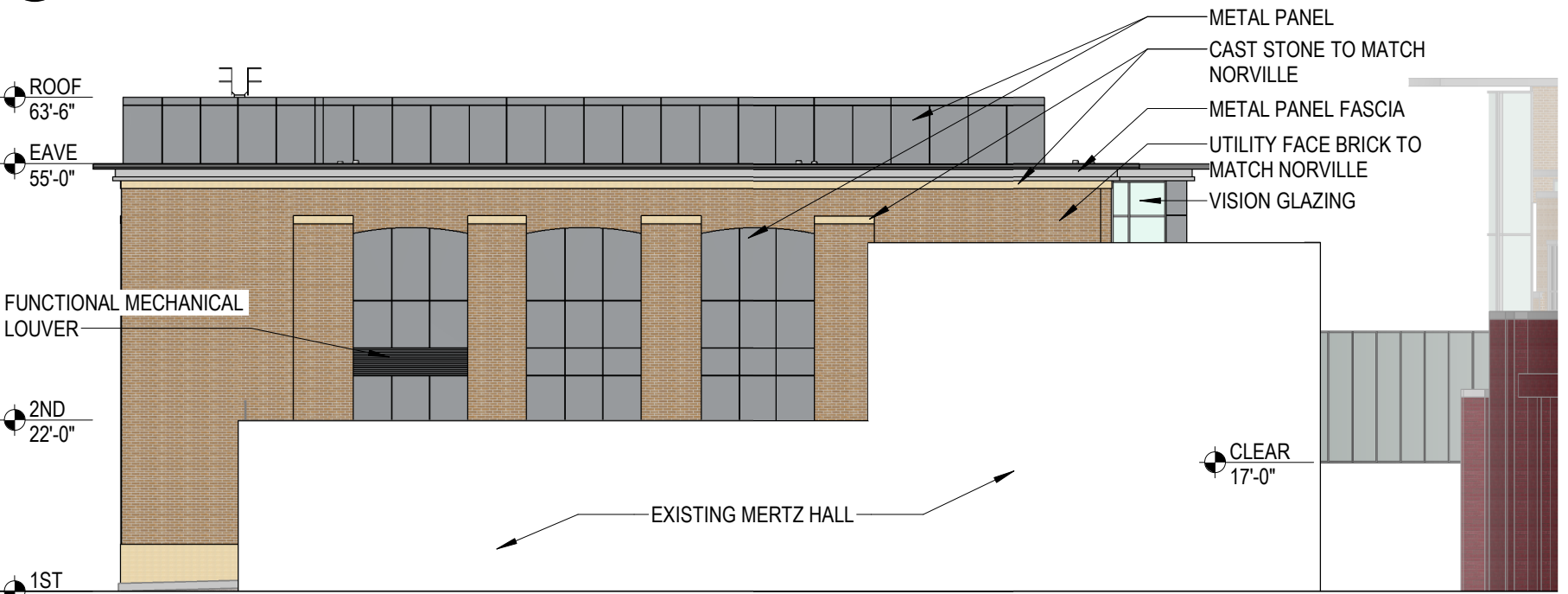
FIGURE 6a - SITE PLAN RENDERING

RDG
 .DESIGN

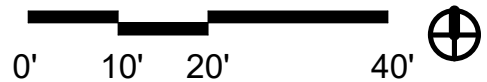
PLANNING



1 ELEVATION - EAST
3/64" = 1'-0"



2 ELEVATION - WEST
3/64" = 1'-0"



RDG...
PLANNING DESIGN

Date: 01/31/18

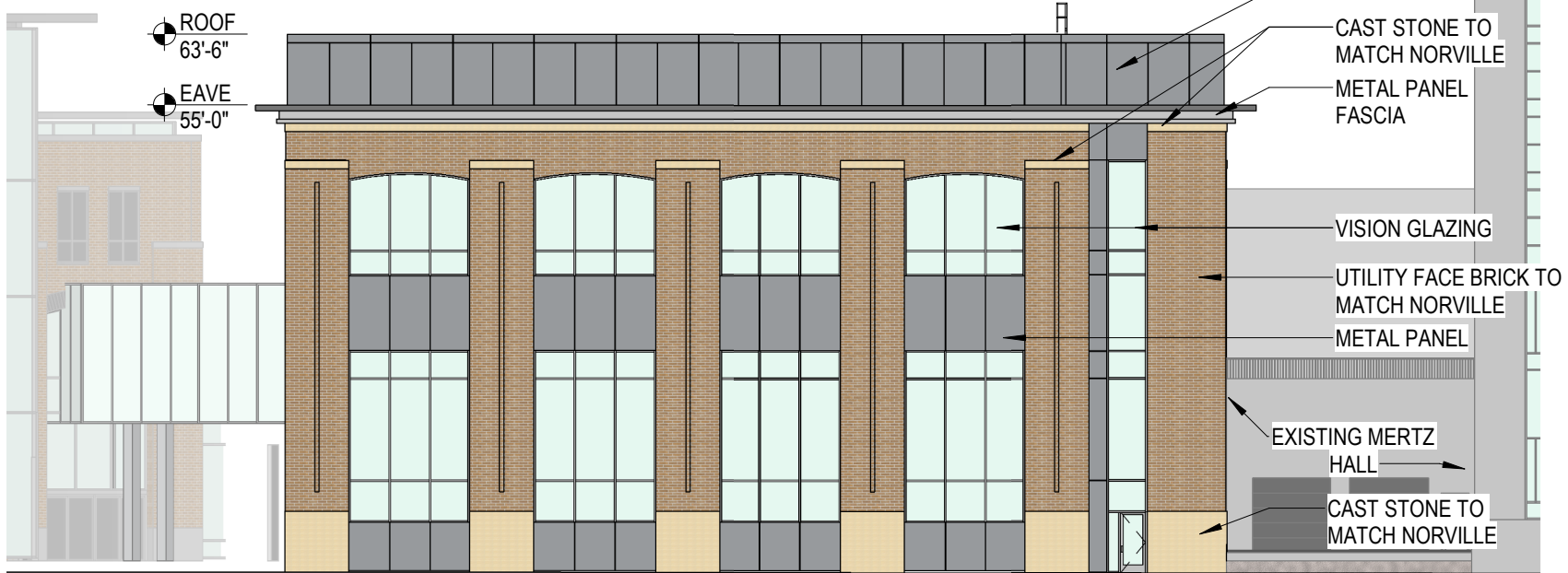
Project Number: 3001.377.00

Drawing:

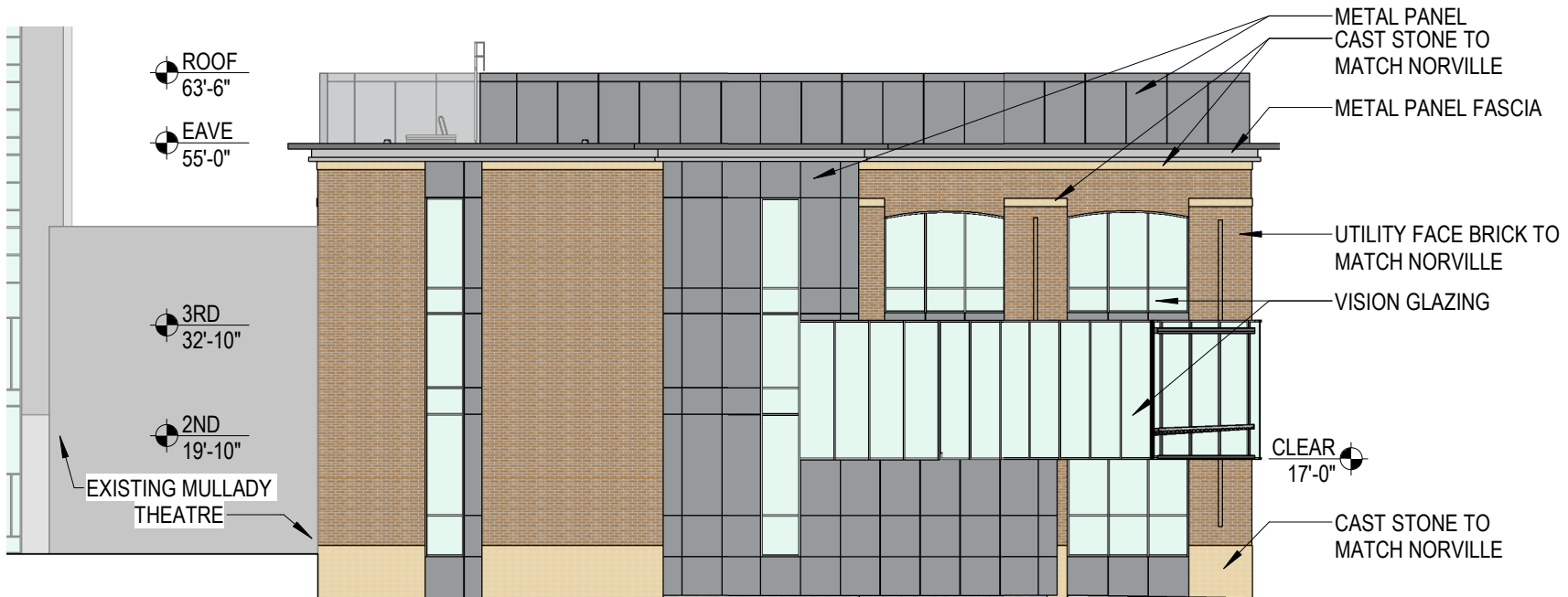
Loyola University Chicago
Athletic Practice Facility
1107 W. Loyola Avenue

Project Name & Location:

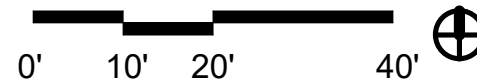
FIG 6b - ELEVATIONS



1 ELEVATION - NORTH
3/64" = 1'-0"



2 ELEVATION - SOUTH
3/64" = 1'-0"



RDG...
PLANNING DESIGN

Date: 01/31/18

Project Number: 3001.377.00

Drawing:

Loyola University Chicago
Athletic Practice Facility
1107 W. Loyola Avenue

FIG 6c - ELEVATIONS



RENDERING - LOOKING SOUTH TOWARDS NORVILLE CENTER

Project Name & Location:

Loyola University Chicago
Athletic Practice Facility
1109 W. Loyola Avenue

Project Number:

3001.377.00

Date:

01/31/18

Drawing:

FIG 6e - RENDERING

RDG
PLANNING . DESIGN



RENDERING - LOOKING SOUTHWEST ON LOYOLA AVENUE

Project Name & Location:

Loyola University Chicago
Athletic Practice Facility
1109 W. Loyola Avenue

Project Number:

3001.377.00

Date:

01/31/18

Drawing:

FIG 6f - RENDERING

RDG...
PLANNING . DESIGN



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

November 23, 2011

John J. Lawlor
SNR Denton US LLP
233 South Wacker Drive
Suite 7800
Chicago, IL 60606-6306

Re: Administrative Relief, Site Plan Approval and Lake Michigan and Chicago Lakefront Protection District Exemption requests for Institutional Planned Development No. 34, Sub-Area A, Two proposed gazebos

Dear Mr. Lawlor:

Please be advised that your requests for an administrative relief, site plan approval and lakefront exemption to Institutional Planned Development No. 34 have been considered by the Department of Housing and Economic Development pursuant to Sections 17-13-0611 and 16-4-150 of the Chicago Zoning Ordinance and Statements No. 9 and 13 of the Planned Development.

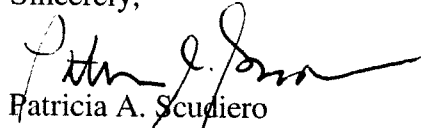
You are requesting to construct two gazebo accessory buildings to be located between Cuneo Hall and Cudahy Hall and between Cudahy Hall and Dumbach Hall. The first gazebo will be constructed in approximately 2012 and the other in 2013 or 2014. We have reviewed the drawings prepared by Solomon Cordwell Buenz Architects and dated October 31, 2011.

With regard to your first request, the Department of Housing and Economic Development has determined that allowing these gazebos will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 34, I hereby approve the foregoing minor change.

In regards to your second request and pursuant to Statement No. 9 of the Planned Development, Site Plan Approval is required for future development within Sub-Area A (the center of the Lake Shore Campus). The Department of Housing and Economic Development has determined that the drawings submitted are consistent with and satisfy the requirements of the Plan Development and accordingly, the North and South Gazebo Site Plans submitted are hereby approved.

Finally, in regards to your last request, the subject property is located within the Lake Michigan and Chicago Lakefront Protection District. Pursuant to Section 16-4-150 of the Chicago Zoning Ordinance, accessory buildings are exempt from securing approval of the Chicago Plan Commission. The two proposed gazebos are accessory buildings; therefore, I approve your request for a waiver from the Chicago Plan Commission approval provisions of the Lake Michigan and Chicago Lakefront Protection Ordinance.

Sincerely,

A handwritten signature in black ink, appearing to read "Patricia A. Scudiero". The signature is fluid and cursive, with a long horizontal stroke at the end.

Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Benet Haller, Main file



City of Chicago
Richard M. Daley, Mayor

Department of Housing
and Economic Development

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

April 4, 2011

John J. Lawlor
SNR Denton US LLP
233 South Wacker Drive
Suite 7800
Chicago, IL 60606-6306

Re: Administrative Relief request for Institutional Planned Development No. 34, Sub-Area A, Loyola University of Chicago's Alumni Student Center and Sub-Area C, Tennis Court Facilities

Dear Mr. Lawlor:

Please be advised that your request for a minor change to Institutional Planned Development No. 34 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

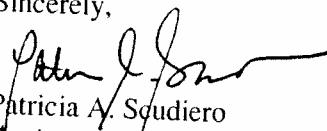
You are requesting to:

- Reduce the width of the north façade of the proposed Alumni Student Center by four (4) feet. The west wall of the Alumni Student Center was to be located eight (8) feet, seven (7) inches from the property line. Subsequent to the adoption of the Planned Development amendment on November 3, 2010, it was determined that the west wall needs to be twelve (12) feet from the property line in order to modestly increase the distance from the Chicago Transit Authority operations.
- Remove seven proposed off-street parking spaces to the north of the tennis court facilities and use this area for storm water drainage facilities. The tennis courts facilities are located in Sub-Area C, which requires a minimum of 195 off-street parking spaces. Sub-Area C currently has 227 off-street parking spaces, exceeding the minimum required.

With regard to your request, the Department of Housing and Economic Development has determined that allowing the north façade of the proposed Alumni Student Center to be four (4) feet narrower and allowing the substitution of seven proposed parking spaces adjacent to the tennis courts with storm water drainage facilities will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 34, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Squidiero
Zoning Administrator

PAS: HG: tm
C: Mike Marmo, Erik Glass, Main file



11/3/2010

REPORTS OF COMMITTEES

17088
104837

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF
AREA SHOWN ON MAP NOS. 15-G AND 17-G.

(As Amended)
(Application No. 17088)
(Common Address: 1032 W. Sheridan Rd.)

IPD 34, 99

[SO2010-6360]

The Committee on Zoning submitted the following report:

CHICAGO, November 3, 2010

To the President and Members of the City Council:

Reporting for your Committee on Zoning which a meeting was held on October 14, 2010, I beg leave to recommend that Your Honorable Body *Pass* various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I hereby beg leave to recommend the passage of one text amendment, Number TAD-438, which was corrected and amended in its amended form. This text amendment removes and inserts language regarding gold brokers.

I beg leave to recommend the passage of five ordinances which were corrected and amended in their amended form. They are Application Numbers 17121, 17088, 17035, 16742 and 17077.

Please let the record reflect that Alderman Ed Burke abstained from voting on Application Number 17088 under the provisions of Rule 14.

At this time, I move for passage of the revised ordinance transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

On motion of Alderman Solis, the said proposed amended ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Fioretti, Dowell, Preckwinkle, Hairston, Lyle, Jackson, Harris, Pope, Balcer, Cárdenas, Olivo, Foulkes, Thompson, Thomas, Lane, Rugai, Cochran, Brookins, Murioz, Zaiewski, Dixon, Solis, Maldonado, Burnett, E. Smith, Graham, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Mitts, Allen, Laurino, O'Connor, Reilly, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 46.

Nays -- None.

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

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

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 B1-3 Neighborhood Shopping District, B3-5 Community Shopping District, B3-3 Community Shopping District, B1-3 Neighborhood Shopping District, RM5 Residential Multi-Unit District, RM6 Residential Multi-Unit District, RT4 Residential, Two-Flat and Multi-Unit District and Institutional Planned Development Number 34 symbols and indications as shown on Map Number 15-G and Map Number 17-G in the area bounded by:

North Sheridan Road; West Albion Avenue; the alley next west of and parallel to North Sheridan Road; a line 50.00 feet north of West Albion Avenue; North Sheridan Road; a line 100.00 feet north of and parallel to West Albion Avenue; the alley next east of and parallel to North Sheridan Road; the alley next north of and parallel to West Loyola Avenue; a line 305.40 feet east of North Sheridan Road; West Loyola Avenue; a line 345.40 feet east of North Sheridan Road; the alley next north of and parallel to West Loyola Avenue; a line 405.49 feet east of North Sheridan Road; West Loyola Avenue; a line 455.49 feet east of North Sheridan Road; the alley next north of and parallel to West Loyola Avenue; a line 100.00 feet east of North Winthrop Avenue; West Loyola Avenue; a line 250.00 feet east of North Winthrop Avenue; a line 143.42 feet south of West Loyola Avenue; a line 328.00 feet east of North Winthrop Avenue; West Loyola Avenue; a line 475.00 feet east of North Winthrop Avenue; the alley next north of and parallel to West Loyola Avenue; north line of West Loyola Avenue; the westerly shore of Lake Michigan; a line 319.96 feet south of West Sheridan Road; North Sheridan Road; West Sheridan Road; North Kenmore Avenue; a line 219.98 feet south of West Sheridan Road; the alley next west of and parallel to North Kenmore Avenue; a line 345.98 feet south of West Sheridan Road; North Kenmore Avenue; a line 445.98 feet south of West Sheridan Road; the alley next east of and parallel to North Kenmore Avenue; a line 100.00 feet south of west Rosemont Avenue; North Kenmore Avenue; a line 100.00 feet north of West Rosemont Avenue; the alley next west of and parallel to North Kenmore Avenue; a line 50.00 feet north of West Rosemont Avenue; east line of the Chicago Transit Authority right-of-way; a line 100.00 feet north of West Rosemont Avenue; North Winthrop Avenue; a line 346.15 feet north of West Rosemont Avenue; east line of the Chicago Transit Authority right-of-way; the alley next north of and parallel to West Rosemont Avenue; the alley next east of and parallel to North Broadway; a line 150.00 feet north of West Rosemont Avenue; North Broadway; a line 250.00 feet north of West Rosemont Avenue; the alley next east of and parallel to North Broadway; the alley next south of and parallel to West Sheridan Road; the alley next east of and parallel to North Broadway; West Sheridan Road; the easterly line of the Chicago Transit Authority right-of-way; a line 260.60 feet north of West Sheridan Road; North Sheridan Road; a line 479.00 feet north

of West Sheridan Road (West Devon Avenue); the alley next west of and parallel to North Sheridan Road; West Arthur Avenue; a line 234.90 feet west of North Sheridan Road; the alley next north of and parallel to West Arthur Avenue; a line 100.00 feet east of North Lakewood Avenue; West Loyola Avenue; a line 175.09 feet east of North Lakewood Avenue; the alley next north of and parallel to West Loyola Avenue; the westerly line of the Chicago Transit Authority right-of-way; a line 300.00 feet east of North Lakewood Avenue; West Loyola Avenue; westerly line of the Chicago Transit Authority right-of-way; North Sheridan Road; the westerly line of the Chicago Transit Authority right-of-way; a line 570.00 feet south of West Loyola Avenue; easterly line of the Chicago Transit Authority right-of-way; and North Sheridan Road; all in Cook County, Illinois,

all in Cook County, Illinois, to those of a B3-3 Community Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by removing from Subarea A of Institutional Planned Development Number 34 and changing all of the Institutional Planned Development Number 34 symbols and indications as shown on Map Number 17-G in the area bounded by:

West Loyola Avenue; a line 286.00 feet east of North Winthrop Avenue; the alley next north of and parallel to West Loyola Avenue; a line 350.00 feet east of North Winthrop Avenue; and West Loyola Avenue; in Cook County, Illinois,

all in Cook County, Illinois, to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District, and a corresponding district is hereby established in the area above described.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all the B3-3 Community Shopping District symbols and indications as shown on Map Number 15-G and Map Number 17-G in the area described above in Section 1, i.e., the area bounded by:

North Sheridan Road; West Albion Avenue; the alley next west of and parallel to North Sheridan Road; a line 50.00 feet north of West Albion Avenue; North Sheridan Road; a line 100.00 feet north of and parallel to West Albion Avenue; the alley next east of and parallel to North Sheridan Road; the alley next north of and parallel to West Loyola Avenue; a line 305.40 feet east of North Sheridan Road; West Loyola Avenue; a line 345.40 feet east of North Sheridan Road; the alley next north of and parallel to West Loyola Avenue; a line 405.49 feet east of North Sheridan Road; West Loyola Avenue; a line 455.49 feet east of North Sheridan Road; the alley next north of and parallel to West Loyola Avenue; a line 100.00 feet east of North Winthrop Avenue; West Loyola Avenue; a line 250.00 feet east of North Winthrop Avenue; a line 143.42 feet south of West Loyola Avenue; a line 328.00 feet east of North Winthrop Avenue; West Loyola Avenue; a line 475.00 feet east of North Winthrop Avenue; the alley next north of and parallel to West Loyola Avenue; the north line of West Loyola Avenue; the westerly shore of Lake Michigan; a line 319.96 feet south of West Sheridan Road; North Sheridan Road; West Sheridan Road; North Kenmore Avenue; a line 219.98 feet south of West Sheridan Road; the alley next west of and parallel to North Kenmore Avenue; a line 345.98 feet south of

West Sheridan Road; North Kenmore Avenue; a line 445.98 feet south of West Sheridan Road; the alley next east of and parallel to North Kenmore Avenue; a line 100.00 feet south of West Rosemont Avenue; North Kenmore Avenue; a line 100.00 feet north of West Rosemont Avenue; the alley next west of and parallel to North Kenmore Avenue; a line 50.00 feet north of West Rosemont Avenue; the east line of the Chicago Transit Authority right-of-way; a line 100.00 feet north of West Rosemont Avenue; North Winthrop Avenue; a line 346.15 feet north of West Rosemont Avenue; the east line of the Chicago Transit Authority right-of-way; the alley next north of and parallel to West Rosemont Avenue; the alley next east of and parallel to North Broadway; a line 150.00 feet north of West Rosemont Avenue; North Broadway; a line 250.00 feet north of West Rosemont Avenue; the alley next east of and parallel to North Broadway; the alley next south of and parallel to West Sheridan Road; the alley next east of and parallel to North Broadway; West Sheridan Road; the easteriy line of the Chicago Transit Authority right-of-way; a line 260.60 feet north of West Sheridan Road; North Sheridan Road; a line 479.00 feet north of West Sheridan Road (West Devon Avenue); the alley next west of and parallel to North Sheridan Road; West Arthur Avenue; a line 234.90 feet west of North Sheridan Road; the alley next north of and parallel to West Arthur Avenue; a line 100.00 feet east of North Lakewood Avenue; West Loyola Avenue; a line 175.09 feet east of North Lakewood Avenue; the alley next north of and parallel to West Loyola Avenue; the westeriy line of the Chicago Transit Authority right-of-way; a line 300.00 feet east of North Lakewood Avenue; West Loyola Avenue; the westeriy line of the Chicago Transit Authority right-of-way; North Sheridan Road; the westeriy line of the Chicago Transit Authority right-of-way; a line 570.00 feet south of West Loyola Avenue; the easteriy line of the Chicago Transit Authority right-of-way; and North Sheridan Road; all in Cook County, Illinois,

all in Cook County, Illinois, to the designation of Institutional Planned Development Number 34, as amended, which is hereby established in the areas above-described, subject to such use and bulk regulations as are set forth in the plan of development herewith attached and made part thereof and no others.

SECTION 4. 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 34, As Amended.

Plan Of Development Statements.

- 1 The area delineated herein as Institutional Planned Development Number 34, as amended (the "Planned Development"), is owned by Loyola University of Chicago, a

not-for-profit educational institution, Mundelein College (an Illinois not-for-profit corporation in which Loyola University of Chicago is the sole member), and Loyola Management Company (an Illinois not-for-profit corporation). Applicant Loyola University of Chicago shall be deemed to be the designated controlling party for Subarea within the Institutional Planned Development for the purposes of Section 17-8-0400 of the Chicago Zoning Ordinance.

2. The applicant shall obtain all applicable official reviews, approval or permits which are necessary to implement this Institutional Planned Development as to said property; the requirements, obligations and conditions applicable as to the same shall be binding upon the applicant, its successors and assigns, and, if different than the applicant, the owners as to their respective property within the Institutional Planned Development. All rights granted hereunder to the applicant shall inure to the benefit of the applicant, successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Notwithstanding the foregoing, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the property of any rights, interest or obligation therein.
3. The Plan of Development consists of seventeen (17) statements and the following exhibits: (1) Bulk Regulations and Data Table; (2) Existing Zoning Map; (3) Planned Development Boundary and Map; (4) Planned Development Boundary and Subarea Map; (5) Boundary Modifications to Planned Development 34; (6) Master Site Plan; (7) Landscape Plan; (8) Development Site Plan; (9) Site Plans and Elevations for the new Halas Center Addition and new Student Center in Subarea A [6458 North Winthrop Avenue and 6511 North Sheridan Road]; (10) Site Plans and Elevations for the new Residential Building with Accessory Seminary Facilities in Subarea A [1120 -- 1132 West Loyola Avenue]; (11) Site Plan for Loyola Avenue Tennis Court Facilities [1236 West Loyola Avenue]; (12) Lakeshore Access Plan in Subarea A; (13) Pedestrian Walkways Plan in Subarea A; (14) Vehicular Access Plan in Subarea A; (15) Maximum Building Heights by Subarea. These and no other controls shall apply to the area delineated herein. In any instance where a provision of the planned development conflicts with the City's Building Code, the Building Code shall apply. This Plan of Development is in conformity with the intent and purpose of the Chicago Zoning Ordinance and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
4. The following uses shall be permitted within any of the Subarea delineated herein (i.e., Subareas A, B, C, D, E and F) as "Institutional Planned Development Number 34, as amended": all permitted and special uses in the B3-3 Community Shopping District including accessory uses serving principal uses located throughout the Planned Development, as amended.
5. Any dedication, vacation or closure of streets and alleys or easements or grants of privilege or any adjustment of rights-of-way shall require a separate submittal and approval by the City Council. The applicant and the Chicago Department of Transportation have developed a Traffic Management Plan for Loyola University of Chicago. This plan will be periodically updated and prior to the issuance of a Part II

approval, the Chicago Department of Transportation will review and approve the submittal to ensure compliance with the Traffic Management Plan. Any parking shortfalls in a given Subarea may be resolved by additional off-street parking in the remaining Subareas but the applicant shall meet the overall minimum parking requirement at all times.

6. Any service drive or other ingress or egress, including emergency vehicles, shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction. Ingress and egress shall also be subject to the review and approval of the Department of Transportation and the Commissioner of Zoning and Land Use Planning. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in accordance with the Municipal Code of the City of Chicago.
7. In addition to the maximum height of any building permitted under the Planned Development Bulk Regulations Table, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
8. On-premise identification signs and business identification signs on property where businesses are permitted shall be permitted within this Institutional Planned Development subject to the review and approval of the Department of Zoning and Land Use Planning. Temporary signs such as construction and marketing signs may be permitted subject to the aforesaid review and approval. No off-premises signs shall be permitted.
9. Plans for additional buildings and improvements have not been fully designed as of the date of this Institutional Planned Development amendment. Accordingly, prior to issuance by the Department of Zoning and Land Use Planning of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") for any future development within this Institutional Planned Development in Subareas B, C, D, E and F, the Applicant shall submit to the Commissioner of the Department of Zoning and Land Use Planning a request for Site Plan Approval pursuant to Section 17-13-0800. Based upon the potential impact of the development on the surrounding area, the Commissioner of the Department of Zoning and Land Use Planning shall determine whether the submitted Site Plan must be reviewed by the Chicago Plan Commission. With regards to future development within Subarea A (the center of the Lake Shore Campus), the Applicant shall submit a Site Plan Approval request to the Commissioner of the Department of Zoning and Land Use Planning for review and approval. This request shall be submitted in accordance with Section 17-13-0800 and will be reviewed and approved by the Commissioner of the Department of Zoning and Land Use Planning. Site Plan Approval shall not be required for remodeling and alterations to existing buildings which do not increase height or building footprint. Upon issuance of a Site Approval shall be deemed to be an integral part of this Institutional Planned Development and the approved plans and elevations may be changed or modified administratively by the Commissioner of the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611. In the event of any

inconsistency between an approved site plan and the terms of the Bulk Regulations and Data Table in effect at the time of approval of such site plan or the modifications thereto, the terms of the Bulk Regulations and Data shall govern.

10. Pursuant to Section 2-45-110 of the Municipal Code (the "Affordable Requirements Ordinance"), an amendment to a Planned Development which grants additional floor area for the development of 10 or more housing units subjects the development of the additional housing units authorized or permitted by such amendment to the affordability requirements specified under the Affordable Requirements Ordinance. As a result of this amendment to the Loyola PD Number 34 the City Council has approved additional floor area that authorizes or permits the development of 10 or more units. Ten percent (10%) of any housing units developed as part of the Planned Development are required to be built as affordable housing, as that term is defined by the Affordable Requirements Ordinance. University housing units developed, such as dormitories and graduate housing, shall not count as part of the affordable housing requirement and such units shall not be counted in the number of affordable housing units required to be developed. As part of the Site Plan review and approval process for any application proposing the construction of residential dwelling units, the applicant shall also provide, for the review and approval of the Department of Community Development (or any successor department thereto), such information, documents and agreements as may be required under the Affordable Requirements Ordinance to assure that such required affordable housing units are provided and maintained.
11. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations Table. The existing floor area set forth on said table includes the developments described in Statement Number 3, above, as the new Halas Center Addition and the new Student Center at 6458 North Winthrop Avenue and 6511 North Sheridan Road, the new Residential Building with Accessory Seminary Facilities at 1120 -- 1132 West Loyola Avenue, and the new Tennis Court Facilities at 1236 West Loyola Avenue. For the purpose of F.A.R. calculations and floor area measurements, the definition in the Chicago Zoning Ordinance shall apply.
12. The applicant acknowledges that it is the 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 design, construct and maintain all new 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, Refrigeration and Air-Conditioning Engineers ("ASHRAE") and the Illuminating Engineering Society ("IES"). Copies of these standards may be obtained from the Department of Zoning and Land Use Planning.
13. The terms, conditions and exhibits of the planned development ordinance may be modified administratively by the Commissioner of the Department of Zoning and Land Use Planning upon the request of the applicant and after a determination by the

Commissioner that such modification is minor, appropriate and consistent with the nature of the development of the Property contemplated in this planned development ordinance. Any such modification shall be deemed to be a minor change in the planned development Ordinance as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

14. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by the Department of Zoning and Land Use Planning during the actual Part II review. The fee as determined by Department of Zoning and Land Use Planning staff at the time is final and binding on the applicant and must be paid to Department of Zoning and Land Use Planning prior to the issuance of any Part II approval.
15. The applicant acknowledges that it is in the public interest to design, construct and maintain applicant's new projects in a manner that provides accessibility throughout the new project. Therefore, at the time when building permits are sought, the plans for the building and improvements for the new project 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.
16. The improvements on the property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way, and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the plans described in statement Number 3, above, for the New Halas Center Addition and the new Student Center at 6458 North Winthrop Avenue and 6511 North Sheridan Road, the new Residential Building with Accessory Seminary Facilities at 1120 -- 1132 West Loyola Avenue, and the new Tennis Court Facilities at 1236 West Loyola Avenue and the Bulk Regulations Table. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
17. The lapse of approval provisions applicable to this plan of development per Section 1713-0612 of the Chicago Zoning Ordinance shall be solely as follows: unless construction of within anyone of the Subareas identified herein (i.e., only one of either Subarea A, Subarea B, Subarea C, Subarea D, Subarea E, or Subarea F), has commenced as authorized by a building permit with six (6) years of the date of passage of the planned development, as amended, and thereafter diligently pursued to completion, the zoning district classifications for real property newly included in this Plan of Development by means of the adoption of this amendment to Institutional Planned Development Ordinance Number 34 shall revert to the B3-3 Community Shopping District zoning district classification.

[Existing Zoning Map; Planned Development Boundary Map; Planned Development Boundary and Subarea Map; Site Plan Maps, Boundary Modifications to Planned Development 34; LandScape Plan; Green Roof Plan; Building Elevations; Lake Shore Access Plan; Pedestrian Walkway Plan; and Vehicular Access Plan referred to in these Plan of Development Statements printed on pages 104849 through 104868 of this *Journal*.]

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

Institutional Planned Development No. 34, As Amended.

Bulk Regulations And Data Table.

Total Gross Site Area (square feet):	2,465,843 square feet
Total Area within Public Way:	494,878 square feet
Total Net Site Area:	1,970,965 square feet
Maximum Floor Area Ratio (Total for all Subareas):	1.978
Total Allowable FAR Floor Area (Total for all Subareas):	3,899,253 square feet
Existing FAR Floor Area (Total for all Subareas):	2,545,554 square feet
Remaining Available FAR Floor Area (Total for all Subareas):	1,353,699 square feet
Maximum Floor Area Ratios Per Subarea:	
Subarea A:	
Maximum FAR:	1.5

Net Site Area:	1,452,280 square feet
Maximum Allowable FAR Floor Area:	2,178,420 square feet
Existing FAR Floor Area:	1,507,724 square feet (includes development of 6458 North Winthrop, 6511 North Sheridan Road, and 1120 -- 1132 West Loyola Avenue)
Remaining Available FAR Floor Area:	670,696 square feet

Subarea B:

Maximum FAR:	3.6
Net Site Area:	213,696 square feet
Maximum Allowable FAR Floor Area:	769,306 square feet
Existing FAR Floor Area:	491,790 square feet.
Remaining Available FAR Floor Area:	277,516 square feet

Subarea C:

Maximum FAR:	3.0
Net Site Area:	141,370 square feet
Maximum Allowable FAR Floor Area:	424,110 square feet
Existing FAR Floor Area:	201,881 square feet (includes development of 1236 West Loyola Avenue, granted Site Plan Approval by means of the Plan of Development Statements)

Remaining Available FAR
Floor Area: 222,229 square feet

Subarea D:

Maximum FAR: 3.0
Net Site Area: 34,300 square feet
Maximum Allowable FAR
Floor Area: 102,900 square feet
Existing FAR Floor Area: 43,256 square feet
Remaining Available FAR
Floor Area: 59,644 square feet

Subarea E:

Maximum FAR: 3.6
Net Site Area: 60,934 square feet
Maximum Allowable FAR
Floor Area: 219,362 square feet
Existing FAR Floor Area: 215,944 square feet
Remaining Available FAR
Floor Area: 3,418 square feet

Subarea F:

Maximum FAR: 3.0
Net Site Area: 68,385 square feet
Maximum Allowable FAR
Floor Area: 205,155 square feet
Existing FAR Floor Area: 84,959 square feet

Remaining Available FAR
Floor Area: 120,196 square feet

Minimum Required Off-Street
Parking:

Subarea A:	827 spaces
Subarea B:	0
Subarea C:	195 spaces
Subarea D:	0
Subarea E:	239 spaces
Subarea F:	0

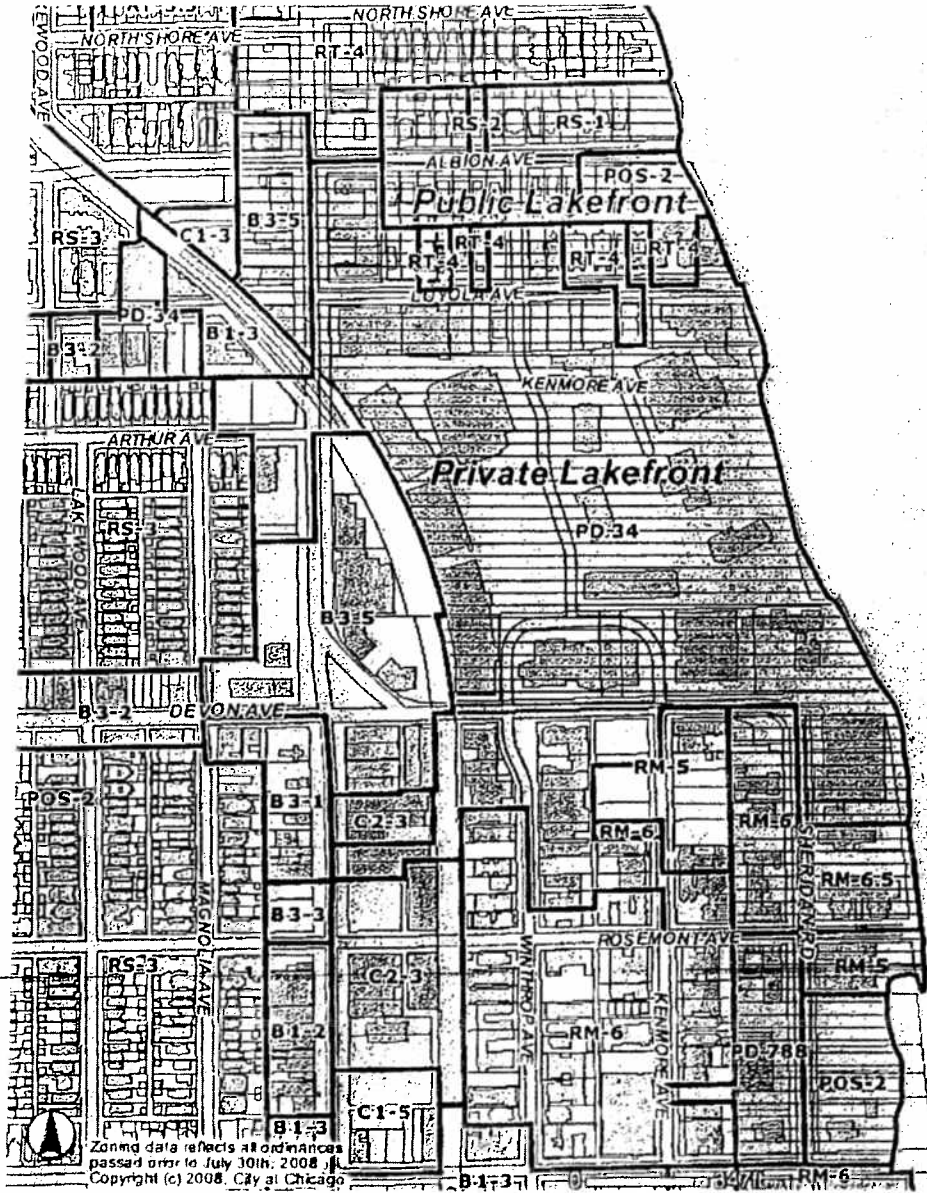
Maximum Building Heights:

Subarea A:	165 feet, except 90 feet in height south of Sheridan and 90 feet in height adjacent to Loyola Avenue
Subarea B:	90 feet
Subarea C:	90 feet
Subarea D:	90 feet
Subarea E:	165 feet
Subarea F:	90 feet

Minimum Building Setbacks:

Subareas A, B, C, D,
E and F: In accordance with approved site plan.

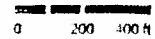
Existing Zoning Map.



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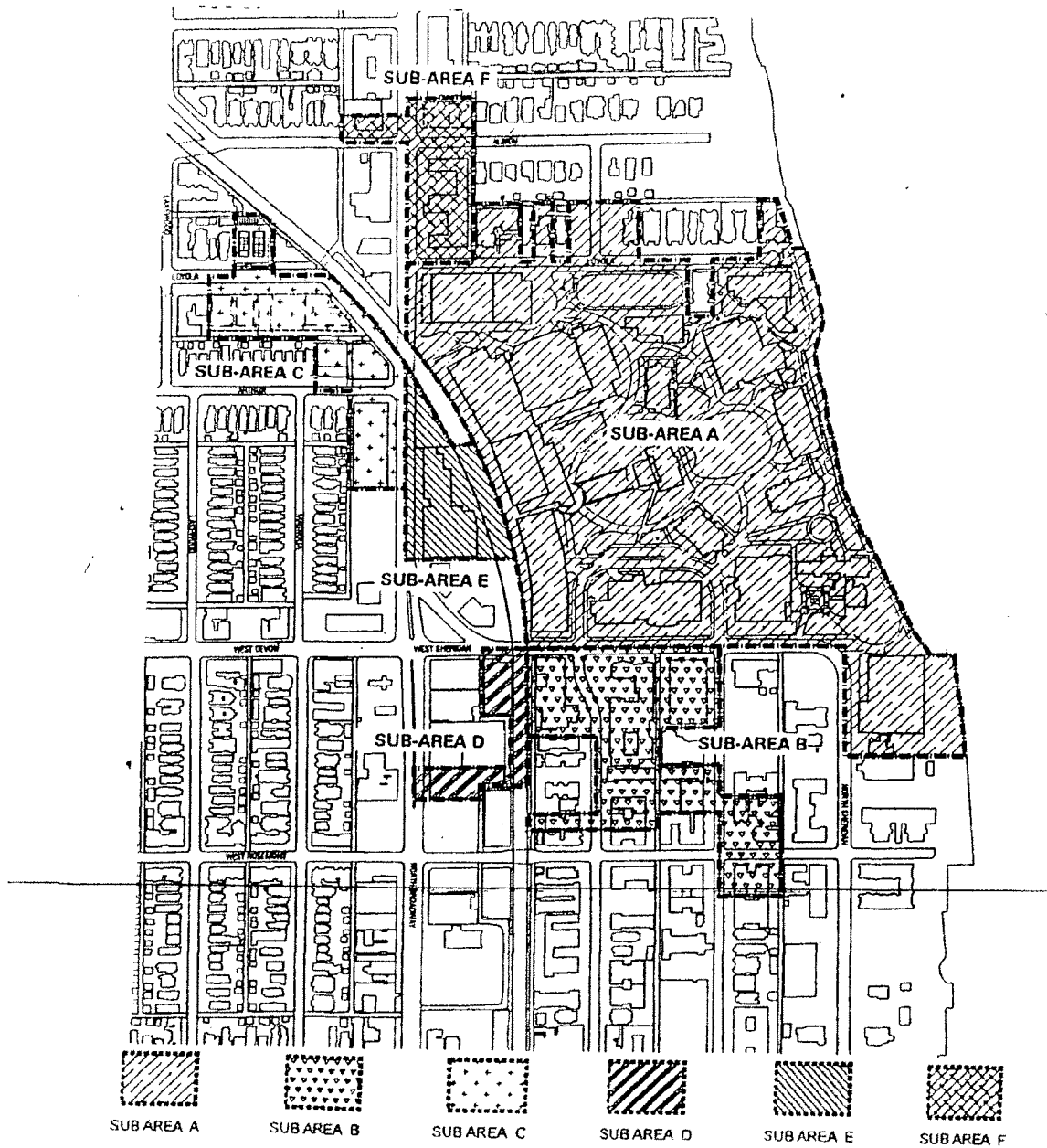
Existing Zoning Map
Lake Shore Campus Amended PD
Loyola University Chicago

09.16.2010



24

Planned Boundary And Subarea Map.



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PD Boundary & Sub-Area Map
 Lake Shore Campus Amended PD
 Lovola University Chicago

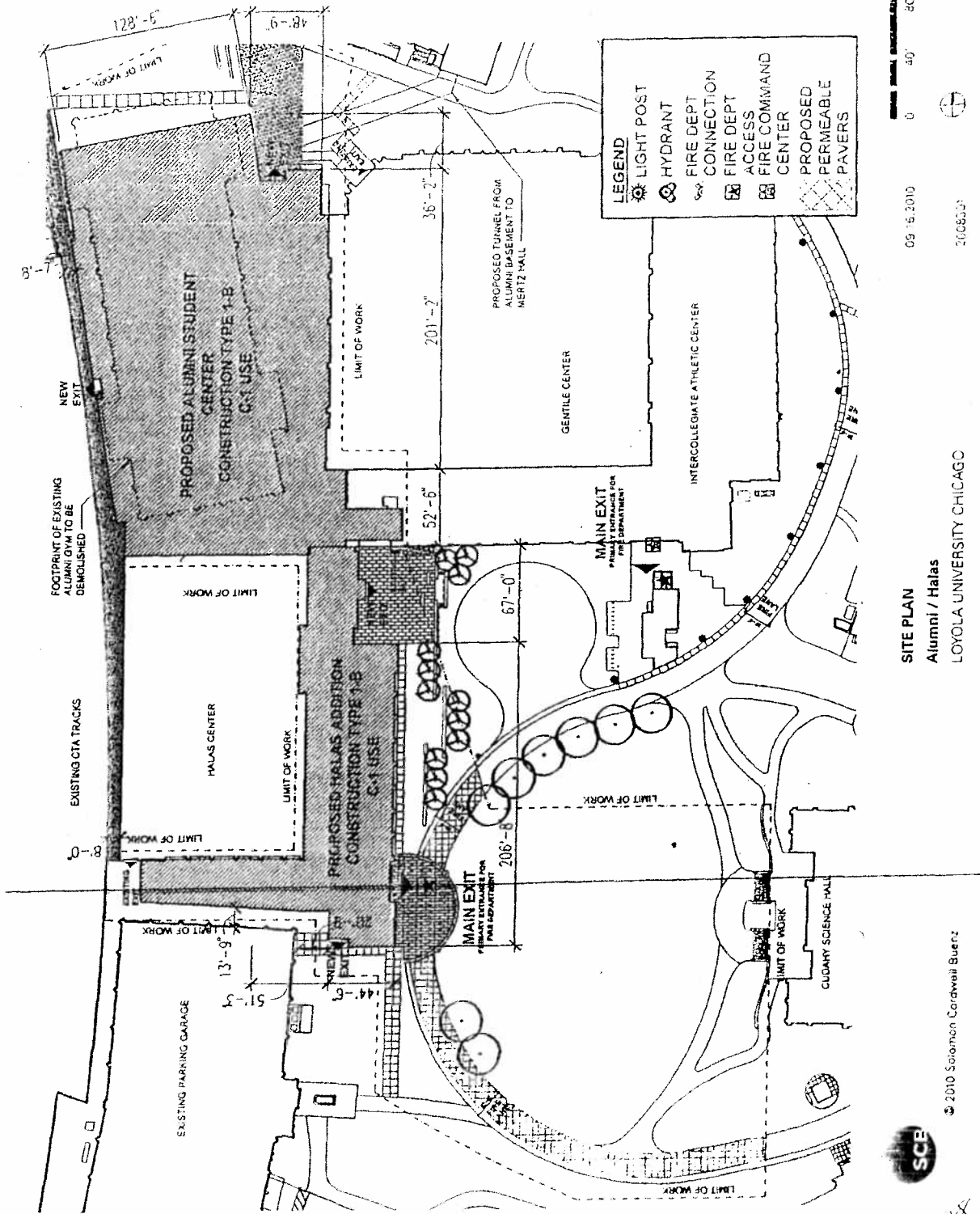
09.16.2010

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23

Site Plan.



09-16-2010
 200650J

SITE PLAN
 Alumni / Halas
 LOYOLA UNIVERSITY CHICAGO

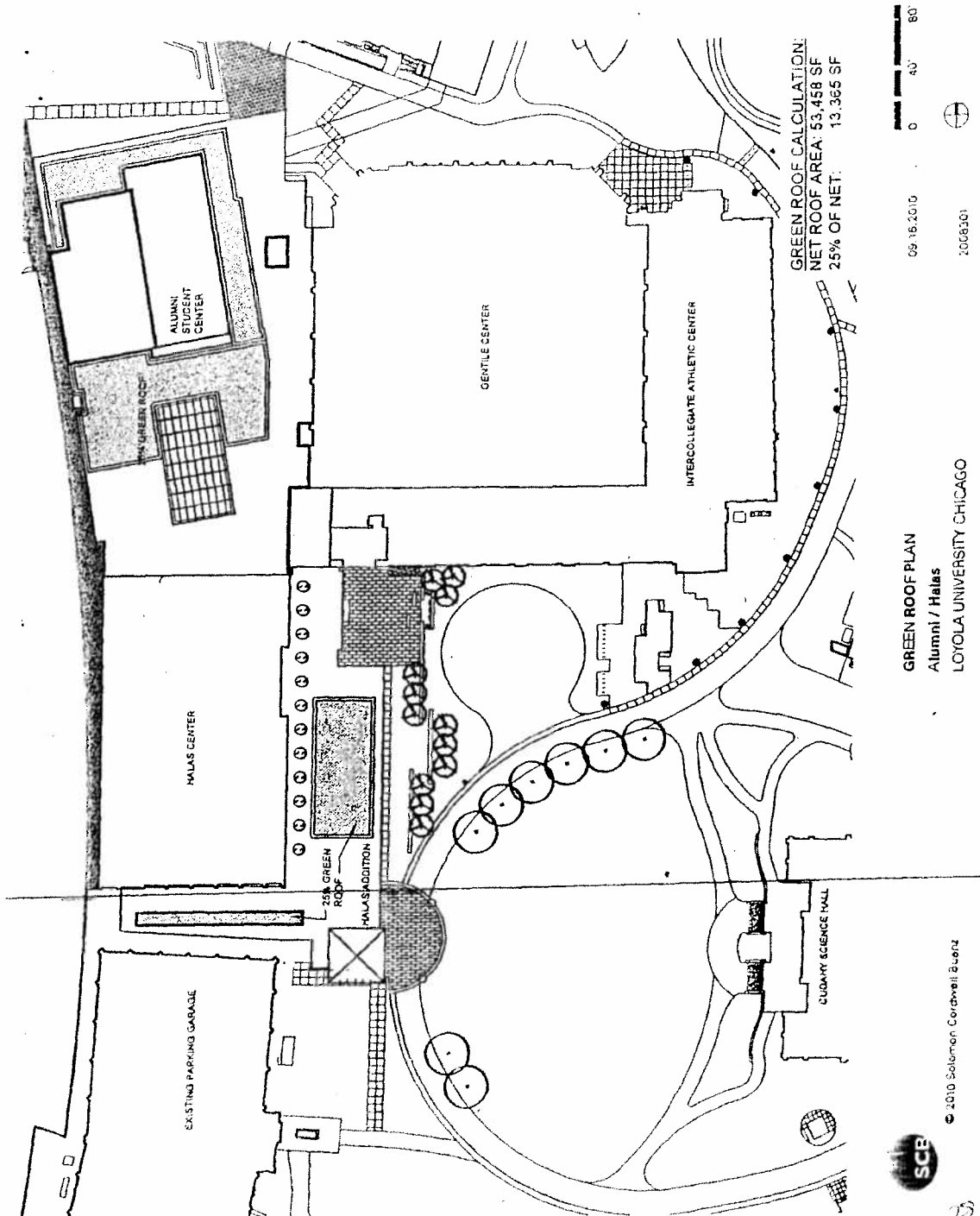
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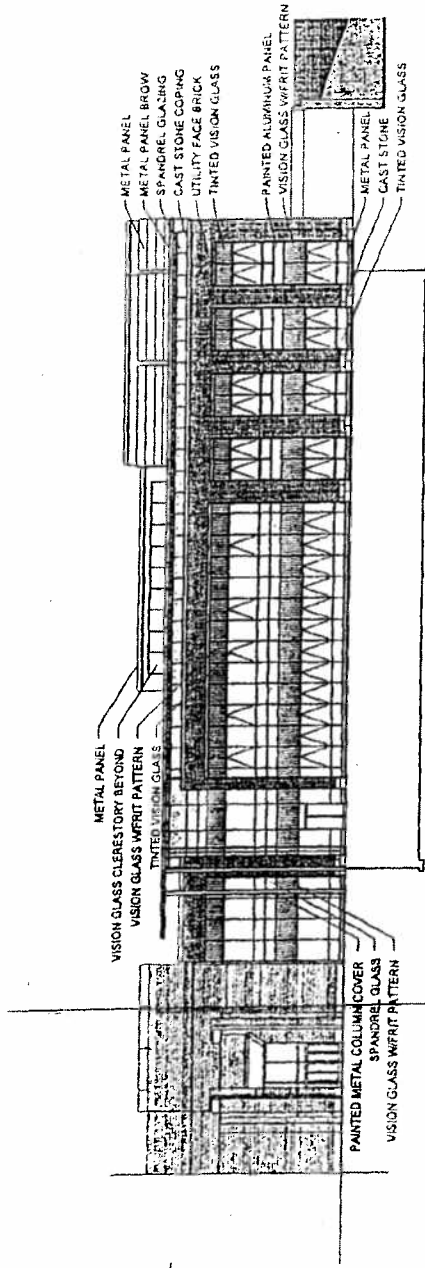
36

Green Roof Plan.

Alumni/Halas.

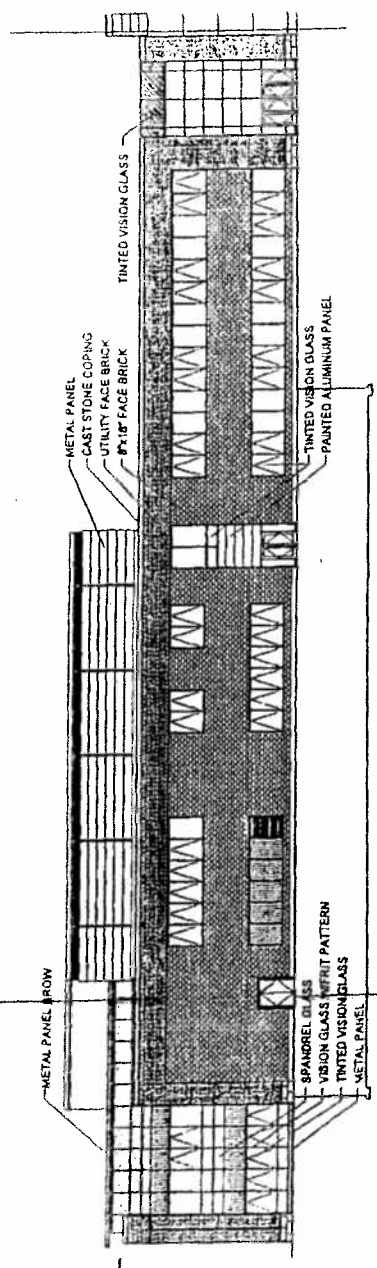


Alumni Elevations.



NORTH ELEVATION

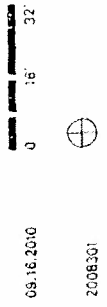
* EL. 46'-8"



WEST ELEVATION

* EL. 46'-8"

*MAXIMUM BUILDING HEIGHT PER CZO DEFINITION



09.16.2010
2006301

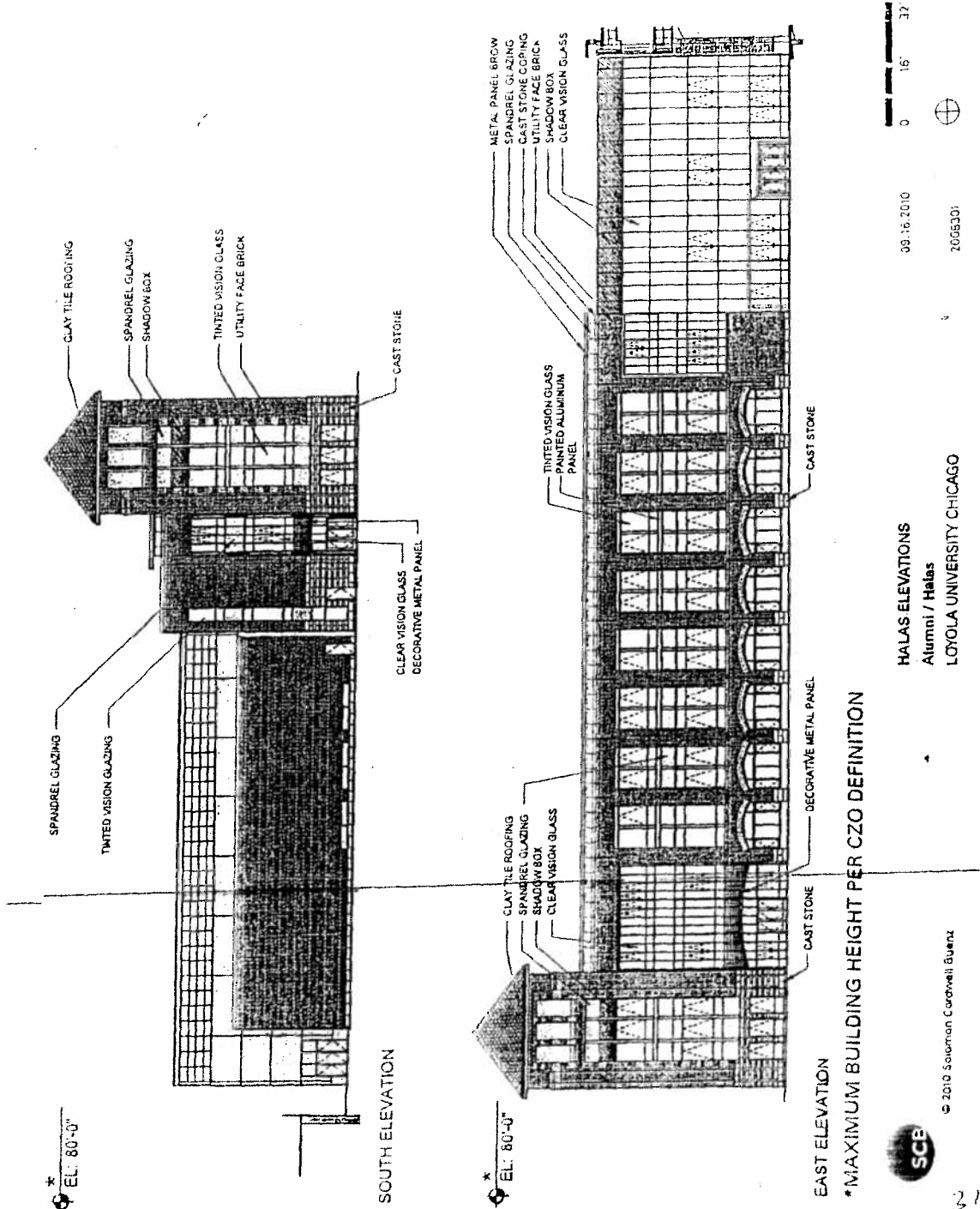
ALUMNI ELEVATIONS
Alumni / Halas
LOYOLA UNIVERSITY CHICAGO

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SCB

Halas Elevations.



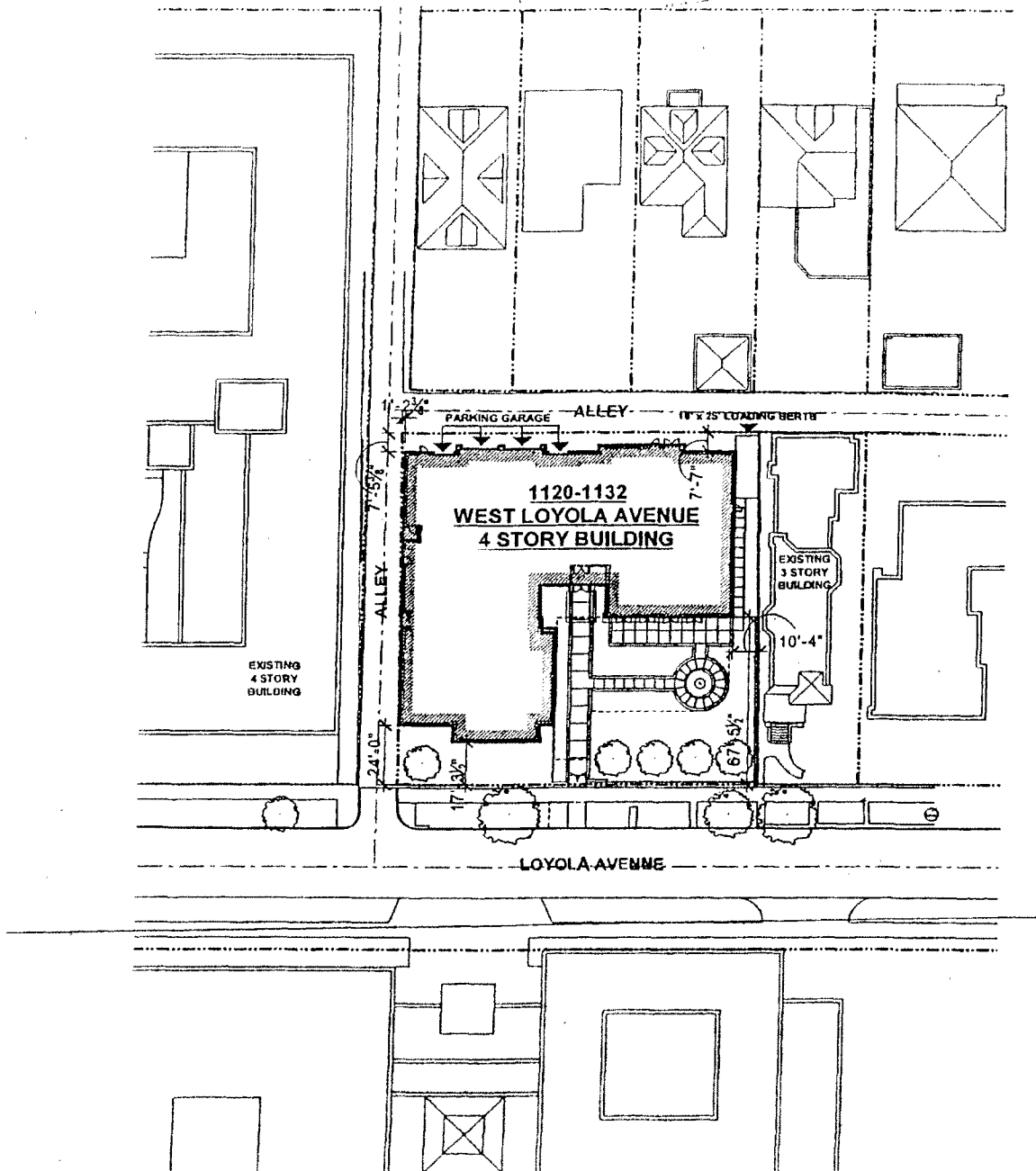
HALAS ELEVATIONS
Alumni / Halas
LOYOLA UNIVERSITY CHICAGO

*MAXIMUM BUILDING HEIGHT PER CZO DEFINITION

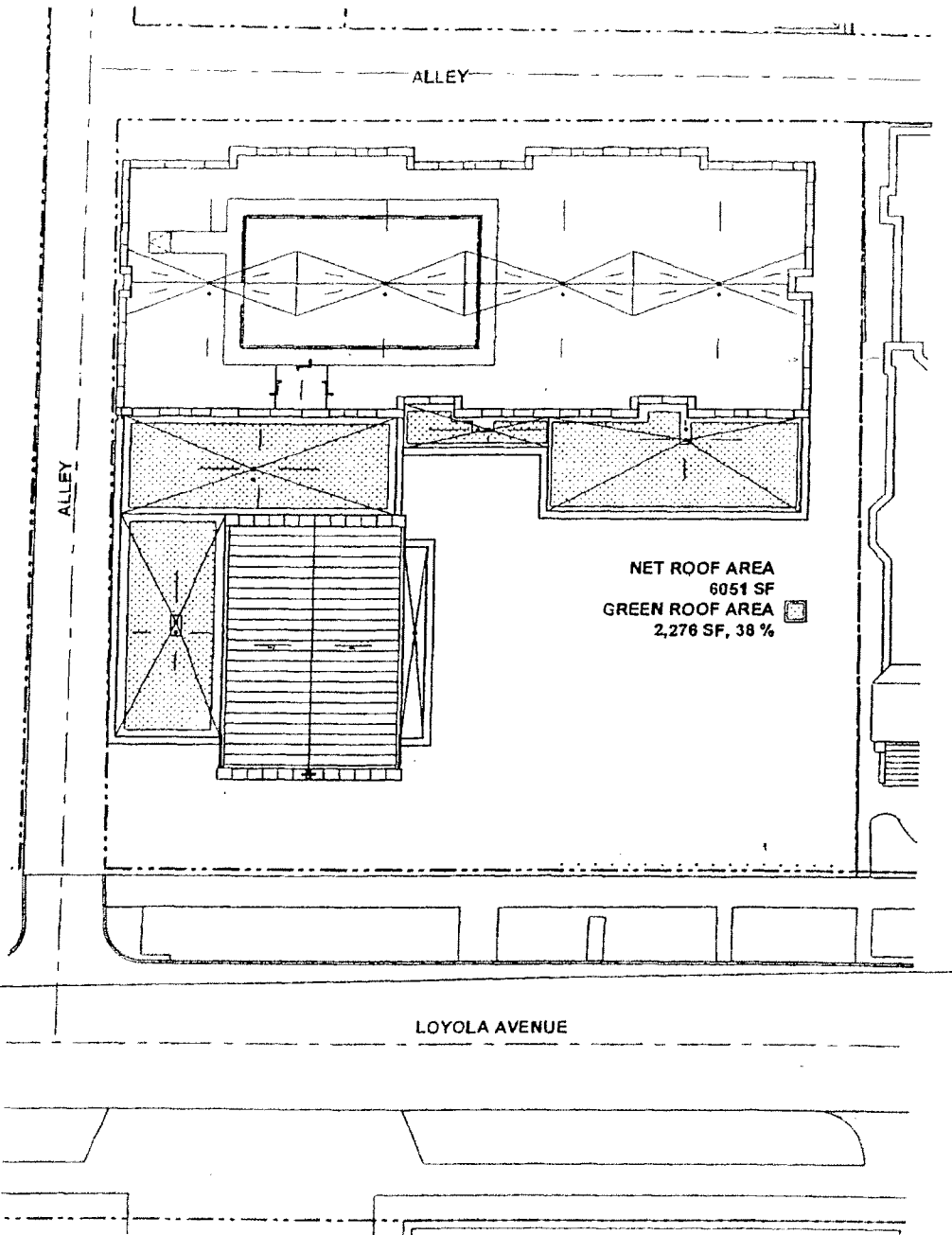
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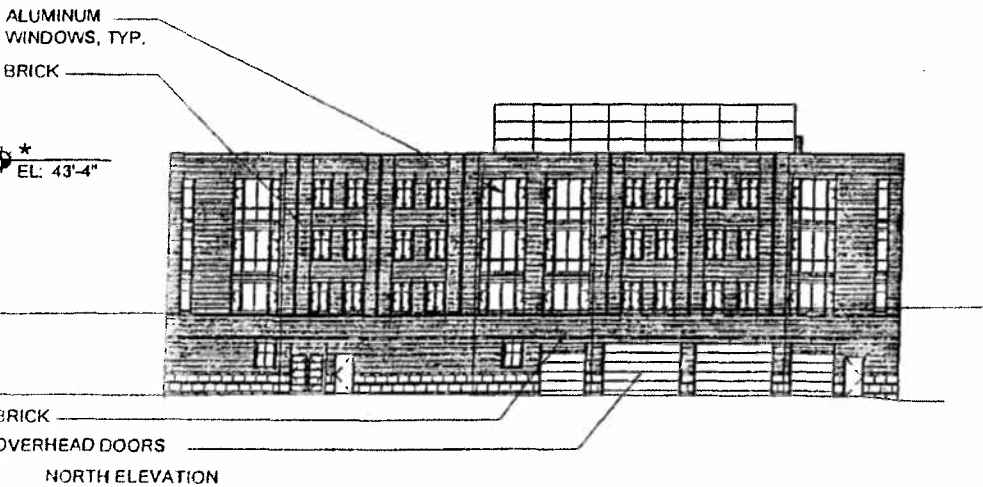
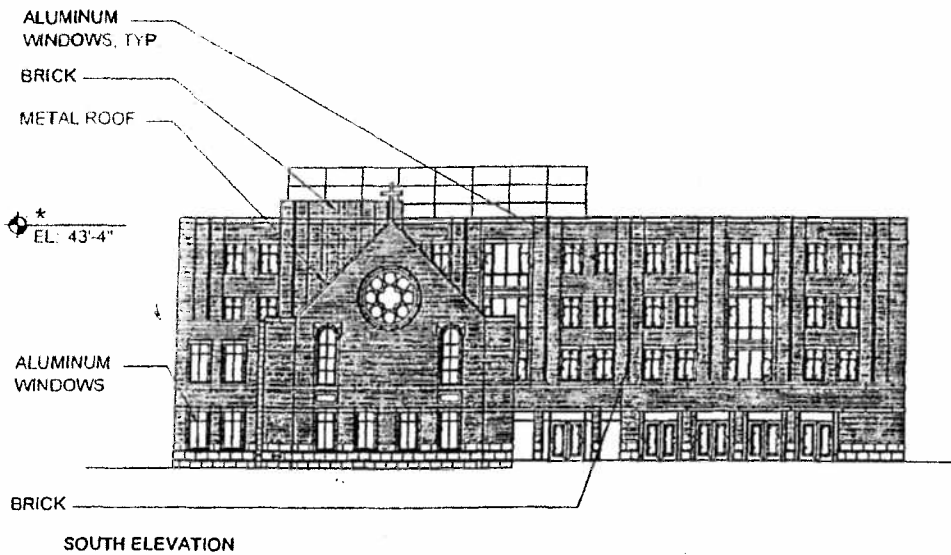
Site Plan -- Residential Building With
Accessory Seminary Facilities.



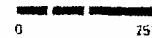
Green Roof Plan -- Residential Building
With Accessory Seminary Facilities.



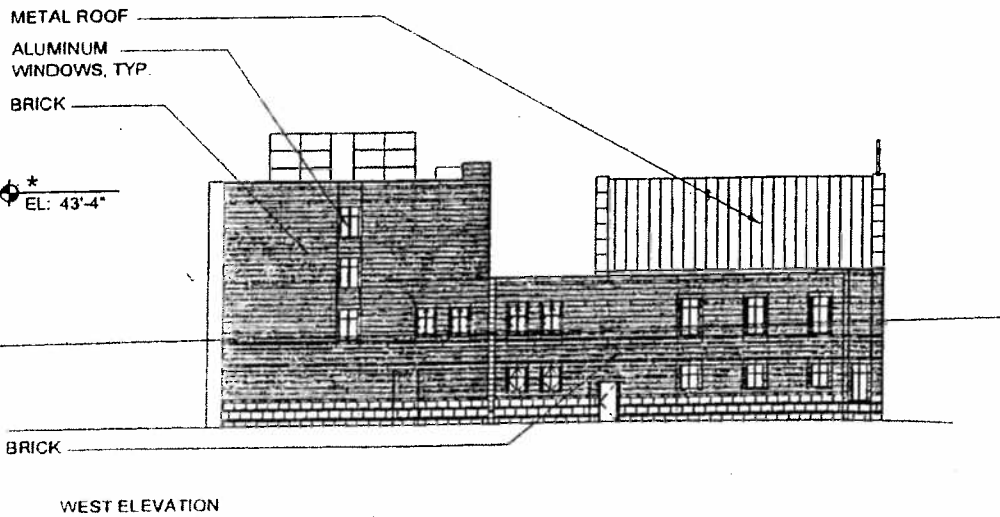
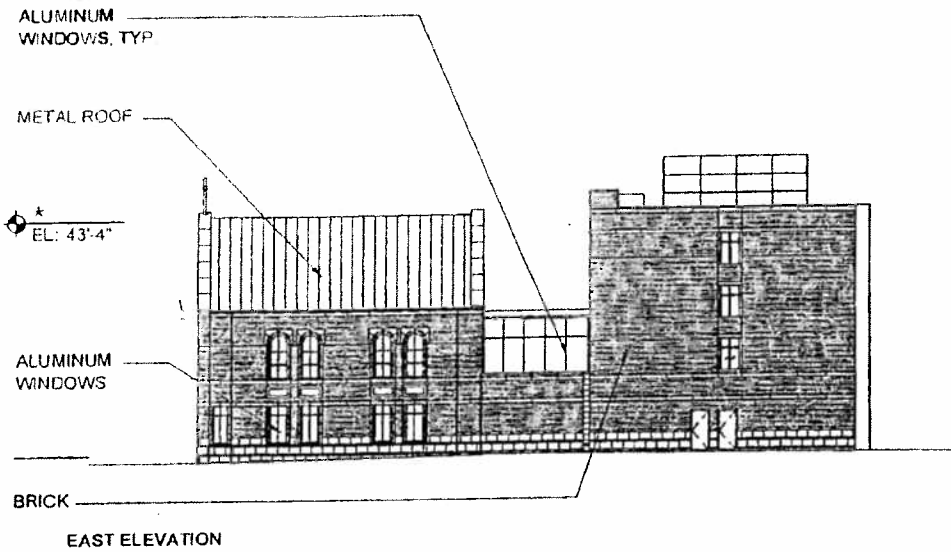
Exterior Elevations.
(Page 1 of 2)



*MAXIMUM BUILDING HEIGHT PER CZO DEFINITION



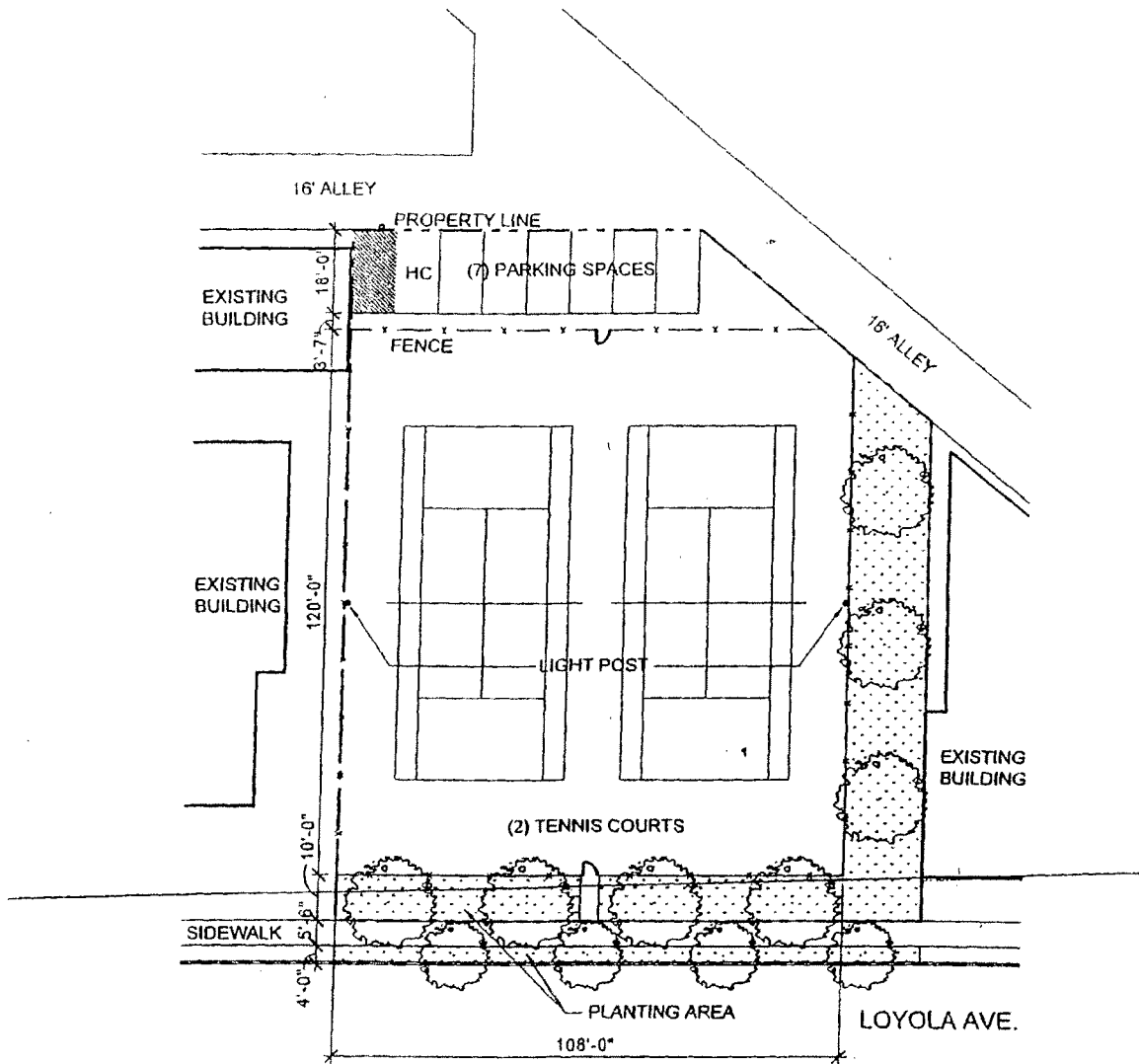
Exterior Elevations.
(Page 2 of 2)



*MAXIMUM BUILDING HEIGHT PER CZO DEFINITION



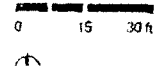
Site Plan -- Tennis Court.



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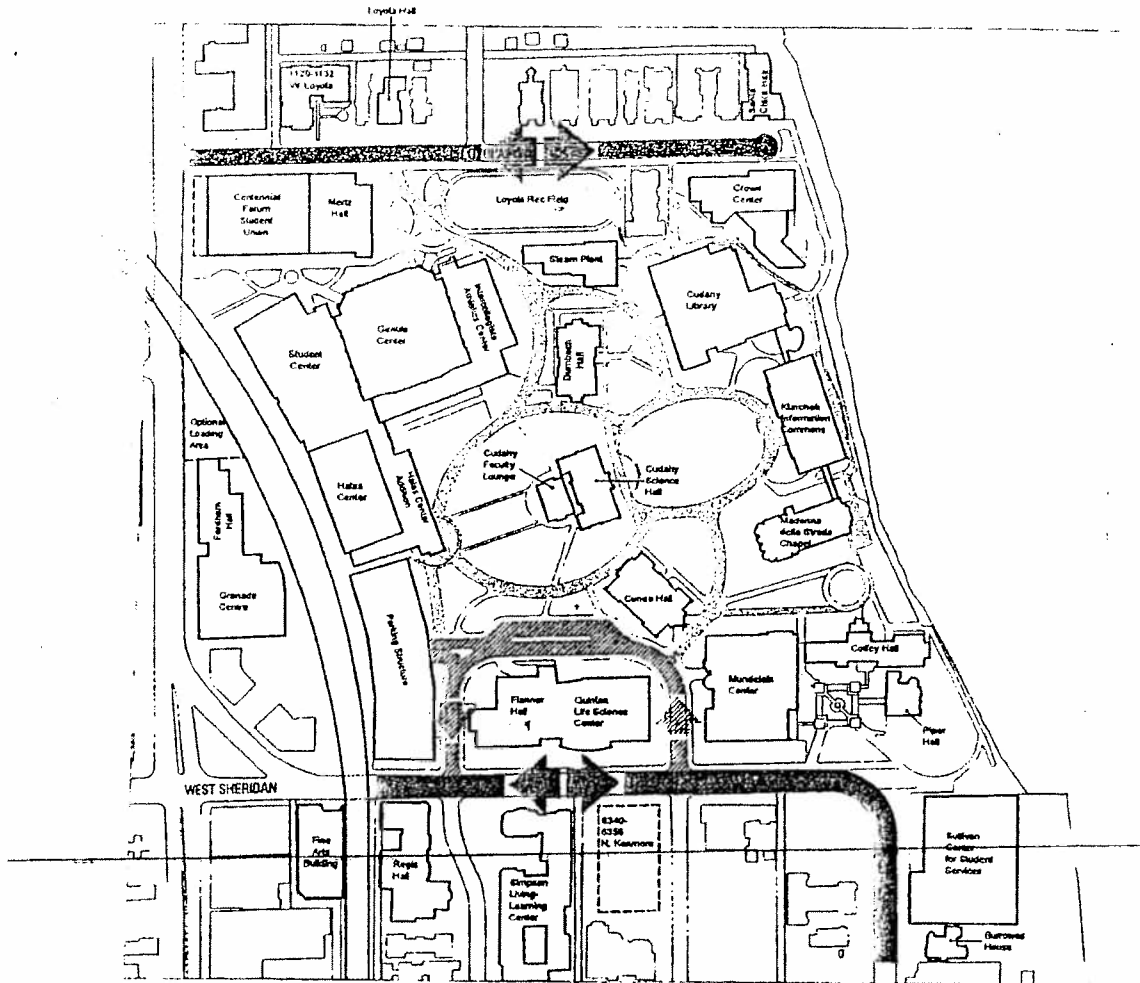
SITE PLAN
 Tennis Court - 1236 W. Loyola Ave.
 Loyola University Chicago

09.16.2010



36

Vehicular Access Plan -- Subarea A.



-  PUBLIC STREETS
-  PRIVATE ACCESS (EMERGENCY VEHICLES, CAMPUS DELIVERIES)
-  PRIVATE ACCESS (NON-EMERGENCY VEHICLES)



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Vehicular Access Plan Sub-Area A
 Lake Shore Campus Amended PD
 Loyola University Chicago

09.16.2010

0 150 300 ft

 38



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
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>

December 26, 2007

Mr. Joseph M. Antunovich
Antunovich Associates, Inc.
224 West Huron Street
Suite 7 East
Chicago, IL 60610

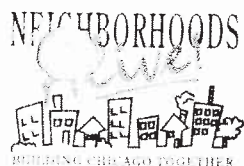
Re: **Site Plan Approval for
Institutional Planned Development No. 34, Subarea C**
Proposal: The construction of an eight (8) –story mixed-use
(residential/commercial) building within the Loyola University of
Chicago main campus.
Location: 1209 West Arthur Avenue (southwest corner of North
Sheridan Road and West Arthur Avenue)

Dear Mr. Antunovich:

We have reviewed the Site Plan dated September 26, 2007, for the construction of 152 dwelling units in an eight (8) –story mixed-use building. The first floor of 1209 West Arthur Avenue will contain approximately 22,000 square feet of commercial space, a leasing office, the residential entry lobby, building support/utility spaces and other amenities. The second floor will include an approximately 500 square foot fitness center, an approximately 675 square foot club room and an approximately 9,000 square foot roof garden. These plans are submitted in accordance with Statement No. 10 of Institutional Planned Development No. 34, as amended.

The following drawings, dated September 26, 2007, and submitted by your firm, were reviewed and will be added to the main file within the Department of Planning and Development in anticipation of a Part II Review:

- A 1.1 Site Plan (November 26, 2007)
- A 1.2 Traffic Plan
- A 2.1 First Floor Plan
- A 2.2 Second Floor Plan
- A 2.3 Third and Fourth Floor Plans
- A 2.4 Fifth and Sixth Floor Plans
- A 2.5 Seventh and Eighth Floor Plans
- A 2.6 Roof Plan
- A 3.1 Elevations - East
- A 3.2 Elevations - West
- A 3.3 Elevations – North and South
- L 1.0 Streetscape and Roof Garden Landscape Plan (Prepared by Ted Wolff of Wolff Landscape Architecture)
- L 1.1 Green Roof Plan (Prepared by Ted Wolff of Wolff Landscape Architecture)
- L 2.0 Plant List (Prepared by Ted Wolff of Wolff Landscape Architecture)
- L 3.0 Planting Details (Prepared by Ted Wolff of Wolff Landscape Architecture)



- L 3.1 Roof Garden Sections (Prepared by Ted Wolff of Wolff Landscape Architecture)
- L 3.2 Roof Garden Sections (Prepared by Ted Wolff of Wolff Landscape Architecture)
- G 0.2 Existing Conditions (Prepared by C. Brian Loundsbury of Spaceco, Inc.)
- C-GM1 Geometric Plan (Prepared by Piotr Bator of Spaceco, Inc.)
- C-G1 Grading Plan (Prepared by Piotr Bator of Spaceco, Inc.)
- C-U1 Utility Plan (Prepared by Piotr Bator of Spaceco, Inc.)
- C-EC1 Stormwater Pollution Prevention Plan (Prepared by Piotr Bator of Spaceco, Inc.)
- C-EC2 Erosion Control Plan (Prepared by Piotr Bator of Spaceco, Inc.)

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 34, as amended, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on February 26, 1997.

Sincerely,



Arnold L. Randall
Commissioner

ALR: SA: HG: eg

cc: Danita Childers, Mike Marmo, Pat Haynes, Erik Glass, DPD Files



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
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>

December 26, 2007

Mr. Joseph M. Antunovich
Antunovich Associates, Inc.
224 West Huron Street
Suite 7 East
Chicago, IL 60610

Re: **Site Plan Approval for
Institutional Planned Development No. 34, Subarea C**
Proposal: The construction of a building containing approximately
10,950 square feet of ground-floor retail with three (3) –stories of
parking above within the Loyola University of Chicago main campus.
Location: 1210 West Arthur Avenue (Northwest corner of North
Sheridan Road and West Arthur Avenue)

Dear Mr. Antunovich:

We have reviewed the Site Plan dated September 26, 2007, for the
construction of a 205-space parking garage with ground-floor retail. These
plans are submitted in accordance with Statement No. 10 of Institutional
Planned Development No. 34, as amended.

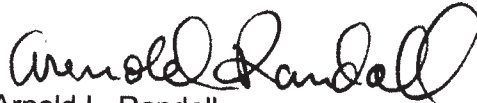
The following drawings, dated September 26, 2007, and submitted by your
firm, were reviewed and will be added to the main file within the Department of
Planning and Development in anticipation of a Part II Review:

- A 1.1 Site Plan (November 26, 2007)
- A 1.2 Traffic Plan
- A 2.1 First Floor Plan
- A 2.2 Second Floor Plan
- A 2.3 Third Floor Plan
- A 2.3 Fourth Floor/Roof Plan
- A 3.1 North and South Elevations
- A 3.2 East and West Elevations
- L 1.0 Streetscape and Roof Garden Landscape Plan (Prepared by
Ted Wolff of Wolff Landscape Architecture)
- L 2.0 Plant List (Prepared by Ted Wolff of Wolff Landscape
Architecture)
- L 3.0 Planting Details (Prepared by Ted Wolff of Wolff Landscape
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- C-U1 Utility Plan (Prepared by Piotr Bator of Spaceco, Inc.)
- C-EC1 Stormwater Pollution Prevention Plan (Prepared by Piotr Bator
of Spaceco, Inc.)
- C-EC2 Erosion Control Plan (Prepared by Piotr Bator of Spaceco, Inc.)



Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 34, as amended, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on February 26, 1997.

Sincerely,

A handwritten signature in black ink, appearing to read "Arnold L. Randall". The signature is written in a cursive style with a large, prominent initial "A".

Arnold L. Randall
Commissioner

ALR: SA: HG: eg

cc: Danita Childers, Mike Marmo, Pat Haynes, Erik Glass, DPD Files



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
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December 26, 2007

Mr. Joseph M. Antunovich
Antunovich Associates, Inc.
224 West Huron Street
Suite 7 East
Chicago, IL 60610

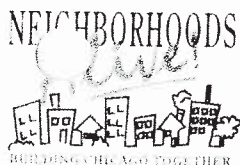
Re: **Site Plan Approval for
Institutional Planned Development No. 34, Subarea C**
Proposal: The construction of approximately 11,871 square feet of
residential space over four (4) floors within the Loyola University of
Chicago main campus.
Location: 1216 West Arthur Avenue

Dear Mr. Antunovich:

We have reviewed the Site Plan dated September 26, 2007, for the
construction of 10 dwelling units in a four (4) -story residential building.
These plans are submitted in accordance with Statement No. 10 of
Institutional Planned Development No. 34, as amended.

The following drawings, dated September 26, 2007, and submitted by your
firm, were reviewed and will be added to the main file within the Department of
Planning and Development in anticipation of a Part II Review:

- A 1.1 Site Plan (November 26, 2007)
- A 1.2 Traffic Plan
- A 11.1 First Floor Plan
- A 11.2 Second Floor Plan
- A 11.3 Third Floor Plan
- A 11.4 Fourth Floor Plan
- A 11.5 Roof Plan
- A 11.6 South (West Arthur Avenue) Elevation
- L 1.0 Streetscape and Roof Garden Landscape Plan (Prepared by
Ted Wolff of Wolff Landscape Architecture)
- L 1.1 Green Roof Plan (Prepared by Ted Wolff of Wolff Landscape
Architecture)
- L 2.0 Plant List (Prepared by Ted Wolff of Wolff Landscape
Architecture)
- L 1.0 Streetscape and Roof Garden Landscape Plan (Prepared by
Ted Wolff of Wolff Landscape Architecture)
- L 2.0 Plant List (Prepared by Ted Wolff of Wolff Landscape
Architecture)
- L 3.0 Planting Details (Prepared by Ted Wolff of Wolff Landscape
Architecture)
- G 0.2 Existing Conditions (Prepared by C. Brian Loundsbury of
Spaceco, Inc.)
- C-GM1 Geometric Plan (Prepared by Piotr Bator of Spaceco, Inc.)
- C-G1 Grading Plan (Prepared by Piotr Bator of Spaceco, Inc.)
- C-U1 Utility Plan (Prepared by Piotr Bator of Spaceco, Inc.)



- C-EC1 Stormwater Pollution Prevention Plan (Prepared by Piotr Bator
of Spaceco, Inc.)
C-EC2 Erosion Control Plan (Prepared by Piotr Bator of Spaceco, Inc.)

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 34, as amended, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on February 26, 1997.

Sincerely,



Arnold L. Randall
Commissioner

ALR: SA: HG: eg

cc: Danita Childers, Mike Marmo, Pat Haynes, Erik Glass, DPD Files



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

City Hall, Room 1000
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Chicago, Illinois 60602
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(312) 744-2271 (FAX)
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<http://www.cityofchicago.org>

May 30, 2007

Mr. Andrew P. Scott
DLA Piper US LLP
203 North LaSalle Street
Suite 1900
Chicago, IL 60601-1263

Re: **Site Plan Approval for Institutional Planned Development No. 34, Subarea A**

Proposal: The construction of an athletic field, running track, and related improvements on a 1.97 acre site within the Loyola University of Chicago campus.

Location: 1101 W. Loyola Avenue (The southeast and southwest intersection of N. Winthrop and W. Loyola Avenues)

Dear Mr. Scott:

We have reviewed the Site Plan dated March 5, 2007, and prepared by Douglas Hoerr Landscape Architecture, Inc., for the construction of an athletic field, running track and related improvements within the Loyola University campus. The scope of the construction includes an artificial turf recreation space with a six foot wide running track around the perimeter and a new emergency vehicle access to the campus from W. Loyola Ave. A portion of N. Winthrop Ave. just south of W. Loyola Ave. and an eight foot alley east of N. Winthrop Ave. must be vacated. These plans are submitted in accordance with Statement No. 10 of Institutional Planned Development No. 34, as amended.

The following drawings, dated May 4, 2007, and prepared by Douglas Hoerr Landscape Architecture, Inc., were reviewed and will be added to the main file within The Department of Planning and Development in anticipation of Part II:

- S-1.0 Site Survey Plan
- L-0.0 Schematic Plan
- C-1.0 Existing Conditions
- C-2.0 Site Preparation Plan
- C-2.1 Erosion Control Details
- C-3.0 Grading And Utility Plan
- C-3.0.A Stormwater Management Plan
- C-4.0 Field Sections
- C-4.1 Site Details
- C-4.2 Utility Details
- C-4.3 Utility Details
- L-0.1 Landscape Notes
- L-1.0 Overall Layout Plan



- L-1.0-A Overall Layout Plan Alt.
- L-1.1-A Materials Plan Alt.
- L-1.2 Materials Plan
- L-1.3 Dimension Plan
- L-1.3-A Dimension Plan Alt.
- L-2.0 Overall Landscape Plan
- L-2.1 Landscape Plan West
- L-2.2 Landscape Plan East
- L-3.0 Site Details
- L-3.1 Site Details
- L-3.2 Site Details
- L-3.3 Site Details
- L-3.4 Site Details
- E-1.0 Electrical Notes
- E-2.0 Electrical Plan
- E-3.0 Electrical Details

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 34, as amended, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on February 26, 1997.

Sincerely,



Kathleen Nelson
First Deputy Commissioner

KCN:MRD:tm

cc: Kathleen Nelson, Danita Childers, Mike Marmo, Pat Haynes, DPD Files



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

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<http://www.cityofchicago.org>

May 11, 2006

Mr. Edward D. Williams, AIA
Senior Vice President
Solomon Cordwell Buenz
625 N. Michigan Avenue
Chicago, IL 60611

Re: **Site Plan Approval for Institutional Planned Development No. 34,
Subarea A**

Proposal: The construction of Loyola Information Commons, a four-story building within the Loyola University campus.

Location: 6501 N. Kenmore Avenue

Dear Mr. Williams:

We have reviewed the Site Plan and Building Elevations dated April 20, 2006, and prepared by Solomon Cordwell Buenz Architecture for the construction of a four-story building within the Loyola University campus. These plans are submitted in accordance with Statement No. 10 of Institutional Planned Development No. 34, as amended.

The following drawings were reviewed and will be added to the main file within The Department of Planning and Development in anticipation of Part II:

- Figure 3 Site Plan/Landscape Plan
- Figure 5-1 East Elevation
- Figure 5-2 East Elevation
- Figure 5-3 West Elevation
- Figure 5-4 North/South Elevation

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 34, as amended, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on February 26, 1997.

Sincerely,

Lori T. Healey
Commissioner

LTH:MRD:tm

cc: Danita Childers, Mike Marmo, DPD Files





October 3, 2003

Mr. Edward D. Williams, AIA
Solomon Cordwell Buenz & Associates, Inc.
625 North Michigan Avenue
Chicago, IL 60611

RE: Request for Site Plan Approval for property located at 6340 N. Winthrop Avenue within Subarea B of Institutional Planned Development No. 34

Dear Ed:

We have reviewed the Site Plan, Landscape Plan, and Building Elevation Plans dated August 22, 2003 prepared by Solomon Cordwell Buenz & Associates, Inc. submitted by you for the construction of a seven-story student residence building containing two-hundred and seventeen (217) student bedroom units and two (2) residence staff apartments. These plans are submitted in accordance with Statement No. 10 of Institutional Planned Development No. 34, as amended.

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 34, as amended, for the construction of a seven-story student residence building containing two-hundred and seventeen (217) student bedroom units and two (2) residence staff apartments, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on February 26, 1997.

Very truly yours,

Alicia Mazur Berg
Commissioner

cc. Ed Kus
Jack Swenson
Philip Levin
Tim Bleuher
Michael Marmo

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
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April 3, 2003

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>

Mr. Edward D. Williams
Solomon Cordwell, Buenz & Associates Inc.
625 North Michigan Avenue
Chicago, IL 60611

Re: Site Plan Approval for Institutional Planned Development No. 34 - Loyola University
Proposal: The construction of a four-story educational building for Loyola University
Location: The property located at 1050 W. Sheridan Road (Life Science Education and Research Building)

Dear Mr. Williams:

We have reviewed the Site Plan, Landscape Plan, and Building Elevation Plans dated 11/15/02 and prepared by Solomon, Cordwell, Buenz & Associates Inc. submitted by you for the construction of a four-story educational building for Loyola University. These plans are submitted in accordance with Statement No. 10 of Institutional Planned Development No. 34. Administrative relief was granted by this Department on November 7, 2002 allowing for a reduction in the building setback along West Sheridan Road from the required thirty (30) feet to a proposed twenty-one (21) feet.

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 34 for the construction of a four-story educational building is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on February 26, 1997.

Very truly yours,

Alicia Mazur Berg
Commissioner

cc. Jack Swenson, Ed Kus, Philip Levin, Michael Marmo, Tim Bleuher, Brenda McKenzie





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
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<http://www.cityofchicago.org>

November 7, 2002

Mr. Philip Kosiba
Loyola University Chicago
6525 North Sheridan Road
Chicago, IL 60626

RE: Request for a minor change to Institutional Planned
Development No. 34 (Loyola University)

Dear Mr. Kosiba:

Please be advised that your request for a minor change to Institutional Planned Development No.34 on behalf of Loyola University Chicago has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

Specifically, you requested that the required setback of 30 feet from West Sheridan Road for the site of the proposed Science Facility be reduced to 21 feet to accommodate a curved wall of the ground floor auditorium.

This modification would maintain a 21 foot landscaped area between the sidewalk and the curved wall of the auditorium. The portions of the five-story building above this portion of the auditorium would be setback the minimum of 30 feet from the property line.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change, but no other changes to this planned development. A revised Future Building Site II, Generalized Site Plan, dated August 26, 2002, is made part of this approval.

Very truly yours,

A handwritten signature in cursive script that reads "Alicia Mazur Berg".

Alicia Mazur Berg
Commissioner

CC: Jack Swenson , Ed Kus , Philip Levin, Michael Marmo



11851

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B2-3 Restricted Retail District symbols and indications as shown on Map Number 12-D in the area bounded by:

East 53rd Street; a line 100 feet west of South Dorchester Avenue; a line 150 feet south of East 53rd Street; and a line 142 feet west of South Dorchester Avenue,

to those of a B4-1 Restricted Service 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 13-H.
(Application Number A-3634)*

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 Number 13-H in the area bounded by:

a line 82 feet south of West Summerdale Avenue; North Ravenswood Avenue; West Foster Avenue; a line 186 feet east of North Honore Avenue; West Farragut Avenue; and North Ravenswood Avenue,

to those of an R4 General Residence 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 Areas Shown On Map Numbers 15-G And 17-G.
(As Amended)*

(Application Number 11851)

*PD 34 AA
LF 335*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by adding certain parcels described below to Institutional Planned Development Number 34 and changing all the R4 General Residence District, R5 General Residence District, R6 General Residence District, R7 General Residence District, B2-3 Restricted Retail District and C2-3 General Commercial District symbols and indications as shown on Map Number 15-G and 17-G for those parcels described as follows:

A. 1100 West Loyola Avenue parcel

(the alley next north of and parallel to West Loyola Avenue.; North Winthrop Avenue; West Loyola Avenue; and a line 50 feet west of and parallel to North Winthrop Avenue);

B. Mundelein College area

(a line 293.48 feet north of and parallel to West Sheridan Road; the westerly shore line of Lake Michigan; a line 320 feet south of and parallel to West Sheridan Road, if extended; North Sheridan Road; thence west along the centerline of West Sheridan Road for a distance of 584.43 feet; and a line 584.43 feet west of and parallel to North Sheridan Road (if extended north from the area south of West Sheridan Road) to the point of beginning);

C. 6317 North Broadway and connecting land area

(West Sheridan Road; the east line of the Chicago Transit Authority right-of-way; a line 396.28 feet south of and parallel to the centerline of West Sheridan Road; the west line of the alley next east of and parallel to North Broadway; a line 446.28 feet south of and parallel to the centerline of West Sheridan Road; North Broadway; a line 346.30 feet south of and parallel to West Sheridan Road; and the west line of the Chicago Transit Authority right-of-way to the point of beginning);

D. 6307, 6313, 6317 and 6321 North Winthrop Avenue

(a line 379.15 feet south of and parallel to the centerline of West Sheridan Road; the alley next east of and parallel to North Winthrop Avenue; a line 579.15 feet south of and parallel to West Sheridan Road; and the centerline of North Winthrop Avenue to the point of beginning);

E. 6301 North Kenmore Avenue

(a line 183 feet north of and parallel to the centerline of West Rosemont Avenue; the alley next east of and parallel to North Kenmore Avenue; the centerline of West Rosemont Avenue; the centerline of North Kenmore Avenue to the point of beginning);

F. 6358 North Kenmore Avenue

(West Sheridan Road; North Kenmore Avenue; a line 133 feet south of and parallel to the centerline of West Sheridan Road; the alley next west of and parallel to North Kenmore Avenue to the point of beginning); and

G. 1229, 1235, 1241, 1245 and 1249 West Loyola Avenue

(West Loyola Avenue; a line 400 feet west of and parallel to North Lakewood Avenue; the north line of the alley next south of and parallel to West Loyola Avenue; a line 284.50 feet west of and parallel to North Sheridan Road; the centerline of the alley next south of and parallel to West Loyola Avenue; a line 50 feet east of and parallel to North Lakewood Avenue to the point of beginning),

to those of Institutional Planned Development Number 34 as amended and a corresponding use district is hereby established in the area above described subject to the terms and conditions of the attached Plan of Development.

SECTION 2. That the Chicago Zoning Ordinance be amended by removing from Sub-Area C of Institutional Planned Development Number 34 and changing all of the Institutional Planned Development Number 34 symbols and indications as shown on Map Number 17-G in the area bounded by:

West Albion Avenue; the alley next west of and parallel to North Sheridan Road; a line 90 feet south of and parallel to West Albion Avenue; thence north along the east line of the Chicago Transit Authority right-of-way to the point of beginning,

to those of an R4 General Residence District, and a corresponding district is hereby established in the area above described.

SECTION 3. That the Chicago Zoning Ordinance be amended by removing from Sub-Area C of Institutional Planned Development Number 34 and changing all of the Institutional Planned Development Number 34

symbols and indications as shown on Map Number 17-G in the area bounded by:

a line 90 feet south of and parallel to West Albion Avenue; the alley next west of and parallel to North Sheridan Road; thence north along the east line of the Chicago Transit Authority right-of-way to the point of beginning,

to those of a C1-3 Restricted Commercial District and a corresponding district is hereby established in the area above described.

SECTION 4. That the Chicago Zoning Ordinance be amended by removing from Sub-Area C of Institutional Planned Development Number 34 and changing all of the Institutional Planned Development Number 34 District symbols and indications as shown on Map Number 17-G in the area bounded by:

the east line of the Chicago Transit Authority right-of-way; North Sheridan Road; the alley next south of and parallel to West Loyola Avenue; the west line of the Chicago Transit Authority right-of-way; a line 265.40 feet east of and parallel to North Lakewood Avenue to the point of beginning;

to those of a B4-4 Restricted Service District and a corresponding use district is hereby established in the area above described.

SECTION 5. That the Chicago Zoning Ordinance be amended by removing from the zoning map of Institutional Planned Development Number 34 and changing all of the Institutional Planned Development Number 34 District symbols and indications as shown on Map Number 17-G in the area designated for proposed lakefill which never occurred and bounded by:

a line extending east from the centerline of the alley next north of and parallel to West Loyola Avenue; a line 1,630.67 feet east of and parallel to North Winthrop Avenue, if extended; a line 253.48 feet north of and parallel to West Sheridan Road, if extended; the west shore line of Lake Michigan; West Loyola Avenue; the east line of Lot 1 (approximately 25 feet east of Lake Michigan shore line) to the point of beginning,

to those of no zoning designation whatsoever.

SECTION 6. That the Chicago Zoning Ordinance be amended by removing from Subarea A of Institutional Planned Development Number 34 and changing all of the Institutional Planned Development Number 34 symbols and indications as shown on Map Number 17-G in the lakefront area currently owned by the Chicago Park District and bounded by:

the alley next north of and parallel to West Loyola Avenue, if extended; the east line of Lot 1 (approximately 25 feet east of the Lake Michigan shore line revetment); West Loyola Avenue, if extended; thence northwesterly along the steel sheet pile located west of and roughly parallel to the west shore line revetment of Lake Michigan to the point of beginning,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 7. That the Chicago Zoning Ordinance be amended by changing all of the existing Institutional Planned Development Number 34 symbols and indications as shown on Map Numbers 17-G and 15-G to those of Institutional Planned Development Number 34, as amended, subject to the terms and conditions of the attached Plan of Development.

SECTION 8. 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 reads as follows:

Institutional Planned Development Number 34, As Amended

Plan Of Development Statements.

LF 335

1. The area delineated herein as Institutional Planned Development Number 34, as amended, (the "Planned Development") consists of approximately one million eight hundred nineteen thousand seventy-six (1,819,076) square feet (approximately forty one and seventy-six one-hundredths (41.76) acres) which is owned by Loyola University of Chicago, a not-for-profit educational institution, and Mundelein College (an Illinois not-for-profit corporation in which Loyola University of Chicago is the sole member).
2. The Applicant or its successors, assignees or grantees shall obtain all federal, state and local approvals and permits necessary, and all other official reviews, approvals and permits required in connection with this Plan of Development. Any dedication or vacation of streets or alleys or easements or any adjustment of City rights-of-way 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 and, if different from the Applicant, the legal titleholder 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 from the Applicant, the legal titleholders and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time of applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise), shall be made or authorized by all the owners of the Property and any ground lessors.

4. This Plan of Development consists of thirteen (13) statements and the following exhibits:
 - (1) a Bulk Regulations and Data Table;
 - (2) an Existing Zoning Map;
 - (3) an Existing Land Use Map;
 - (4) Planned Development Boundary and Sub-Area Map;
 - (5) Right-of-Way Adjustment Map;
 - (6) Master Site Plan;
 - (7) a Landscape Plan;
 - (8) Future Building Site I, Generalized Site Plan (Student Union);
 - (9) Future Building Site II, Generalized Site Plan (Life Sciences Building);
 - (10) Future Building Site III, Generalized Site Plan;
 - (11) Devon Street End Conceptual Landscape Detail;
 - (12) Lakeshore Access Plan;
 - (13) Pedestrian Walkways; and
 - (14) Vehicular Access.

Full size copies of the Site Plans and Landscape Plan are on file with the Department of Planning and Development. These and no other controls shall apply to the area delineated herein. This Plan of Development is in conformity with the intent and purpose of the Chicago Zoning Ordinance and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.

5. The following uses shall be permitted anywhere within the boundaries of the Planned Development: university and academic housing (including dormitories, fraternities, sororities, faculty housing and housing for women, religious and clergy), religious programs and places of worship, university offices, university research and laboratories, university recreational buildings, recreational open space, accessory and non-accessory off-street parking (lots and garages), wireless and cellular communications antennae subject to the review and approval of the Department of Planning and Development regarding location and screening, and uses related to all of the foregoing. Alcoholic beverages may be sold or served on a regular basis at all locations for which a liquor license is otherwise issued by the City of Chicago. In addition, alcoholic beverages may be served on an occasional basis at any location within the Planned Development. Notwithstanding any language in the Chicago Zoning Ordinance to the contrary, the Applicant may allow neighborhood residents to use the Applicant's parking lots at the Applicant's discretion when not required by the Applicant. All of the above listed uses shall be permitted in Subarea A, provided, however, that any new construction or conversion of any existing building on West Loyola Avenue for dormitory, fraternity or sorority use shall be subject to approval of the Zoning Board of Appeals under its special use authority. The Board shall not grant a special use unless the proposed dormitory, fraternity or sorority use meets the standards of Section 11.10-4 of the Chicago Zoning Ordinance. Additional permitted uses in Subarea B only shall include any use permitted in the R6 General Residence District, with the exception of hospital and single-room occupancy uses. Additional permitted uses in Subarea C only shall include: along West Loyola Avenue, any use permitted in the B2-3 Restricted Retail District, and for the remainder of Subarea C, any uses permitted in the B4-3 Restricted Service District. Laboratories or research facilities within the Planned Development shall be governed by the performance standards applicable in the M1 Zoning District of the Chicago Zoning Ordinance. Additional permitted uses in Subarea D shall include any use permitted in the C2-3 General Commercial District.
6. Any service drive or other ingress or egress shall be adequately designed and paved to provide ingress and egress for emergency vehicles, shall otherwise be in compliance with the regulations of the

Department of Streets and Sanitation, and shall be in compliance with the Municipal Code of the City of Chicago. In furtherance thereof, Applicant and the City's Department of Streets and Sanitation will work cooperatively to provide access for oversized, commercial vehicles through the campus, specifically providing that access for such oversized commercial vehicles will terminate when an alternate route is provided by the City after increasing the vertical clearance along West Touhy Avenue or otherwise. There shall be no parking within such paved areas. Ingress and egress shall also be subject to the review and approval of the Department of Transportation and the Commissioner of Planning and Development.

7. The height restriction of the development and any appurtenance attached thereto shall be subject to: (a) notes included on the attached generalized Site Plans for Future Development sites, and (b) height limitations approved by the Federal Aviation Administration.
8. Identification signs and business identification signs on property where businesses are permitted shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs may be permitted subject to the aforestated approvals.
9. The improvements on the property, including the buildings, exterior landscaping, landscaping along the adjacent rights-of-way, and all entrances and exits to and from the buildings and their associated parking and loading areas shall be designed, constructed and maintained in substantial conformance with this Plan of Development as described in Statement 4 hereof. In addition, all parkway areas and all landscaping of parking lots shall be installed and maintained at all times in accordance with the Landscape Plan and the Landscape Ordinance provisions of the Chicago Zoning Ordinance and all corresponding regulations and guidelines. In addition, future improvements on the property shall be subject to the development parameters described below and considered as part of the site plan review process:
 - A. Building Design And Layout.
 - 1) Design Compatibility: The Applicant, its successors and assigns, shall design and construct all buildings and building additions in a manner compatible with the existing campus character of Loyola University of Chicago and the adjacent residential areas.

- 2) **Building Character and Scale:** All new structures and new building additions shall be designed to be compatible with the existing buildings on the Loyola University of Chicago campus and adjacent residential areas. Scale, massing, articulation, setbacks, materials, color, texture, lighting, fenestration and other architectural devices shall be used to create a design in character with the architectural heritage of the University and the neighborhood. Exterior walls visible from any public way shall be designed using texture and details of windows, openings, projections, recesses, offsets or other architectural elements. Special attention shall be given to achieve an interesting building design at the pedestrian level through the use of landscape elements, articulation of surface forms and textures, expression of the structural rhythm and architectural detail. Where active uses are located along the periphery, windows and entrances will be encouraged at grade level along the public way. Established circulation and public space patterns at street level will be respected. Existing architectural details, such as cornice height, fenestration rhythms, and building setbacks from surrounding structures shall be recognized in the design of the building.
- 3) **Projections over Right-of-Ways:** Horizontal projections (such as balconies, loggias, or terraces) shall be permitted within required building setbacks. Canopies, awnings, cornices and/or similar projections shall be allowed provided they do not in any way obstruct the public way.
- 4) **Sky bridges** shall be permitted at the locations shown on the Master Site Plan and designed to be as transparent and unobtrusive as possible, and shall be compatible with the architectural style, color and material of Loyola University of Chicago buildings. Sky bridges shall only be permitted after the review and approval of the Department of Planning and Development.
- 5) **Lighting:** Base level lighting shall address a variety of functions. More intense, but directed lighting shall be provided at public entries, drop-

offs, pedestrian walkways, etc.. Base level facade and landscape lighting will be softer in nature. The use of light to highlight architectural features is strongly encouraged; however, lighting shall not beam directly into the windows of nearby buildings.

- 6) Vacant Sites: If construction does not occur within twelve (12) months from the date a site is cleared, the site shall be graded, seeded to grass and maintained as a lawn area.

B. Traffic, Circulation And Parking.

- 1) **Traffic Management:** The Applicant acknowledges that the development of Loyola University of Chicago Lake Shore Campus will have unique traffic generation and parking characteristics which will require ongoing operation controls to minimize the impact on the surrounding neighborhood and the traffic network. Accordingly, the Applicant shall be responsible for implementing certain operational controls over parking and traffic activity expected to occur adjacent to these facilities. The Applicant shall provide a traffic study and traffic management plan with this application. Updates to this traffic study may be required as a condition of site plan approval (see Statement 10) if requested by the Chicago Department of Transportation.
- 2) **Circulation:** The pedestrian circulation and open space system shall continue to be emphasized as the organizing framework for campus development. Priority shall be given to a network of primary campus pedestrian routes running through and between the blocks of campus providing a visible, continuous linkage of the major spaces in each block. In turn, the major spaces should be established at the outset as the framework around which building sites are organized.
- 3) **Parking:** A minimum of two percent (2%) of the spaces shall be designed and designated for use by the handicapped.

- 4) **Curb-cuts:** Private roadways, driveways, entrances to off-street parking and loading docks, and all other facilities requiring curb-cuts shall be located to minimize conflicts with on-street traffic and with pedestrian circulation. No curb-cut shall be located within ten (10) feet of any property line or within ten (10) feet of any other curb-cut. All such curb-cuts shall comply with City of Chicago standards.
- 5) **Private Roadways:** In addition to compliance with Statement 6 hereof, any private roadway shall be designed and configured to provide direct and coherent pathways to public streets.

C. **Site Amenities And Landscaping.**

- 1) **Setbacks:** Front and side yard setbacks for major new construction shall conform to the Generalized Site Plans described in Statement 4 hereof. To the maximum extent possible, building setbacks should conform to the pattern of, or architectural arrangement related to, existing structures.
- 2) **Landscape Design:** All projects submitted to the Department of Planning and Development shall have a Landscape Plan. The Landscape Plan shall continue the planting design traditions established in the central campus, consisting of broad sweeps of lawn, canopy shade trees, ornamental flowering trees and shrubs, and flower beds. In addition, the Landscape Plan shall adhere to the parkway planting provisions of the Chicago Zoning Ordinance and corresponding guidelines and regulations for installation of shade trees along the City parkways.
- 3) **Paving Materials:** When decorative paving materials are proposed for walkways or roads, they shall be in accordance with the established palette on the Loyola University of Chicago campus. This palette includes stone, brick, concrete pavers, and specialty concrete.

- 4) **Site Amenities:** If site amenities such as light standards, trash receptacles, benches, flagpoles, ash urns, and planters, are specified for placement within the public outdoor spaces of a proposed development, they shall be compatible with those items presently existing on the Loyola University of Chicago campus.
10. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II approval") for development or redevelopment of the property, other than alterations to existing buildings which do not increase their height or alter their footprint, a site plan for the proposed development, including parking areas (the "Site Plan") shall be submitted to the Commissioner of the Department of Planning and Development (the "Commissioner") for approval. Review and approval of the Site Plan by the Commissioner is intended to assure that specific development proposals conform with this Plan of Development. No Part II approval for work for which a Site Plan must be submitted to the Commissioner shall be granted until the Site Plan has been approved by the Commissioner. Further, all Part II submittals shall be in compliance with the Chicago Landscape Ordinance.

If the Site Plan substantially conforms with the provisions of this Planned Development, the Commissioner shall approve said plan in writing within thirty (30) days of the submission of a completed application for approval thereof. If the Commissioner fails to make a written determination on a Site Plan within thirty (30) days after the submission of a complete application, then the Site Plan shall be deemed approved by the Commissioner. If the Commissioner determines within said thirty (30) day period that the Site Plan that was submitted does not substantially conform with the provisions of this Planned Development, the Commissioner shall advise the applicant in writing of the reasons for disapproval thereof no later than the expiration of the thirty (30) day period. The Commissioner shall thereafter make a final written determination on any resubmission within fourteen (14) days of its filing. The failure of the Commissioner to make a final written determination on any resubmission within fourteen (14) days of its filing shall be deemed an approval of the Site Plan by the Commissioner.

Following approval of a Site Plan by the Commissioner, the approved plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Planned Development.

After approval of a Site Plan by the Commissioner, the approved Site Plan may be changed or modified pursuant to the provisions of Statement 13.

In the event of an inconsistency between the approved Site Plan and the terms of the statements and Bulk Regulations and Data Table of this Planned Development in effect at the time of approval of such plan or of modifications thereto, the terms of the statements and Bulk Regulations and Data Table of the Planned Development shall govern.

A Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements:

- (a) the boundaries of the property;
- (b) the footprints of the improvements;
- (c) location and dimensions of all loading berths;
- (d) preliminary landscaping plan, with final landscaping plan to be approved at Part II stage;
- (e) all pedestrian circulation routes;
- (f) preliminary elevations of the improvements; and
- (g) statistical information applicable to the property limited to the following:
 - (i) floor area and floor area ratio;
 - (ii) uses to be established;
 - (iii) building heights; and
 - (iv) all setbacks, required and provided.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development. Factors to be considered by the Commissioner in determining conformance of the Site Plan to the provisions of this Planned Development shall include conformance with the development guidelines set forth in Statement 9 and the following general guidelines:

- (a) Consistency of the proposed structure's setbacks with those of buildings within the Planned Development and other buildings in the immediate vicinity.
- (b) The extent to which the height of any proposed structure is compatible with the building height of other buildings within the Planned Development and in the immediate vicinity.
- (c) The extent to which the architectural character of a proposed structure is compatible with other buildings in the Planned Development and in the immediate vicinity.
- (d) Impact of the proposed development on on-street parking in the area and the availability of transportation alternatives in addition to basic internal requirements established by code or determined by special analysis.
- (e) Impact upon utilities and other public and quasi-public services and facilities.
- (f) The provision of adequate landscaping of open areas (including contiguous public ways) to enhance the aesthetic quality of the urban environment and promote the economic and environmental benefits of landscaping.
- (g) Order and harmony in structural placement and design providing accessibility to natural light, circulating air, and urban vistas free of visual pollution, in relation to adjoining properties.
- (h) The distribution of bulk, density patterns and intensity of use to avoid undue concentration in any portion of the subject property which would adversely affect adjoining areas.
- (i) Existing volumes of traffic, capacities of existing and planned streets to accommodate said traffic, effects upon existing traffic and traffic capacity which will be generated by the proposed use, and available means of ameliorating traffic congestion and related air pollution.
- (j) Ingress and egress patterns affording ample access for fire department and other emergency and delivery vehicles, facilitating the safe and efficient circulation of pedestrians and vehicles and minimizing the conflict with existing traffic patterns in the vicinity.

An application for approval of a Site Plan shall be deemed complete if the Applicant submits to the Commissioner an application for approval which contains all the information listed immediately above and the Commissioner does not advise the Applicant in writing within ten (10) working days of the submission thereof that the submitted application is incomplete and the specific information required to render the application complete.

11. Although the subject property is privately-owned, the University proposes to construct new pedestrian amenities such as green space amenities, lighting, ornamental fencing, benches and pedestrian and vehicular entryways creating enhanced opportunities for students, faculty, staff and campus visitors to view, access and utilize the lakefront on the Loyola campus for leisure activities such as walking and jogging. Pedestrian access to such amenities will be accessible to the handicapped and disabled.
12. 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, Refrigeration 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.
13. The terms, conditions and exhibits of the Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such modification is minor, appropriate and consistent with the nature of the development of the Property contemplated in this Planned Development ordinance. Any such modification shall be deemed to be a minor change in the Planned Development Ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, and reduction in the periphery setbacks, or an increase of the maximum percent of land covered.

[(Sub)Exhibit 2 (Existing Zoning Map); (Sub)Exhibit 3 (Existing Land-Use Map); (Sub)Exhibit 4 (Planned Development Boundary and Subarea Map); (Sub)Exhibit 5 (Right-of-Way Adjustment Map); (Sub)Exhibit 6 (Master Site Plan); (Sub)Exhibit 7 (Landscape Plan); (Sub)Exhibit 8 (Future Building Site I, Generalized Site Plan (Student Union)); (Sub)Exhibit 9 (Future Building Site II, Generalized Site Plan (Life Sciences Building)); (Sub)Exhibit 10 (Future Building Site Plan III, Generalized Site Plan); (Sub)Exhibit 11 (Devon Street End Conceptual Landscape Detail); (Sub)Exhibit 12 (Lakeshore Access Plan); (Sub)Exhibit 13 (Pedestrian Walkway Drawings); and (Sub)Exhibit 14 (Vehicular Access Drawing) referred to in these Plan of Development Statements printed on pages 40368 through 40380 of this Journal.]

Attachment "C" and (Sub)Exhibit 1 (Bulk Regulations And Data Table) referred to in these Plan of Development Statements read as follows:

Attachment "C"
(To Plan Of Development Statement)

(Boundaries Of Subject Area To Be Rezoned)

West Albion Avenue; the alley next west of and parallel to North Sheridan Road; the east line of the right-of-way of the Chicago Transit Authority; North Sheridan Road; West Albion Avenue; the alley next east of and parallel to North Sheridan Road; the alley next north of and parallel to West Loyola Avenue; a line 255.40 feet east of and parallel to North Sheridan Road; West Loyola Avenue; a line 345.40 feet east of and parallel to North Sheridan Road; the alley next north of and parallel to West Loyola Avenue; a line 133 feet west of and parallel to North Winthrop Avenue; West Loyola Avenue; a line 83 feet west of and parallel to North Winthrop Avenue; the alley next north of and parallel to West Loyola Avenue; a line 133 feet east of and parallel to North Winthrop Avenue; West Loyola Avenue; a line 283 feet east of and parallel to North Winthrop Avenue; the south line of the alley next south of and parallel to West Loyola Avenue; a line 361 feet east of and parallel to North Winthrop Avenue; West Loyola Avenue; a line 319 feet east of and parallel to North Winthrop Avenue; the alley next north of and

parallel to West Loyola Avenue; a line 383 feet east of and parallel to North Winthrop Avenue; West Loyola Avenue; a line 508 feet east of and parallel to North Winthrop Avenue; the alley next north of and parallel to West Loyola Avenue, thence east along the centerline of the aforesaid alley if extended; a line 1,630.67 feet east of and parallel to North Winthrop Avenue, if extended; a line 293.48 feet north of and parallel to West Sheridan Road, if extended; the westerly shoreline of Lake Michigan; a line 353 feet south of and parallel to West Sheridan Road; North Sheridan Road; West Sheridan Road; North Kenmore Avenue; a line 133 feet south of and parallel to North Sheridan Road; the alley next west of and parallel to North Kenmore Avenue; a line 283 feet north of and parallel to North Rosemont Avenue; North Kenmore Avenue; a line 183 feet north of the parallel to West Rosemont Avenue; the alley next east of and parallel to North Kenmore Avenue; West Rosemont Avenue; North Kenmore Avenue; a line 133 feet north of and parallel to North Rosemont Avenue; the alley next east of and parallel to North Winthrop Avenue; a line 83 feet north of and parallel, to North Rosemont Avenue; North Winthrop Avenue; a line 283 feet south of and parallel to West Sheridan Road; the easterly line of the right-of-way of the Chicago Transit Authority; a line 429.28 feet south of and parallel to West Sheridan Road; a line 150 feet east of and parallel to North Broadway; a line 479.28 feet south of and parallel to West Sheridan Road; North Broadway; a line 379.28 feet south of and parallel to West Sheridan Road; the westerly line of the right-of-way of the Chicago Transit Authority; West Sheridan Road; thence north along the east line of the right-of-way of the Chicago Transit Authority; the south line of West Arthur Avenue, if extended; North Sheridan Road; a line 308 feet south of and parallel to West Arthur Avenue; the alley next west of and parallel to North Sheridan Road; West Arthur Avenue; a line 466 feet east of and parallel to North Lakewood Avenue; the alley next north of and parallel to West Arthur Avenue; a line 133 feet east of and parallel to North Lakewood Avenue; West Loyola Avenue; a line 208 feet east of and parallel to North Lakewood Avenue; the alley next north of and parallel to West Loyola Avenue; a line 265.40 feet east of and parallel to North Lakewood Avenue; thence north along the east line of the right-of-way of the Chicago Transit Authority to the point of beginning.

With the exception of the following area which never was within Institutional Planned Development Number 34, but which is located within the perimeter boundaries of the subject area to be rezoned, described above:

the westerly line of the right-of-way of the Chicago Transit Authority; the alley next south of and parallel to West Loyola Avenue; a line 466 feet east of and parallel to North Lakewood Avenue; the north line of the alley next south of and parallel to West Loyola Avenue; a line 433 feet east of and parallel to North Lakewood Avenue; West Loyola Avenue; a line 333 feet east of and parallel to North Lakewood Avenue to the point of beginning.

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(Sub)Exhibit 1.
(To Plan of Development Statements)

Institutional Planned Development Number 34, As Amended.

LF 335

Bulk Regulations And Data Table.

Subarea	Net Site Area		Maximum Floor Area Ratio	Maximum Percentage Of Site Coverage
	Square Feet	Acres		
(A) Main Campus	1,504,607	34.54	1.5	40%
(B) South Area	173,188	3.98	3.6	80%
(C) West Area	122,295	2.81	3.0	80%
(D) Southwest Area	<u>18,986</u>	<u>0.44</u>	<u>3.0</u>	<u>100%</u>
TOTAL:	1,819,076	41.76	1.82	47.12%

Gross Site Area, 2,209,439 square feet (50.72 acres) = Net Site Area, 1,819,076 square feet (41.76 acres) + Area Remaining in Public Way, 390,363 square feet (8.96 acres)

Off-street parking and loading controls:

	Present Peak Population	Parking Ratio	Parking Required
1. Resident students	2,000	1:5	400
2. Commuter students	3,225	1:12	269
3. Resident faculty	80	1:3	27
4. Commuter faculty	270	1:3	90

	Present Peak Population	Parking Ratio	Parking Required
5. Staff	400	1:3	133
6. Multi-family dwelling units	93	1:1	<u>93</u>
Total Required Off-Street Parking:			1,012

Estimated number of parking spaces provided: 1,317 parking spaces.

Off-street loading facilities shall be provided in compliance with the R4 General Residence District classification of the Chicago Zoning Ordinance.

—

*Reclassification Of Area Shown On Map Number 16-F.
(Application Number 11977)*

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 B2-2 Restricted Retail District and B4-2 Restricted Service District symbols and indications as shown on Map Number 16-F in the area bounded by:

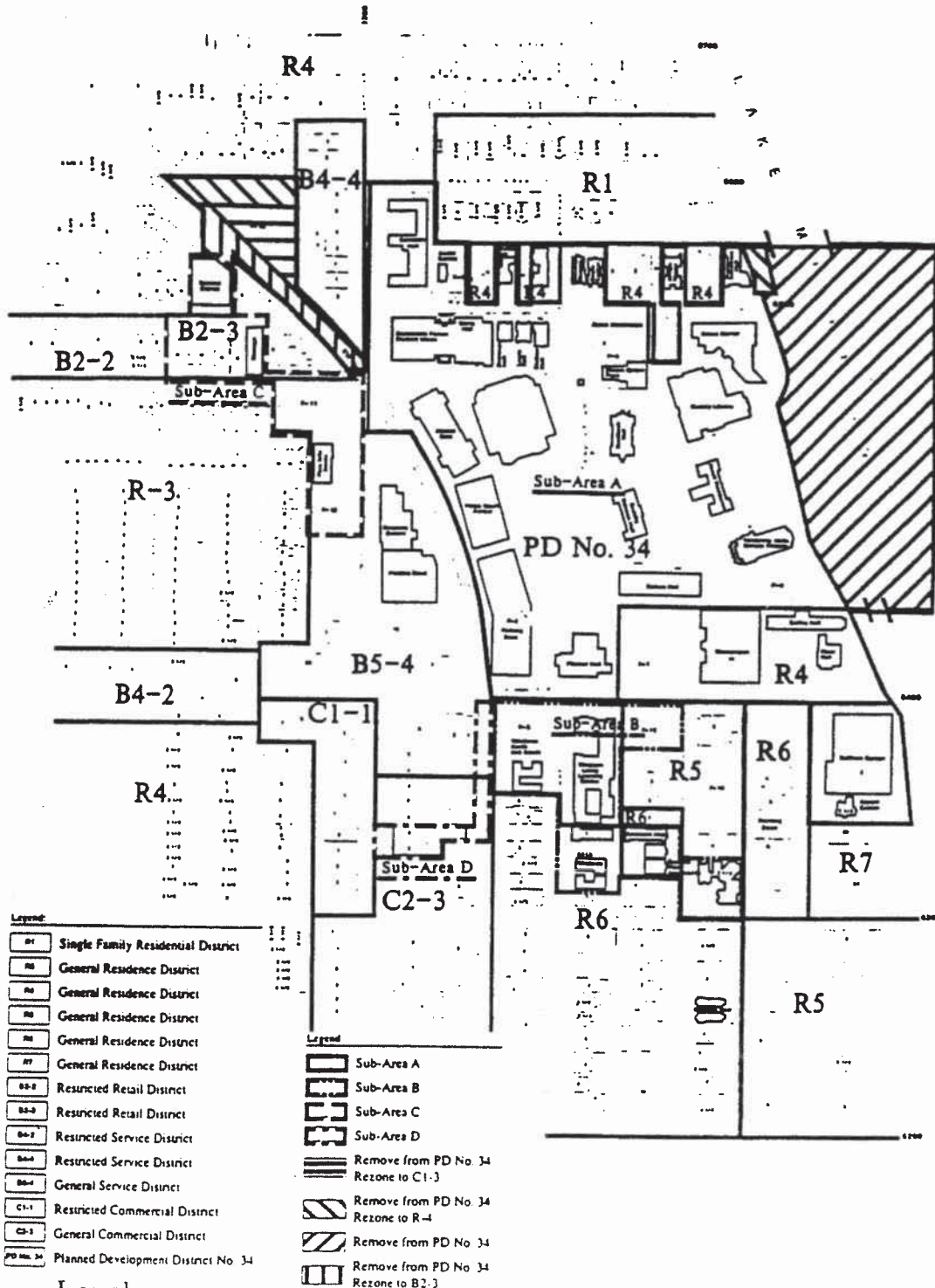
West 66th Street; the alley next west of and parallel to South Union Avenue; the alley next south of and parallel to West 66th Street; the alley next east of and parallel to South Halsted Street; West 66th Place; and South Halsted Street,

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.

(Sub)Exhibit 2.
(To Plan Of Development Statements)

Existing Zoning Map.



(Sub)Exhibit 3.
(To Plan Of Development Statements)

Existing Land-Use Map.

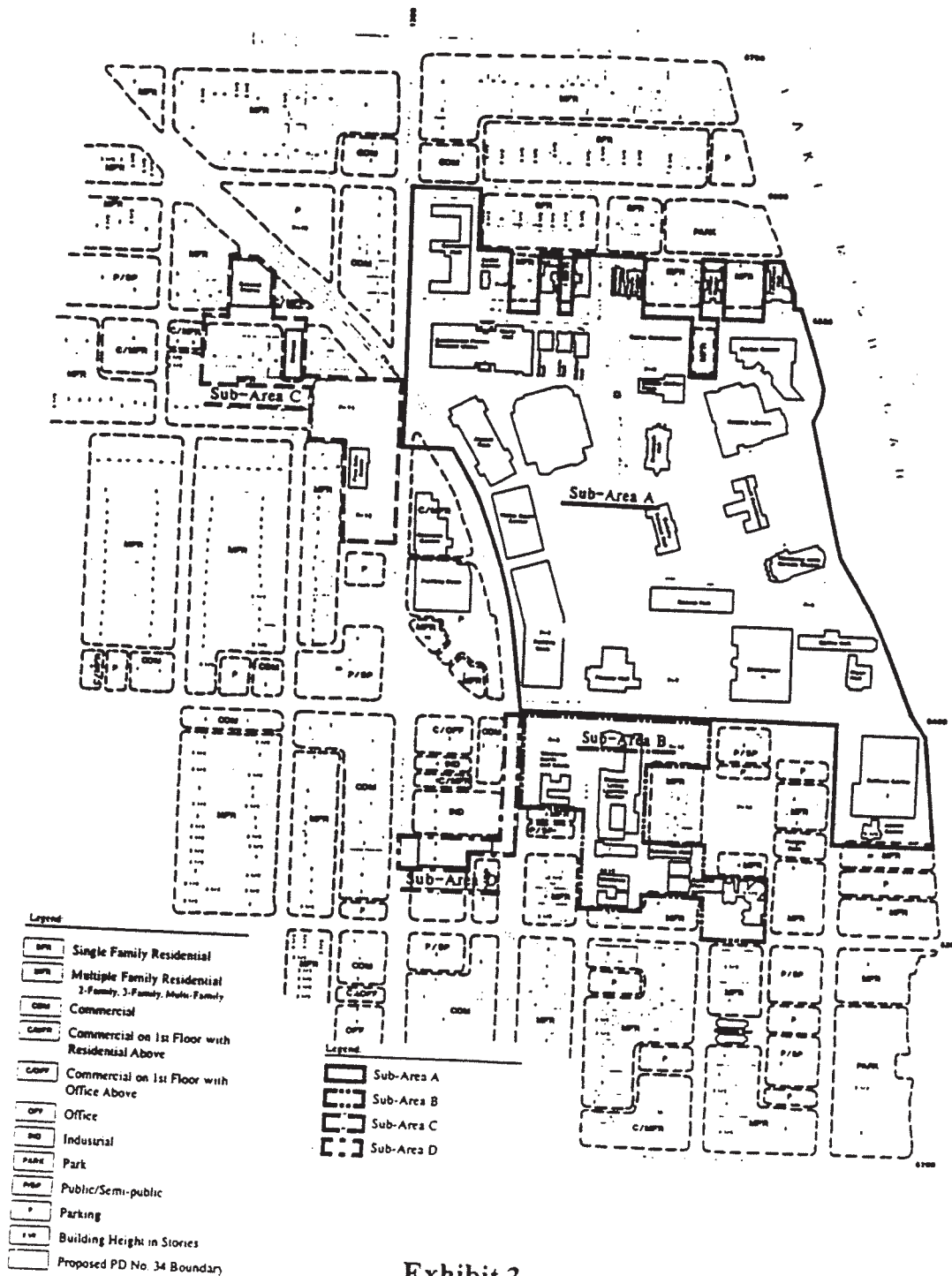
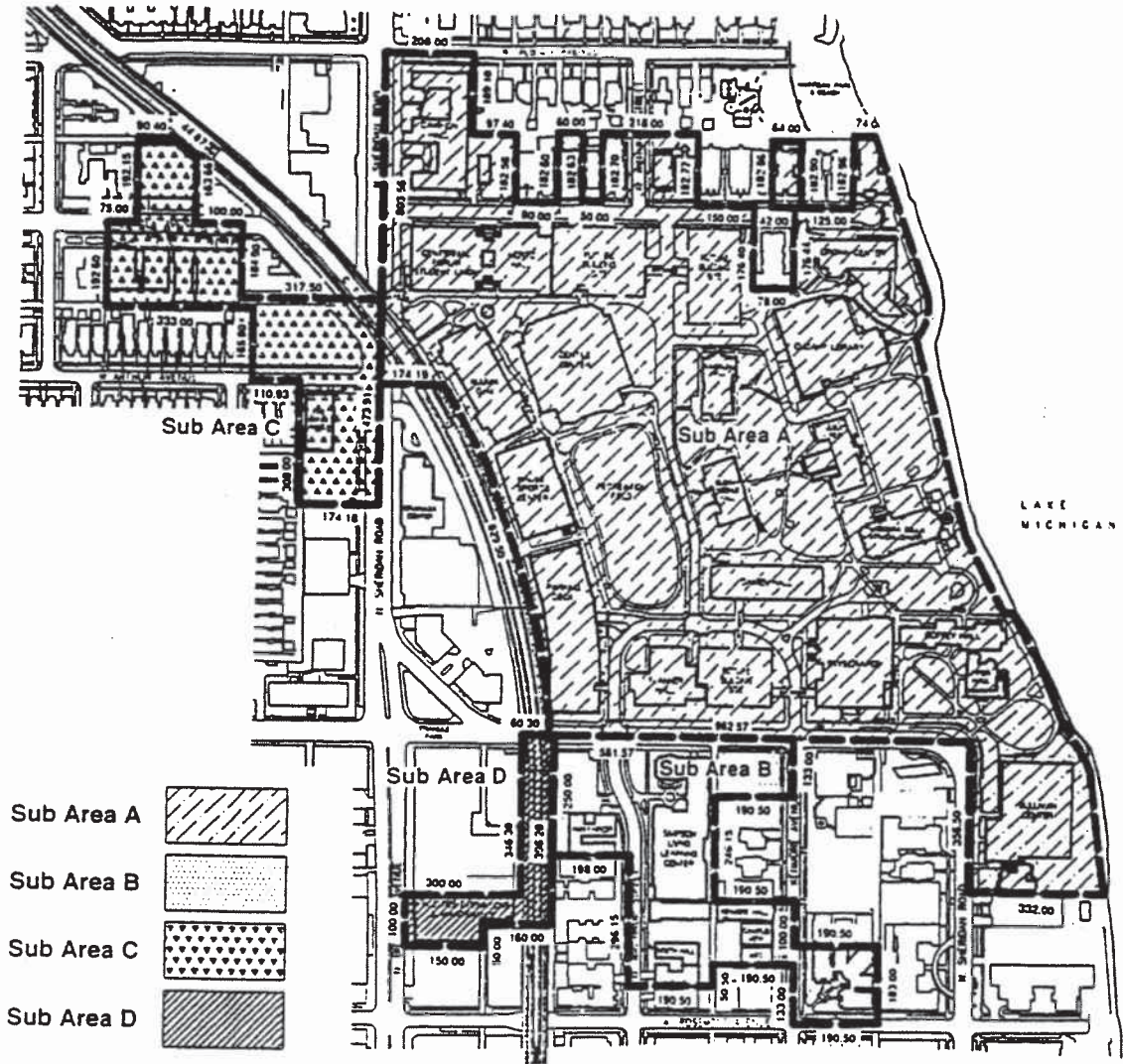


Exhibit 3
Existing Land Use Map

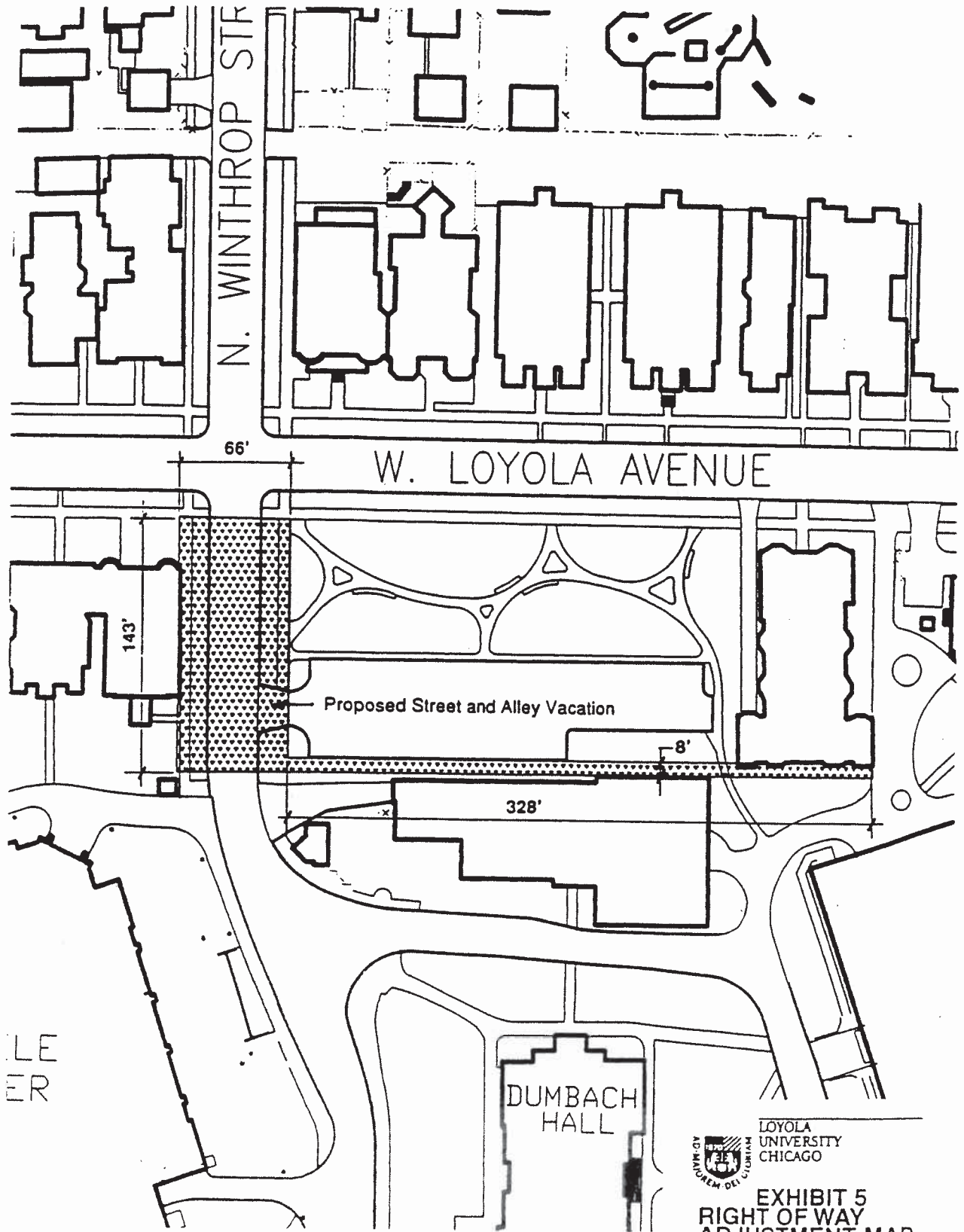
(Sub)Exhibit 4.
(To Plan Of Development Statements)

Planned Development Boundary And Subarea Map.



(Sub)Exhibit 5.
(To Plan Of Development Statements)

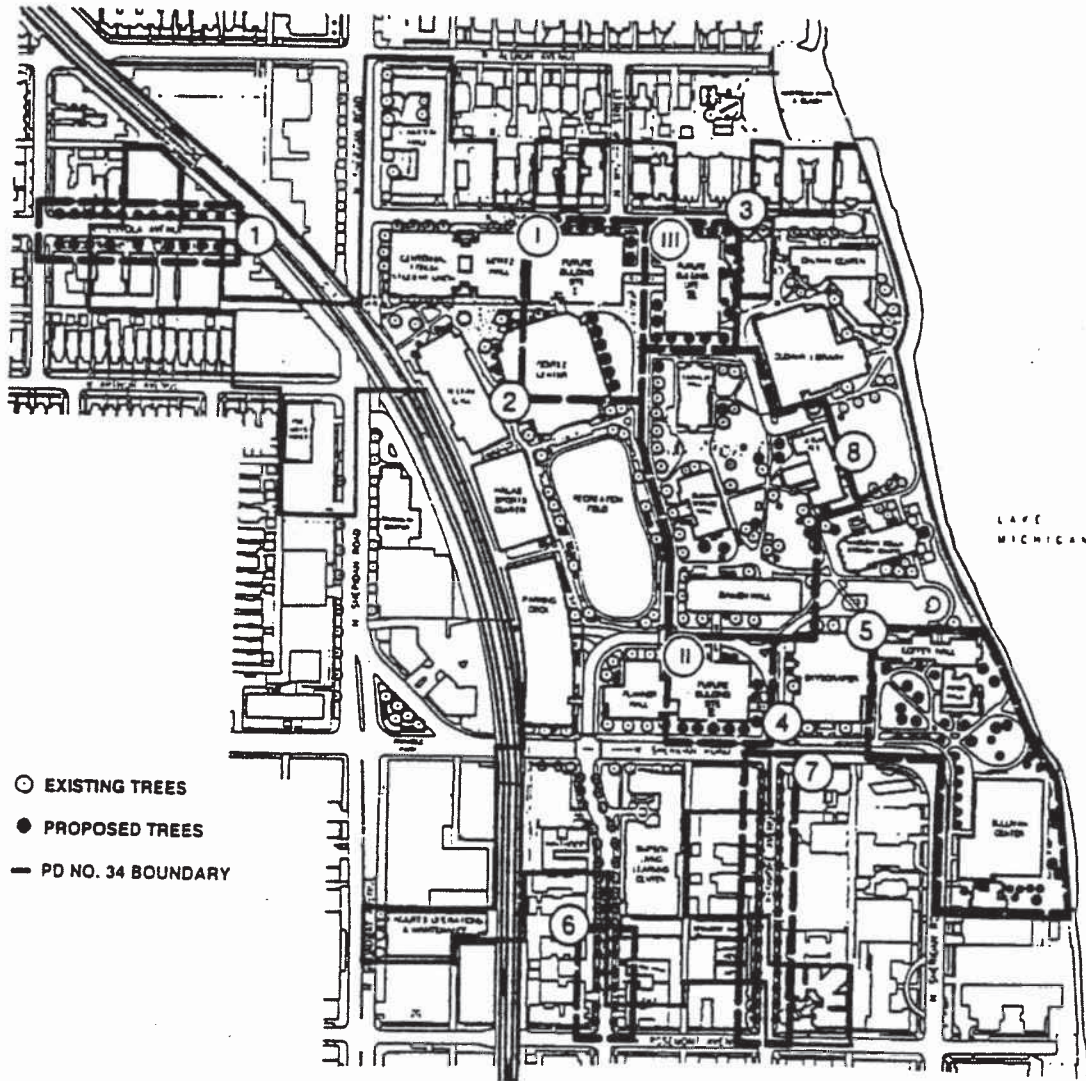
Right-Of-Way Adjustment Map.



LE
ER

(Sub)Exhibit 7.
(To Plan Of Development Statements)

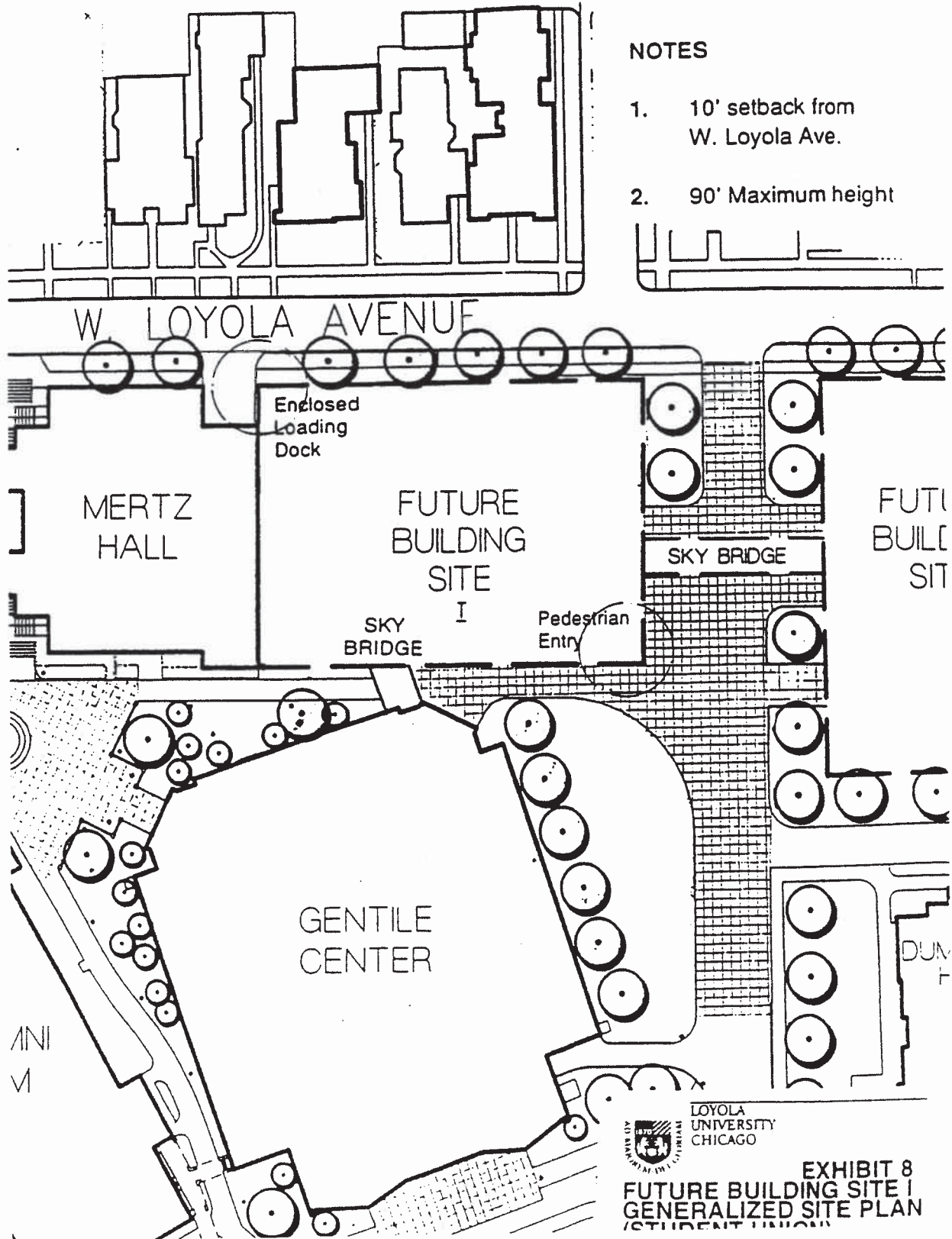
Landscape Plan.



LANDSCAPE SCHEDULE			
PLAN NO.	DESCRIPTION	COMPLETION DATE	PLANT MATERIALS
1.	W Loyola Avenue	1999	Ash, Honey Locust
2.	Future Building Site	2000	Ash, Serviceberry, Viburnum, Yew
3.	Future Building Site	2007	Ash, Honey Locust, Serviceberry, Viburnum, Yew, Juniper
4.	Future Building Site	2003	Ash, Honey Locust, Serviceberry, Crabapple, Yew, Juniper, Viburnum
5.	Devon Street End	1998	Ash, Crabapple, Serviceberry, Viburnum, Yew, Juniper
6.	N Winthrop Street	1999	Ash, Honey Locust
7.	N Kenmore Ave	1999	Ash, Honey Locust
8.	Landscape Enhancements	2001	Ash, Honey Locust

(Sub)Exhibit 8.
(To Plan Of Development Statements)

Future Building Site I, Generalized Site Plan.



NOTES

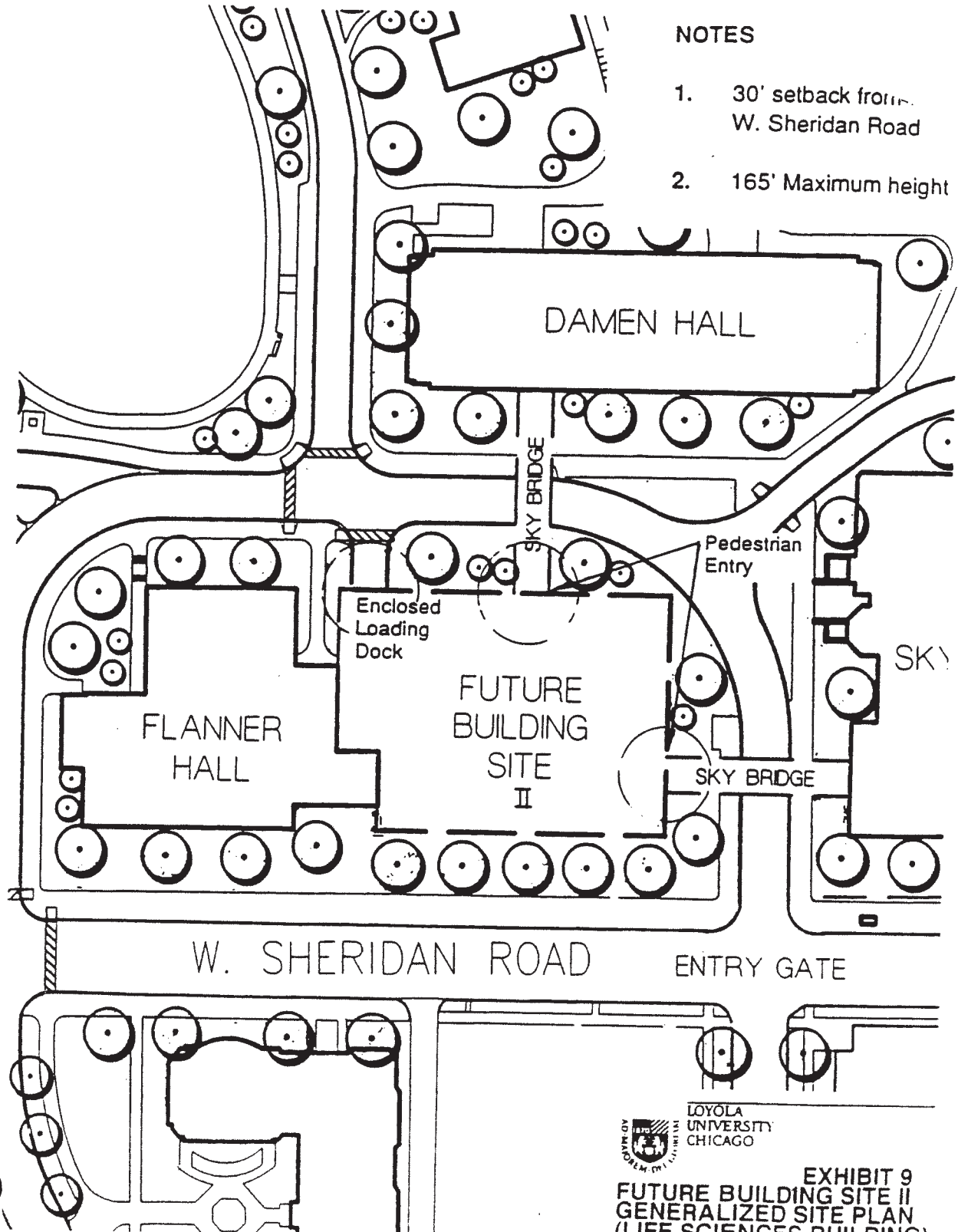
- 1. 10' setback from W. Loyola Ave.
- 2. 90' Maximum height



EXHIBIT 8
FUTURE BUILDING SITE I
GENERALIZED SITE PLAN
(STUDENT UNION)

(Sub)Exhibit 9.
(To Plan Of Development Statements)

Future Building Site II, Generalized Site Plan.
(Life Sciences Building)



NOTES

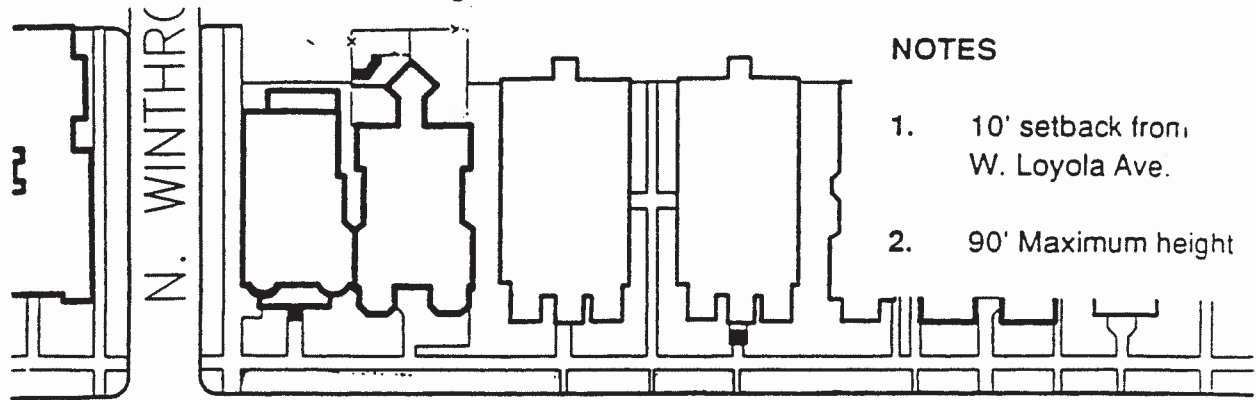
1. 30' setback from W. Sheridan Road
2. 165' Maximum height



EXHIBIT 9
FUTURE BUILDING SITE II
GENERALIZED SITE PLAN
(LIFE SCIENCES BUILDING)

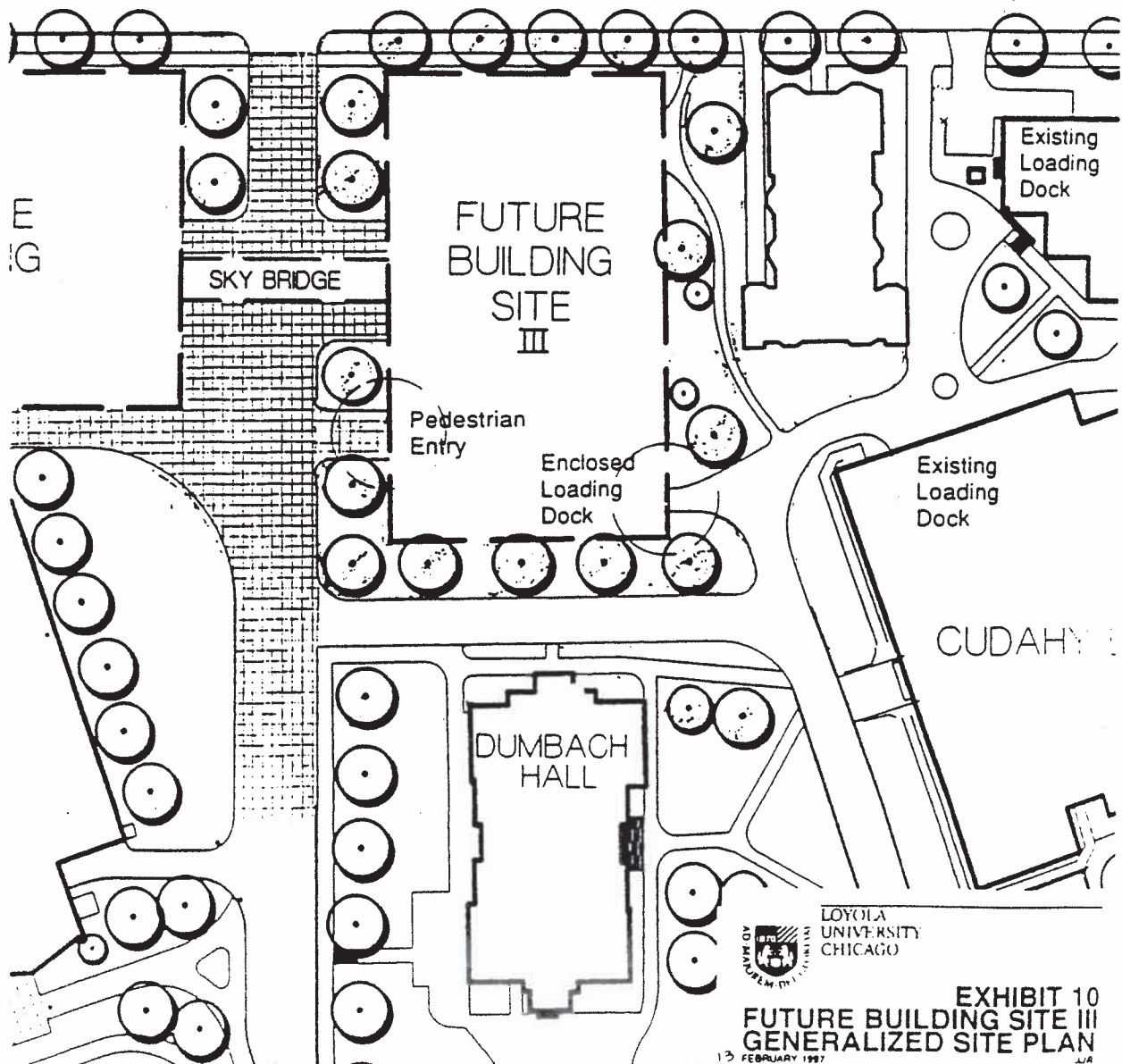
(Sub)Exhibit 10.
(To Plan Of Development Statements)

Future Building Site III, Generalized Site Plan.



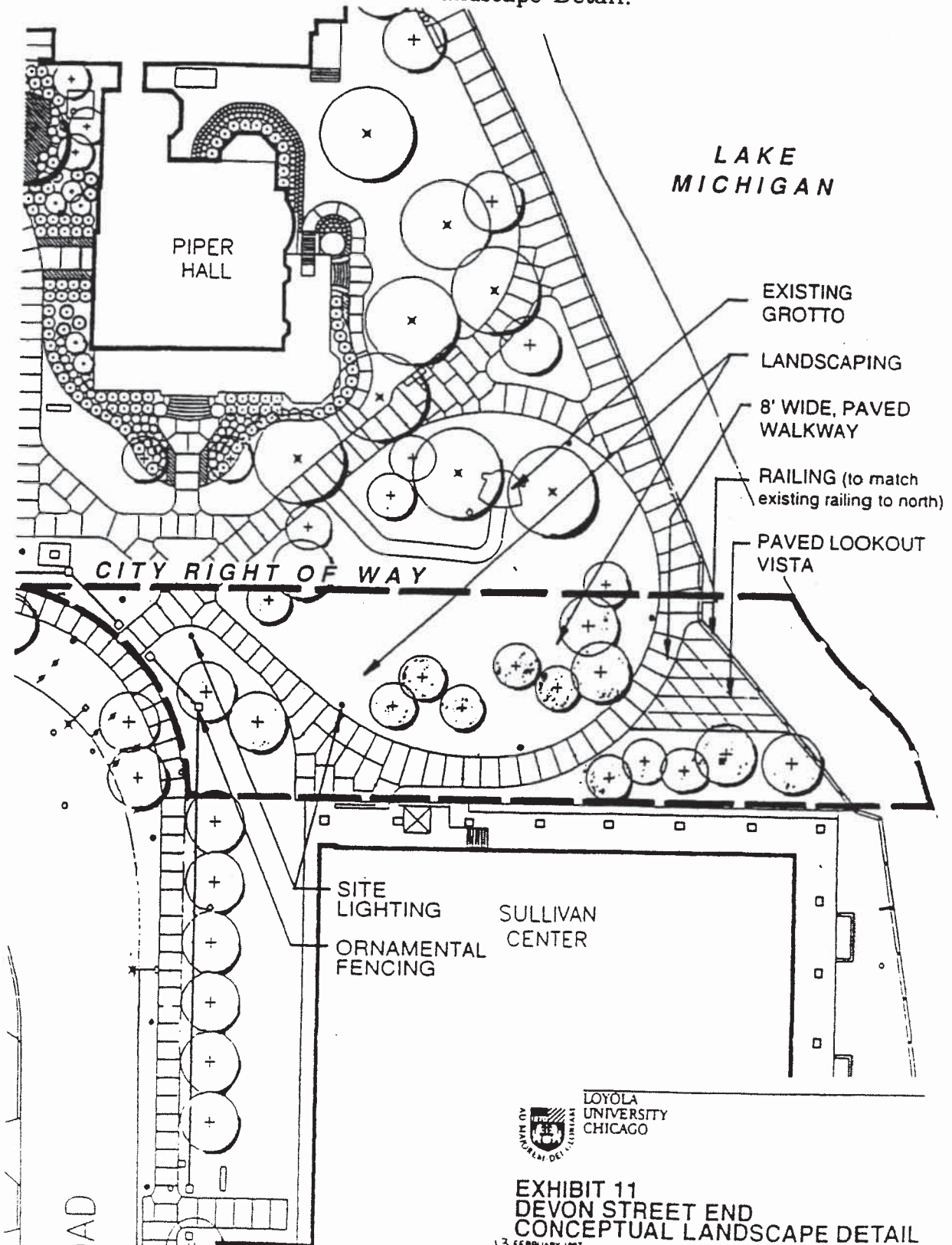
NOTES

1. 10' setback from W. Loyola Ave.
2. 90' Maximum height



(Sub)Exhibit 11.
(To Plan Of Development Statements)

Devon Street End Conceptual
Landscape Detail.



LOYOLA
UNIVERSITY
CHICAGO

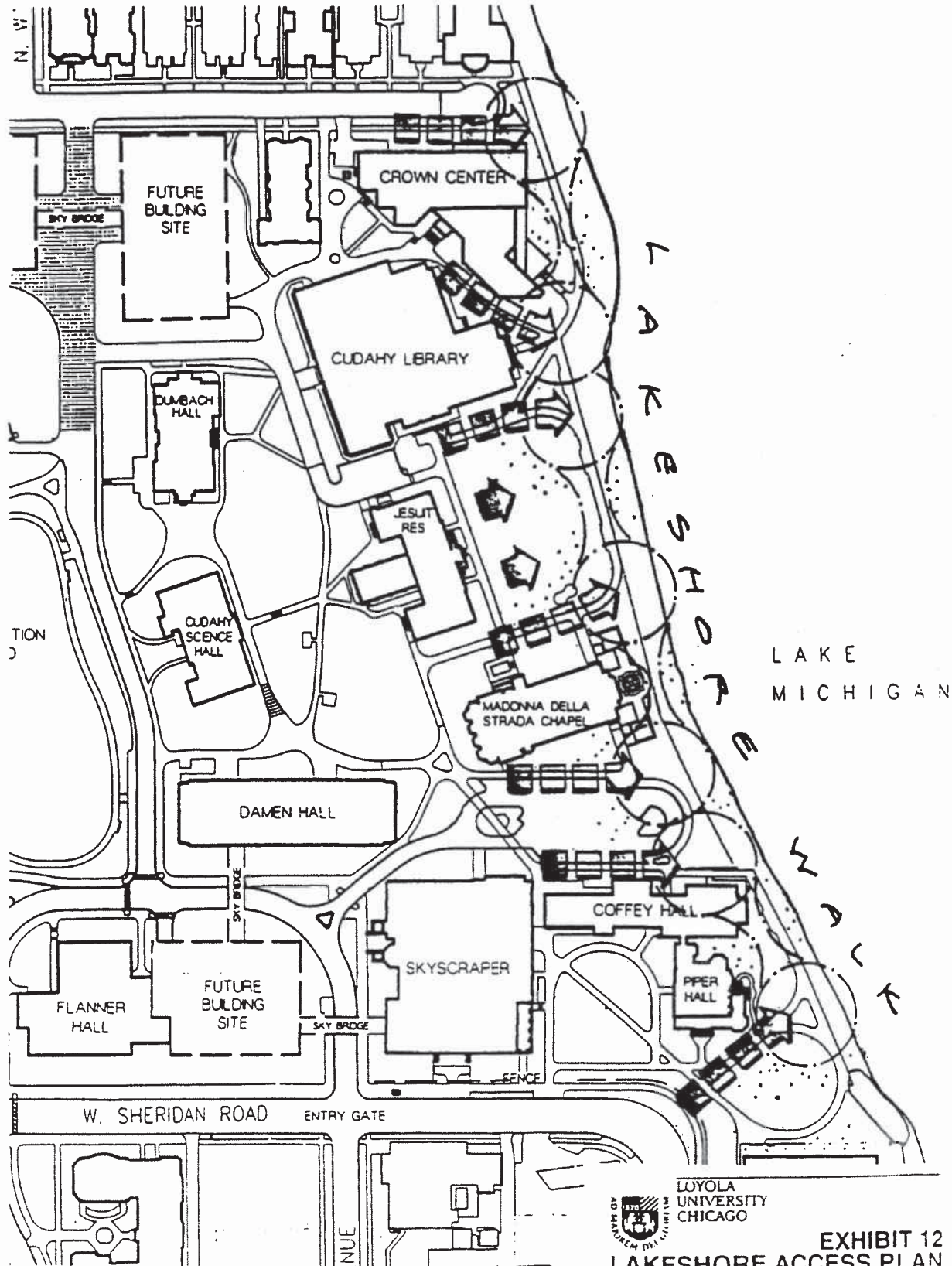
EXHIBIT 11
DEVON STREET END
CONCEPTUAL LANDSCAPE DETAIL

13 FEBRUARY 1997

AD

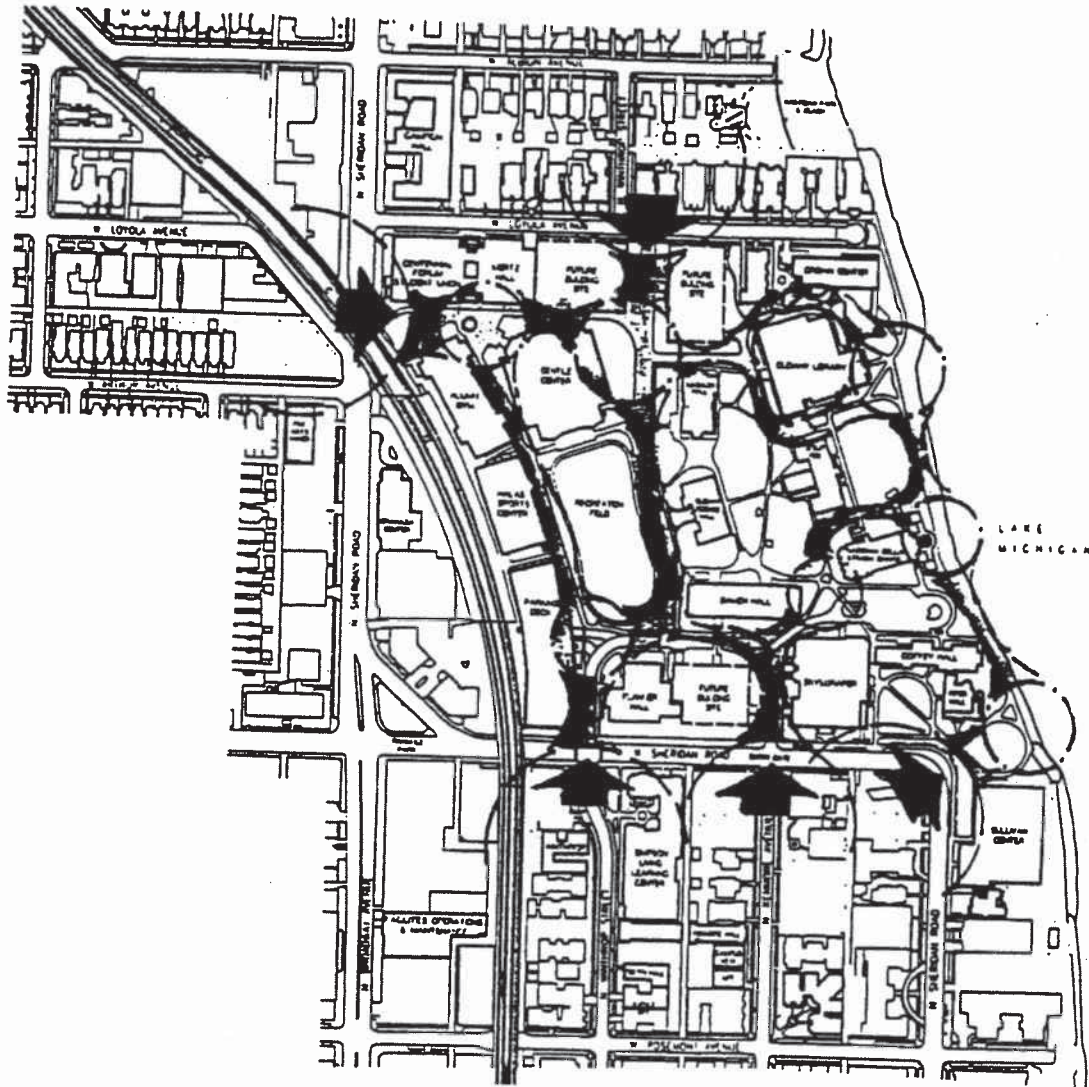
(Sub)Exhibit 12.
(To Plan Of Development Statements)

Lakeshore Access Plan.



(Sub)Exhibit 13.
(To Plan Of Development Statements)

Pedestrian Walkway Drawing.



NOTE: PRINCIPAL WALKWAYS SHOWN IN GREEN



EXHIBIT 13
PEDESTRIAN WALKWAYS
FEBRUARY 1997



April 28, 1995

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Galerie B. Jarrett
Commissioner

City Hall, Room 1000
21 North LaSalle Street
Chicago, Illinois 60602
312) 744-4471 (Voice)
312) 744-2578 (TDD)
312) 744-6550 (FAX)

Mr. Roger J. Kiley Jr.
Mayer, Brown & Platt
190 South LaSalle Street
Chicago, Illinois 60603-3441

Re: Request for a minor change to
Institutional Planned Development
No. 34, As Amended.
Loyola University Lake Shore Campus-
Proposed Multi-Purpose Facility;
Subarea A.

Dear Mr. Kiley:

Please be advised that your request for a minor change to Institutional Planned Development No. 34, as amended, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and is hereby approved. Your letter dated April 21, 1995 requested that our department approve the transfer of available floor area and site coverage from Subarea C to Subarea A to allow for the construction of a new multi-purpose facility for Loyola's Lake Shore Campus in Subarea A. Specifically, this request requires the following:

The transfer of 50,000 square feet of allowable site coverage and floor area from Subarea C to Subarea A.

The above change will decrease the allowable Floor Area Ratio in Subarea C by 0.544 and will increase the allowable Floor Area Ratio in Subarea A by 0.057. The revised maximum F.A.R. for Subarea A will be 0.957 and the revised maximum F.A.R. for Subarea C will be 2.456.

The above change will decrease allowable site coverage in Subarea C by 24 percent and will increase allowable site coverage in Subarea A by 2.4 percent. The revised maximum site coverage for Subarea A will be thirty-two (32.4) percent. The revised maximum site coverage for Subarea C will be fifty-six (56) percent.



Please note that the above changes do not result in an increase in the overall maximum permitted F.A.R. or maximum permitted percentage of site coverage for the entire Planned Development.

With regard to your request, the Department of Planning and Development has determined that the modification is minor in nature. Please note that no further relief requests will be considered until this Planned Development is amended. We look forward to working with you on a future amendment to this Planned Development.

Pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 34, as Amended, the Commissioner of the Department of Planning and Development hereby authorizes and approves the foregoing described minor change, but no other changes to Institutional Planned Development No. 34, as Amended.

Sincerely,



Valerie B. Jarrett
Commissioner

RECLASSIFICATION OF AREA SHOWN ON MAP NUMBERS
15-G AND 17-G (AS AMENDED).

The Committee on Zoning submitted the following report:

CHICAGO, November 30, 1988.

To the President and Members of the City Council:

Your Committee on Zoning begs leave to recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith (referred to your committee on July 13, 1988) which was heard in committee on November 17, 1988, to amend the Chicago Zoning Ordinance for the purpose of reclassifying a particular area.

This recommendation was concurred in by 8 members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) KEITH A. CALDWELL,
Chairman.

On motion of Alderman Caldwell, the said proposed ordinance, as amended, transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Roti, Tillman, T. Evans, Bloom, Robinson, Beavers, Caldwell, Shaw, Vrdolyak, Huels, Fary, Madrzyk, Carter, Langford, Streeter, Kellam, Sheahan, Jones, J. Evans, Garcia, Krystyniak, Henry, Soliz, Gutierrez, Butler, Smith, Davis, Hagopian, Gabinski, Mell, Austin, Kotlarz, Banks, Giles, Cullerton, Laurino, O'Connor, Pucinski, Natarus, Eisendrath, Hansen, Levar, Shiller, Schulter, Osterman, Orr, Stone -- 47.

Nays -- None.

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

The following is said ordinance as passed:

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. 34, as amended, R4 General Residence District, R5 General Residence District, R6 General Residence District, B2-3 Restricted Retail District, B5-4 General Service District, and C1-3 Restricted Commercial District symbols and indications as shown on Map Nos. 15-G and 17- G in the area bounded by

West Albion Avenue; the alley next west of and parallel to North Sheridan Road; the northeast line of the right-of-way of the Chicago Transit Authority; North Sheridan Road; West Albion Avenue; the alley next east of and parallel to North Sheridan Road; the alley next north of and parallel to West Loyola Avenue; a line 255.40 feet east of and parallel to North Sheridan Road; West Loyola Avenue; a line 345.40 feet east of and parallel to North Sheridan Road; the alley next north of and parallel to West Loyola Avenue; a line 100 feet west of and parallel to North Winthrop Avenue; West Loyola Avenue; North Winthrop Avenue; the alley next north of and parallel to West Loyola Avenue; a line 100 feet east of and parallel to North Winthrop Avenue; West Loyola Avenue; a line 250 feet east of and parallel to North Winthrop Avenue; the alley next south of and parallel to West Loyola Avenue; a line 328 feet east of and parallel to North Winthrop Avenue; West Loyola Avenue; a line 286 feet east of and parallel to North Winthrop Avenue; the alley next north of and parallel to West Loyola Avenue; a line 350 feet east of and parallel to North Winthrop Avenue; West Loyola Avenue; a line 475 feet east of and parallel to North Winthrop Avenue; the alley next north of and parallel to West Loyola Avenue for a distance of 49.46 feet; thence East along the center line of the aforesaid alley if extended;¹ a line 1,630.67 feet east of and parallel to North Winthrop Avenue if extended; a line 253.48 feet north of and parallel to West Sheridan Road if extended (including any and all accretions to any of the aforesaid property which borders on Lake Michigan); a line 144.07 feet east of and parallel to North Winthrop Avenue if extended; West Sheridan Road; the alley next east of and parallel to North Winthrop Avenue; a line 346.15 feet south of and parallel to West Sheridan Road; North Kenmore Avenue; a line 496.15 feet south of and parallel to West Sheridan Road; the alley next west of and parallel to North Kenmore Avenue; a line 346.15 feet south of and parallel to West Sheridan Road; North Winthrop Avenue; a line 250 feet south of and parallel to West Sheridan Road; thence North along the east line of the right-of-way of the Chicago Transit Authority; the south line of West Arthur Avenue if extended; North Sheridan Road; a line 275 feet south of and parallel to West Arthur Avenue; the alley next west of and parallel to North Sheridan Road; West Arthur Avenue; a line 235.11 feet west of and parallel to North Sheridan Road; the alley next north of and parallel to West Arthur Avenue; thence North along the southwest line of the right-of-way of the Chicago Transit Authority; a line 300 feet east of and parallel to North Lakewood Avenue;

1 The submerged portions of Lots 1 and 2, totalling approximately 8,135 square feet and shown on the Boundary and Property Line Map included herein, are owned by the Chicago Park District and are not currently part of this application. This land would become part of the planned development upon approval of the Chicago Park District.

West Loyola Avenue; a line 175 feet east of and parallel to North Lakewood Avenue; the alley next north of and parallel to West Loyola Avenue; a line 265.40 feet east of and parallel to North Lakewood Avenue; the northeast line of the Chicago Transit Authority right-of-way to the point of beginning,²

to the designation of Institutional Planned Development No. 34, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth on the Plan of Development herewith attached and made a part hereof and to no others.

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

-
- 2 Any submerged land which is conveyed by the State of Illinois to the Applicant under Public Act _____ (S.B. 1771, as amended, adopted June 28, 1988, by the 85th Illinois General Assembly) and not filled by the Applicant pursuant thereto, will be reconveyed to the State of Illinois; such land therefore does not form a part of the planned development.

Plan of Development attached to this ordinance reads as follows:

Institutional Planned Development No. 34, As Amended.

Plan Of Development

Statements.

1. The area delineated herein as Institutional Planned Development No. 34, as amended, (the "Planned Development") consists of approximately 2,293,163 square feet (or 52.64 acres) of real property described in Exhibit A attached hereto and made part hereof (the "Property") and shown on the drawing attached hereto entitled "Boundary and Property Line Map". All of the property either is or, pursuant to Public Act 85- 1145, as amended (S.B. 1771, as amended, adopted

June 28, 1988 by the 85th Illinois General Assembly) (the "Public Act"), will be owned by Loyola University of Chicago, a not-for-profit educational institution, except for approximately 8,135 square feet of submerged land offshore (the "Park District Parcel") which is owned by the Chicago Park District. The Park District Parcel is shown on the Boundary and Property Line Map included in this application, and would become a part of this planned development upon approval of the Chicago Park District.

2. The Applicant or its successors, assignees or grantees shall obtain all federal, state and local approvals and permits necessary for the construction of the lakefill and all other official City reviews, approvals and permits required in connection with this Plan of Development.
3. Any dedication or vacation of streets or alleys or easements or any adjustment of City rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.
4. Three Subareas are hereinafter delineated in the Generalized Land Use Map attached hereto for the purposes of establishing permitted uses, density and coverage controls therein in connection with this Plan of Development.
5. The following uses shall be permitted anywhere within the boundaries of the Planned Development: University and academic, housing (including, without limitation, dormitories, fraternities, sororities, faculty housing and housing for clergy), religious, University office, University research and laboratory, University recreational buildings, recreational open space, off-street parking (lots and garages), earth station receiving dishes, and uses related to all of the foregoing. All of the above listed uses will be permitted in Subarea A, provided, however, that any new construction or conversion of any existing building on Loyola Avenue for dormitory, fraternity or sorority use shall be subject to approval of the Zoning Board of Appeals under its special use authority. The Board shall not grant a special use unless the proposed dormitory, fraternity or sorority use meets the standards of Section 11.10-4 of the Chicago Zoning Ordinance. Additional permitted uses in Subarea B only shall include any use permitted in the R6 General Residence District. Additional permitted uses in Subarea C only shall include any use permitted in the B4-3 Restricted Service District. However, as to that portion of Subarea C on the south side of West Albion Avenue presently zoned R4, the provisions of the R4 General Residence District shall apply. Laboratories or research facilities within the planned development shall be governed by the performance standards applicable in the M1 Zoning District of the Chicago Zoning Ordinance. Permitted uses are subject to any applicable restrictions in the Public Act as well as such limits, maximum and minimum, as are set forth in the table of use and bulk regulations and related controls made a part of this Plan of Development.
6. Any service drive or other ingress or egress shall be adequately designed and paved to provide ingress and egress for motor vehicles, including emergency vehicles, in accordance with the regulations of the Department of Streets and Sanitation, and shall be in compliance with the Municipal Code of the City of

Chicago and any applicable restrictions in the Public Act. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review of the Bureau of Traffic Engineering and Operations and the approval of the Commissioner of Planning.

7. The height restriction of the development and any appurtenance attached thereto shall be subject to:

(1) Height limitations as certified on Form F.A.A.-117 (or on successor form or forms covering the same subject matter) and approved by the Federal Aviation Administration; and

(2) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council; and

(3) Height limitations as approved by the Federal Aviation Agency pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Agency.

8. The Applicant or its successors shall comply with all of the provisions of the Public Act (a copy of which is attached hereto as Exhibit D) authorizing the conveyance of title to certain submerged Lake Michigan land to the Applicant for the purpose of constructing a lakefill for shoreline protection and recreational open space. Those provisions include but are not limited to the following:

A. the construction of a waterfront walkway along the eastern edge of the lakefill, anchored by scenic overlooks at the north and south ends of the lakefill, all of which shall be for public use and enjoyment;

B. the assurance that, consistent with Applicant's rights and obligations of ownership, public access to the lakefill shall not be unreasonably denied by the Applicant; and

C. the covenants that (i) the use of the lakefill is limited to open space, athletic programs and recreation, (ii) no buildings other than those incidental and accessory to the lakefill's permitted uses may be constructed on the lakefill, and (iii) there shall be no off-street parking on the lakefill, and (iv) should the Applicant convey, grant or assign the lakefill property to any entity other than a successor not-for-profit educational institution, a right of re-entry may be exercised by the State of Illinois.

9. Off-street parking facilities will be provided in compliance with this Plan of Development and applicable restrictions in the Public Act, and shall be subject to the review and approval of the Commissioner of Planning. Parking may be provided on surface lots or in garages. Notwithstanding any language in the Chicago Zoning Ordinance to the contrary, the Applicant may allow neighborhood residents to use the Applicant's parking lots at the Applicant's discretion when not required by the Applicant and pursuant to a permitting program to be established and administered by the Applicant. Off-street loading facilities will be provided in compliance with the R4 General Residence District classification of the Chicago Zoning Ordinance.
10. The area identified as Subarea A on the "Generalized Land Use Map" attached hereto is located within the boundaries of the Lake Michigan and Chicago Lakefront Protection District. Any development within Subarea A must comply with applicable requirements of the Lake Michigan and Chicago Lakefront Protection Ordinance and the guidelines set forth in Section 11.11-2 of the Chicago Zoning Ordinance now in effect.
11. Loyola will cause hydrographic surveys (east-west profiles) to be conducted by the Illinois State Geological Survey or other recognized expert in the field in the spring and fall of each year for five years subsequent to completion of the lakefill for the reach of shoreline between Loyola Beach and Ardmore Beach. East of the lakefill between the north and south overlooks, surveys will be conducted at 200 foot intervals and will extend 700 feet into the lake. Within 400 feet to the north and south of the overlooks, the surveys will be conducted at 50 foot intervals; every fourth survey line will extend 1,500 feet into the Lake and remaining lines will extend 800 feet into the Lake. Within 1,000 feet to 400 feet to the north and south of the overlooks, the surveys will be conducted at 200 foot intervals and will extend 1,500 feet into the Lake. From Loyola and Ardmore Beaches to 1,000 feet from the north and south overlooks, respectively, the surveys will be conducted at 700 foot intervals and will extend 1,500 feet into the Lake. In the event that the lakefill has directly affected the alongshore transport of sand, the Lake Michigan currents or wind generated waves, such that they cause scouring of the Lake bottom so as to cause injury to shoreline property, Loyola will take appropriate action, at its expense, to remedy such damage to shoreline property. Loyola also will take appropriate action, at its expense, to remedy any specific adverse impact that occurs to the lake bottom, as a direct result of the construction of the lakefill, and which has a direct adverse impact on shoreline property.
12. New business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Departments of Planning and Zoning. Temporary signs such as construction and marketing signs may be permitted subject to the aforesaid approvals.
13. This Plan of Development, consisting of fourteen (14) statements: an existing zoning map; a boundary and property line map; a generalized land use map; and a table of use and bulk regulations and related controls, is applicable to the area delineated herein. These and no other controls shall apply to the area delineated herein. This Plan of Development is in conformity with the intent and purpose of

the Chicago Zoning Ordinance and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.

14. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" now in effect as promulgated by the Commissioner of the Department of Planning.

Exhibits "A", "D" and Use and Bulk Regulations and Data attached to this Plan of Development read as follows:

Exhibit "A".

Boundary Description.

West Albion Avenue; the alley next west of and parallel to North Sheridan Road; the northeast line of the right-of-way of the Chicago Transit Authority; North Sheridan Road; West Albion Avenue; the alley next east of and parallel to North Sheridan Road; the alley next north of and parallel to West Loyola Avenue; a line 255.40 feet east of and parallel to North Sheridan Road; West Loyola Avenue; a line 345.40 feet east of and parallel to North Sheridan Road; the alley next north of and parallel to West Loyola Avenue; a line 100 feet west of and parallel to North Winthrop Avenue; West Loyola Avenue; North Winthrop Avenue; the alley next north of and parallel to West Loyola Avenue; a line 100 feet east of and parallel to North Winthrop Avenue; West Loyola Avenue; a line 250 feet east of and parallel to North Winthrop Avenue; the alley next south of and parallel to West Loyola Avenue; a line 328 feet east of and parallel to North Winthrop Avenue; West Loyola Avenue; a line 286 feet east of and parallel to North Winthrop Avenue; the alley next north of and parallel to West Loyola Avenue; a line 350 feet east of and parallel to North Winthrop Avenue; West Loyola Avenue; a line 475 feet east of and parallel to North Winthrop Avenue; the alley next north of and parallel to West Loyola Avenue for a distance of 49.46 feet; thence east along the center line of the aforesaid alley if extended;¹ a line 1,630.67 feet east of and parallel to North Winthrop Avenue if extended; a line 253.48 feet north of and parallel to West Sheridan Road if extended (including any and all accretions to any of the aforesaid property which borders on Lake Michigan); a line 144.07

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1. The submerged portions of Lots 1 and 2, totalling approximately 8,135 square feet and shown on the Boundary and Property Line Map included herein, are owned by the Chicago Park District and are not currently part of this application. This land would become part of the planned development upon approval of the Chicago Park District.

feet east of and parallel to North Winthrop Avenue if extended; West Sheridan Road; the alley next east of and parallel to North Winthrop Avenue; a line 346.15 feet south of and parallel to West Sheridan Road; North Kenmore Avenue; a line 496.15 feet south of and parallel to West Sheridan Road; the alley next west of and parallel to North Kenmore Avenue; a line 346.15 feet south of and parallel to West Sheridan Road; North Winthrop Avenue; a line 250 feet south of and parallel to West Sheridan Road; thence north along the east line of the right-of-way of the Chicago Transit Authority; the south line of West Arthur Avenue if extended; North Sheridan Road; a line 275 feet south of and parallel to West Arthur Avenue; the alley next west of and parallel to North Sheridan Road; West Arthur Avenue; a line 235.11 feet west of and parallel to North Sheridan Road; the alley next north of and parallel to West Arthur Avenue; thence north along the southwest line of the right-of-way of the Chicago Transit Authority; a line 300 feet east of and parallel to North Lakewood Avenue; West Loyola Avenue; a line 175 feet east of and parallel to North Lakewood Avenue; the alley next north of and parallel to West Loyola Avenue; a line 265.40 feet east of and parallel to North Lakewood Avenue; the northeast line of the Chicago Transit Authority right-of-way to the point of beginning.²

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2. Any submerged land which is conveyed by the State of Illinois to the Applicant under Public Act 85-1145 (S. B. 1771, as amended, adopted June 28, 1988, by the 85th Illinois General Assembly) and not filled by the Applicant pursuant thereto, will be reconveyed to the State of Illinois; such land therefore does not form a part of the planned development.

Exhibit "D".

An Act for the sale of the interest of the State of Illinois in certain lands to Loyola University of Chicago.

Be It Enacted by the People of the State of Illinois, represented in the General Assembly:

Section 1. The General Assembly finds:

(a) Loyola University of Chicago, an Illinois not-for-profit corporation ("Loyola University"), is an institution of higher education whose urban Lake Shore Campus of approximately 32 acres is located in the East Rogers Park and Edgewater neighborhoods of Chicago and is bounded on the east by Lake Michigan.

(b) Loyola University, organized in 1870 as St. Ignatius College, and incorporated in Illinois in 1909, has provided valuable educational services to the citizens of Illinois since its organization and has over 80,000 living alumni. Loyola University is open to all

qualified students regardless of race, creed or color. Approximately 5,000 students are presently enrolled at its Lake Shore Campus.

(c) The shoreline property and facilities of Loyola University's Lake Shore Campus have experienced significant erosion and damage caused by flooding and severe lake storms occasioned by the Campus' location on Lake Michigan.

(d) Loyola University, in an effort to better protect its Lake Shore Campus shoreline, to provide more open and recreational space for its Lake Shore Campus and to enhance the beauty and recreational utility of its campus and the surrounding neighborhood, proposes the construction of a lakefill (defined herein as newly created land, beach, and revetment) of approximately 18.5 acres in the waters of Lake Michigan adjacent to its Lake Shore Campus and Hartigan Park Beach, which beach is located just north of the northeast corner of the Lake Shore Campus.

(e) The State of Illinois holds title to the submerged land beneath the waters of Lake Michigan in trust for the benefit of the people of the State. Title to such land may be conveyed by the State when such conveyance, and the subsequent use of the land so conveyed, provides direct benefits to the public and results in no substantial public detriment. The State of Illinois shall not be liable for any significant erosion and damage caused on the Lake Michigan shoreline due to the lakefill project. The conveyance provided for in this Act fulfills the public trust requirements for the disposition of submerged lands because:

(1) Loyola University is an institution serving the public, and it agrees, as a condition of the State's conveyance to it, to accept title and possession of the real property described in Section 2 subject to the findings contained herein and all of the following terms and conditions, which terms and conditions shall be part of the quitclaim deed referred to in Section 2:

(i) Loyola University shall cause the existing Hartigan Park Beach to be expanded by approximately 1.7 acres of landfill, which expansion shall constitute a portion of the approximately 18.5 acres of lakefill referred to in subsection (d). This portion of the lakefill shall be constructed within the boundaries of the real property described as Parcel B in Section 2. Upon completion of this portion of the lakefill, Loyola University shall convey to the Chicago Park District, by quitclaim deed, the real property described as Parcel B in Section 2, all at no cost to the Chicago Park District.

(ii) Loyola University shall construct and provide for public use and enjoyment a waterfront walkway, which shall be adjacent to the western edge of the lakefill's revetment and shall have scenic overlooks at its northern and southern termini. Loyola University shall locate the walkway so that its northern end connects directly to Hartigan Park Beach to provide contiguous public access from the beach to the walkway. With respect to public access to the southern end of the walkway, Loyola University shall provide for public ingress and egress to and from the walkway over the lakefill directly from its Lake Shore Campus. Should, at a future date, a walkway be established at the lake edge on the property south of Loyola University's Lake

Shore Campus, permitting a connection to the Loyola University walkway, Loyola University shall provide for such connection.

(iii) Subject to Loyola University's rights and obligations of ownership, including but not limited to maintenance and security, public access to, and public use and enjoyment of the lakefill shall not be unreasonably denied; nor shall Loyola University unreasonably impede pedestrian movement between the walkway and lakefill to the west.

(iv) Loyola University shall, prior to commencement of the construction of the lakefill, enter into an agreement with an appropriate public body which shall provide for the conveyance by Loyola University to such public body of all riparian rights which Loyola University holds over the waters of Lake Michigan by virtue of its ownership of the Lake Shore Campus and all riparian rights, if any, which may accrue to Loyola University by virtue of this Act and the project described in this Act. Such grant of riparian rights shall be subject to all the terms and conditions of the Restrictive Covenant set forth in Section 10 of this Act.

(v) Loyola University shall provide, upon reasonable request from interested public entities, engineering, design and survey information in its possession relating to this project, which information is valuable to the public's understanding of Lake Michigan and the continued protection of its shoreline.

(vi) Excepting any activity related to public safety and to the construction, maintenance and repair of the lakefill and the presence of the lakefill itself, Loyola University shall covenant that it will neither interfere with the public's use and enjoyment of the waters of Lake Michigan nor impair the navigability of such waters.

(2) Loyola University acknowledges that approval for the lakefill project must be obtained from, among others, the Chicago City Council and the Chicago Plan Commission, and covenants that construction of the lakefill shall not commence before all required approvals have been obtained.

(3) Loyola University's lakefill project, upon completion, will not impair the public's interest in the lands and waters remaining and will add to the protection of the Lake Michigan shoreline.

(f) To enhance Loyola University's ability to carry out its educational mission, and to achieve the specific benefits set forth above, Loyola University desires that the Director of Central Management Services convey to Loyola University the interest of the State of Illinois in the real property legally described in Section 2.

Section 2. The Director of Central Management Services is hereby authorized to convey by quitclaim deed, which deed shall contain as its terms conditions, reservations, covenants and exceptions all those set forth in this Act, in consideration of the sum of \$10,000 paid and other good and valuable consideration herein granted and given by Loyola University to the State of Illinois for the benefit of the public, all the right, title and interest of the State of Illinois in and to the following described real property submerged

beneath the waters of Lake Michigan, to Loyola University of Chicago, an Illinois not-for-profit corporation:

Parcel A (adjoining Loyola University's Lake Shore Campus):

That part of Lake Michigan lying East of and adjoining the southeast fractional quarter of Section 32, Township 41 North, Range 14 East of the Third Principal Meridian described as follows: Commencing at the northwest corner of Lot 2 in Addison Blakely's Loyola Beach Subdivision of Lot 15 in Block 4 in Owner's Subdivision of Lots 4 to 7 of Cape Hayes, being a subdivision of the southeast fractional quarter of Section 32 aforesaid; thence North 89 degrees 49 minutes 03 seconds east, along the north line of Lot 2, a distance of 24.46 feet to the point of beginning of the tract herein described; thence North 89 degrees 49 minutes 03 seconds east 1,106.21 feet; thence South 0 degrees 10 minutes 57 seconds east 1,106.22 feet to the point of intersection with the easterly extension of the north line of Linn's North Edgewater Addition to Chicago, a subdivision of Lot 9 (except the west 765.93 feet thereof) in Cape Hayes Subdivision aforesaid; thence South 89 degrees 57 minutes 45 seconds west, along the north line of Linn's Subdivision and its easterly extension, 899.59 feet to the point of intersection with the easterly face of the present steel piling on the westerly shore line of Lake Michigan; thence Northwesterly (along said easterly face) by the following courses: North 11 degrees 24 minutes 32 seconds west 120.11 feet; thence North 4 degrees 45 minutes 25 seconds west 18.98 feet; thence North 30 degrees 27 minutes 48 seconds east 53.70 feet; thence North 12 degrees 48 minutes 03 seconds west 66.99 feet; thence North 14 degrees 33 minutes 45 seconds west 115.03 feet; thence North 13 degrees 39 minutes 11 seconds west 50.09 feet; thence North 14 degrees 36 minutes 53 seconds west 243.66 feet; thence 86.41 feet northeasterly along the arc of a circle, convex to the east, having a radius of 112.86 feet, and whose chord bears North 19 degrees 18 minutes 09 seconds east 84.32 feet; thence North 5 degrees 02 minutes 00 seconds west 14.61 feet; thence North 15 degrees 07 minutes 16 seconds west 21.74 feet; thence North 17 degrees 40 minutes 35 seconds west 212.05 feet to the point of intersection with the south line of Lot 1 in aforesaid Addison Blakely's Loyola Beach Subdivision; thence South 89 degrees 52 minutes 45 seconds west, along said south line 5.70 feet to a point 68.37 feet east of the southwest corner of the aforesaid Lot 2 in Addison Blakely's Loyola Beach Subdivision; thence North 17 degrees 51 minutes 55 seconds west, along the west line of the property of the Chicago Park District, as conveyed to the Chicago Park District per document recorded on December 30, 1970 as document number 2135539, 149.29 feet to the hereinabove described point of beginning, in Cook County, Illinois; containing 24.8678 acres.

But Excepting From the above-described Parcel A any right, title and interest of the Chicago Park District in the following described property:

Lots 1 and 2 (except that part described as follows: Beginning at the southwest corner of Lot 2; thence North along the west line of said Lot 2, 142 feet 3-1/2 inches more or less to the northwest corner of said Lot 2; thence East along the north line of said Lot 2, 24 feet 5-1/2 inches; thence Southeasterly 149 feet 5-1/2 inches more or less to a point in the south line of said Lot 1, 68 feet 4-1/2 inches east of the place of beginning; thence West along the south line of said Lots 1 and 2, 68 feet 4-1/2 inches to the place of beginning); in Addison Blakely's Loyola Beach Subdivision of Lot 15, with accretion embracing the land lying

between the north and south lines of said Lot extended East to the west line of the property of the North Shore Park District, as established by decree of the Circuit Court of Cook County, Illinois, in Case No. 24221, in Block 4 in Owner's Subdivision of Lots 4, 5, 6 and 7 in Cape Hayes, aforesaid.

Parcel B (adjoining Hartigan Park Beach):

That part of Lake Michigan lying East of and adjoining the southeast fractional quarter of Section 32, Township 41 North, Range 14 East of the Third Principal Meridian, described as follows:

Commencing at the northwest corner of Lot 2 in Addison Blakely's Loyola Beach Subdivision of Lot 15 in Block 4 in Owner's Subdivision of Lots 4 to 7 of Cape Hayes, being a Subdivision of the southeast fractional quarter of Section 32 aforesaid; thence North 89 degrees 49 minutes 03 seconds east, along the north line of Lot 2, a distance of 30.67 feet to the point of beginning of the tract herein described; thence North 89 degrees 49 minutes 03 seconds east 1,100.00 feet; thence North 0 degrees 10 minutes 57 seconds west 232.17 feet to the point of intersection with the easterly extension of the north line of West Albion Avenue, being the south line of Lot 1 in Block 1 in aforesaid Owner's Subdivision of Lots 4 to 7 of Cape Hayes; thence South 89 degrees 46 minutes 18 seconds west along said north line 1,212.86 feet to a point on the westerly shore line of Lake Michigan as located on May 12, 1988, said point being 420.00 feet east of the northerly extension of the west line of Lot 22 in Albion, a Subdivision in the aforesaid southeast fractional quarter; thence South 19 degrees 08 minutes 20 seconds east along said westerly shoreline, 227.28 feet to the point of intersection with the south line of Lot 1 in Block 4 in the aforesaid Owner's Subdivision of Lots 4 to 7 of Cape Hayes; thence North 89 degrees 49 minutes 33 seconds east, along said south line of Lot 1 and its easterly extension, 33.90 feet; thence South 17 degrees 40 minutes 35 seconds east, along the easterly face of the present steel piling along the aforesaid westerly shoreline, 17.03 feet to the hereinabove described point of beginning, in Cook County, Illinois; containing 6.2277 acres.

Section 3. Loyola University shall save the State of Illinois harmless from any and all claims of whatever nature which may arise as a result of or in consequence of the transfer to, and the use or occupation by, Loyola University of the real property described in Section 2.

Section 4. Loyola University, its agents, successors, or assigns, prior to the placement of any fill in and upon the real property described in Section 2, shall submit plans, specifications, and other necessary data, material, or information to, and secure the approval of, the Department of Transportation relative to the method to be used in making and retaining such fill.

Section 5. The quitclaim deed referred to in Section 2 shall provide that Loyola University covenants that Loyola University shall maintain, repair and replace any embankments, revetments or other improvements constructed to protect the lakefill

located within the boundaries of the real property described as Parcel A in Section 2 against future erosion. This covenant shall run with the land and shall be binding upon Loyola University, its successors and assigns.

Section 6. The real property described in this Act shall be subject to the provisions of "An Act in relation to the regulation of the rivers, lakes, and streams of the State of Illinois", approved June 10, 1911, as now or hereafter amended, except that the payment which the Department of Transportation may require under Section 18a of that Act for materials removed from the bed of Lake Michigan by Loyola University or its agents is hereby waived.

Section 7. Loyola University shall commence construction of the lakefill within 18 months from the issuance and receipt of all permits and approvals required for, or contemplated in connection with, the project, and shall substantially complete the construction within a period of 60 months after such commencement. However, in the event such commencement and completion periods are delayed by circumstances beyond Loyola University's reasonable control, such commencement and completion periods shall be extended by a period equivalent to the delay. Notwithstanding anything contained herein to the contrary, Loyola University shall have the right to determine, for any reason whatsoever, not to commence construction of the lakefill. In that event, Loyola University shall cause the real property described in Section 2 to be reconveyed to the State of Illinois.

Section 8. The quitclaim deed referred to in Section 2 shall provide that Loyola University covenants that the lakefill constructed on the real property described as Parcel A in Section 2 shall be maintained as open space to be used for recreational and related activities, including University athletic programs, and that, further, there shall be no stadiums, arenas or vehicular parking on the lakefill and there shall be no buildings or structures permitted thereon other than those incidental and accessory to the previously stated permitted uses (including, by way of example and without limitation, equipment storage sheds). This covenant shall run with the land and shall be binding upon Loyola University, its successors and assigns.

Section 9. The quitclaim deed referred to in Section 2 shall provide that in the event that the lakefill constructed on the real property described as Parcel A in Section 2 shall ever be owned by an entity other than a successor to Loyola University which operates as a nonprofit educational institution, then, in that event, the State of Illinois shall have the right to reenter and retake such property for use as public open space. Such successor institution shall be subject to all conditions, covenants, restrictions and agreements required of Loyola University in this Act. The State's failure to exercise its right to reenter and retake such property at the time of any particular change of ownership shall not be deemed a waiver by the State of its right to do so at the time of any subsequent change of ownership. This right of reentry shall be perpetual notwithstanding any statute or legislation presently existing or hereafter enacted which generally limits such rights to a specific number of years. Further, the State of Illinois may request and Loyola University covenants and agrees to record from time to time a grant which restates this right of reentry so that any statute or legislation which may have the intent of or the effect of limiting the term of such rights shall not so limit, terminate, extinguish or otherwise affect the rights granted the State of Illinois or the public in this Act.

Section 10. The quitclaim deed referred to in Section 2 shall provide that on or before January 1, 1999, Loyola University shall cause that part of the real property described as Parcel A in Section 2 which has not been reclaimed by Loyola University (such reclaimed property shall include the lakefill and revetment as constructed, excluding that portion of the revetment that is, from time to time, submerged beneath the waters of Lake Michigan) to be reconveyed to the State of Illinois (the "Reconveyance Property"), so that upon such reconveyance the State of Illinois shall hold title to the property east of the shoreline, as such shoreline may exist from time to time. Such reconveyance shall be subject to a restrictive covenant (the "Restrictive Covenant") in favor of Loyola University, its successors and assigns, that prohibits the construction of any lakefill, buildings, roads, bridges, docks or other improvements or structures on the Reconveyance Property, such that the property remains at all times covered by the waters of Lake Michigan. Further, such reconveyance shall be subject to the reservation by Loyola University, its successors and assigns, of a perpetual easement and license to enter (the "Easement"), for the purpose of maintaining, repairing and replacing that portion of the revetment reconveyed to the State of Illinois. Both the Restrictive Covenant and the Easement shall run with the land, shall be binding upon the State of Illinois, its successors or assigns, shall benefit the adjacent property upon which Loyola University's lakefill is constructed, and shall be enforceable in law and in equity by Loyola University, its successors or assigns. Both the Restrictive Covenant and the Easement shall be perpetual notwithstanding any statute or legislation presently existing or hereafter enacted which generally limits such rights to a specific number of years; and Loyola University may request, and the State of Illinois, its successors or assigns, covenants and agrees, to record from time to time an instrument which restates the Restrictive Covenant or the Easement so that any statute or legislation which may have the intent of or the effect of limiting the term of such rights shall not so limit, terminate, extinguish or otherwise affect the rights reserved to Loyola University, its successors and assigns, under this Act. However, nothing in this Section shall be construed as a waiver of the right of any public body to acquire by the exercise of the right of eminent domain any or all of the rights reserved to Loyola University as described herein.

Section 11. This Act takes effect upon becoming law.

Institutional Planned Development No. 34, As Amended,

Plan Of Development

Use And Bulk Regulations And Data.

Subarea	Net Site Area		General Description Of Permitted Land Use	Max. Floor Area Ratio	Max. % Site Coverage
	Sq. Ft.	Acres			
(A) Main campus	2,053,472	47.14	University and academic housing (including, without limitation, dormitories, fraternities, sororities, faculty housing, and housing for clergy), religious, University office, University research and laboratory, University recreational buildings, recreational open space, off-street parking (lots and garages), earth station receiving dishes, and uses related to all of the foregoing, except as any of the foregoing may be limited by Public Act _____ (S.B. 1771, as amended, adopted June 28, 1988 by the 85th Illinois General Assembly).	0.9	30%
(B) South area	111,921	2.57	Any use permitted in Subarea A and any use permitted in the R6 General Residence District.	3.6	80%
(C) West area	127,770	2.93	Any use permitted in Subarea A and any use permitted in the B4-3 Restricted Service District; notwithstanding any provision to the contrary in the B4-3 Restricted Service District regulations, dwelling units shall be permitted on the ground floor.	3.0	80%

TOTAL	<u>2,293,163*</u>	<u>52.64</u>	<u>1.24</u>	<u>36%</u>
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Gross Site Area = Net Site Area: 2,293,163 square feet (52.64 acres) + area remaining in Public Way: 274,158 square feet (6.29 acres) = 2,567,321 square feet (58.93 acres).

* Note: Net Site Area figures for Subarea A and the total Net Site Area exclude 8,135 square feet of submerged land (the "Park District Parcel") which is owned by the Chicago Park District and shown on the Boundary and Property Line Map included in this application, and which would become part of this planned development upon approval of the Chicago Park District.

Off-street parking and loading controls:

Present peak population:

1.	Resident students	1,741
2.	Commuter students	2,386
3.	Resident faculty	72
4.	Commuter faculty	251
5.	Staff	400

Minimum number of required off-street parking spaces for students, faculty and staff (based upon a resident student body of 2,000): 830 parking spaces.

Estimated number of parking spaces provided: 891 parking spaces.

Loading berths shall be provided in conformance with the R4 General Residence District classification of the Chicago Zoning Ordinance.

Minimum periphery setbacks for buildings to be constructed in Subarea A only:

Boundary and front yard:	15 feet
Boundary and side yard:	8 feet

In Subareas B and C, yard and setback requirements shall conform to the R6 General Residence District and the B4-3 Restricted Service District, respectively.

Yard and setback requirements may be adjusted where required, at the request of the Applicant, and subject to the approval of the Department of Planning, to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary because of site constraints, engineering, or other technical reasons.

[Existing Zoning Map, Boundary and Property Line Map and Generalized Land Use Map printed on pages 20460 through 20462 of this Journal.]

MATTERS PRESENTED BY THE ALDERMEN

(Presented By Wards, In Order, Beginning With The First Ward).

Arranged under the following subheadings:

1. Traffic Regulations, Traffic Signs and Traffic-Control Devices.
2. Zoning Ordinance Amendments.
3. Claims.
4. Unclassified Matters (arranged in order according to ward numbers).
5. Free Permits, License Fee Exemptions, Cancellation of Warrants for Collection and Water Rate Exemptions, Et Cetera.

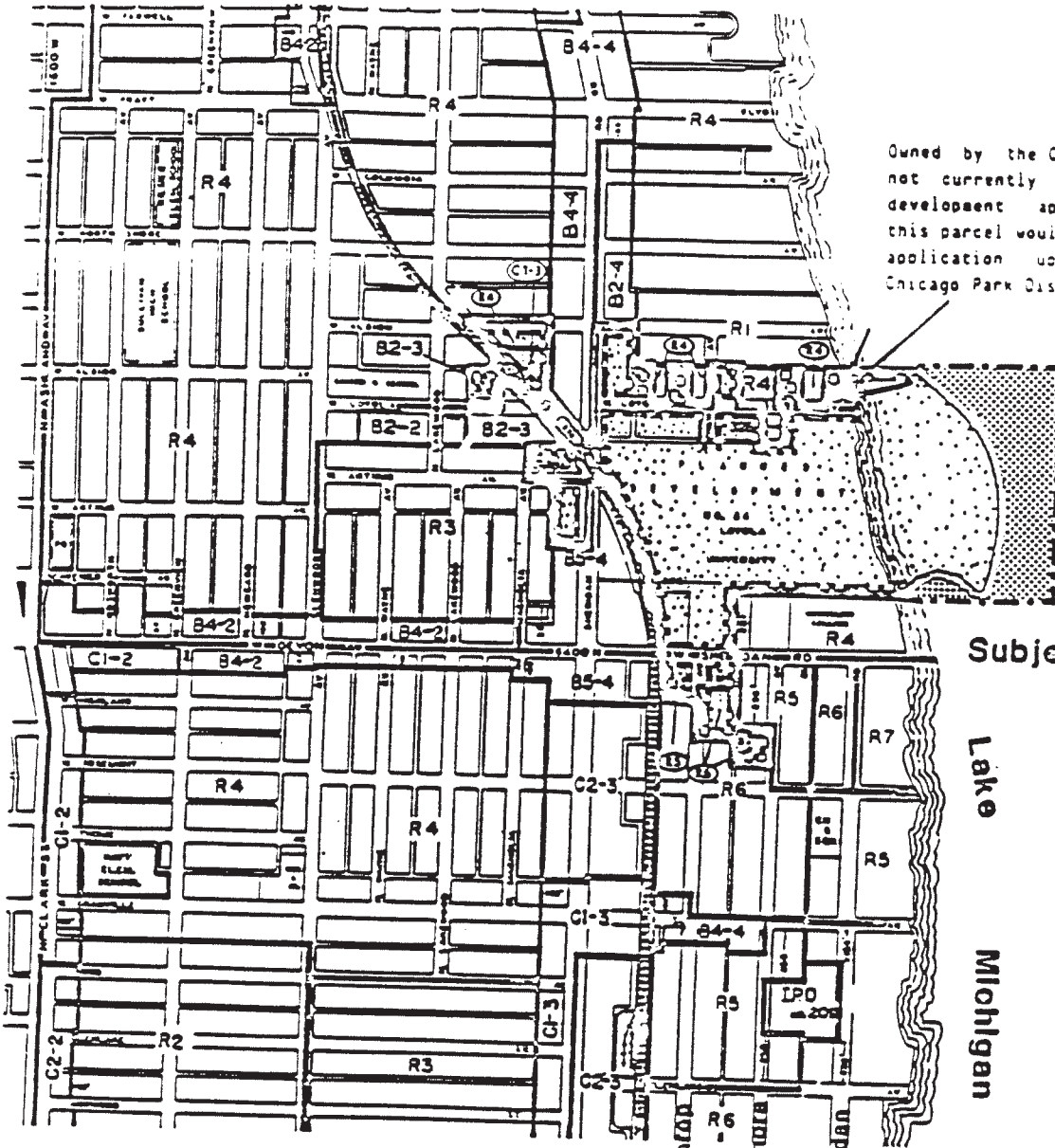
1. TRAFFIC REGULATIONS, TRAFFIC SIGNS AND TRAFFIC-CONTROL DEVICES.

*Referred -- ESTABLISHMENT OF LOADING ZONES AT
SUNDRY LOCATIONS.*

The aldermen named below presented proposed ordinances to establish loading zones at the

(Continued on page 20463)

Existing Zoning Map.



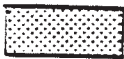
Owned by the Chicago Park District not currently part of the planned development application. However, this parcel would become part of that application upon approval of the Chicago Park District.

Subject Property

Lake Michigan

Applicant: LOYOLA UNIVERSITY OF CHICAGO

Date: 7/13/88



Area of submerged land to be conveyed by the State of Illinois: unfilled portion will be reconveyed to the State of Illinois pursuant to Public Act 85-1145 (S.B. 1771, as amended, adopted June 28, 1988 by the 85th Illinois General Assembly) and therefore it is not part of the planned development.

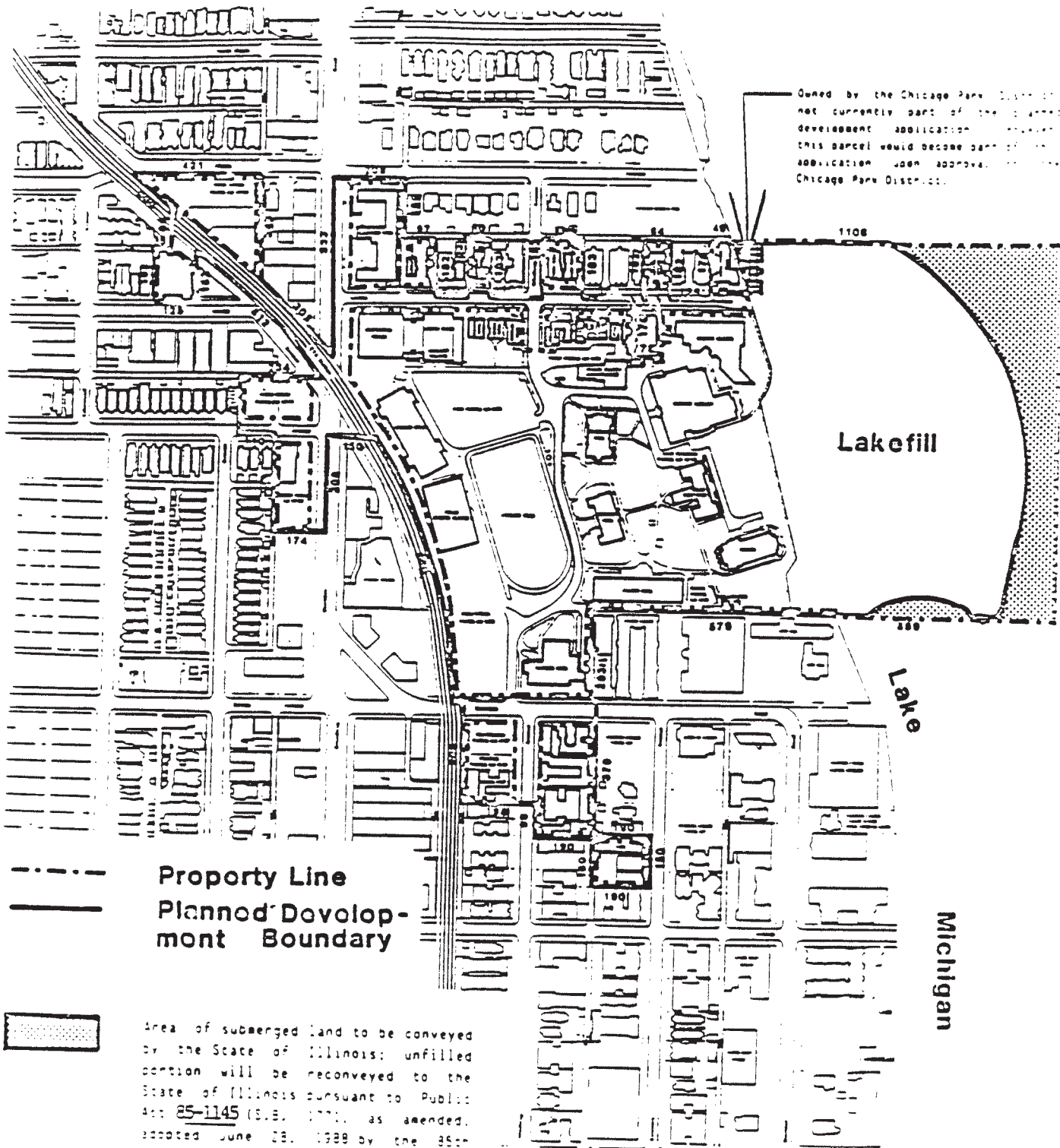


P.U.D. Boundary



Property Line

Boundary And Property Line Map.

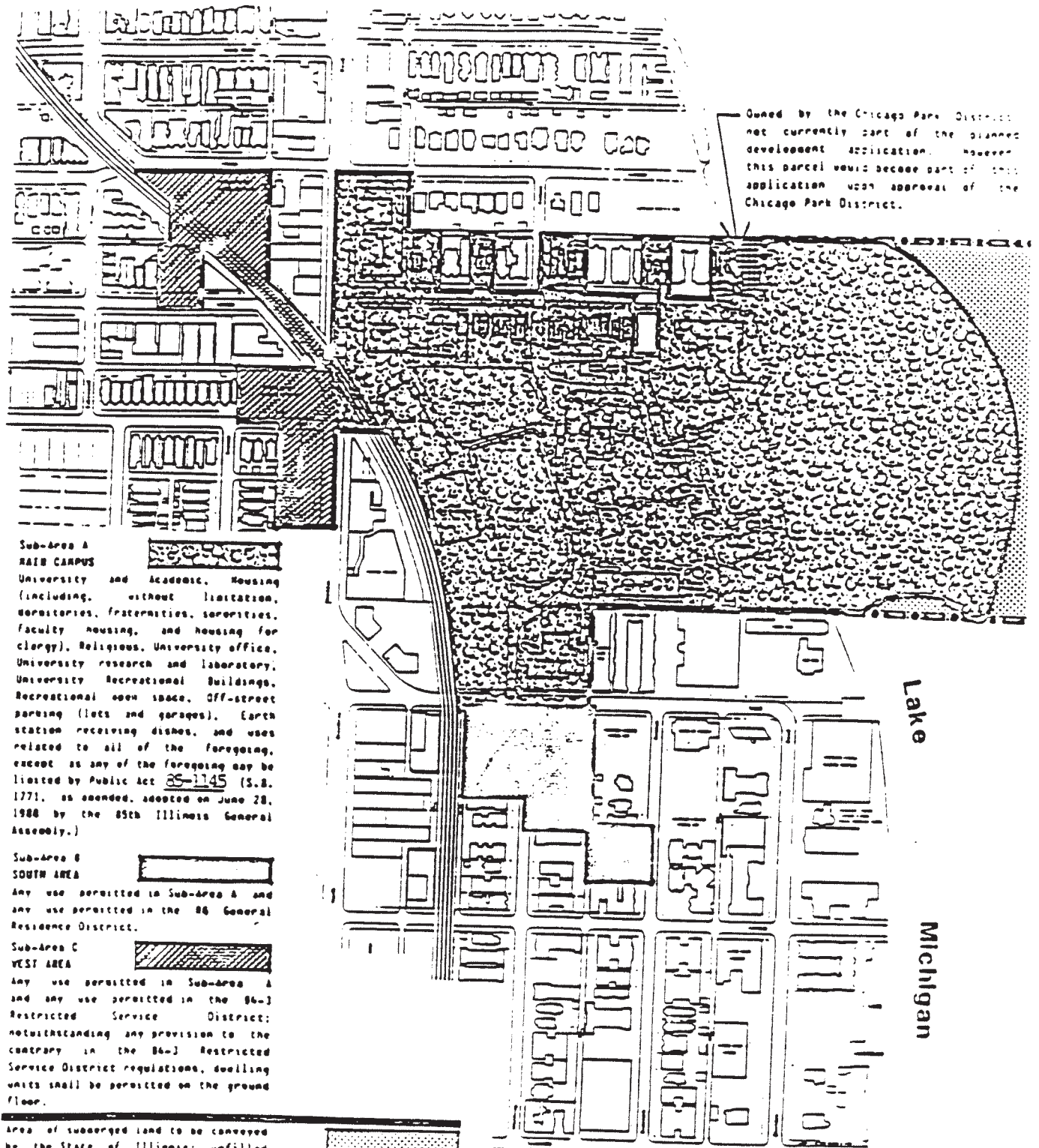


Property Line
 Planned Development Boundary

Area of submerged land to be conveyed by the State of Illinois; unfilled portion will be reconveyed to the State of Illinois pursuant to Public Act 85-1145 (S.B. 1771), as amended, adopted June 23, 1988 by the 85th Illinois General Assembly, and therefore it is not part of the planned development.

Applicant: LOYOLA UNIVERSITY OF CHICAGO
 Date: 7/13/88

Generalized Land Use Plan.



Owned by the Chicago Park District; not currently part of the planned development application. However, this parcel would become part of this application upon approval of the Chicago Park District.

**Sub-Area A
RAID CAMPUS**
University and Academic, Housing (including, without limitation, dormitories, fraternities, sororities, faculty housing, and housing for clergy), Religious, University office, University research and laboratory, University Recreational Buildings, Recreational open space, Off-street parking (lots and garages), Earth station receiving dishes, and uses related to all of the foregoing, except as any of the foregoing may be limited by Public Act 85-1145 (S.B. 1771, as amended, adopted on June 28, 1988 by the 85th Illinois General Assembly.)

**Sub-Area B
SOUTH AREA**
Any use permitted in Sub-Area A and any use permitted in the 86 General Residence District.

**Sub-Area C
WEST AREA**
Any use permitted in Sub-Area A and any use permitted in the 86-3 Restricted Service District; notwithstanding any provision to the contrary in the 86-3 Restricted Service District regulations, dwelling units shall be permitted on the ground floor.

Area of submerged land to be conveyed by the State of Illinois; unfilled portion will be reconveyed to the State of Illinois pursuant to Public Act 85-1145 S.B. 1771, as amended, adopted June 28, 1988 by the 85th Illinois General Assembly) and therefore it is not part of the planned development.

Lake Michigan

Applicant: LOYOLA UNIVERSITY OF CHICAGO
Date: 7/13/88

[Continued from page 2753]

W. Root Street; S. Princeton Avenue; W. 43rd Street; the west line of S. Stewart Avenue, or the line thereof if extended where no street exists; W. 42nd Street; and a line 63 feet east of the west line of S. Stewart 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.

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

[Plan of Development attached to this ordinance printed on pages 2776 to 2780 of this Journal.]

Reclassification of Area Shown on Map No. 11-L.

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 B2-1 Restricted Retail District symbols and indications as shown on Map No. 11-L in the area bounded by

N. Milwaukee Avenue; a line drawn from a point 50 feet north of W. Pensacola Avenue; along the east line of N. Milwaukee Avenue to a point 105 feet north of W. Pensacola Avenue; along the west line of the alley next east of N. Milwaukee Avenue; the alley next east of N. Milwaukee Avenue; and W. Pensacola Avenue,

to those of a B4-1 Restricted Service 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. 11-M.

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 R2 Single Family Residence District and R3 General Residence District symbols and indications as shown on Map No. 11-M in the area bounded by

W. Cullom Avenue; N. Austin Avenue; W. Berseau Avenue; N. MeVicker Avenue; a line 149 feet 6 inches south of W. Cullom Avenue; and the alley next west of and parallel to N. MeVicker Avenue,

to those of an R4 General Residence 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. 12-M.

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. 12-M in the area bounded by

dence District symbols and indications as shown on Map No. 12-M in the area bounded by

a line 297 feet north of W. 55th Street; a line 368 feet east of S. Austin Avenue; W. 55th Street; and a line 302.85 feet east of S. Austin Avenue,

to those of an R4 General Residence 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. 13-M.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 13-M in the area bounded by

W. Higgins Avenue; N. Austin Avenue; the alley next south of and parallel to W. Higgins Avenue; and a line drawn from a point 232 feet 6 inches west of N. Austin Avenue; along the north line of the alley next south of and parallel to W. Higgins Avenue to a point 170 feet west of N. Austin Avenue; and along the south line of W. Higgins Avenue,

to those of an R4 General Residence 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. 15-N.

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. 15-N in the area bounded by

N. Neva Avenue; W. Imlay Street; the alley next northeast of N. Northwest Highway; the alley next south of and parallel to W. Imlay Street; the alley next northeast of N. Northwest Highway; the alley next northwest of N. Sayre Avenue; and N. Northwest Highway,

to those of an R4 General Residence 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. 17-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, B5-4 General Service District and Planned Development symbols and indications as shown on Map No. 17-G in the area bounded by

W. Albion Avenue; the alley next east of and

PD
34A

parallel to N. Sheridan Road; W. Loyola Avenue; N. Winthrop Avenue; the alley next south of and parallel to W. Loyola Avenue; a line 328 feet east of N. Winthrop Avenue; W. Loyola Avenue; Lake Michigan; a line 260.57 feet north of W. Sheridan Road; a line 665.84 feet east of N. Sheridan Road; W. Sheridan Road; the east line of the right of way of the Chicago Transit Authority; the west line of N. Sheridan Road; W. Arthur Avenue; a line 234 feet 10³/₄ inches west of N. Sheridan Road; the alley next north of and parallel to W. Arthur Avenue; W. Loyola Avenue; and N. Sheridan Road.

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.

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

[Plan of Development attached to this ordinance printed on pages 2781 to 2785 of this Journal]

Reclassification of Area Shown on Map No. 17-O.

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. 17-O in the area bounded by

a line 377.02 feet southeast of N. Oketo Avenue; the alley next northeast of and parallel to N. Northwest Highway; a line 485.02 feet southeast of N. Oketo Avenue; and N. Northwest Highway,

to those of an R4 General Residence 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. 19-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 R2 Single Family Residence District symbols and indications as shown on Map No. 19-I in the area bounded by

a line 468.60 feet north of W. Touhy Avenue; a line 360.40 feet west of N. California Avenue; the alley next north of and parallel to W. Touhy Avenue, or the line thereof if extended where no alley exists; a line 672.80 feet west of N. California Avenue; a line 431.25 feet north of W. Touhy Avenue; and a line 525.91 feet west of N. California Avenue,

to those of an R3 General Residence 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. 22-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 B4-1 Restricted Service District symbols and indications as shown on Map No. 22-H in the area bounded by

a line 126 feet north of W. 95th Street; S. Bell Avenue; W. 95th Street; and S. Oakley Avenue,

to those of a B3-1 General 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 No. 24-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 R2 Single Family Residence District symbols and indications as shown on Map No. 24-H in the area bounded by

a line 300 feet south of W. 95th Street; a line 100 feet 10 inches east of S. Charles Street; a line drawn from a point 322 feet 6 inches south of W. 95th Street 100 feet 10 inches east of S. Charles Street to a point 342 feet 10 inches south of W. 95th Street; along the east line of S. Charles Street; and S. Charles Street,

to those of a C2-2 General 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.

Issuance of Permits Authorized for Erection of Illuminated Signs.

On motion of Alderman Metcalfe the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published on April 17, 1968, pages 2640-2641, recommending that the City Council pass two proposed orders transmitted with the committee's report to authorize the issuance of permits for the erection and maintenance of illuminated signs, as follows:

Permittee	Location	Dimension
International Harvester Company	No. 611 W. Roosevelt Road	Additional 9'0" height extension (by 41'0") to existing ground mounted sign 36'0" by 45'6" (erected in 1963)
McCarville Building Corporation (Ad Signs)	No. 6208 W. North Av.	8'10" x 36' (180 sq. ft. per side).

On separate motions made by Alderman Metcalfe the committee's recommendation was concurred in and each of said proposed orders was Passed.

5/8/68

PLAN OF DEVELOPMENT

RESIDENTIAL PLANNED DEVELOPMENT #34 AS AMENDED

(INSTITUTIONAL)

1. The area delineated hereon as a "Residential Planned Development" is owned or controlled by LOYOLA UNIVERSITY.
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 classification of the Chicago Zoning Ordinance.
3. Any dedication of streets or alleys or adjustments of rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of LOYOLA UNIVERSITY and approval by the City Council.
4. All applicable official reviews, approvals, or permits are required to be obtained by the applicant, Loyola University.
5. Any public way not heretofore proposed to be dedicated 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, and shall have a minimum pavement width of 34 feet to provide ingress and egress for motor vehicles. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas.
6. Use of land will consist of academic, housing, religious, and related uses as authorized by the Chicago Zoning Ordinance. Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M 1 zoning district of the Chicago Zoning Ordinance.

7. The following information sets forth data concerning 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 R-4 General Residence District classification and with the 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.

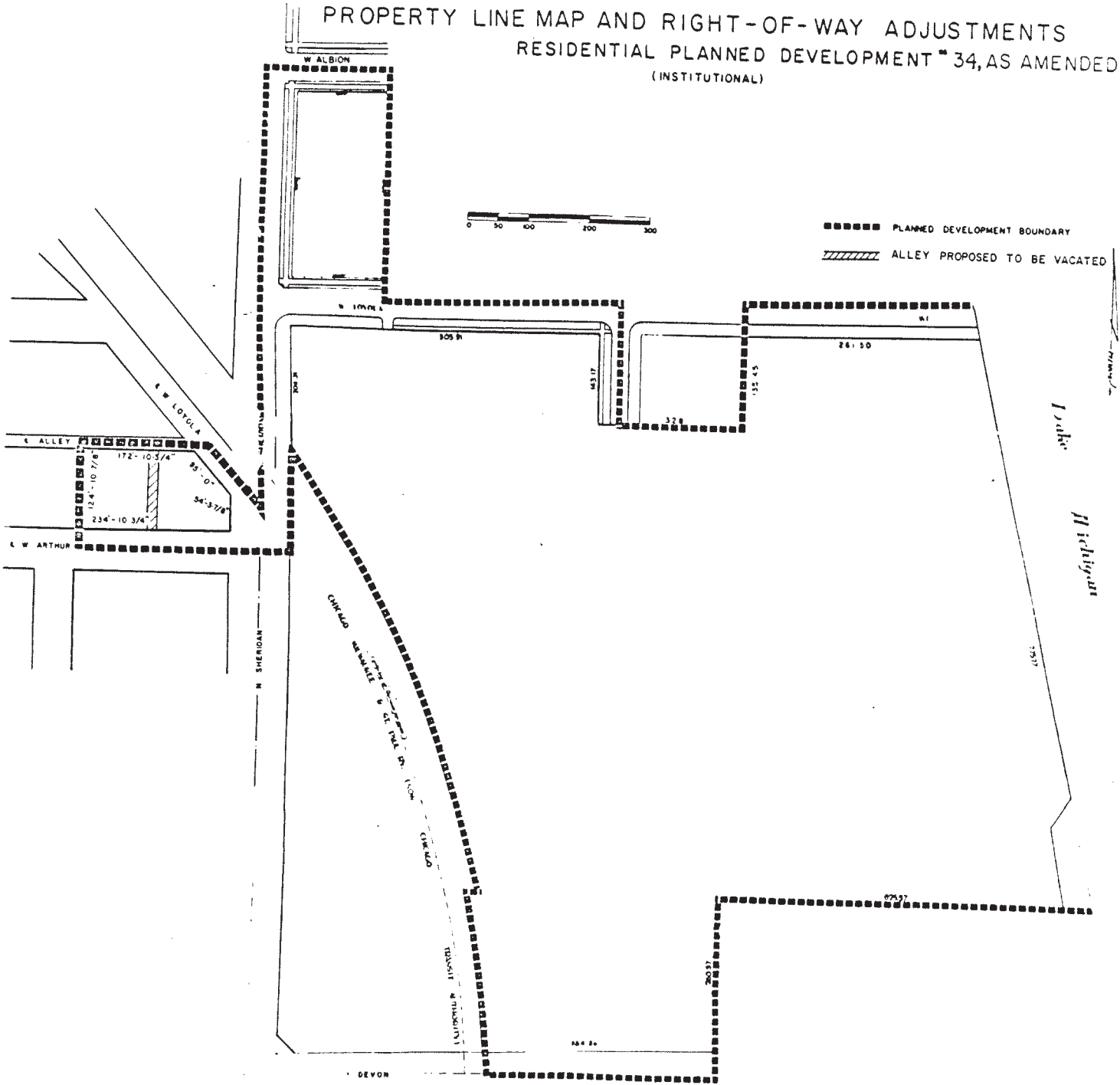
Applicant: LOYOLA UNIVERSITY

Date: March 6, 1968

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS
 RESIDENTIAL PLANNED DEVELOPMENT # 34, AS AMENDED
 (INSTITUTIONAL)









■■■■■ PLANNED DEVELOPMENT BOUNDARY
 // // // ALLEY PROPOSED TO BE VACATED

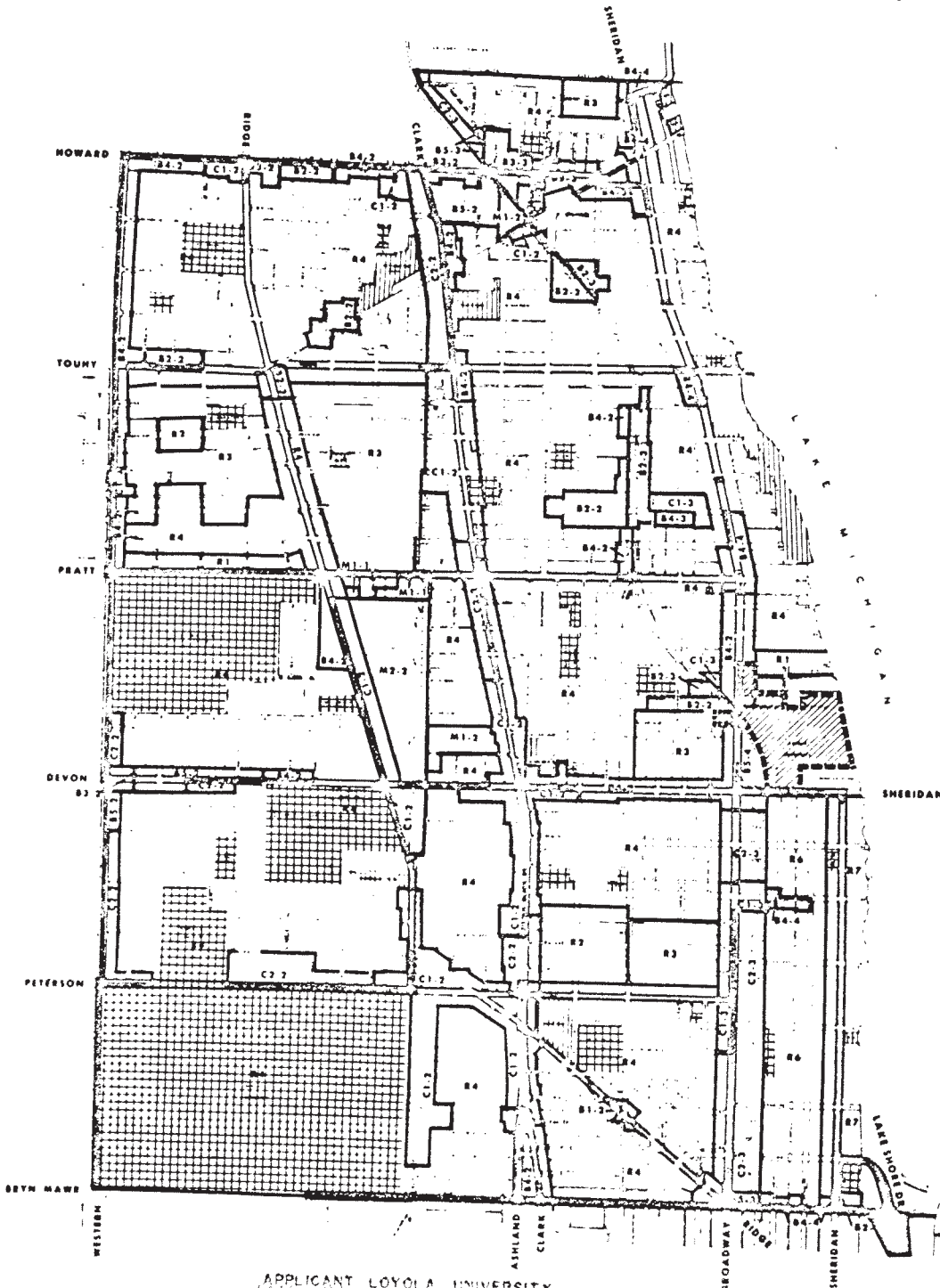


APPLICANT LOYOLA UNIVERSITY
 DATE MARCH 6, 1968

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM

RESIDENTIAL PLANNED DEVELOPMENT # 34, AS AMENDED (INSTITUTIONAL)

-  ZONING DISTRICT
-  PREFERENTIAL STREETS
-  PLANNED DEVELOPMENT BOUNDARY
-  RESIDENTIAL PLANNED DEVELOPMENT
-  PARKS AND PLAYGROUNDS
-  PUBLIC AND QUASI-PUBLIC FACILITIES



APPLICANT: LOYOLA UNIVERSITY

RESIDENTIAL PLANNED DEVELOPMENT #34, AS AMENDED
PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA
(INSTITUTIONAL)

<u>Net Site Area</u> Square Feet	Acres	General Description of Land Use	Maximum Floor Area Ratio	Maximum % of Land Covered
1,099,706	25.25	Academic, Housing, Religious, and Related Uses	1.2	30%

Gross Area = Net Site Area 25.25 acres + area of Public Streets 2.57 acres = 27.82 acres.

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 1.2

Present Population:

1. Number of Students	3,160
2. Faculty	164
3. Employees	237

Housing:

1. Student Housing	1,112
2. Faculty Housing	80

Minimum number of off-street parking spaces for academic, student-faculty housing and employees: 633 spaces

Off-street parking requirements for proposed academic, student-faculty housing and related uses, shall be provided as authorized by the R4 General Residence District Classification of the Chicago Zoning Ordinance.

Minimum Periphery Setbacks:

Boundary and Front Yard	15 FEET
Boundary and Side Yard	8 FEET

Minimum Distances between buildings: 24 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 the approval of the Department of Development and Planning.

Maximum percentage of land covered (for the Net Site Area): 30 per cent

Applicant: LOYOLA UNIVERSITY

Date: March 6, 1968

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 Residential District, B5-4 General Service District and Planned Development symbols and

indications as shown on Map No. 17G in the area bounded by W. Albion Avenue; the alley next east of and parallel to N. Sheridan Road; W. Loyola Ave.; N. Winthrop Ave.; the alley next south of and parallel to W. Loyola Ave.; a line 328 feet east of N. Winthrop Ave.; W. Loyola Ave.; Lake Michigan; a line 260.57 feet north of W. Sheridan Road; a line 665.84 feet east of N. Sheridan Road; W. Sheridan Road; the east line of the right of way of the Chicago Transit Authority; the west line of N. Sheridan Road; W. Arthur Ave.; a line 234 feet 10 3/4 inches west of N. Sheridan Road; the alley next north of and parallel to W. Arthur Ave.; W. Loyola Ave.; and N. Sheridan Road;

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.

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

(Continued from Page 7519)

*Reclassification of Area Shown on Map No. 12-1
Be It Ordained by the City Council of the City of
Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 12-1 in the area bounded by

the alley next north of and parallel to W. 51st Street; S. Fairfield Avenue; W. 51st Street; and S. California Avenue,

to those of a B4-2 Restricted Service District, and a corresponding bulk 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. 16-F.
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 C2-2 General Commercial District symbols and indications as shown on Map No. 16-F in the area bounded by

W. 66th Street; the alley next west of and parallel to S. Union Avenue; the alley next south of and parallel to W. 66th Street; and the alley next east of and parallel to S. Halsted Street,

to those of a B5-2 General Service 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. 17-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 R4 General Residence Districts and all the Planned Development District symbols and indications as shown on Map No. 17-G in the area bounded by:

W. Albion Avenue; the alley next east of and parallel to N. Sheridan Road; W. Loyola Avenue; N. Winthrop Avenue; the alley next south of and parallel to W. Loyola Avenue; a line 328 feet east of N. Winthrop Avenue; W. Loyola Avenue; Lake Michigan; a line 260.57 feet north of W. Sheridan Road; a line 665.84 feet east of N. Sheridan Road; W. Sheridan Road; the east line of the right of way of the Chicago Transit Authority; and N. Sheridan Road,

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.

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

[The Plan of Development attached to the foregoing ordinance is printed on pages 7527-7530.]

*Plan of Development
Residential Planned Development #34 as Amended
(Institutional)
Statements*

1. The area delineated hereon as a "Residential Planned Development" is owned or controlled by Loyola University.
2. Off-street parking and loading facilities will be

provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.

3. Any dedication of streets or alleys or adjustments of rights of way or consolidation or re-subdivision of parcels shall require a separate submittal on behalf of Loyola University and approval by the City Council.

1. All applicable official reviews, approvals, or permits are required to be obtained by the applicant, Loyola University.

5. Service drives or any other ingress or egress shall be adequately designed 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, housing, religious, and related uses 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 district of the Chicago Zoning Ordinance.

7. The following information sets forth data concerning 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 the 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."

Applicant: Loyola University—Date: 25 August, 1966

*Reclassification of Area Shown on Map No. 18-F.
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 symbols and indications as shown on Map No. 18-F in the area bounded by

W. 72nd Street; the alley next east of and parallel to S. Harvard Avenue; W. 73rd Street; and S. Harvard Avenue,

to those of an R5 General Residence 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. 26-A.

Alderman Fitzpatrick thereupon moved to pass the proposed ordinance transmitted with the pending report of the Committee on Buildings and Zoning, as amended by the committee, and noted on page 7405 of the Journal of the Proceedings of October 14, 1966 (for the reclassification of an area shown on Map No. 26-A). The motion *Prevailed* and said proposed ordinance as so amended was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Parrillo, Harvey, Holman, Despres, Miller, Bohling, Condon, Lupo, Buchanan, Danaher, Zelezinski, J. P. Burke, Krska, Chew, Murray, Fitzpatrick, Campbell, Yaksic, Janousek, Tourek, Collins,

(Continued on page 7531)

PD 34A

Passed 11-15-66

PLAN OF DEVELOPMENT
RESIDENTIAL PLANNED DEVELOPMENT #34 AS AMENDED
(INSTITUTIONAL)

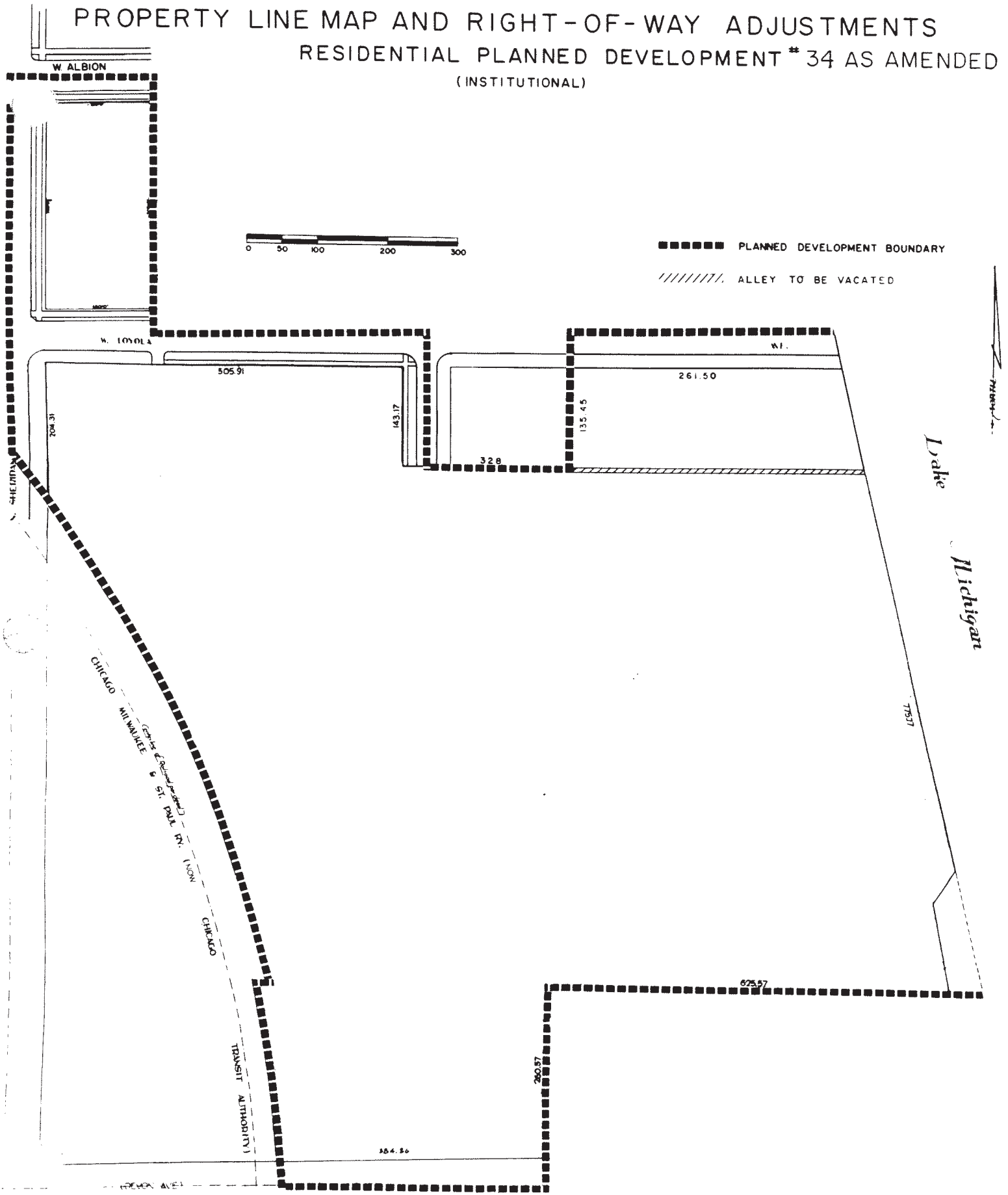
STATEMENTS

1. The area delineated hereon as a "Residential Planned Development" is owned or controlled by LOYOLA UNIVERSITY.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.
3. Any dedication of streets or alleys or adjustments of rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of LOYOLA UNIVERSITY and approval by the City Council.
4. All applicable official reviews, approvals, or permits are required to be obtained by the applicant, Loyola University.
5. Service drives or any other ingress or egress shall be adequately designed 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, housing, religious, and related uses as authorized by the Chicago Zoning Ordinance. Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M 1 zoning district of the Chicago Zoning Ordinance.
7. The following information sets forth data concerning 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 R-4 General Residence District classification and with the 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."

Applicant: LOYOLA UNIVERSITY

Date: 25 August, 1966

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS RESIDENTIAL PLANNED DEVELOPMENT # 34 AS AMENDED (INSTITUTIONAL)

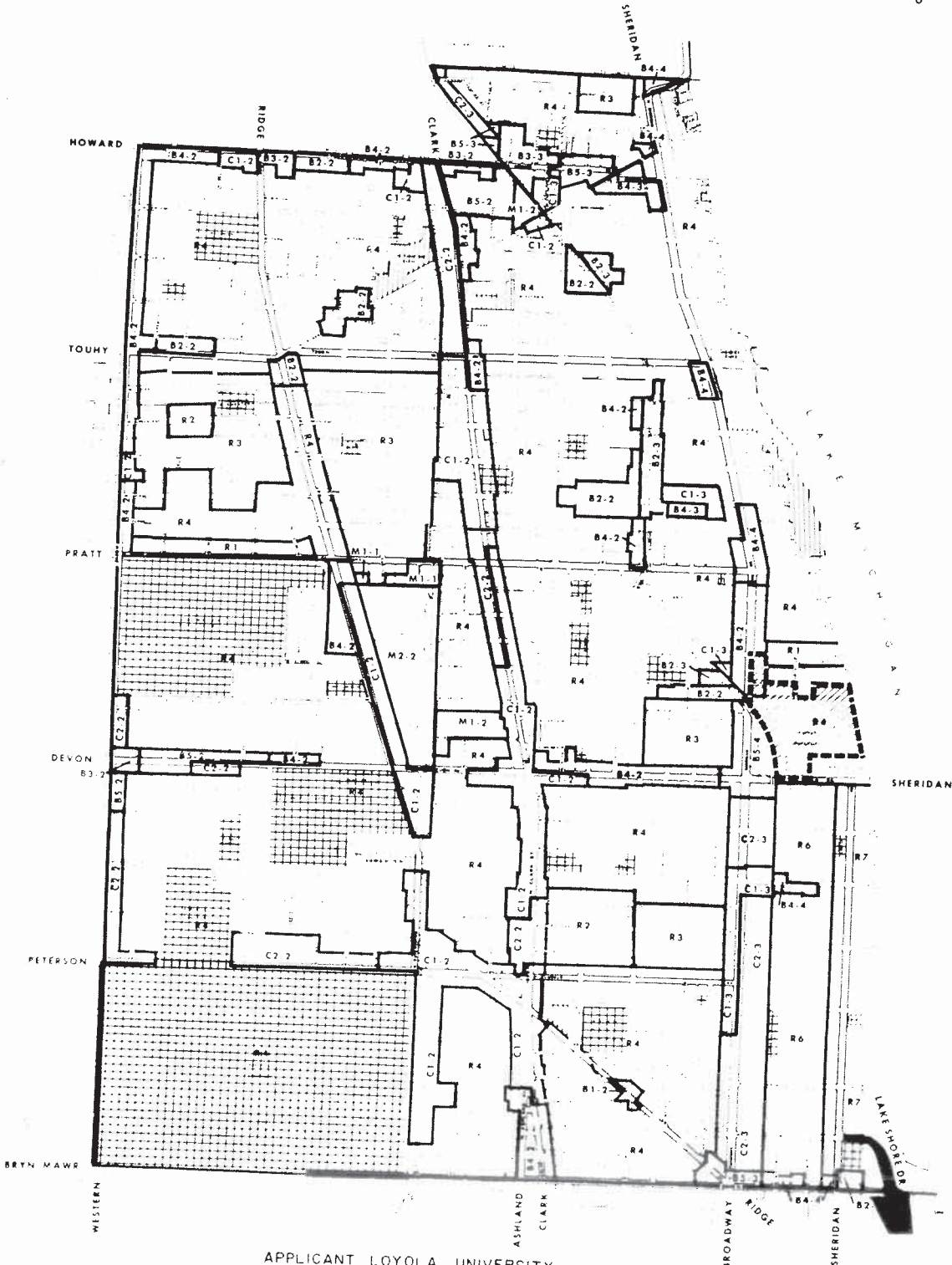


APPLICANT: LOYOLA UNIVERSITY
DATE: AUGUST 25, 1966

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM

RESIDENTIAL PLANNED DEVELOPMENT #34 AS AMENDED (INSTITUTIONAL)

- ZONING DISTRICT
- PREFERENTIAL STREETS
- PLANNED DEVELOPMENT BOUNDARY
- RESIDENTIAL PLANNED DEVELOPMENT
- PARKS AND PLAYGROUNDS
- PUBLIC AND QUASI-PUBLIC FACILITIES

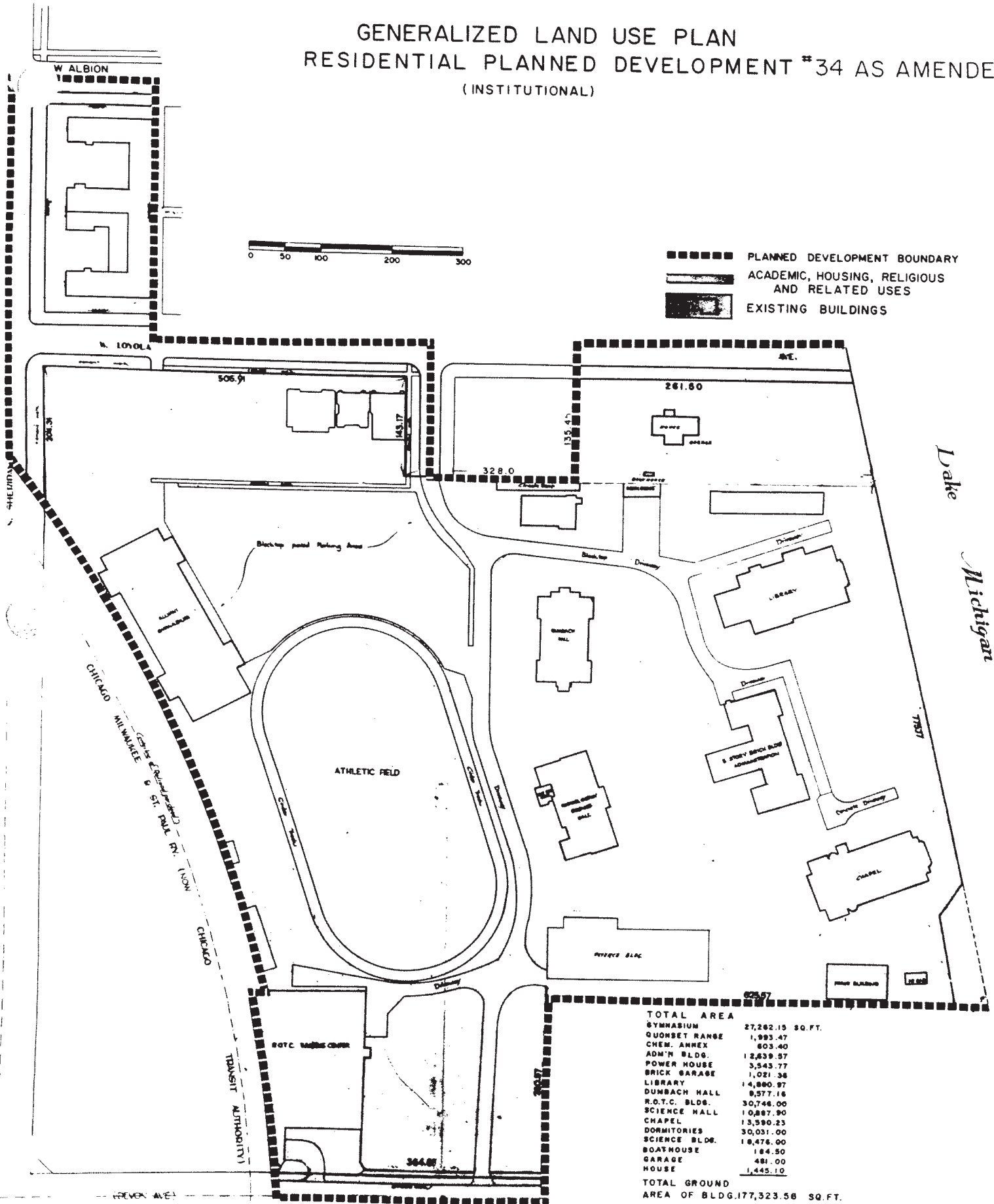


APPLICANT LOYOLA UNIVERSITY
DATE AUGUST 25, 1966

GENERALIZED LAND USE PLAN RESIDENTIAL PLANNED DEVELOPMENT #34 AS AMENDED (INSTITUTIONAL)



- PLANNED DEVELOPMENT BOUNDARY
- ACADEMIC, HOUSING, RELIGIOUS AND RELATED USES
- EXISTING BUILDINGS



TOTAL AREA	
SYMBASIUM	27,262.15 SQ. FT.
QUONSET RANGE	1,993.47
CHEM. ANNEX	603.40
ADM'N BLDG.	12,639.57
POWER HOUSE	3,543.77
BRICK GARAGE	1,021.36
LIBRARY	14,880.97
DUNBACH HALL	9,577.16
R.O.T.C. BLDG.	30,746.00
SCIENCE HALL	10,887.90
CHAPEL	13,590.23
DORMITORIES	30,031.00
SCIENCE BLDG.	18,476.00
BOATHOUSE	184.50
GARAGE	481.00
HOUSE	1,445.10
TOTAL GROUND AREA OF BLDG. 177,323.56 SQ. FT.	

APPLICANT: LOYOLA UNIVERSITY
DATE: AUGUST 25, 1966

RESIDENTIAL PLANNED DEVELOPMENT #34 AS AMENDED
PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA
(INSTITUTIONAL)

<u>Net Site Area</u>		<u>General Description of Land Use</u>	<u>Maximum Floor Area Ratio</u>	<u>Maximum % of Land Covered</u>
<u>Square Feet</u>	<u>Acres</u>			
1,072,556	24.62	Academic Housing Religious & Related Uses	1.2	25%

Gross Area = Net Site Area 23.78 acres + area of Public Streets 2.0 acres = 25.78 Acres.

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 1.2

Present Population:

- | | | |
|----|--------------------|-------|
| 1. | Number of Students | 2,547 |
| 2. | Faculty | 102 |
| 3. | Employees | 127 |

Housing:

- | | | |
|----|-----------------|-----|
| 1. | Student Housing | 470 |
| 2. | Faculty Housing | 80 |

Minimum number of off-street parking spaces for academic, student-faculty housing and employees: 450 spaces

Off-street parking requirements for proposed academic, student-faculty housing and related uses, shall be provided as authorized by the Chicago Zoning Ordinance.

Minimum Periphery Setbacks:

- | | |
|-------------------------|---------|
| Boundary and Front Yard | 15 FEET |
| Boundary and Side Yard | 8 FEET |

Minimum Distances between buildings: 24 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 the approval of the Department of City Planning.

Maximum percentage of land covered (for the Net Site Area): 25% per cent

Applicant: LOYOLA UNIVERSITY

Date: 25 August, 1966

Retail District symbols and indications as shown on Map No. 12-L in the area bounded by

W. 49th Street; S. Cicero Avenue; W. 50th Street and the alley next west of and parallel to S. Cicero Avenue,

to those of a B4-1 Restricted Service 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. 13-M.

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 B2-1 Restricted Retail District symbols and indications as shown on Map No. 13-M in the area bounded by

W. Higgins Avenue; a line 299 feet southeast of N. Mango Avenue; the alley next southwest of and parallel to W. Higgins Avenue; and a line 119.69 feet southeast of N. Mango Avenue,

to those of an R4 General Residence 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. 14-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 B4-1 Restricted Service District symbols and indications as shown on Map No. 14-J in the area bounded by

W. 59th Street; S. Kedzie Avenue; W. 60th Street; and the alley next west of and parallel to S. Kedzie Avenue,

to those of a B4-2 Restricted Service District, and a corresponding bulk 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. 17-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 R4 General Residence District and all the B2-4 Restricted Retail District symbols and indications as shown on Map No. 17-G in the area bounded by

W. Albion Avenue; the alley next east of and parallel to N. Sheridan Road; W. Loyola Avenue; N. Winthrop Avenue; the alley next south of and parallel to W. Loyola Avenue; Lake Michigan; a line 260.57 feet north of W. Sheridan Road; a line 665.84 feet east of N. Sheridan Road; W. Sheridan Road; the east line of the right of way of the Chicago Transit Authority; and N. Sheridan Road,

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and other regulations as are set forth in the Plan of Development herewith attached and made a part hereof.

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

[The Plan of Development attached to the foregoing ordinance is printed on pages 3440-3444.]

Reclassification of Area Shown on Map No. 20-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 R3 General Residence District symbols and indications as shown on Map No. 20-E in the area bounded by

the alley next north of and parallel to E. 87th Street; a line 155.78 feet east of S. Rhodes Avenue; E. 87th Street; and S. Rhodes Avenue,

to those of a B4-1 Restricted Service 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. 22-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 and all the B4-1 Restricted Service District symbols and indications as shown on Map No. 22-G in the area bounded by

W. 87th Street; a line 188 feet east of S. Elizabeth Street; the alley next south of and parallel to W. 87th Street; and S. Elizabeth Street,

to those of an R4 General Residence 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. 28-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 B2-1 Restricted Retail District symbols and indications as shown on Map No. 28-G in the area bounded by

W. 115th Street; S. May Street; the alley next south of and parallel to W. 115th Street; and S. Racine Avenue.

to those of a B4-1 Restricted Service 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. 3-H.

Alderman Ronan thereupon moved to pass the proposed ordinance transmitted with the pending report of the Committee on Buildings and Zoning, *as amended by the committee*, as is noted on pages 3316-3317 of the Journal of the Proceedings of November 16, 1964, for the reclassification of an area shown on Map No. 3-H. The motion prevailed and said proposed ordinance *as so amended* was Passed, by yeas and nays as follows:

Yeas—Aldermen Harvey, Metcalfe, Holman, Despres, Miller, Bohling, Condon, Lupo, Buchanan, Danaher, Zelezinski, Healy, J. P. Burke, Krska, Chew, Murray, Fitzpatrick, Campbell, Yaksic, Janousek, Tourek.

[Continued on page 3445]

7196

PASSED 12/27/64

PAGE 34-37

PLAN OF DEVELOPMENT
RESIDENTIAL PLANNED DEVELOPMENT # 34
(INSTITUTIONAL)

STATEMENTS







1. The area delineated hereon as a "Residential Planned Development" is owned or controlled by LOYOLA UNIVERSITY.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.
3. Any dedication of streets or alleys or adjustments of rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of LOYOLA UNIVERSITY and approval by the City Council.
4. Service drives or any other ingress or egress shall be adequately designed to provide ingress and egress for motor vehicles including emergency vehicles. There shall be no parking permitted within such paved areas.
5. Use of land will consist of academic, housing, religious, and related uses as authorized by the Chicago Zoning Ordinance. Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M 1 zoning district of the Chicago Zoning Ordinance.
6. The following information sets forth data concerning 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 R-4 General Residence District classification and with the regulations hereby made applicable thereto.
7. 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 City Planning.

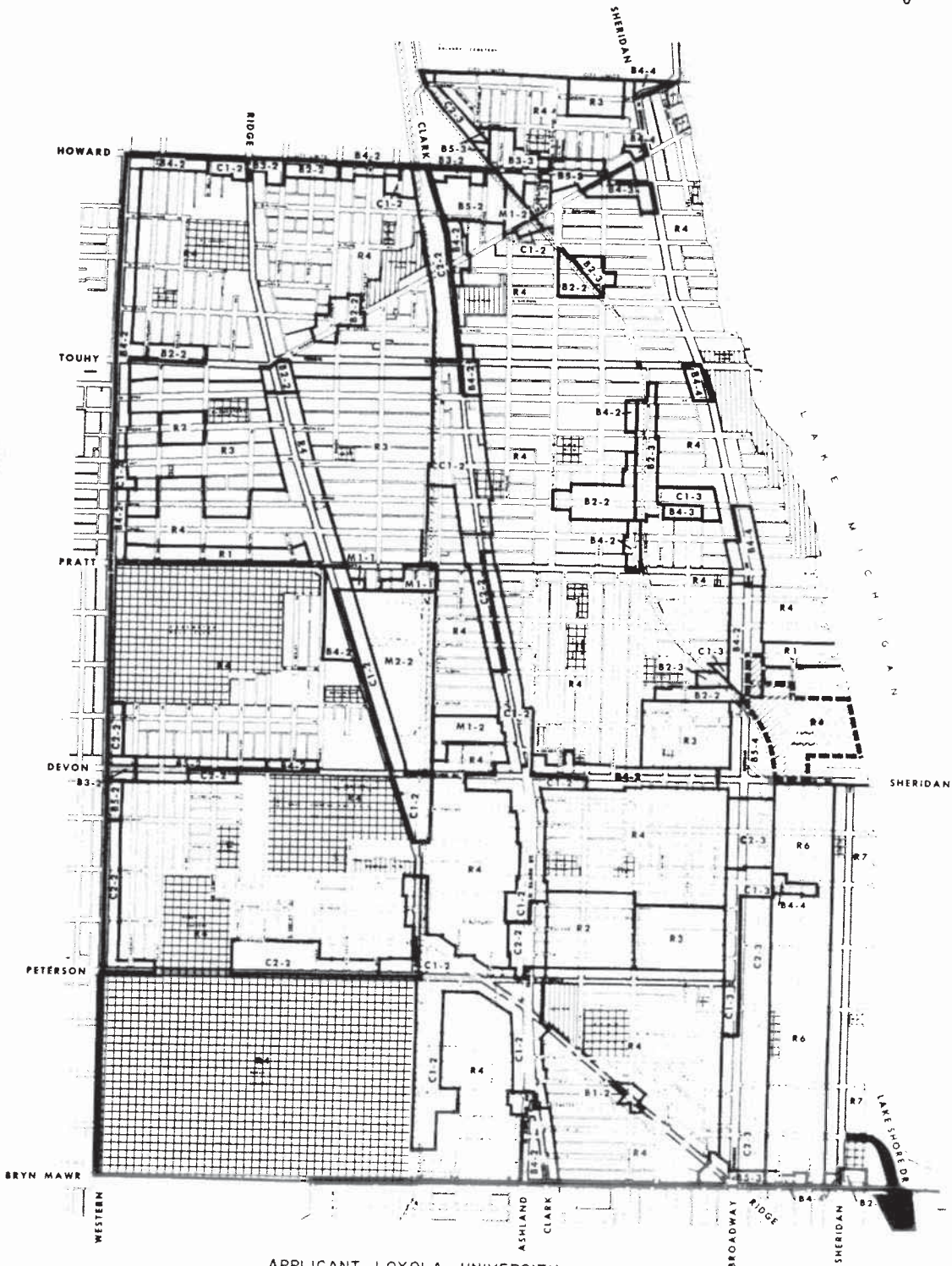
Applicant: LOYOLA UNIVERSITY

Date: September 15, 1964.

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM

RESIDENTIAL PLANNED DEVELOPMENT (INSTITUTIONAL)

-  ZONING DISTRICT
-  PREFERENTIAL STREETS
-  PLANNED DEVELOPMENT BOUNDARY
-  RESIDENTIAL PLANNED DEVELOPMENT
-  PARKS AND PLAYGROUNDS
-  PUBLIC AND QUASI-PUBLIC FACILITIES

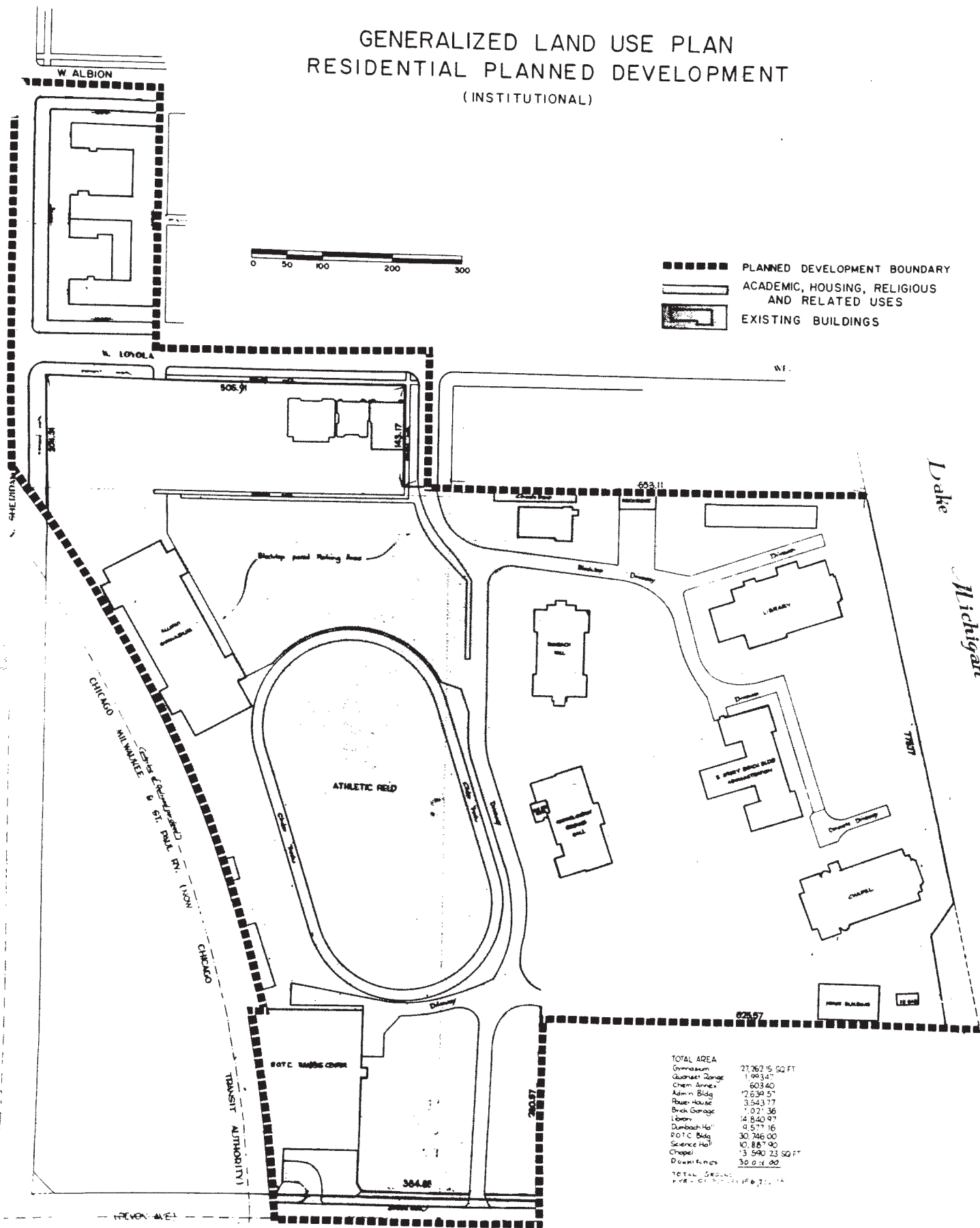


APPLICANT LOYOLA UNIVERSITY
DATE SEPTEMBER 15, 1964

GENERALIZED LAND USE PLAN RESIDENTIAL PLANNED DEVELOPMENT (INSTITUTIONAL)



- PLANNED DEVELOPMENT BOUNDARY
- ACADEMIC, HOUSING, RELIGIOUS AND RELATED USES
- EXISTING BUILDINGS



TOTAL AREA	27,262.15 SQ FT
Gymnasium	1,993.41
Quartermen's Garage	603.40
Chem. Bldg.	12,639.57
Admin. Bldg.	3,543.77
Power House	1,021.36
Brick Garage	14,840.97
Library	4,577.16
Dormitory	30,746.00
Science Hall	10,867.90
Chapel	13,590.23 SQ FT
Dormitory	38,000.00
TOTAL GROUND	116,712.14

APPLICANT LOYOLA UNIVERSITY
DATE: SEPTEMBER 15, 1964

RESIDENTIAL PLANNED DEVELOPMENT
PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA
(INSTITUTIONAL)

<u>Net Site Area</u>		<u>General Description of Land Use</u>	<u>Maximum Floor Area Ratio</u>	<u>Maximum % of Land Covered</u>
<u>Square Feet</u>	<u>Acres</u>			
1,035,863	23.78	Academic Housing Religious & Related Uses	1.2	25%

Gross Area = Net Site Area 23.78 acres + Area of Public Streets 2.0 acres = 25.78 Acres.

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA ; 1.2

Present Population:

1.	Number of Students	2,547
2.	Faculty	102
3.	Employees	127

Housing:

1.	Student Housing	470
2.	Faculty Housing	80

Minimum number of off-street parking spaces for academic, student-faculty housing and employees: 450 spaces.

Off-street parking requirements for proposed academic, student-faculty housing and related uses, shall be provided as authorized by the Chicago Zoning Ordinance.

Minimum Periphery Setbacks:

Boundary and Front Yard	15 FEET
Boundary and Side Yard	8 FEET

Minimum Distances between buildings: 24 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 the approval of the Department of City Planning.

Maximum percentage of land covered (for the Net Site Area): 25% per cent

Applicant: LOYOLA UNIVERSITY

Date: 15 September, 1964

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 and B2-4 Restricted Retail District symbols and indications as shown on Map No. 17G in the area bounded by W. Albion Avenue; the alley next east of and parallel to N. Sheridan Road; W. Loyola Avenue; N. Winthrop Avenue; the alley next south of and parallel to W. Loyola Avenue; Lake Michigan; a line 260.57 feet north of W. Sheridan Road; a line 665.84 feet east of N. Sheridan Road; W. Sheridan Road; the east line of the Right of way of the Chicago Transit Authority; and N. Sheridan Road

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.

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