



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 13, 2016

Edward J. Kus
Taft Stettinius & Hollister LLP
111 E. Wacker Dr., Suite 2800
Chicago, IL 60601

**Re: Administrative Relief request for Planned Development No. 528
Interior alterations to Museum of Contemporary Art, 220 East Chicago Avenue**

Dear Mr. Kus:


Please be advised that your request for a minor change to Institutional Planned Development No. 528 ("PD 528"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 528.

Your client and the owner of all of the property within PD 528, the Museum of Contemporary Art, is seeking administrative relief to allow for the reconfiguration of internal space which will increase the total floor area by approximately 3,175 square feet. They are proposing to convert approximately 730 square feet of 1st floor loading space into kitchen and restaurant space and dividing a portion of the double height floor between the 2nd and 3rd floor and using this space for educational activities. The proposed interior alterations are shown on the attached First, Second and Third Floor Plans, dated June 3, 2016.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed interior alterations will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 528, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

C: Mike Marmo, Erik Glass, Janice Hill, Main file

**MCA
CHICAGO
AGO**

MCA RENOVATION
220 EAST CHICAGO
AVENUE CHICAGO, IL 60611

DESIGN ARCHITECT
JOHNSON MANN JUNG
150 NORTH LA SALLE STREET
CHICAGO, IL 60602
P. 312.427.1300

CONTRACTOR
KORCON, INC.
100 WEST ADAMS STREET
CHICAGO, IL 60604

MECHANICAL ENGINEER
HARVEY KALLES INCORPORATED
ONE EAST WACKER DRIVE
CHICAGO, IL 60601
P. 312.324.7410

STRUCTURAL ENGINEER
135 SOUTH LA SALLE STREET
CHICAGO, IL 60603
P. 312.754.7300

MECHANICAL SYSTEMS DESIGN
RUSSELL BERKELEY ASSOCIATES
3701 NORTH LA SALLE STREET
CHICAGO, IL 60641

MECHANICAL SYSTEMS DESIGN
GEORGE SEXTON ASSOCIATES
2121 WILSON AVENUE NW
WASHINGTON, DC 20007
P. 202.337.7900

MECHANICAL SYSTEMS DESIGN
KREGLAND ASSOCIATES
807 WEST ADAMS STREET
CHICAGO, IL 60607
P. 312.441.1880

MECHANICAL SYSTEMS DESIGN
AUGUSTIN & LOW CO. P.C.
864 WEST PULASKI STREET
CHICAGO, IL 60609

NO.	DATE	ISSUE
1	7.14.14	PROPOSAL
2	8.27.14	REVISED

GENERAL NOTES

- SEE ARCHITECTURE AND STRUCTURE FOR FINISHES AND MATERIALS.
- MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MCA RENOVATION CONTRACT DOCUMENTS.
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LEGEND

MECHANICAL SYSTEMS DESIGN
RUSSELL BERKELEY ASSOCIATES
3701 NORTH LA SALLE STREET
CHICAGO, IL 60641

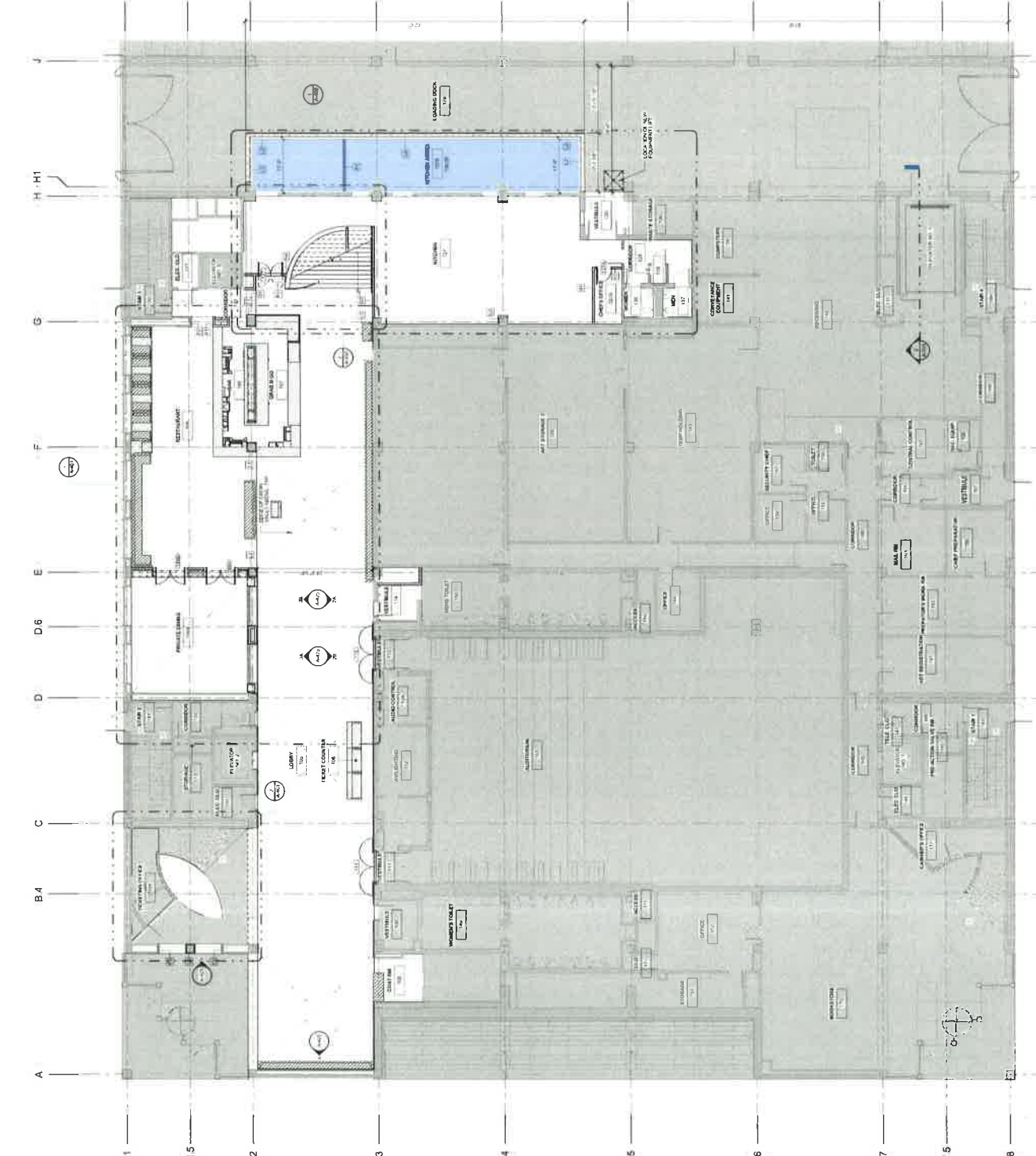
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864 WEST PULASKI STREET
CHICAGO, IL 60609

NOTES

NOT FOR CONSTRUCTION



1 FIRST FLOOR

GENERAL NOTES:

MCA
CHICAGO
ARTISTS
GALLERY

MCA RENOVATION
220 EAST CHICAGO
AVENUE CHICAGO, IL 60611

DESIGN ARCHITECT
JOHNSTON MARKLEE
1000 W. WASHINGTON
LOS ANGELES, CA 90029
P 310 442 1888

CONTRACTOR
MCA WEST 6940 STREET
PULMONO & BROS
1701 N. LAUREL
CHICAGO, IL 60641

ARCHITECT OF RECORD
HARLEY ELLIS DEVERAUX
300 N. WABLER DRIVE
SUNNYVALE, CA 94086
CHICAGO, IL 60611
P 773 241 1110

MECHANICAL ENGINEERS
SIMPSON QUARANTA & RICH
332 SOUTH LASALLE STREET
CHICAGO, IL 60603
P 312 754 7502

LEGEND

ENVIRONMENTAL SYSTEMS
DESIGN
1000 W. WASHINGTON
LOS ANGELES, CA 90029
P 310 442 1888

LIGHTING DESIGNER
GEORGE SEXTON ASSOCIATES
1000 W. WASHINGTON AVENUE NW
WASHINGTON, DC 20007
P 202 331 2300

MECHANICAL ENGINEERS
SIMPSON QUARANTA & RICH
332 SOUTH LASALLE STREET
CHICAGO, IL 60603
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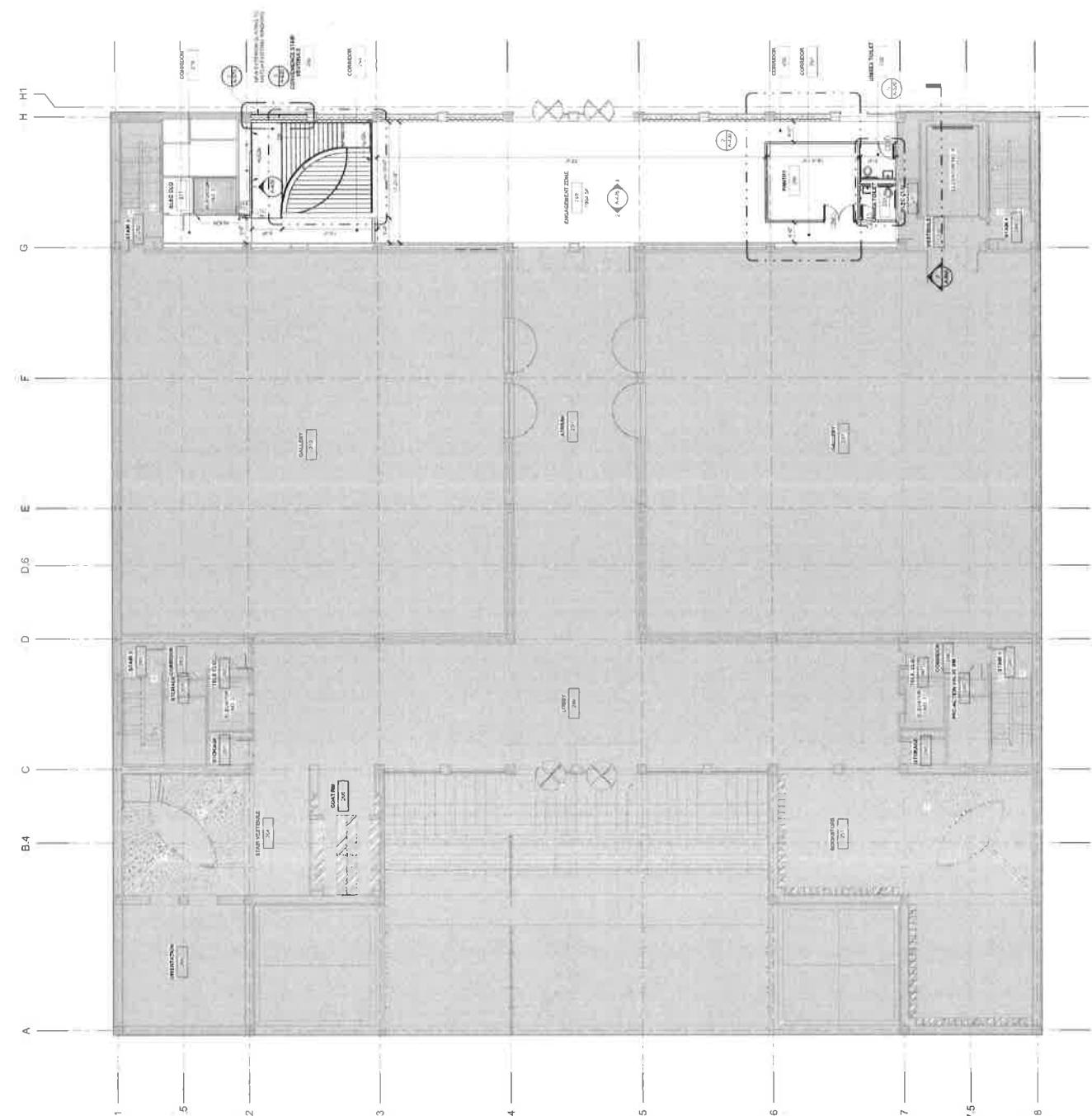
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SIMPSON QUARANTA & RICH
332 SOUTH LASALLE STREET
CHICAGO, IL 60603
P 312 754 7502

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SIMPSON QUARANTA & RICH
332 SOUTH LASALLE STREET
CHICAGO, IL 60603
P 312 754 7502



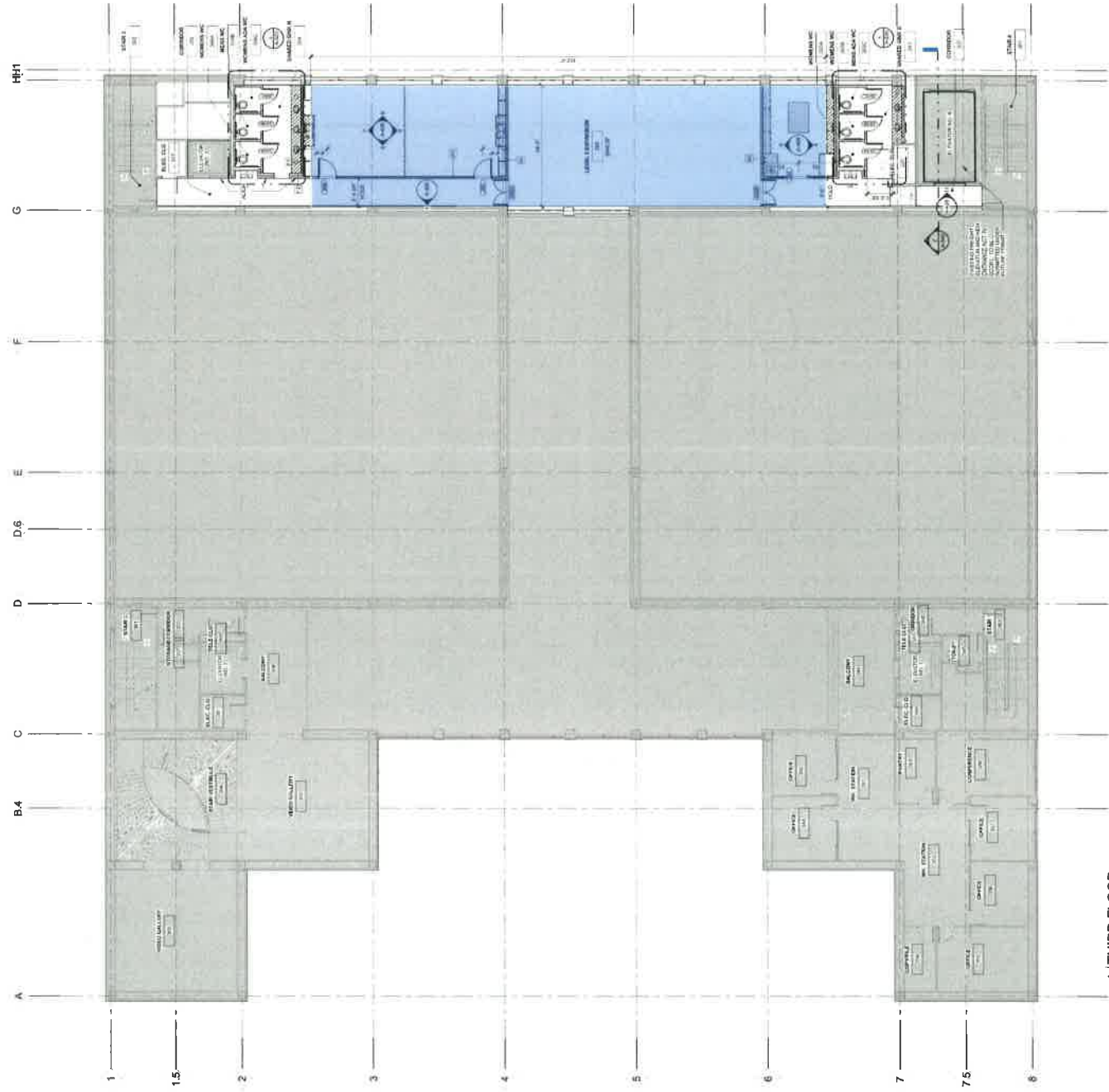
NOTES

NOT FOR CONSTRUCTION

PROJECT NUMBER
TITLE SECOND FLOOR PLAN
SHEET NO. A-102

1 SECOND FLOOR

GENERAL NOTES



MCA RENOVATION
 272 EAST CHICAGO
 AVENUE CHICAGO, IL 60610

DESIGN ARCHITECT
 JOHNSON MARBLE
 WAHLGREN ARCHITECTS
 1000 N. LA SALLE ST. SUITE 200
 LOS ANGELES, CA 90025
 P 310 443 4886

CONTRACTOR
 MCA RENOVATION
 801 WEST CHAGO STREET
 CHICAGO, IL 60641

INTERIOR DESIGNER
 MCA RENOVATION
 801 WEST CHAGO STREET
 CHICAGO, IL 60641

MECHANICAL ENGINEER
 SIMPSON QUINCY & HESLER
 32 SOUTH LA SALLE STREET
 CHICAGO, IL 60603
 P 312 754-7500

MEP ENGINEER
 SYSTEMS
 INCORPORATED
 1000 N. LA SALLE ST. SUITE 1400
 CHICAGO, IL 60610
 P 312 370-1300

LEADING DESIGNER
 GEORGE SEXTON ASSOCIATES
 200 WEST FULTON STREET
 WASHINGTON, DC 20007
 P 202 638-1100

ARCHITECTURAL CONSULTANT
 HERSHMAN ASSOCIATES
 871 N. LEXINGTON AVENUE
 CHICAGO, IL 60611

ELECTRICAL ENGINEER
 GEORGE SEXTON ASSOCIATES
 200 WEST FULTON STREET
 WASHINGTON, DC 20007
 P 202 638-1100

NO DATE
 1 09/14
 2 09/14
 3 09/14
 4 09/14

REVISIONS
 1 09/14
 2 09/14
 3 09/14
 4 09/14

DATE
 1 09/14
 2 09/14
 3 09/14
 4 09/14

PROJECT NUMBER
 1000000000

TITLE
 THIRD FLOOR PLAN

SHEET NO.
 A-103

IN-PROGRESS - NOT FOR CONSTRUCTION

1 THIRD FLOOR



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Acting Commissioner

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

March 17, 2004

Mr. Jack Guthman
Shefsky and Froelich Ltd.
444 North Michigan Avenue
Chicago, IL 60611

RE: Request for a minor change to Institutional Planned
Development No. 528 (Museum of Contemporary Art)

Dear Mr. Guthman:

Please be advised that your request for a minor change to Institutional Planned Development No. 528 on behalf of the Museum of Contemporary Art, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No.12 of the Planned Development.

Specifically, you requested to rescind the administrative approval granted by the Department on August 13, 2003 due to budget constraints which would have allowed for the reconstruction of the entrance stairs and the plaza in front of the museum and to substitute the museum's current request for modifications to the Landscape Plan. The current proposal would allow for the planting of trees within the northern and southern portions of the front plaza area and the replacement of the landscaping along the north and south perimeters of the building consistent with the Landscape Plan prepared by Douglas Hoerr Landscape Architecture dated March 4, 2004.

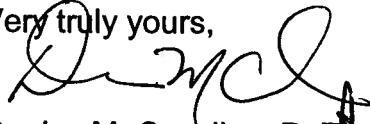
The Department of Planning and Development has reviewed the submitted plans and has determined that the proposed modifications to the landscaping in the front plaza area and along both Chicago Avenue and Pearson Street would be an improvement to the streetscapes surrounding the museum.

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.

Very truly yours,

A handwritten signature in black ink, appearing to read "Denise M. Casalino". The signature is fluid and cursive, with a large initial "D" and "M".

Denise M. Casalino, P. E.
Acting Commissioner

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



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

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

August 4, 1993

Jack Guthman
Sidley and Austin
One First National Plaza
Chicago, IL 60603

Re: Request for a minor change to
Institutional Planned Development
No. 528-Museum of Contemporary Art

Dear Jack:

The Department of Planning and Development has considered your request on behalf of the Museum of Contemporary Art for a minor change to Planned Development No. 528, and hereby approves your request pursuant to the authority granted by Section 11.11-3 of the Chicago Zoning Ordinance.

Specifically, you requested a reduction in the minimum number of required parking spaces from 85 to 60 and a substitution of the approved Site and Landscape plans and building elevations with revised plans prepared by Josef Paul Kleihues, dated April 23, 1993. The decrease in the number of parking spaces and an increase in the northern, southern and western building setbacks as depicted on the revised plans results from a scaling down of the size of the proposed building without changing its overall design character.

With regard to your request, the Department of Planning and Development has determined that the modification would constitute a minor change pursuant to section 11.11-3 (c) of the Chicago Zoning Ordinance.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 528, I hereby approve the foregoing minor changes, but no other changes to Institutional Planned Development No. 528.

Sincerely,

Valerie B. Jarrett
Commissioner

cc: Christine Slattery
Philip Levin
William Tippens
✓ Mary Edwards



*Reclassification Of Area Shown On Map Number 3-E.
(As Amended)*

TPD 528

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R5 General Residence District symbols and indications as shown on Map No. 3-E in the area bounded by:

East Pearson Street; a line 416.15 feet east of Mies Van Der Rohe Way; East Chicago Avenue; and Mies Van Der Rohe Way,

to those of an Institutional Planned Development which is hereby established in the area above described subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto 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 reads as follows:

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development (the "Planned Development") consists of approximately 91,434 square feet (2.09 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). Title to the Property is held by the State of Illinois. The Applicant, Museum of Contemporary Art, controls the Property under a lease with an initial term of ninety-nine years.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements

of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners or controlling parties of the Property and any ground lessors.

Nothing herein shall be construed to mean that any individual owner or any ground lessors of the Property or any portions thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of Eighteen (18) Statements; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Generalized Land Use Map; an Existing Land Use Map; a Table of Use and Bulk Regulations and Related Controls; a Site Plan, depicting any proposed landscaping on the property and on adjacent public rights-of-way, prepared by Josef P. Kleihues, Inc., dated August 13, 1992 (the "Site Plan"); and Elevations of the Proposed Improvements consisting of three sheets prepared by Josef P. Kleihues, Inc., dated August 13, 1992 (the "Elevations"). Reduced copies of the Site Plan and the Elevations are attached hereto and full-sized copies of these items are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses shall be permitted in the Planned Development subject to the restrictions in Statement 12 and in the Table of Use and Bulk Regulations:

- Museums, parking and accessory uses, including education and research facilities, libraries, book stores, restaurants, auditoriums, theaters and broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae which may exceed eight feet in diameter.
6. Permanent business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary business identification signs as related to the Applicant's exhibitions and programs shall be permitted. Temporary construction signs shall be permitted subject to the review and approval of the Department of Planning and Development.
 7. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.
 8. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent of all parking spaces provided within the Planned Development shall be designated and designed for parking for the handicapped.
 9. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and of the Commissioner of Planning and Development.
 10. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of the improvements and any appurtenance attached thereto also shall be subject to:
 - (A) Height limitations as certified and approved by the Federal Aviation Administration; and

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

11. This Planned Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and Development and in effect on the date hereof.

12. 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 Site Plan and the Elevations. In addition, the improvements on the Property shall be subject to the following regulations:

A) Landscaping.

- i) Parkway trees shall be installed and maintained in accordance with the Site Plan and the parkway tree planting provisions of the Chicago Zoning Ordinance.
- ii) All parkway trees shall have a minimum caliper dimension of six inches measured at a point six inches above grade level.
- iii) All reasonable precautions shall be taken to protect the existing trees on the Pearson Street and Chicago Avenue frontages of the Property, except those the removal of which is indicated on the Site Plan. Should any of the proposed or existing trees, other than those existing trees which the Site Plan indicates are to be removed, have to be removed because of damage or death, they shall be replaced with trees of the same species and initial caliper dimension as the proposed trees.
- iv) At least fifty-one percent of the surface of the sculpture garden shall be covered with vegetation or other natural pervious materials such as gravel, wood chips, peat moss or other similar items. The edge of each terrace level of the sculpture garden shall be planted, as deemed appropriate by the Applicant to best feature works of art, with vegetation designed to hang downward or grow up

along or in front of the eastern facades of the terrace levels so as to be visible from the eastern property line.

B) Architectural Treatment Of Improvements.

The exterior walls of the improvements and the fencing along the perimeter of the sculpture garden shall be constructed of the materials indicated on the Elevations or of materials substantially similar in appearance.

C) Screening Of Exterior Broadcast And Telecommunications Structures.

Any broadcast and telecommunications structures, equipment or installations that are to be placed along the exterior shall be screened pursuant to plans reviewed and approved by the Department of Planning and Development.

D) Access To The Sculpture Garden.

The eastern gate may be used for public access to the sculpture garden at the Applicant's discretion.

E) Drop-Off/Pick-Up Activity.

The Applicant shall use reasonable efforts to promote the use of the Mies Van Der Rohe Way drop-off area by all cars and buses bringing individuals to or retrieving them from the Property and to prevent vehicles from standing in this area for extended periods of time.

F) Parking.

- i) All automobiles using the parking garage shall enter only from and exit only onto Chicago Avenue, except in the event of an emergency.
- ii) A maximum of 20% of the parking spaces required under this Planned Development may be 7.5 feet by 15 feet in size to accommodate compact cars.
- iii) The parking required under this Planned Development may be operated under a valet service arrangement, as a self-park facility or a combination

thereof. During special events held at the museum and to the extent that valet service is provided, parking spaces served by valet service may be provided in a tandem or stacked arrangement.

G) Loading.

- 1) The vehicular doors to the loading area along the Pearson Street and Chicago Avenue frontages of the Property shall be designed, constructed and maintained in such a fashion as to be compatible with the design of the adjacent facades. The design of and exterior materials to be used for these doors shall be reviewed and approved by the Department of Planning and Development prior to the issuance of any permits, licenses or determination under Section 11.11-3(b) of the Zoning Ordinance.
- 2) The vehicular doors to the loading area along the Pearson Street and Chicago Avenue frontages of the Property shall be closed at all times unless they must be opened for servicing of the loading area or for vehicular ingress or egress.
- 3) The Pearson Street loading exit shall be used only by semi-tractor trailers and other vehicles with a length of thirty-five feet or more or a height of ten feet or more. Vehicles using the loading area shall not be permitted to exit using the Pearson Street loading doors, except between the hours of 9:00 A.M. and 4:00 P.M. and between 6:00 P.M. and 10:00 P.M..
- 4) Semi-tractor trailers using the Pearson Street vehicular loading exit shall leave the immediate vicinity of the Property only by traveling east on Pearson Street, south on inner Lake Shore Drive and thereafter either continuing south on inner Lake Shore Drive or proceeding west on Chicago Avenue.
- 5) The impact of vehicles using the Pearson Street vehicular loading exit on the portion of Pearson Street east of Mies Van Der Rohe Way shall be reviewed by the Department of Planning and Development in consultation with the Department of Transportation after the eighteen month anniversary of the issuance of a certificate of occupancy for the museum. Particular attention shall be given to whether the frequency of trucks departing from the

site via this exit has exceeded, on average, three per month and the effect, if any, thereof. The following procedure shall be used to undertake said review:

- a) On the eighteen month anniversary of the issuance of a certificate of occupancy for the museum, or upon the next business day if the anniversary date shall fall on a weekend or City of Chicago holiday, the Applicant shall submit to the Commissioner of the Department of Planning and Development (the "Commissioner") a traffic impact study (the "Traffic Impact Study") assessing the impact of the use of the loading exit on Pearson Street east of Mies Van Der Rohe Way during the immediately preceding twelve months. Simultaneously with the submission of the Traffic Impact Study, the Applicant also shall submit to the Commissioner a list of persons that would be required to receive notice under Section 11.9-3.1 of the Zoning Ordinance if an application for an amendment to the Zoning Ordinance were filed.
- b) Within sixty days from the receipt by the Commissioner of the Traffic Impact Study and the notice list, the Commissioner shall hold a public hearing on this matter. Notice of the public hearing shall be forwarded to all individuals on the notice list, to the Alderman of the Ward within which the Property is located and published in a newspaper of general circulation in the City of Chicago.
- c) The public hearing shall be conducted by the Commissioner or her designee and all individuals wishing to address the impact of the use of the loading exit on Pearson Street shall be provided with a reasonable opportunity to express their opinions and to present evidence on the subject matter of the hearing.
- d) Within thirty days of the conclusion of the public hearing, the Commissioner shall issue a written determination on whether the use of the loading exit has resulted in a substantial

detrimental impact to Pearson Street. The Commissioner's determination shall be based on the information contained in the Traffic Impact Study, any other relevant information received at the public hearing and on the advice of the Commissioner of the Department of Transportation.

- e) The City of Chicago shall use its full powers to secure any modifications in the use of the loading exit as the Commissioner deems necessary to mitigate any substantial detrimental impacts.

H) Modification Of Requirements.

The requirements of this Statement 12 may be modified, administratively, by the Commissioner of the Department of Planning upon the application for such a modification by the Applicant and a determination by the Commissioner of the Department of Planning that such modification is appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

- 13. Violation of the provisions of this Planned Development shall subject the Applicant to such fines as are authorized by the Municipal Code of Chicago for violations of the provisions of the Chicago Zoning Ordinance. Each violation of the provisions of this Planned Development shall constitute a separate offense. Repeated violations of the provisions of this Planned Development may be used by the Zoning Administrator as grounds for requesting that the Department of Law bring an action to enjoin further violations of this Planned Development.
- 14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American

Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").

15. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within ten years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire, provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory Ordinance). If this Planned Development expires under the provision of this section, then the zoning of the Property shall automatically revert to an R5 General Residence District.
16. In addition, and the foregoing notwithstanding, this Planned Development shall expire upon the expiration of the lease referred to in Statement 1 above. If this Planned Development expires under the provision of this section, then the zoning of the property shall automatically revert to an R5 General Residence District.
17. If any court of competent jurisdiction shall adjudge any provision of this Planned Development to be invalid, such judgment shall not affect any other provision of this Planned Development not specifically included in said judgment.
18. Notwithstanding any other provision of this Planned Development, no permits, licenses or determinations shall be issued by the Commissioner of the Department of Planning and Development under Section 11.11-3(b) of the Zoning Ordinance until and unless the lease referred to in Statement 1 above is amended to authorize improvement of the property with a museum building the foot print of which (exclusive of any terraced structure on which the sculpture garden is located) does not exceed approximately one-half of the total land area of the Property.

[Existing Zoning Map, Boundary and Property Line Map, Generalized Land Use Map, Existing Land Use Map, Site Plan and Elevation of Proposed Improvements attached to this Institutional Planned Development printed on pages 23035 through 23043 of this Journal.]

Use and Bulk Regulations and Data, attached to this Planned Development reads as follows:

Use And Bulk Regulations And Data.

General Description Of Land Use:

See Statement No. 5.

Maximum Permitted F.A.R.: 1.50

Gross Site Area = Net Site Area + Area remaining in public right-of-way:
134,064.39 square feet = 91,434 square feet + 42,630.39 square feet.

Setbacks From Property Line:

In general conformance with the Site Plan.

Maximum Percentage Of Site Coverage:

In general conformance with the Site Plan.

Maximum Building Height:

In general conformance with the Site Plan and the Elevations.

Minimum Number Of Off-Street Parking:

85 Spaces.

Maximum Number Of Off-Street Parking:

125 Spaces.

Minimum Number Of Off-Street Loading Berths:

2 Berths.

*Reclassification Of Area Shown On Map Number 3-G.
(As Amended)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-5 General Manufacturing District symbols and indications as shown on Map No. 3-G in the area bounded by:

West North Avenue; a line 29.28 feet east of North Sheffield Avenue; the alley next south of West North Avenue; a line 289.54 feet east of North Sheffield Avenue; West Weed Street; North Kingsbury Street; a line from a point 77.77 feet northwest of the intersection of North Kingsbury Street and North Sheffield Avenue as measured along the northeast line of North Kingsbury Street to a point 36.82 feet north of the intersection of North Kingsbury Street and North Sheffield Avenue as measured along the west line of North Sheffield Avenue; and North Sheffield Avenue,

to those of a C1-2 Restricted Commercial District and a corresponding use district is hereby established in the area above described.

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

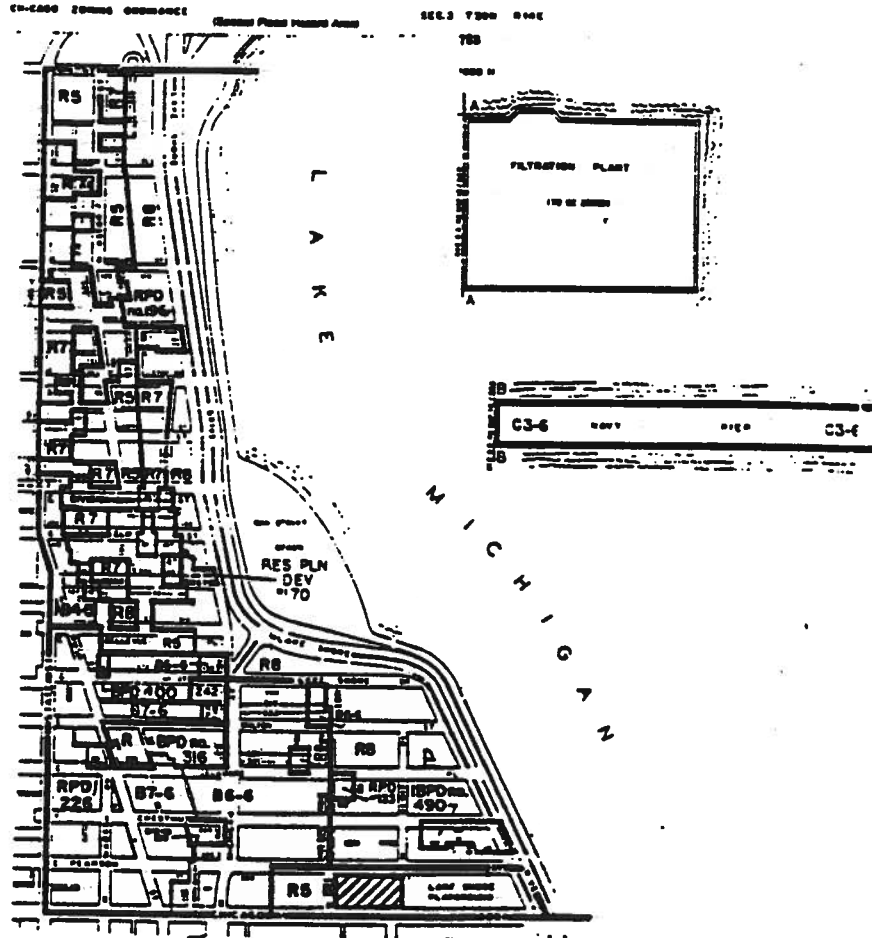
Reclassification Of Area Shown On Map Number 3-J.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 3-J in the area bounded by:

(Continued on page 23044)

Existing Zoning Map.



LEGEND



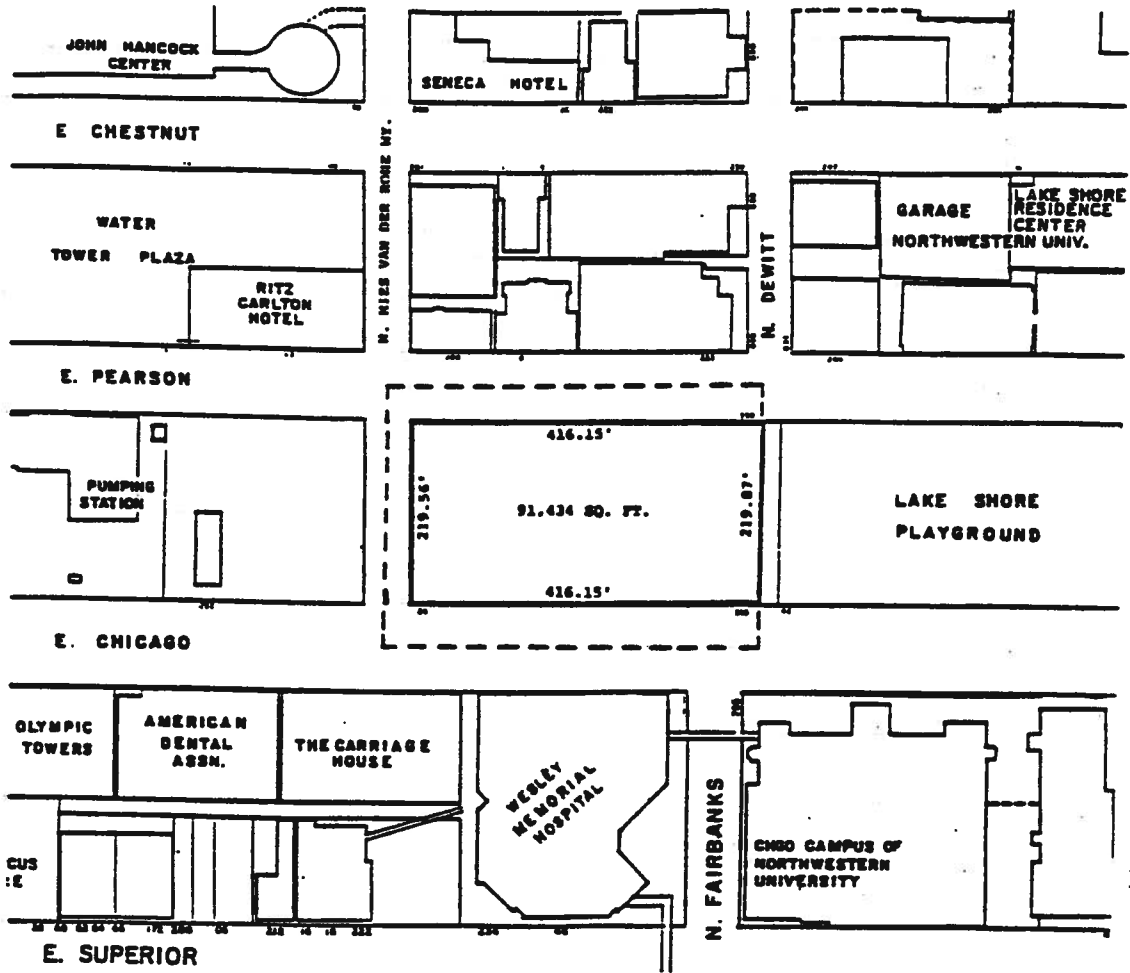
PLANNED DEVELOPMENT



ZONING BOUNDARIES

Applicant: Museum of Contemporary Art
 Address: 237 E. Ontario St. Chicago, IL.
 Date: March 20, 1992

Boundary And Property Line Map.

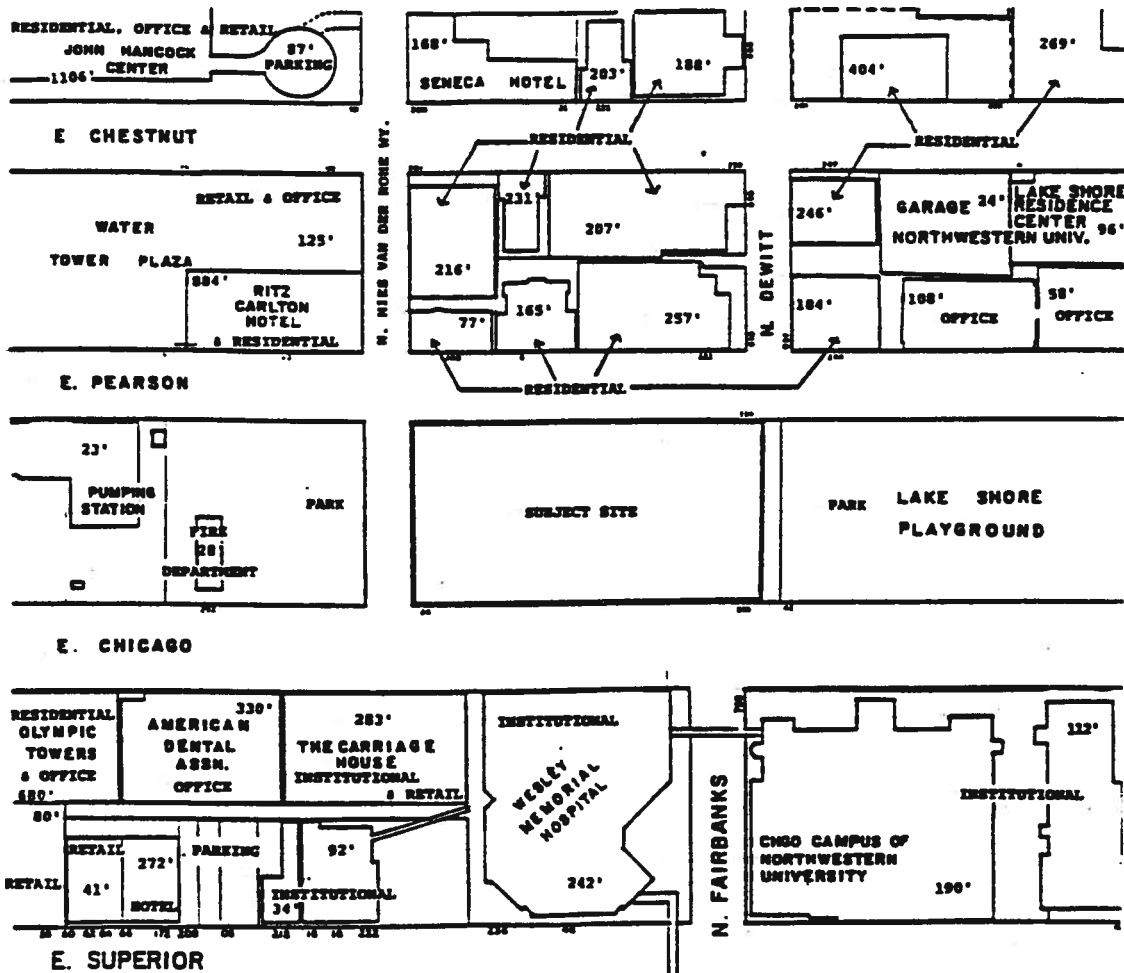


LEGEND

- PROPERTY LINE MAP
- PLANNED DEVELOPMENT BOUNDARY

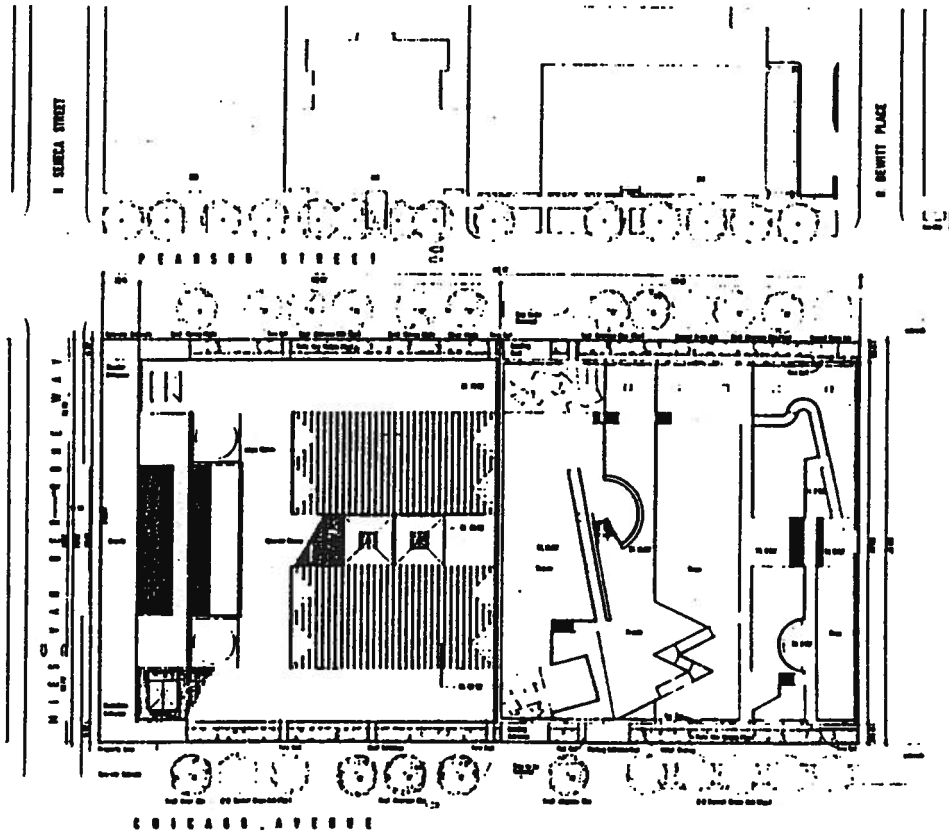
Applicant: Museum of Contemporary Art
 Address: 237 E. Ontario St. Chicago, IL.
 Date: March 20, 1992

Existing Land Use Map.



Applicant: Museum of Contemporary Art
 Address: 237 E. Ontario St. Chicago, IL.
 Date: March 20, 1992

Site Plan.
(Page 1 of 2)

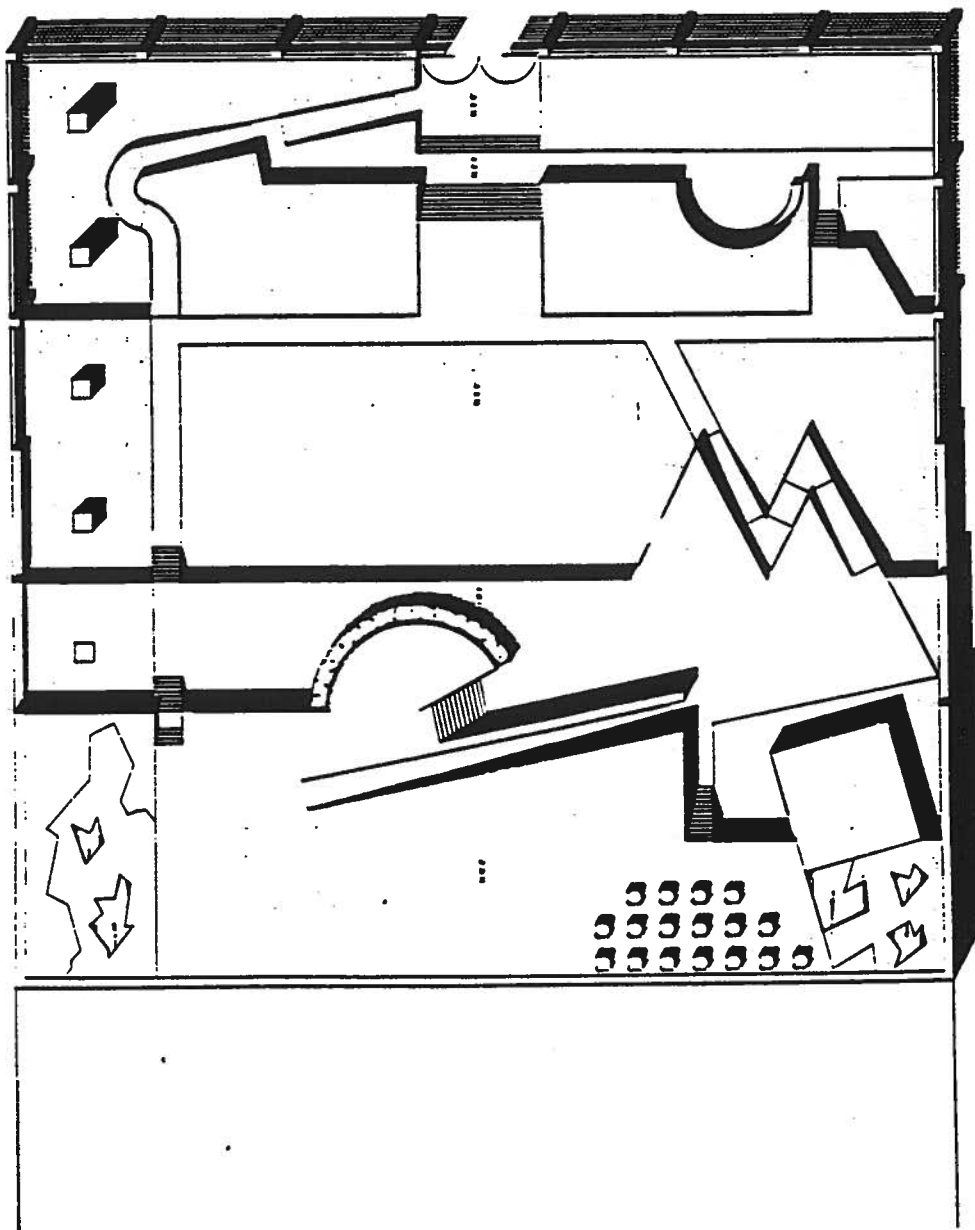



MUSEUM OF CONTEMPORARY ART
Joseph P. Durkin Inc.
AUG 12, 1992

FARMERS COURT

113 7

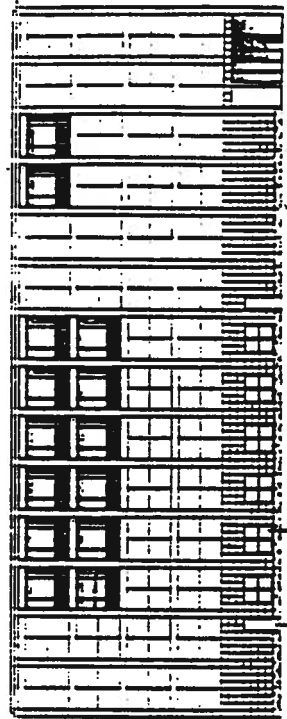
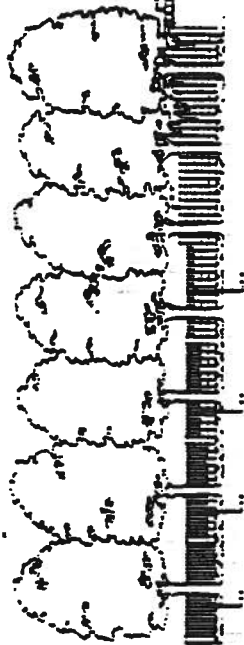
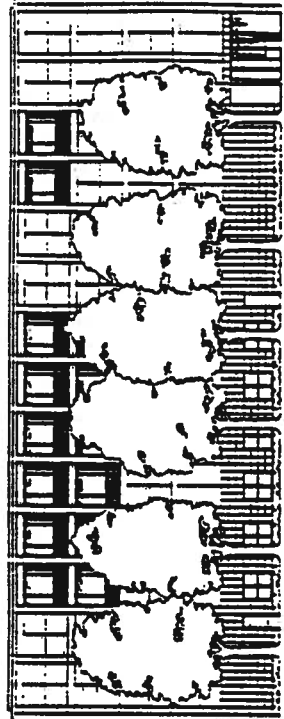
Site Plan.
(Page 2 of 2)



415' 0" 
Scipione Garden Platform

 MUSEUM OF CONTEMPORARY ART
1000 N. Lake Shore Dr.
July 16, 1992

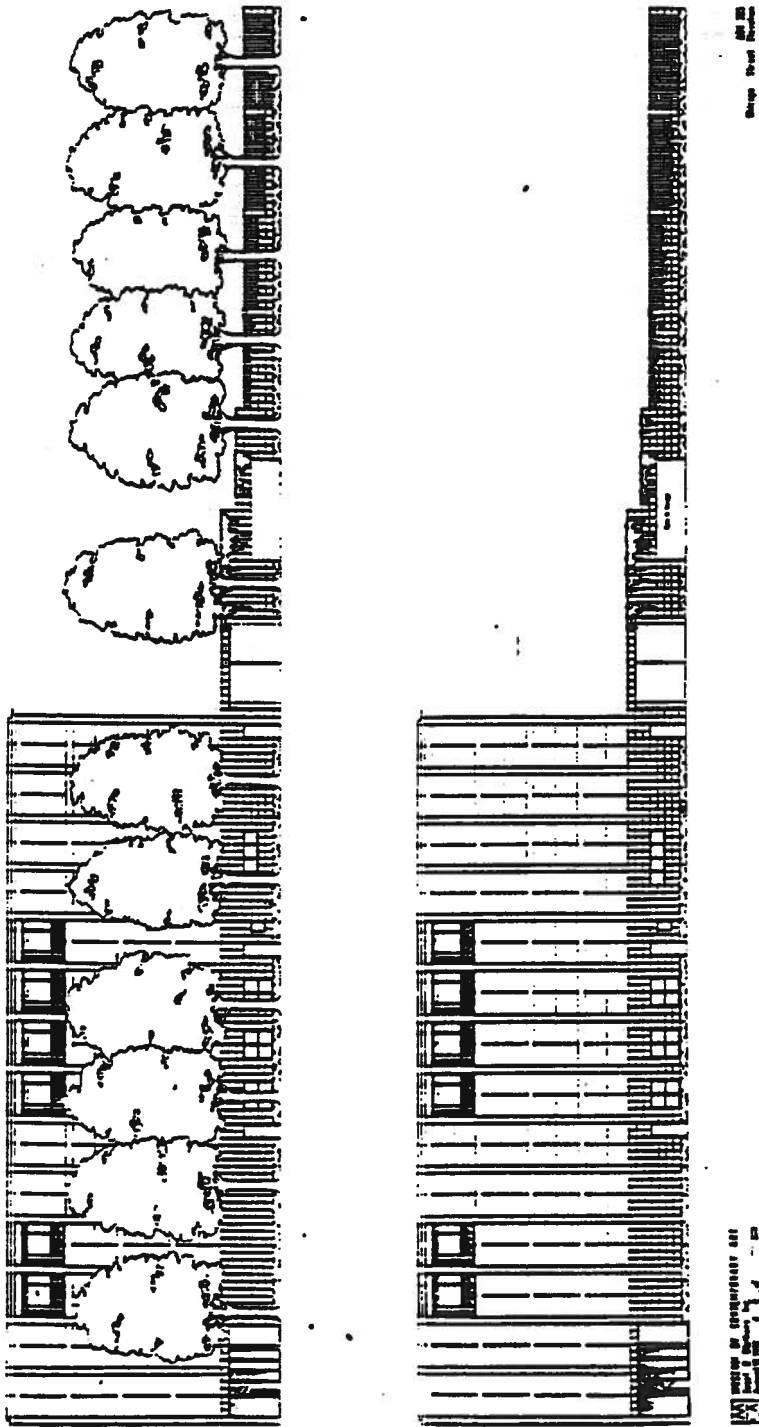
Elevation Of Proposed Improvements.
(Page 1 of 3)



SEE
PLAN SHEET 23041

SCALE OF ARCHITECTURE 1/8" = 1'-0"

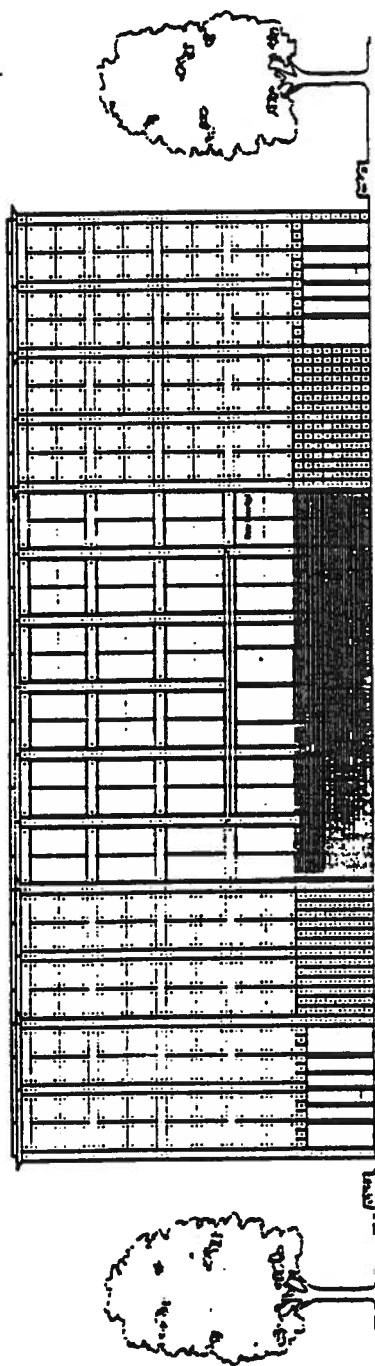
Elevation Of Proposed Improvements.
(Page 2 of 3)



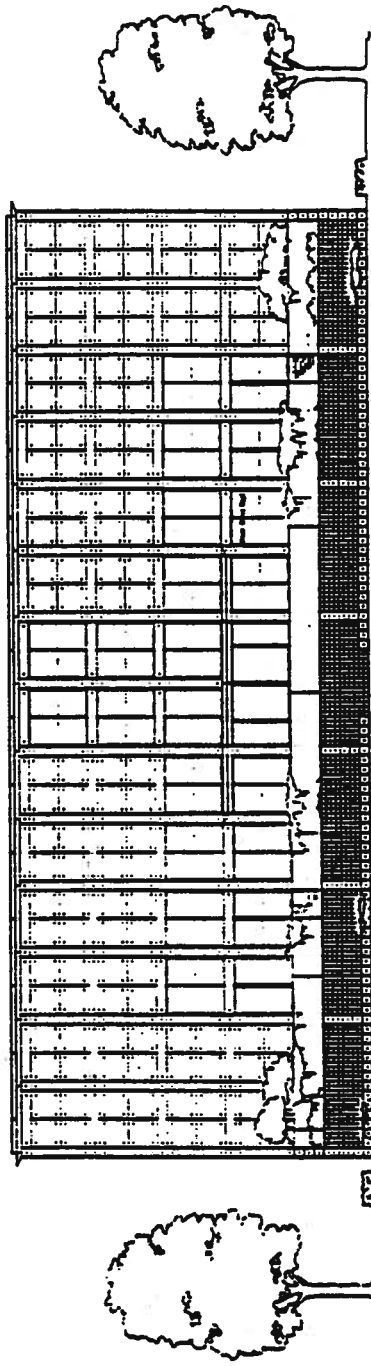
Scale 1/8" = 1'-0"

DATE OF PREPARATION: 10/14/92
DRAWN BY: [Name]

Elevation of Proposed Improvements.
(Page 3 Of 3)



View from Side Way Elevation



Part Elevation

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