



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 10, 2025

Jesse W. Dodson
Croke Fairchild Duarte & Beres
180 N. LaSalle St., Suite 3400
Chicago, IL 60601

**Re: Minor change and LF exemption to PD No. 587
Griffin Museum of Science and Industry, 5700 S. Lake Shore Drive**

Dear Mr. Dodson:

Please be advised that your request for a minor change and lakefront exemption to Institutional Planned Development No. 587 ("PD 587") has been considered by the Department of Planning and Development ("DPD") pursuant to Section 17-13-0611 and Section 16-4-150 of the Municipal Code.

You are requesting on behalf of the sole property owner and applicant, Griffin Museum of Science and Industry, a minor change for the proposed renovation of the South Portico entrance. The South Portico entrance currently does not have adequate accessibility and is not in use. The renovation will reopen the original main entry to the museum and reconnect the museum to the Columbian Basin and Jackson Park. Visitors will be able to use the new, accessible entry to the museum and enjoy enhanced public spaces including a café and terrace overlooking the Jackson Park Lagoon and the Obama Presidential Center. The proposed renovation includes:

- Removal of a portion of the existing granite stairs to accommodate a new enclosed entry vestibule to allow accessible entry from grade.
- Repair of portions of the existing granite stairs flanking the new entry vestibule.
- Lowering the grade of the south terrace by approximately 2'-9" to provide sufficient head height for the new accessible entrance.
- Installation of a glass curtain wall behind the columns of the South Portico with three glazed entrances to provide access to the historic stairs and the outdoor terrace above the new entry vestibule.
- Removal of existing glass doors and transoms.
- New openings on the east and west walls of the South Portico to provide necessary access to new elevators and stairs.
- Changes to and the reconfiguration of existing non-historic interior spaces and elements to accommodate the new accessible entrance.
- A full scope of work is contained in the applicant's Chicago Landmarks Commission Permit Review Committee Submission dated Dec. 20, 2024. The following drawings are attached: Proposed Site Plan, Enlarged Proposed Floor Plan-Lower Level, Enlarged Proposed Floor Plan-First Floor, Proposed Exterior Elevation-South, Proposed North-South Section, Render 1-Daytime View, Render 2-Evening View, Render 3-Pedestrian View.

With regard to your first request, the Department has determined that allowing the renovation of the South Portico 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 PD 587, I hereby approve the foregoing minor change, but no other changes to this PD. 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.

Secondly, your request for a Lake Michigan and Chicago Lakefront Protection Ordinance (the "Lakefront Ordinance") exemption has been considered by the Department of Planning and Development. The Griffin Museum of Science and Industry is located within the Public Use Zone of the Lake Michigan and Chicago Lakefront Protection District.

You are requesting an exemption from the Lakefront Ordinance pursuant to Section 16-4-150 so as to receive approval for the proposed South Portico renovation without the necessity of securing approval of the Chicago Plan Commission. Pursuant to the Lakefront Ordinance, additions which do not increase the site coverage or the height of the structure are exempt from securing approval of the Chicago Plan Commission. The proposed scope of work will not increase the site coverage or the height of the structure.

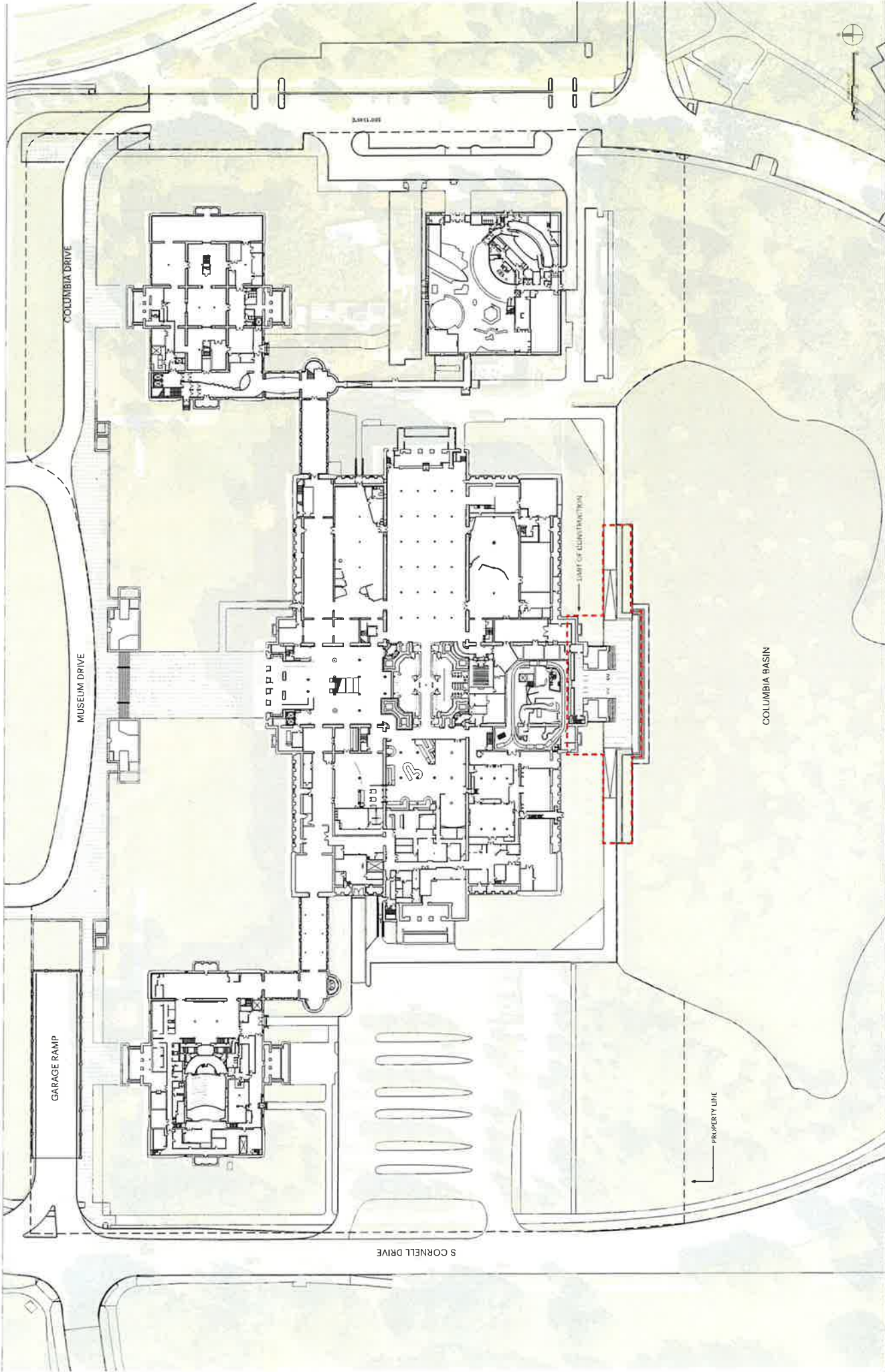
Therefore, I hereby approve your request for an exemption from the Chicago Plan Commission approval provisions of the Lakefront Ordinance for the proposed entry renovation. All new construction must comply with the requirements of the Planned Development and all required permits must be obtained prior to the start of construction.

Sincerely,

A handwritten signature in blue ink, appearing to read "Noah Szafraniec", with a stylized flourish at the end.

Noah Szafraniec
Assistant Commissioner

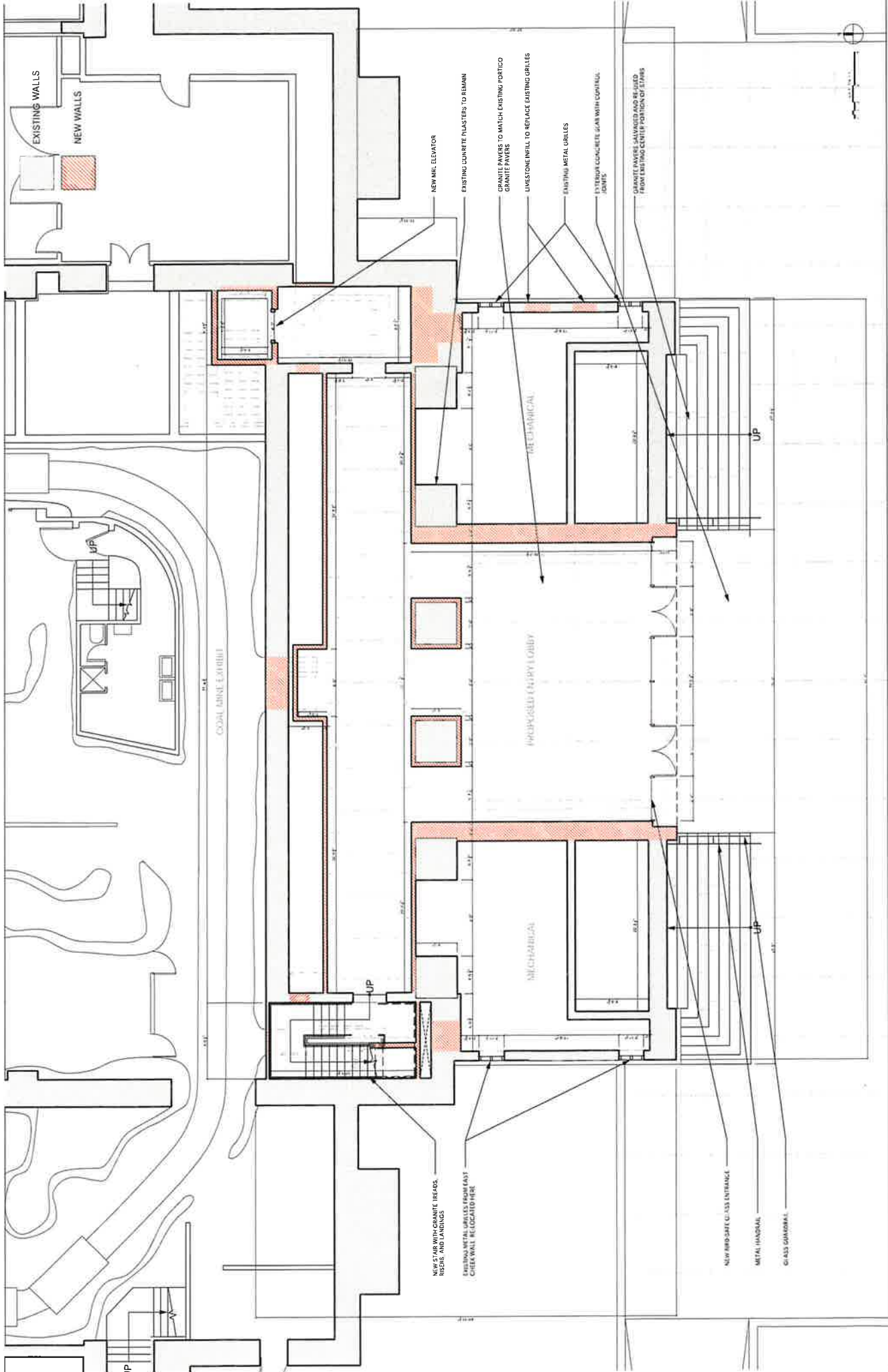
NS.tm



GRIFFIN MUSEUM OF SCIENCE AND INDUSTRY
 ROBERT A. M. STERN ARCHITECTS
 RAMSEY HISTORIC CONSULTANTS

PROPOSED SITE PLAN
 DECEMBER 20, 2024

SMSI SOUTH PORTICO
 CHICAGO, IL



EXISTING WALLS
NEW WALLS

NEW STAIR WITH GRANITE TREADS,
RISERS, AND LANDINGS
EXISTING METAL GLASS ENTRANCE
GREENWALL RELOCATING WIRE

NEW MRL ELEVATOR

EXISTING CONCRETE PLUSTERS TO REMAIN
GRANITE PAVERS TO MATCH EXISTING PORTICO
GRANITE PAVERS

PROPOSED ENERGY LOBBY

MECHANICAL

MECHANICAL

EXISTING METAL GRILLES

EXTERNAL CONCRETE SCAN WITH CONTIGUAL
JOINTS

GRANITE PAVERS LAYERS AND REINFORCED
FROM EXISTING CENTER PORTICO SLAB

NEW MID-SAFE GLASS ENTRANCE

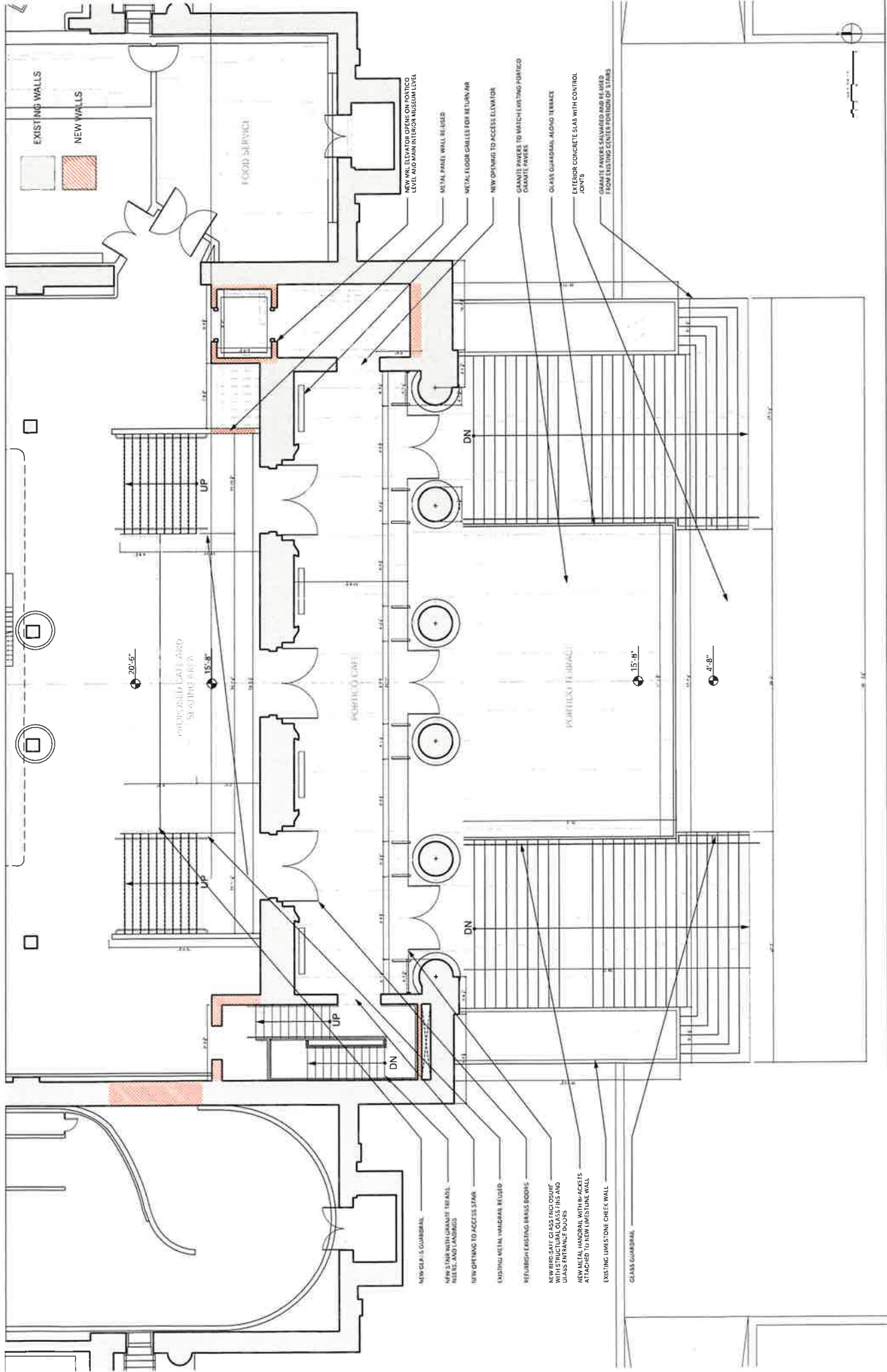
METAL HANDRAIL

GLASS CORNBALL

UP

UP



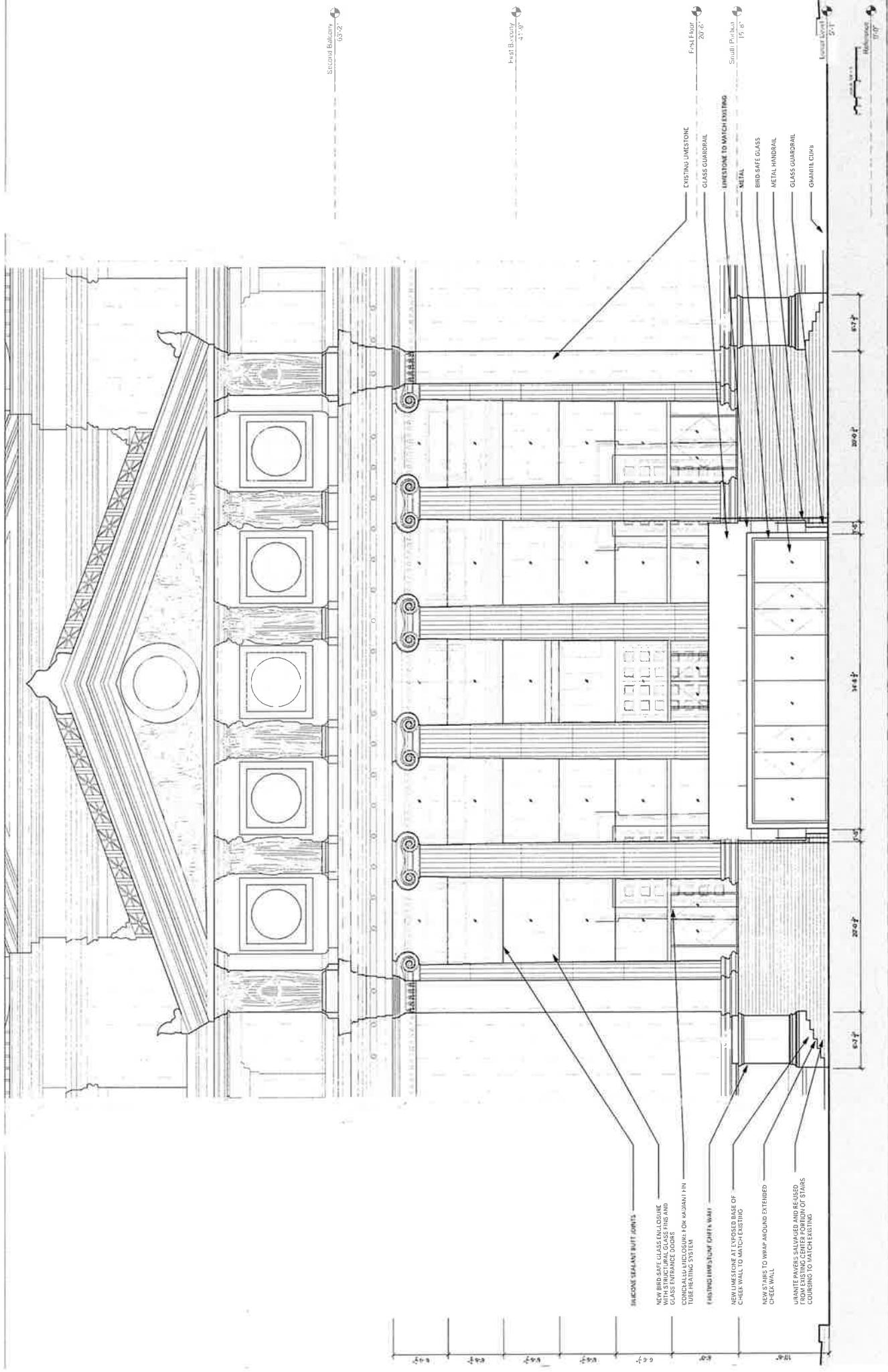


GRIFFIN MUSEUM OF SCIENCE AND INDUSTRY
 ROBERT A.M. STERN ARCHITECTS
 RAMSEY HISTORIC CONSULTANT

ENLARGED PROPOSED FLOOR PLAN - FIRST FLOOR

DECEMBER 20, 2024

3MSI SOUTH PORTICO
 CHICAGO, IL



GRIFFIN MUSEUM OF SCIENCE AND INDUSTRY
 ROBERT A.M. STERN ARCHITECTS
 RAMSEY HISTORIC CONSULTANTS

PROPOSED EXTERIOR ELEVATION - SOUTH

DECEMBER 20, 2024

3MSI SOUTH PORTICO
 CHICAGO, IL



3MSI SOUTH PORTICO
CHICAGO, IL

RENDER 1 - DAYTIME VIEW

DECEMBER 20, 2024

GRIFFIN MUSEUM OF SCIENCE AND INDUSTRY
ROBERT A.M. STERN ARCHITECTS
RAMSEY HISTORIC CONSULTANTS



3MSI SOUTH PORTICO
CHICAGO, IL

RENDER 2 - EVENING VIEW
DECEMBER 20, 2024

GRIFFIN MUSEUM OF SCIENCE AND INDUSTRY
ROBERT A. M. STERN ARCHITECTS
RAMSEY HISTORIC CONSULTANTS



3MSI SOUTH PORTICO
CHICAGO, IL

RENDER 3 - PEDESTRIAN VIEW
DECEMBER 20, 2024

GRIFFIN MUSEUM OF SCIENCE AND INDUSTRY
ROBERT A.M. STERN ARCHITECTS
RAMSEY HISTORIC CONSULTANTS



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 26, 2024

Carol D. Stubblefield
Neal & Leroy
20 S. Clark St., Suite 2050
Chicago, IL 60603

Re: Minor change to PD 587, Museum of Science and Industry Signage Plan

Dear Ms. Stubblefield:

Please be advised that your request for a minor change to Institutional Planned Development No. 587 ("PD 587") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 12 of PD 587.

With the consent of the property owner, the Chicago Park District, the Museum of Science and Industry ("MSI") is seeking a minor change to increase the maximum number of signs allowed. The MSI is located on a nearly 40-acre site and currently has five signs, as identified on the attached Signage Plan. Based on an underlying residential zoning district, the MSI is currently allowed a total of three wall or awnings signs, making it a nonconforming development in terms of types and total signs allowed. MSI is seeking to replace two of the existing signs (76 SF bench north face and 160 SF garage entry) and install three new signs (two 12 SF entry plaques and 76 SF bench south face), for a total of eight signs.

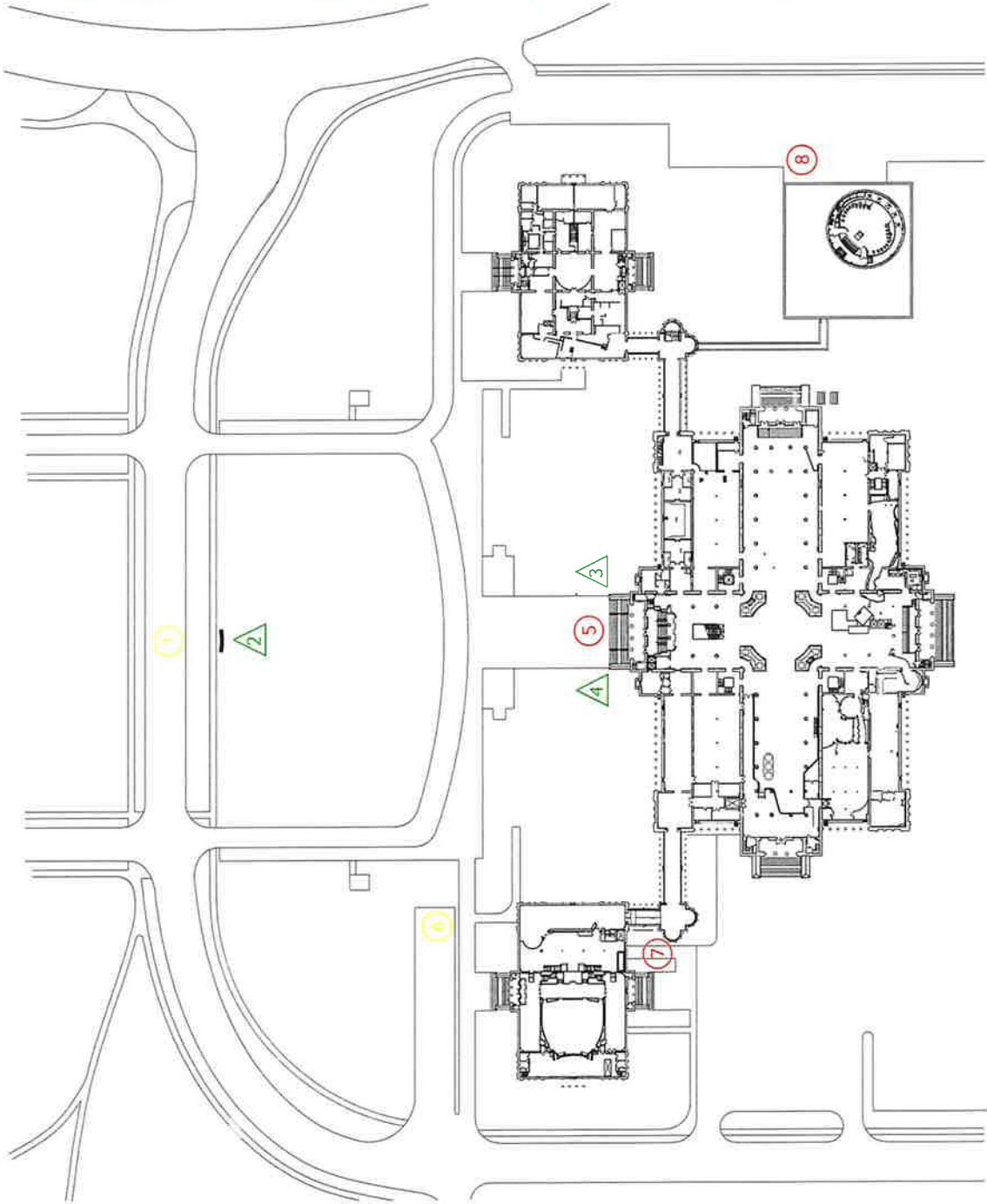
The Department of Planning and Development has determined that allowing the proposed increase in signage on this nearly 40-acre site will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 587, I hereby approve the foregoing minor change, but no other changes to this Planned Development. Since this is partially an existing condition, the typical 12-month validation limit for a minor change does not apply. No further action is required to memorialize this minor change as part of PD 587, however, all new signage requires approval of a sign permit prior to installation.

Sincerely,


Noah Szafraniec
Assistant Commissioner

C: Main file



1. Granite Bench North Face



2. Granite Bench South Face
Morton International Lawn



3. East Cheek Wall
4. West Cheek Wall



5. Banners at North Entry
Colonnade



6. Garage Entry



7. Group Entrance Canopy



8. Henry Crown Space Center

- Existing Signage (Red circle with #)
- No Change (Yellow circle with #)
- Existing Signage Being Replaced (Green triangle with #)
- New Signage (Green triangle with #)

Museum of Science and Industry - Existing Exterior Signage Locations Key Plan

Not to Scale



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

May 29, 2012

Elvin E. Charity
Charity & Associates, P.C.
20 North Clark Street
Suite 1150
Chicago, IL 60602

**Re: Administrative Relief request for Institutional Planned Development No. 587,
Museum of Science and Industry, Proposed West Parking Lot Expansion**

Dear Mr. Charity:

Please be advised that your request for a minor change to Institutional Planned Development No. 587 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. 12 of the Planned Development.


You are requesting, on behalf of the Museum of Science and Industry, to expand the west parking lot to the south by approximately 92 feet. A revised Site Dimensional and Paving Plan, dated October 14, 2011, and a revised Landscape and Hardscape Plan, dated September 21, 2011, both prepared by Kudrna & Associates, Ltd., shall be inserted into the main file. This project will be undertaken by the City of Chicago's Department of Transportation and will include improvements to the bus staging area, a reconfigured access drive along Cornell Dr., new pavement, sidewalks, lighting, landscaping, and dumpster enclosures, and the restoration and relocation of two historically significant light fixtures. As a result of expanding the bus staging area, the number of parking spaces will be reduced from 75 to 43. However, the number of on-site parking spaces will remain in excess of the minimum of 1,500 spaces required. This project was approved by the Department of Transportation on March 14, 2012 and by the Permit Review Committee of the Chicago Landmark's Commission on May 3, 2012. On May 24, 2012, it was approved by the Chicago Plan Commission under the Lake Michigan and Chicago Lakefront Protection Ordinance.

With regard to your request, the Department of Housing and Economic Development has determined that allowing this proposed parking lot expansion 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. 587, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for 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

PAS: HG: tm

C: Mike Marmo, Erik Glass, Ron Daye, Main file

*Reclassification Of Area Shown On Map Number 14-C.
(As Amended)
(Application Number 11546)*

IPD 587 As Amended

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

LF# 307

SECTION 1. That the Chicago Zoning Ordinance be amended by changing Institutional Planned Development Number 587 symbols and indications as shown on Map Number 14-C in the area described in the legal description attached hereto as Exhibit A and depicted on the attached map to those of Institutional Planned Development Number 587, as amended.

SECTION 2. Institutional Planned Development Number 587, as amended, shall be subject to such use and bulk regulations as are set forth in the Amended Plan of Development attached hereto and to no others.

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

Exhibit "A" and Plan of Development Statements referred to in this ordinance read as follows:

Exhibit "A".

Museum Of Science And Industry: East 57th Street And South Lake Shore Drive, Chicago, Illinois 60637.

Sub-Area A:

That portion of Jackson Park (including the Fine Arts Building) bounded on the north by the south line of the existing east and west drive (said drive being an extension in an easterly direction of East 57th Street, on the west, southwest, south, southeast and east by the inner line of North Circuit Road (which North Circuit Road extends south from its western junction with said east and west drive and then curves toward the east and then toward the north forming an irregular semi-circle and again joining said east and west drive at the junction of said east and west drive with South South Shore Drive), being more particularly described as follows:

commencing at the southwest corner of Lot 11 in East End Subdivision of parts of Sections 12 and 13, Township 38 North, Range 14, East of the Third Principal Meridian; thence south 00 degrees, 03 minutes, 40

seconds east 339.41 feet along the southerly extension of the west line thereof being also the east line of South Hyde Park Boulevard to the point of beginning; thence south 89 degrees, 59 minutes, 41 seconds east 494.43 feet along the south curb of East 57th Drive; thence south 84 degrees, 11 minutes, 44 seconds east 43.84 feet; thence southeasterly 97.74 feet along the arc of a curve convex northeasterly having a radius of 385.11 feet (the chord of said arc bearing south 76 degrees, 59 minutes, 56 seconds east 97.47 feet); thence southeasterly 117.50 feet along the arc of a curve convex northeasterly having a radius of 463.78 feet (the chord of said arc bearing south 66 degrees, 22 minutes, 40 seconds east 117.19 feet); thence south 57 degrees, 47 minutes, 51 seconds east 8.16 feet; thence southeasterly 251.19 feet along the arc of a curve convex northeasterly having a radius of 250.00 feet (the chord of said arc bearing south 29 degrees, 00 minutes, 49 seconds east 240.76 feet); thence south 00 degrees, 13 minutes, 46 seconds east 607.15 feet; thence southwesterly 183.41 feet along the arc of a curve convex southeasterly having a radius of 678.98 feet (the chord of said arc bearing south 03 degrees, 59 minutes, 35 seconds west 182.86 feet); thence north 90 degrees, 00 minutes, 00 seconds west 224.29 feet; thence north 00 degrees, 00 minutes, 00 seconds east 5.00 feet; thence northwesterly 156.91 feet along the arc of a curve convex southwesterly and having a radius of 100.00 feet (the chord of said arc bearing north 45 degrees, 02 minutes, 53 seconds west 141.30 feet); thence south 89 degrees, 54 minutes, 15 seconds west 130.00 feet; thence south 00 degrees, 05 minutes, 45 seconds east 18.33 feet; thence north 90 degrees, 00 minutes, 00 seconds west 95.00 feet; thence south 00 degrees, 00 minutes, 00 seconds west 20.00 feet; thence north 90 degrees, 00 minutes, 00 seconds west 190.00 feet; thence north 00 degrees, 00 minutes, 00 seconds west 20.00 feet; thence north 90 degrees, 00 minutes, 00 seconds west 95.00 feet; thence north 00 degrees, 05 minutes, 45 seconds east 18.33 feet; thence north 89 degrees, 54 minutes, 15 seconds west 130.00 feet; thence southwesterly 156.91 feet along the arc of a curve having a radius 100.00 feet (the chord of said arc bearing south 45 degrees, 02 minutes, 53 seconds west 141.30 feet); thence south 00 degrees, 00 minutes, 00 seconds west 5.00 feet; thence north 90 degrees, 00 minutes, 00 seconds west 216.89 feet; thence northwesterly 94.57 feet along the arc of a curve convex southwesterly having a radius of 733.77 feet (the chord of said arc bearing north 07 degrees, 06 minutes, 07 seconds west 94.50 feet); thence north 02 degrees, 26 minutes, 10 seconds west 51.62 feet; thence north 00 degrees, 06 minutes, 21 seconds west 664.67 feet; thence north 09 degrees, 14 minutes, 16 seconds east 29.69 feet; thence northeasterly 129.28 feet along the arc of a curve convex northwesterly, having a radius of 240.39 feet (the chord of said arc bearing north 26 degrees, 14 minutes, 15 seconds east 127.73 feet); thence northeasterly 111.11 feet along the arc of a curve convex northwesterly having a radius 336.51 feet (the chord of said arc bearing north 53 degrees, 12 minutes, 08 seconds east 110.61 feet); thence northeasterly 107.33 feet along the arc of a curve convex northwesterly having a radius of 549.33 feet (the chord

of said arc bearing north 69 degrees, 03 minutes, 44 seconds east 107.16 feet); thence northeasterly 110.22 feet along the arc of a curve convex northwesterly having a radius of 636.34 feet (the chord of said arc bearing north 79 degrees, 51 minutes, 44 seconds east 110.08 feet); thence south 89 degrees, 59 minutes, 41 seconds east 84.20 feet to the point of beginning, in the City of Chicago, in Cook County, Illinois.

Containing 29.84 +/- acres

Sub-Area "B":

That portion of Jackson Park described as follows:

commencing at the southwest corner of Lot 11 in East End Subdivision of parts of Sections 12 and 13, Township 38 North, Range 14, East of the Third Principal Meridian; thence south 00 degrees, 03 minutes, 40 seconds east 339.41 feet along the southerly extension of the west line thereof being also the east line of South Hyde Park Boulevard; thence south 89 degrees, 59 minutes, 41 seconds east 494.43 feet along the south curb of East 57th Drive; thence south 84 degrees, 11 minutes, 44 seconds east 43.84 feet; thence southeasterly 97.74 feet along the arc of a curve having a radius of 385.11 feet (the chord of said arc bearing south 76 degrees, 59 minutes, 56 seconds east 97.47 feet); thence southeasterly 117.50 feet along the arc of a curve having a radius of 463.78 feet (the chord of said arc bearing south 66 degrees, 22 minutes, 40 seconds east 117.19 feet); thence south 57 degrees, 47 minutes, 51 seconds east 8.16 feet to the point of beginning; thence southeasterly 251.19 feet along the arc of a curve having a radius of 250.00 feet (the chord of said arc bearing south 29 degrees, 00 minutes, 49 seconds east 240.76 feet); thence south 00 degrees, 13 minutes, 46 seconds east 607.15 feet; thence southwesterly 419.43 feet along the arc of a curve convex southeasterly having a radius of 678.98 feet (the chord of said arc bearing south 13 degrees, 57 minutes, 06 seconds west 412.80 feet); thence southwesterly 377.40 feet along the arc of a curve convex southeasterly having a radius of 411.31 feet (the chord of said arc bearing south 58 degrees, 51 minutes, 21 seconds west 364.30 feet); thence south 52 degrees, 57 minutes, 54 seconds west 81.73 feet; thence south 33 degrees, 26 minutes, 52 seconds east 247.49 feet; thence north 64 degrees, 40 minutes, 56 seconds east 625.00 feet; thence north 34 degrees, 04 minutes, 41 seconds west 270.00 feet; thence north 48 degrees, 07 minutes, 12 seconds east 440.00 feet; thence northwesterly 61.55 feet along the arc of a curve convex to the southwest having a radius of 1,908.57 feet (the chord of said arc bearing north 36 degrees, 14 minutes, 59 seconds west 61.55 feet); thence northwesterly 523.42 feet along the arc of a curve convex to the southwest, having a radius of 2,750.56 feet (the chord of said arc bearing north 28 degrees, 56 minutes, 18 seconds west 522.63 feet); thence northwesterly 232.91 feet along the arc of a curve convex to the southwest, having a radius of 869.96 feet (the chord

of said arc bearing north 14 degrees, 15 minutes, 04 seconds west 232.22 feet); thence north 06 degrees, 37 minutes, 13 seconds west 91.98 feet; thence northerly and westerly 41.79 feet along the arc of a curve convex northeasterly and having a radius of 24.00 feet (the chord of said arc bearing north 56 degrees, 30 minutes, 31 seconds west 36.71 feet); thence northwesterly 89.25 feet along the arc of a curve convex southwesterly and having a radius of 111.37 feet (the chord of said arc bearing north 83 degrees, 26 minutes, 25 seconds west 86.88 feet); thence north 62 degrees, 27 minutes, 51 seconds west 52.29 feet to the point of beginning, in the City of Chicago, in Cook County, Illinois.

Containing 9.06 +/- acres.

Institutional Planned Development Number 587, As Amended.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development (the "Planned Development") consists of approximately 1,694,370 square feet (38.9 acres) of property which is depicted on the attached Boundary and Property Line Map (the "Property"). Title to the Property is held by the Chicago Park District. The Applicant, the Museum of Science & Industry ("M.S.I."), controls the property pursuant to agreements with the Chicago Park District.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant, its successors, assignees or grantees. 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.
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 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.

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.

4. This Plan of Development consists of thirteen (13) Statements, a Bulk Regulation and Data Table, and the following (sub)exhibits:

1. Existing Zoning Map.
2. Boundary and Property Line Map.
3. Site/Landscape Plan.
4. West Parking Lot Plan.
5. West Addition Elevations East and North.
6. West Addition Elevations West and South.
7. Henry Crown Space Center ("H.C.S.C.") Elevations West and North.
8. H.C.S.C. Elevations East and South.
9. Comparative Elevations ("1996 Comparative Elevations").
10. Comparative Sections ("1996 Comparative Sections").
11. Comparative Elevations -- North Lawn Elements.
12. Elevation of North Facade of the M.S.I..
13. Sub-Area Map/Interim Parking Plan.

(Sub)Exhibits 3 through 10 are dated July 11, 1996. (Sub)Exhibits 11 and 12 are dated February 8, 1995. (Sub)Exhibit 13 is dated March 10, 1995. (Sub)Exhibits 3 and 4 are prepared by Jacobs/Ryan Associates. (Sub)Exhibits 5 through 13 are prepared by E. Verner Johnson and Associates, Inc.. Full sized copies of (Sub)Exhibits 5 through 13 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 this Planned Development subject to the restrictions in this Plan of Development:

Sub-Area A:

Museums, parking, park and recreation uses, and accessory uses, including education and research facilities, libraries, museum and book stores, restaurants, auditoriums, theaters, and broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae which may exceed eight (8) feet in diameter. Prior to construction of the West Building, a cooling structure and surface parking will be permitted interim uses.

Sub-Area B:

Park and recreation uses and parking.

6. Identification signs 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 signs, also shall be permitted subject to the review and approval of the Department of Planning and Development. Directional signs shall be according to Statement 10 (C) (1) (v).
7. 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 (2%) of all parking spaces provided within the Planned Development shall be designated and designed for parking for the handicapped. A maximum of twenty percent (20%) of the parking spaces required under this Planned Development, including those parking spaces provided on an interim basis, may be seven and five tenths (7.5) feet by fifteen (15) feet in size to accommodate compact cars.
8. 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 and any related changes to adjacent streets, including South Lake Shore Drive, shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.

9. In addition to the maximum heights of the buildings, structures, and any appurtenances attached thereto prescribed in this Planned Development, the height of the improvements and any appurtenances 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.

10. All 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 Exhibit 3, the Site/Landscape Plan, and other exhibits described in Statement "4" hereof. In addition, the improvements on the Property shall be subject to the following regulations:
 - (A) Landscaping.
 - (1) Upon completion of construction of the underground parking garage, that property located north of the existing Museum Building within Sub-Area A shall be landscaped as provided in the attached Site/Landscape Plan and that property contained in Sub-Area B on the Plan that contains temporary parking spaces shall be restored. This will include removal of interim paving materials and restoration of top soil and sod subject to the approval of the Chicago Park District. Upon completion of the Henry Crown Space Center, the remaining property located within Sub-Areas A and B, other than that area impacted by the construction of the West Building, shall be landscaped as provided in the attached Site/Landscape Plan subject to the approval of the Chicago Park District and subject to the provisions of Statement 13 (B) hereof. Upon completion of the

West Building, all remaining areas shall be landscaped pursuant to the same controls.

(2) Restoration of the landscape, after construction of the underground parking garage is completed, must include replacement of all shrubs and trees that were relocated and replacement of all relocated shrubs and trees that fail to survive prior to June 1, 1998. A tree will be deemed to have failed to survive if it has not maintained the form representative of its species according to the judgment of the Chicago Park District. Species of replacement shrubs and trees will be selected and specified by the Chicago Park District Landscape design Department. A minimum of three and one-half (3½) inch to four and one-half (4½) inch caliper trees will be required to be installed. M.S.I. will not be responsible for trees that die because of any act of God or vandalism.

(3) Following the relocation of the U-505 submarine to its position as depicted on the attached Site/Landscape Plan and completion of all sitework and landscaping associated with such relocation, the shoreline of the Columbia Basin shall be restored in substantial conformance with the standards established by the Chicago Park District. Costs of such restoration shall be borne by M.S.I..

(B) Interim Parking.

(1) In addition to the interim parking lots depicted on the Sub-Area Map/Interim Parking Plan, the M.S.I. will utilize certain remote parking lots owned by the Chicago Park District located outside the boundaries of the Planned Development within Jackson and Burnham Parks during construction of the underground garage when parking demand by M.S.I. patrons exceeds capacity in the interim lots. The remote lots are located on East 63rd Street between South Cornell and South Lake Shore Drive and next to the Jackson Park beach house. M.S.I. will be responsible for developing and operating a shuttle program between the museum and the remote lots as needed to handle peak parking demand and the Chicago Park District will be responsible for maintaining these remote lots throughout the period of construction of the underground garage. This shuttle program will continue to remain in effect on peak days after construction of the garage as permitted by the Chicago Park District.

(2) Applicant shall be responsible for providing access to interim parking lots, as depicted on the attached Sub-area Map/Interim Parking Plan, including any related changes to South Lake

Shore Drive. During construction of the underground garage, access to the interim parking lots will be provided from South Lake Shore Drive (+/- 900 to 1,000 feet south of East 57th Street) as noted on the Sub-area Map/Interim Parking Plan. This intersection will be controlled by a temporary traffic signal, the cost of which will be borne by M.S.I..

(3) The techniques and materials used for the temporary parking pavement and temporary access road pavement shall minimize the impact on the landscape (i.e., top soil should remain in place, gravel base should be free of lime, asphalt must be porous to allow water penetration). Final details shall be approved by the Chicago Park District.

(C) Traffic Improvements.

(1) M.S.I. shall be responsible at its sole expense for making the following improvements to streets surrounding the museum in conjunction with construction of the underground parking garage:

(i) Access to the underground parking garage will be located at the intersection of 57th Street and Cornell Drive, as noted on the Site/Landscape Plan. M.S.I. shall work with the Chicago Department of Transportation to adjust the timing and sequencing of the traffic signal at this intersection as needed to insure the efficient movement of traffic.

(ii) East 57th Street shall be widened from 50 to 55 feet from the underground parking garage's access ramp at South Cornell Drive to South Hyde Park Boulevard.

(iii) M.S.I. shall work with the Chicago Department of Transportation to adjust the timing and sequencing of the traffic signal at East 57th Street and South Hyde Park Boulevard as needed to insure the efficient movement of traffic.

(iv) If, as a result of the traffic actually generated by the underground parking garage, the Chicago Department of Transportation determines that a need exists in the future to insure the efficient movement of traffic on South Cornell Drive, M.S.I. shall provide a separate northbound right-turn lane at the entrance of the garage.

(v) M.S.I. shall be responsible for developing a comprehensive signage plan for construction and operation of the underground parking garage directing its patrons to the

various parking areas serving the museum and park users to the nearby amenities located within Jackson Park. This signage plan will also provide for notification to M.S.I. patrons when its parking lots are full and remote parking is available. This signage plan will be subject to the review and approval of the Chicago Departments of Transportation and Planning and Development.

(2) If all applicable funding and approvals are obtained, M.S.I. shall construct a signalized, permanent access road south of East 57th Street from South Lake Shore Drive in the approximate location of (although not necessarily in the same configuration as) the temporary access road depicted on the attached Sub-Area Map/Interim Parking Plan in accordance with the terms of a letter agreement dated October 21, 1996, between M.S.I., the City of Chicago and the Chicago Park District. Upon appropriation of the funding described in said letter agreement, the City of Chicago Department of Transportation shall make application to the Illinois Department of Transportation ("I.D.O.T.") seeking approval of the construction of such road. The design and construction of such road shall be in substantial conformance with the recommendation and concept plan for the 58th Street access road included in the Jackson Park Guidelines. Final plans and specifications shall be subject to the review and approval of the Chicago Department of Transportation and Department of Planning and Development, the Chicago Park District and M.S.I..

(D) Transit.

M.S.I. shall use its best efforts to insure the continuation and possible expansion of public transit services to the site through continued dialogue with the Chicago Transit Authority and METRA.

(E) Lighting And Sidewalk Improvement Programs.

Prior to the issuance of any Part II approvals for the H.C.S.C. under Section 11.11-3(b) of the Chicago Zoning Ordinance, M.S.I. shall submit to the Department of Planning and Development a pedestrian lighting and sidewalk improvement program for the landscaped area to be located north of the facility after construction of the underground parking garage, and for the area south and east of the facility in the vicinity of the H.C.S.C.. Prior to the issuance of any Part II approvals for the West Building, M.S.I. shall submit to the Department of

Planning and Development a lighting and sidewalk improvement program for the area in the vicinity of the West Building. These lighting and sidewalk improvement programs shall be architecturally compatible with the existing Museum building and shall be subject to the review and approval of the Chicago Department of Planning and Development. The "Sidewalk Improvement Program" shall include pavement color, scoring pattern and bench design.

(F) Temporary Cooling Structure.

Construction of the temporary cooling structure, permitted as an interim use in Statement 5 above, shall be conditioned upon review and approval by the Department of Planning and Development of all enclosures and landscaping in its vicinity.

11. 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.").
12. The requirements of this Planned Development may be modified, administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, 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 these Statements by the Commissioner of the Department of Planning and Development 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. (A) Unless substantial construction of the underground parking garage 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 subsection, then the zoning of the Property shall automatically revert to an R6 General Residence District.

(B) Unless substantial construction of the West Building has commenced within five years following the completion of the Henry Crown Space Center Expansion (which shall be deemed complete on the date of the issuance of a certificate of Occupancy for that building), or by December 31, 2005, whichever date is earlier, then that portion of this Planned Development relating to the West Building shall expire. If that portion of this Planned Development relating to the West Building expires under the provisions of this subsection, then the area that would have incorporated the West Building shall remain within the boundaries of this Planned Development and shall be landscaped in substantial conformance with the Exhibit "4" West Parking Lot Plan.

[(Sub)Exhibits 1 through 13 referred to in these Plan of Development Statements printed on pages 36634 through 36622 of this Journal.]

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

Institutional Planned Development

Plan Of Development

Bulk Regulations And Data Table.

Maximum Permitted Floor Area Ratio: 1.0

Sub-Area A

Gross Site Area	=	Net Site Area	+	Area Remaining in Public Right-of-Way
1,380,037 (31.68 acres)	=	1,299,905 square feet (29.84 acres)	+	80,132 square feet (1.84 acres)

Sub-Areas A and B

Gross Site Area	=	Net Site Area	+	Area Remaining in Public Right-of-Way
1,781,274 (40.89 acres)	=	1,694,370 square feet (38.9 acres)	+	86,904 square feet (1.99 acres)

**Setbacks From Planned Development
Boundary:**

In substantial conformance
with the Site/Landscape
Plan.

**Maximum Percentage of Site
Coverage:**

In substantial conformance
with the Site/Landscape
Plan.

**Maximum Required Off-Street Parking
Spaces During Construction of
Underground Parking Garage:**

997 spaces.*

**Minimum Required Off-Street Parking
Spaces After Construction of
Underground Parking Garage:**

1,500 spaces.

**Minimum Number of Off-Street
Loading Berths:**

3 berths.

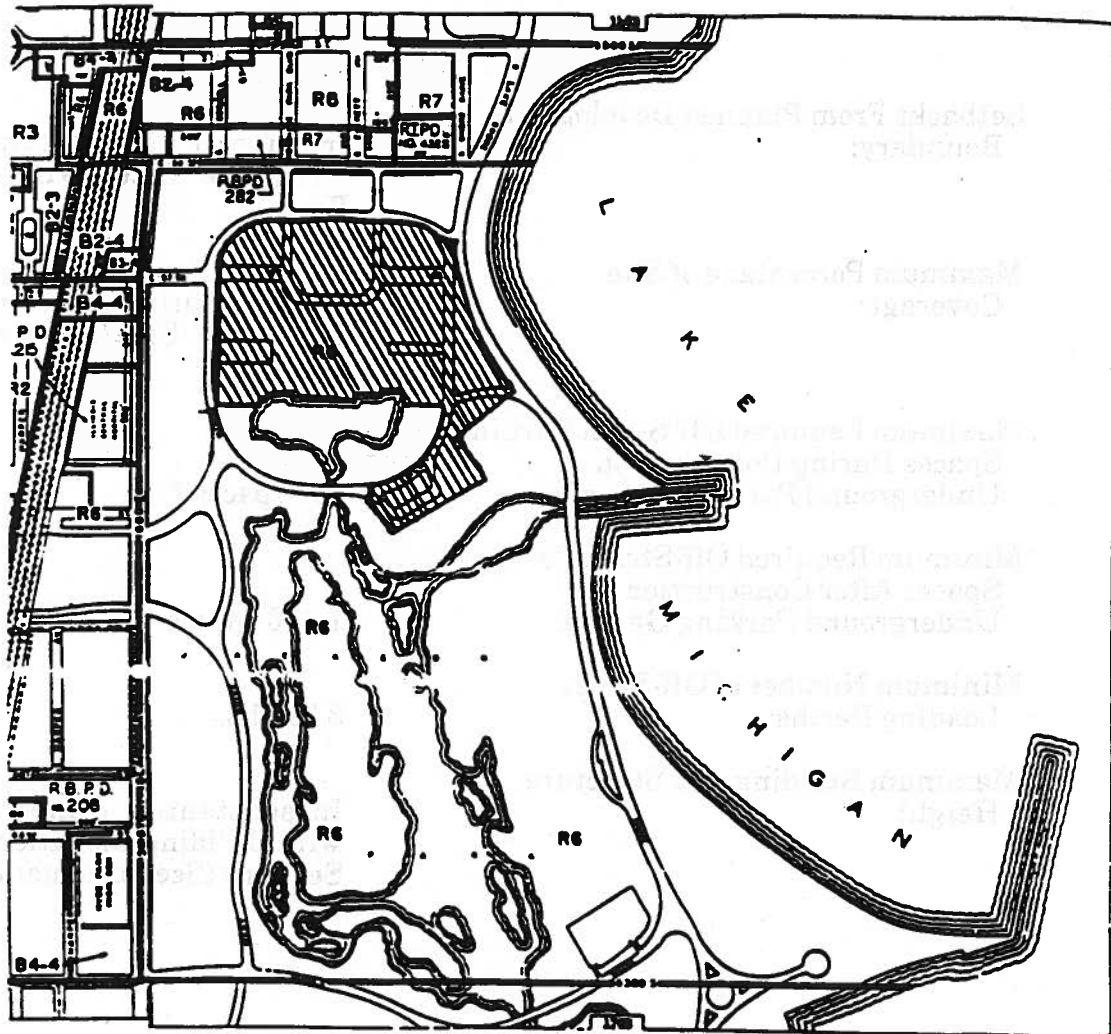
**Maximum Building and Structure
Height**

In substantial conformance
with Building Elevations and
Sections (See Statement 4.)

* This number does not include the existing parking spaces located in the lot south of the West Pavilion.

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

Existing Zoning Map.



LEGEND



Subject Property



Zoning Boundaries

Applicant:
Address:
Date:
Revised:

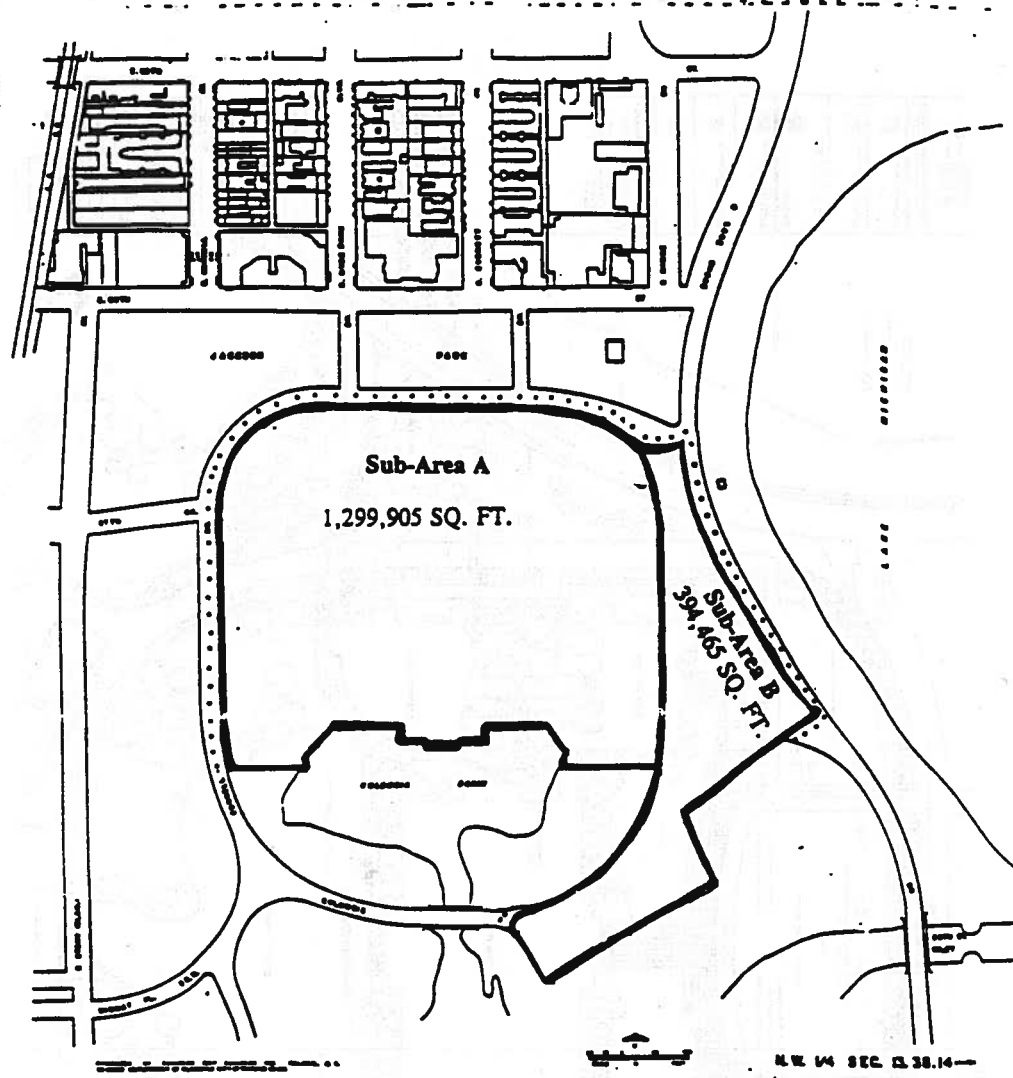
The Museum of Science and Industry
57th Street and Lake Shore Drive, Chicago, IL 60637
January 12, 1995
March 16, 1995

EXHIBIT

1

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

Boundary And Property Line Map.



LEGEND

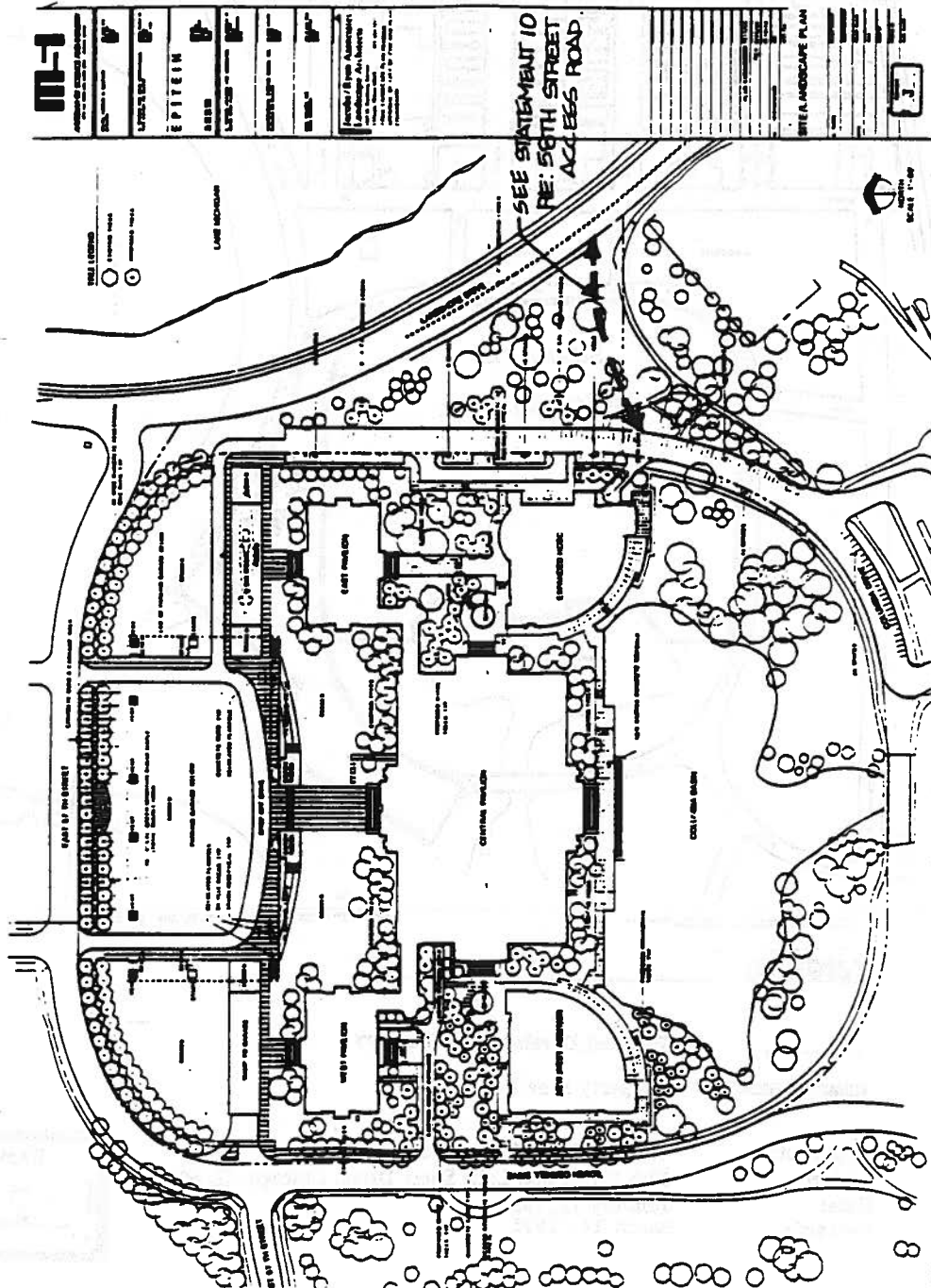
- Planned Development Boundary
- Property Line Boundary

Applicant: The Museum of Science and Industry
 Address: 57th Street and Lake Shore Drive, Chicago, IL 60637
 Date: January 12, 1995
 Revised: March 16, 1995

EXHIBIT
 1 2

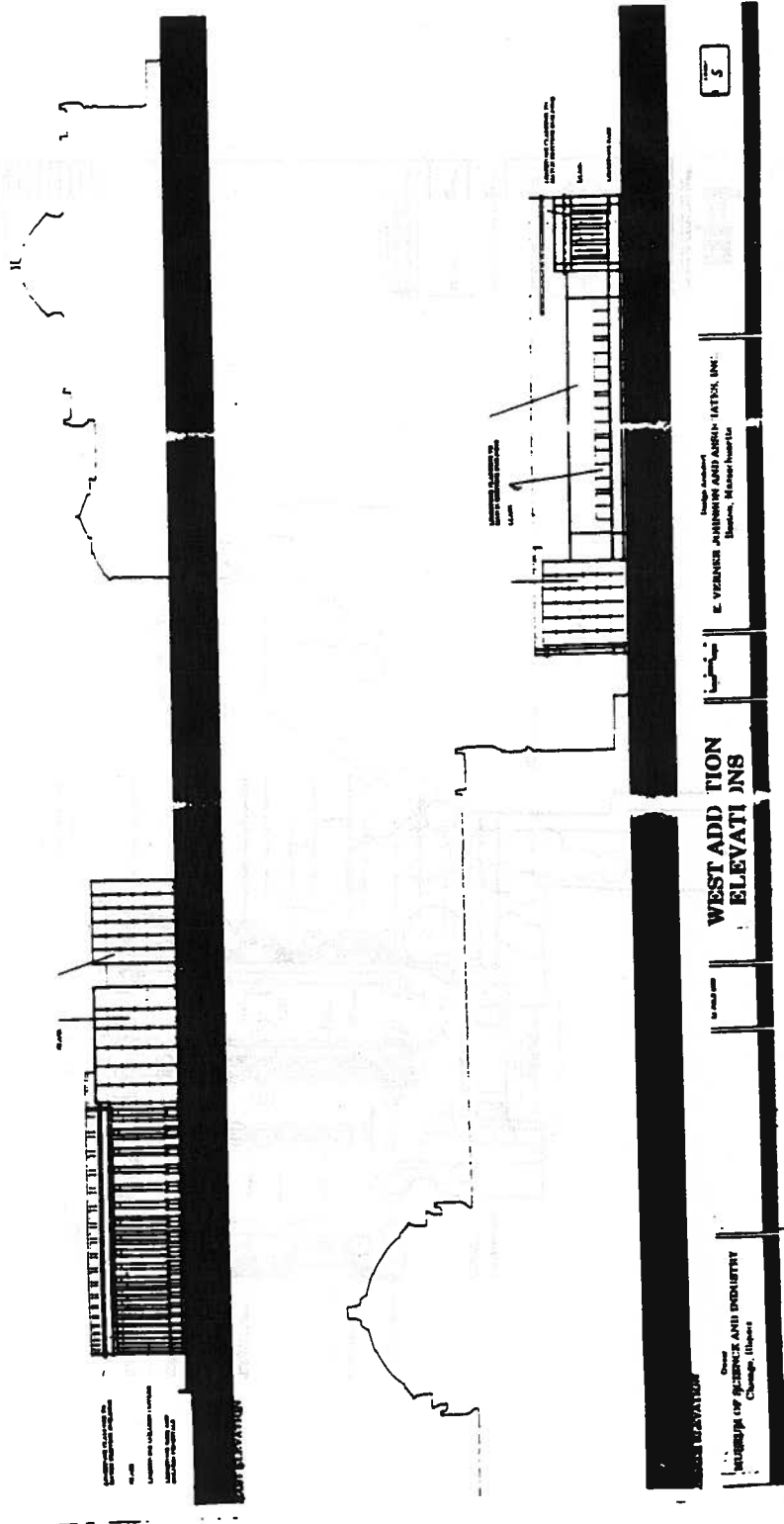
(Sub)Exhibit 3.
(To Plan Of Development Statements)

Site/Landscape Plan.



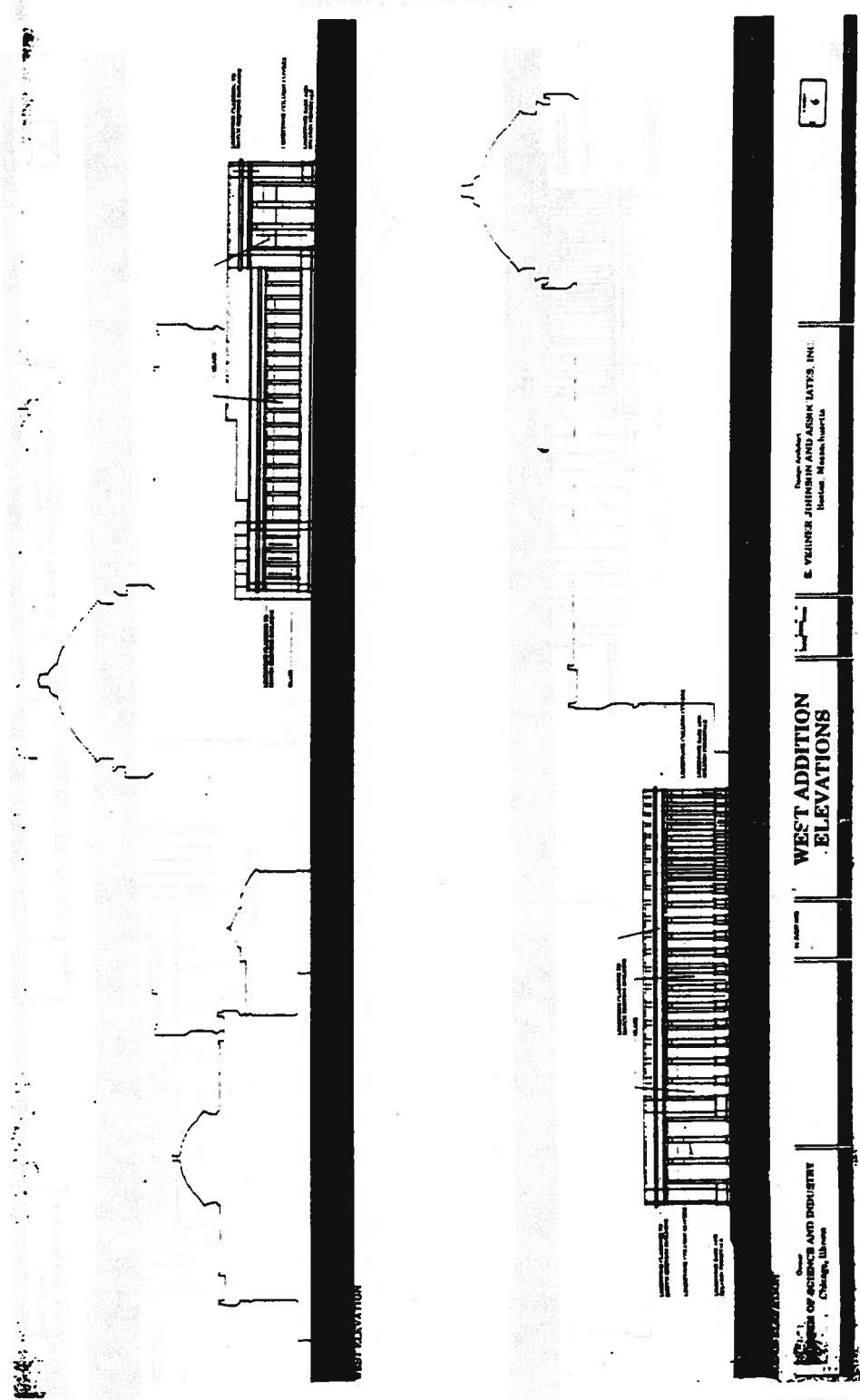
(Sub)Exhibit 5.
(To Plan Of Development Statements)

West Addition Elevations --
East And North.



(Sub)Exhibit 6.
(To Plan Of Development Statements)

West Addition Elevations --
West And South.



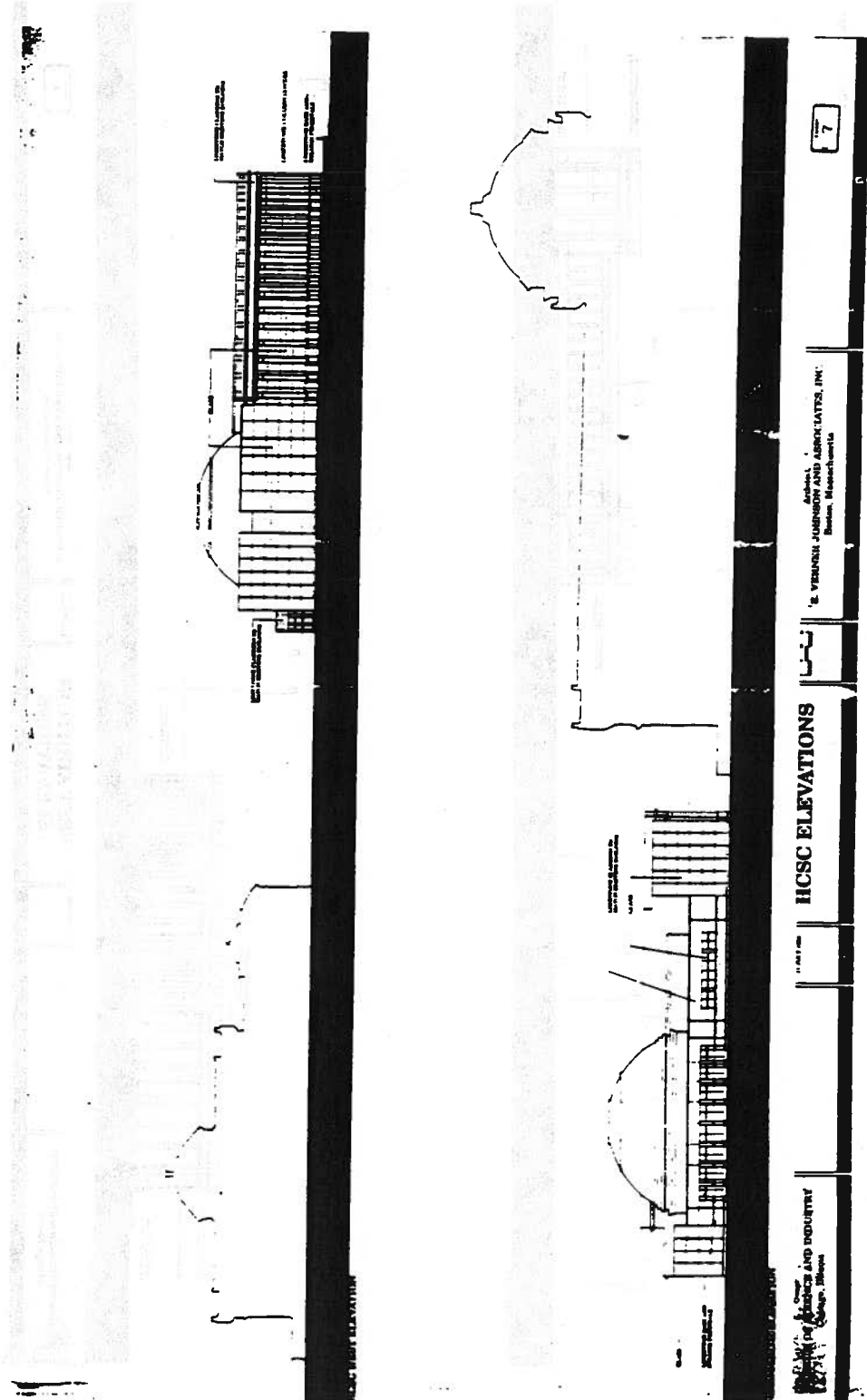
Prepared by
E. VELLNER JOHNSON AND JOHNS LUTYS, INC.
Chicago, Illinois

**WEST ADDITION
ELEVATIONS**

Office of
SCIENCE AND INDUSTRY
Chicago, Illinois

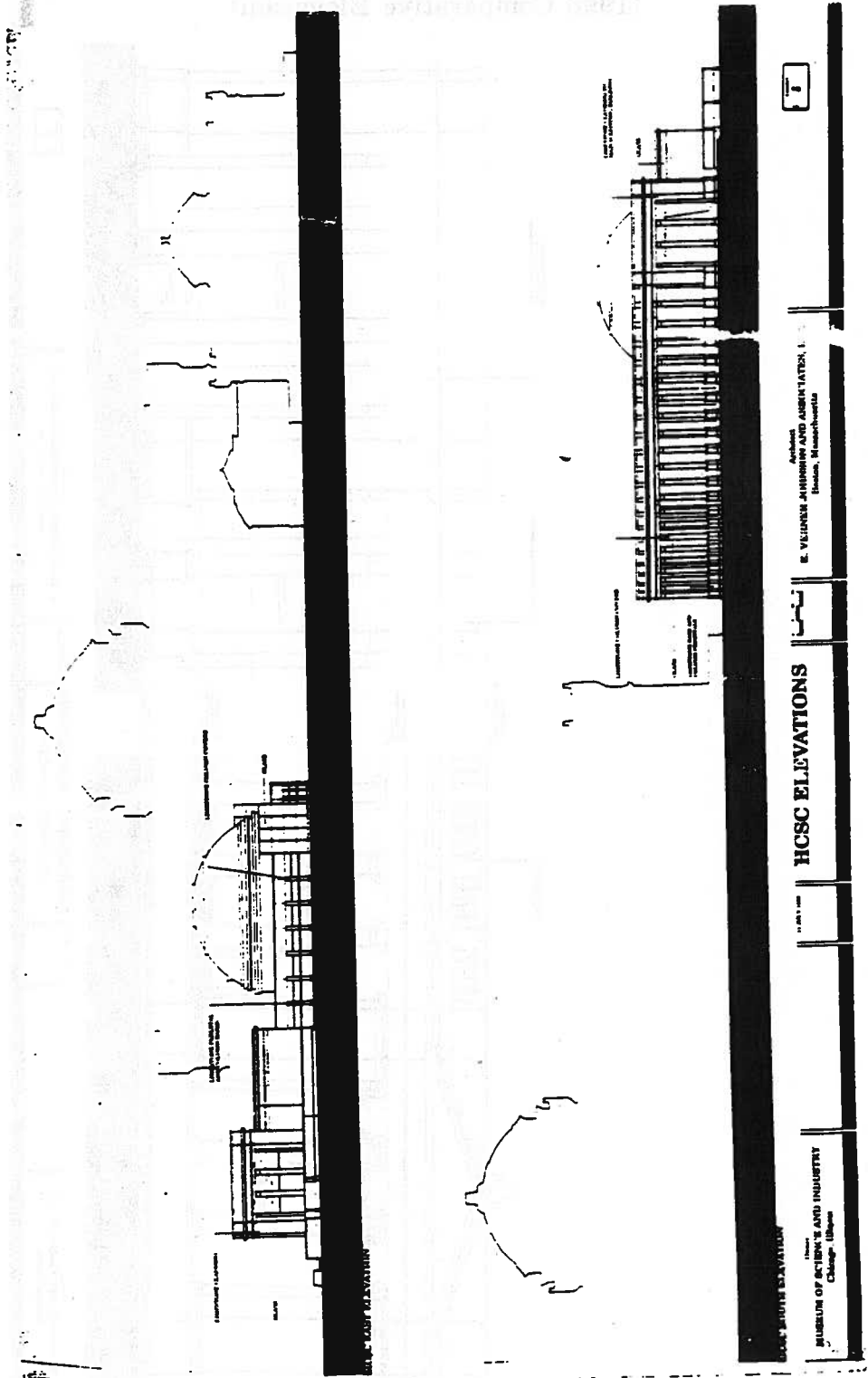
(Sub)Exhibit 7.
(To Plan Of Development Statements)

Henry Crown Space Center Elevations --
West And North.



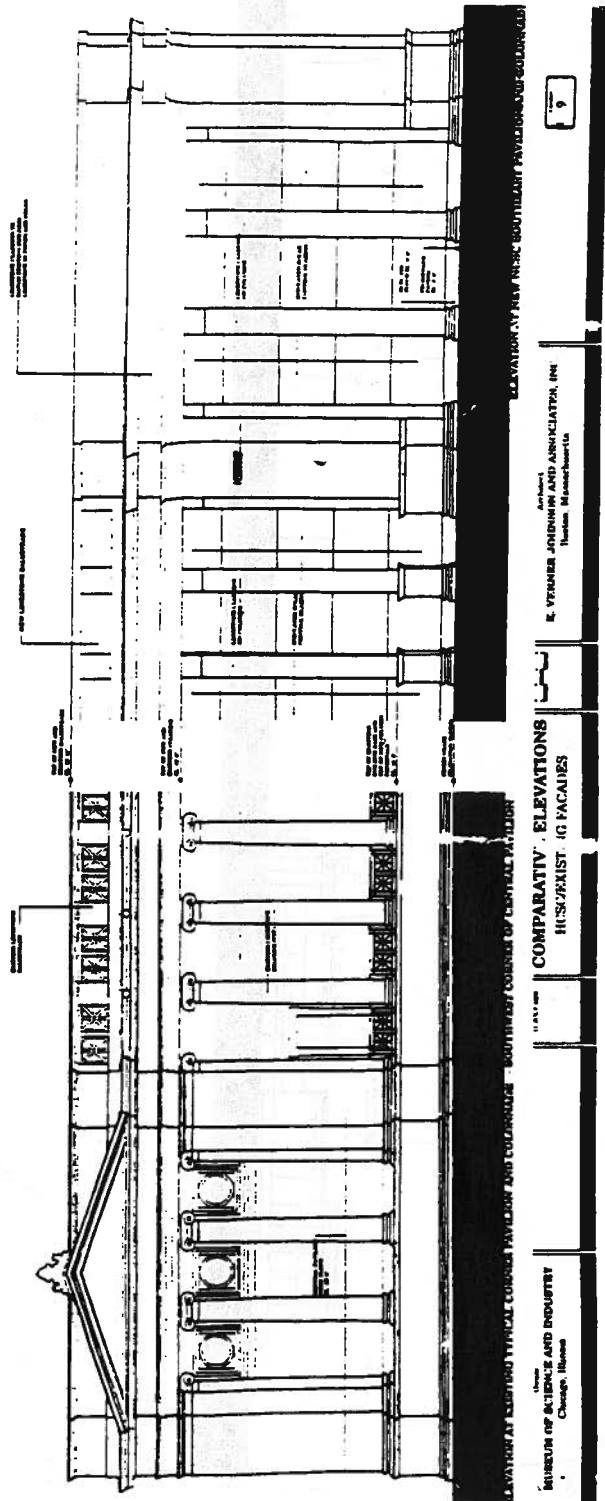
(Sub)Exhibit 8.
(To Plan Of Development Statements)

Henry Crown Space Center Elevations --
East And South.



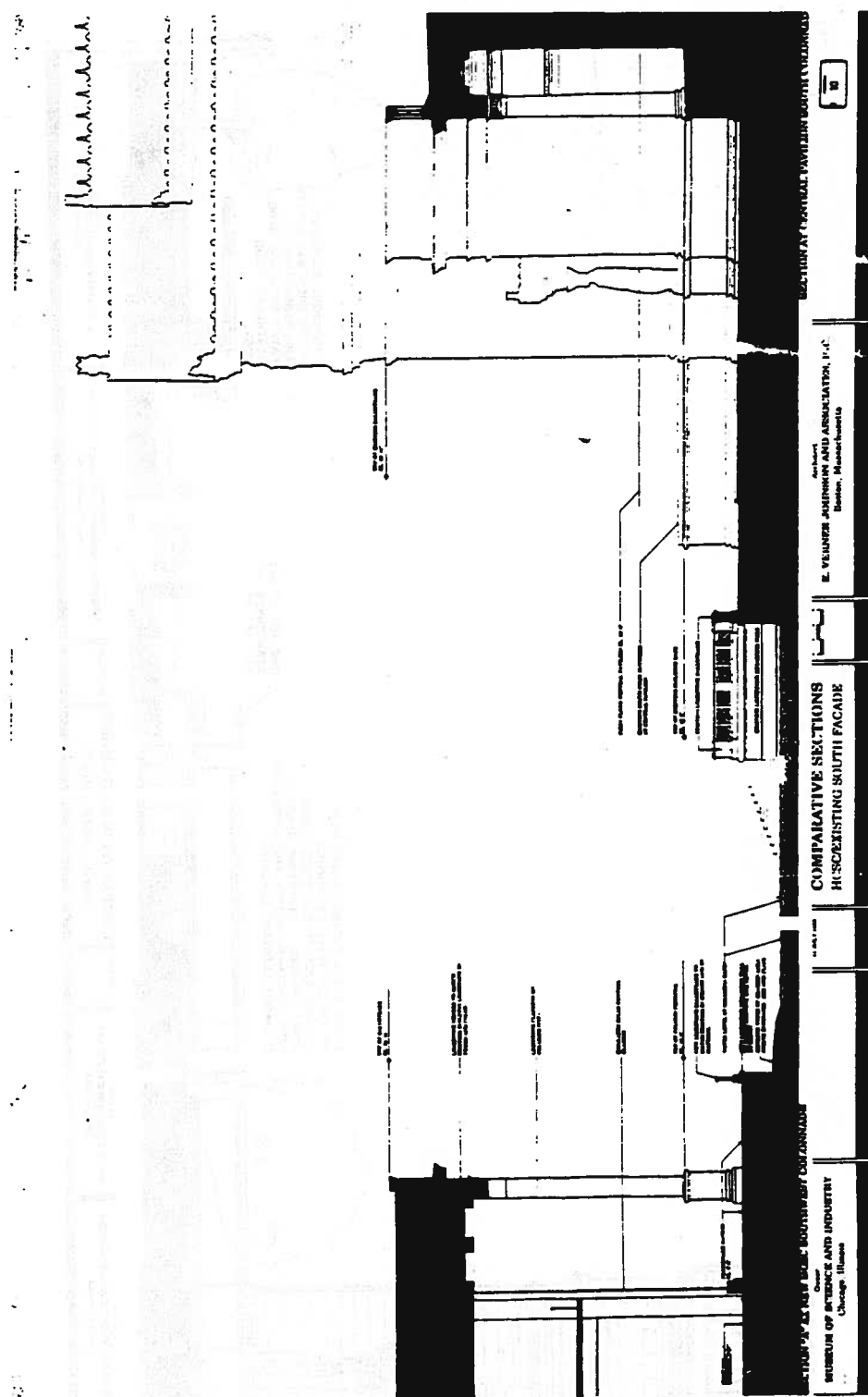
(Sub)Exhibit 9.
(To Plan Of Development Statements)

Comparative Elevations.
(1996 Comparative Elevation)



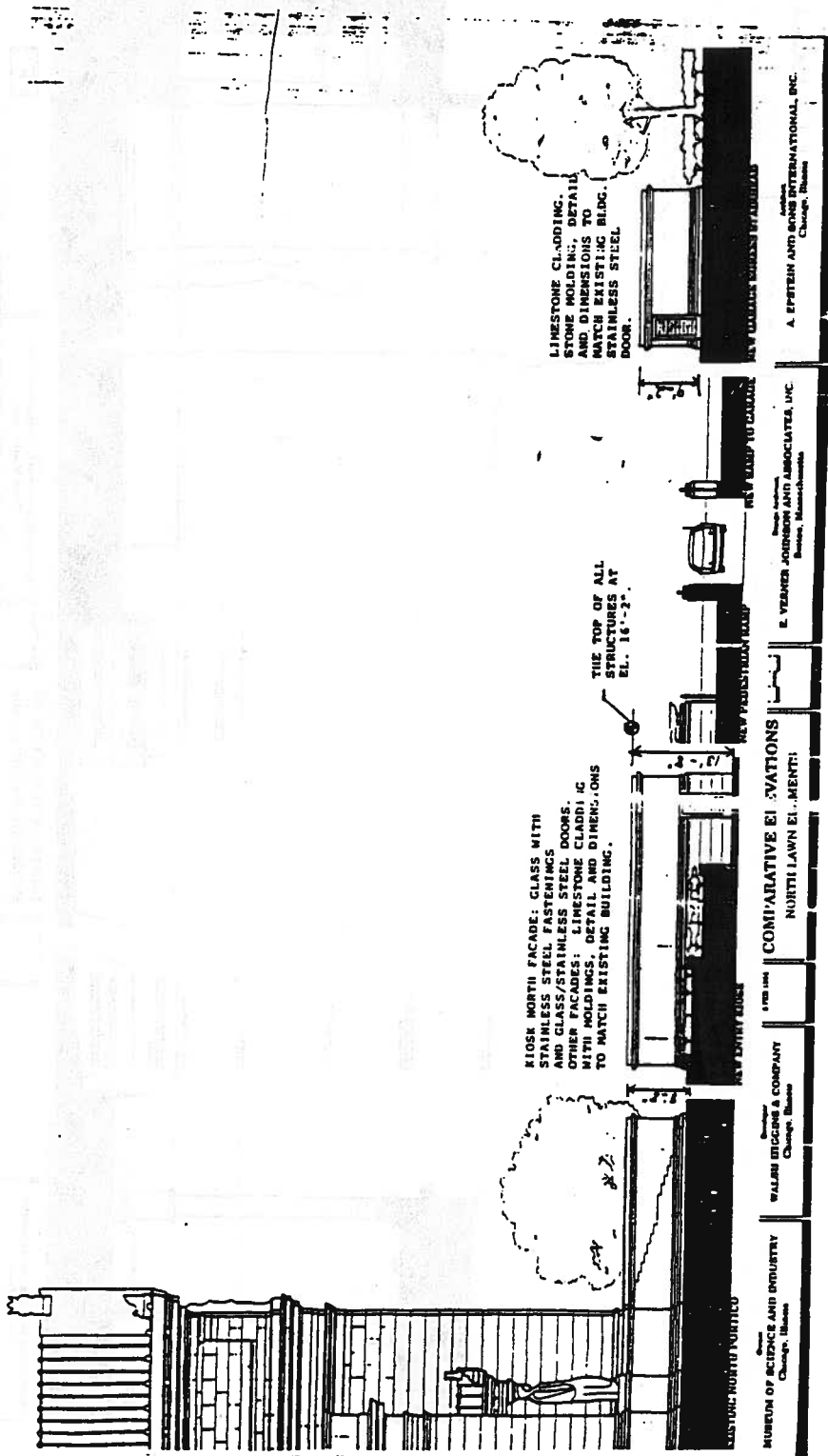
(Sub)Exhibit 10.
(To Plan Of Development Statements)

Comparative Sections.
(1996 Comparative Sections)



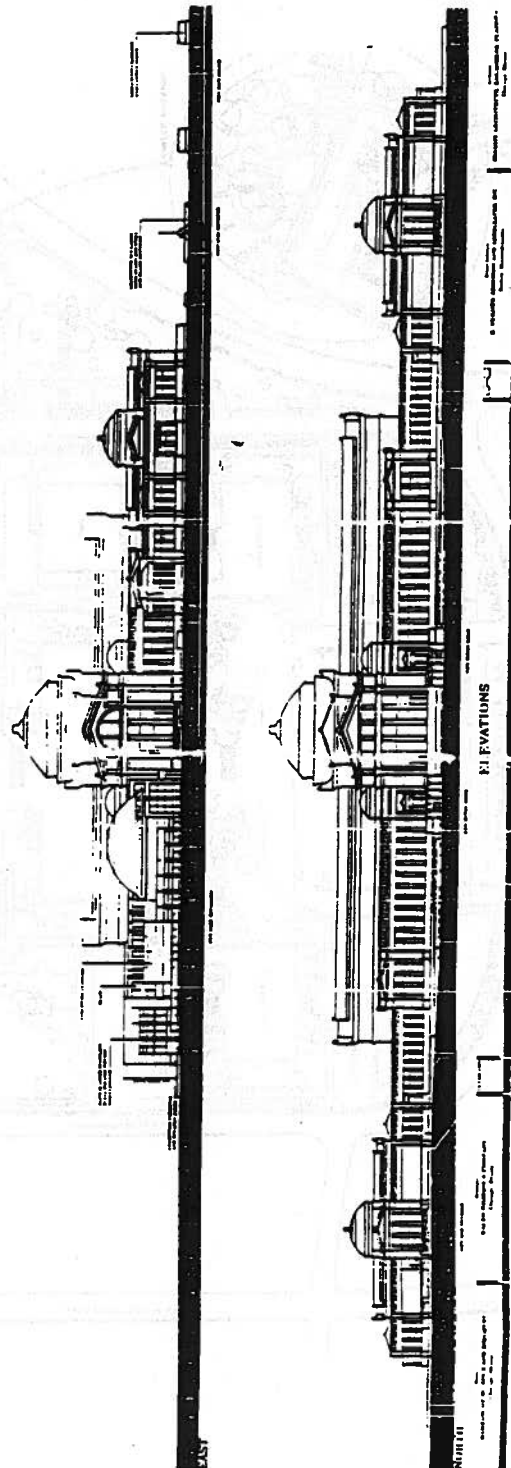
(Sub)Exhibit 11.
(To Plan Of Development Statements)

Comparative Elevations--
North Lawn Elements.



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

Elevation Of North Facade Of The Museum
Of Science And Industry.



11460

Reclassification Of Area Shown On Map Number 9-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 9-G in the area bounded by:~~

~~West Newport Avenue; the westerly right-of-way line of the Chicago Milwaukee and St. Paul Railroad; a line 141.25 feet south of West Newport Avenue; and North Racine 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 Number 14-C.

IPD 587
LF 307

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R6 General Residence District symbols and indications as shown on Map No. 14-C in the area described in the legal description attached hereto as Exhibit A and depicted on the attached map to those of an Institutional Planned Development which is hereby established in the area described above 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.

Exhibit "A" and Plan of Development Statements referred to in this ordinance read as follows:

THE SECRETARY OF THE ARMY

WASHINGTON, D. C.

That the Secretary of the Army is authorized to issue the following orders:

1. The Secretary of the Army is authorized to issue the following orders:

2. The Secretary of the Army is authorized to issue the following orders:

3. The Secretary of the Army is authorized to issue the following orders:

1947

WASHINGTON, D. C.

THE SECRETARY OF THE ARMY

That the Secretary of the Army is authorized to issue the following orders:

4. The Secretary of the Army is authorized to issue the following orders:

5. The Secretary of the Army is authorized to issue the following orders:

*Exhibit "A".**Museum Of Science And Industry.*

Subarea A:

That portion of Jackson Park (including the Fine Arts Building) bounded on the north by the south line of the existing east and west drive (said drive being an extension in an easterly direction of East 57th Street, on the west, southwest, south, southeast and east by the inner line of North Circuit Road (which North Circuit Road extends south from its western junction with said east and west drive and then curves toward the east and then toward the north forming an irregular semi-circle and again joining said east and west drive at the junction of said east and west drive with South South Shore Drive), being more particularly described as follows:

commencing at the southwest corner of Lot 11 in East End Subdivision of parts of Sections 12 and 13, Township 38 North, Range 14, East of the Third Principal Meridian; thence south 00 degrees, 03 minutes, 40 seconds east 339.41 feet along the southerly extension of the west line thereof being also the east line of South Hyde Park Boulevard to the point of beginning; thence south 89 degrees, 59 minutes, 41 seconds east 494.84 feet along the south curve of East 57th Drive; thence south 84 degrees, 11 minutes, 44 seconds east 43.84 feet; thence southeasterly 97.74 feet along the arc of a curve convex northeasterly having a radius of 385.11 feet (the chord of said arc bearing south 76 degrees, 59 minutes, 56 seconds east 97.47 feet); thence southeasterly 117.50 feet along the arc of a curve convex northeasterly having a radius of 463.78 feet (the chord of said arc bearing south 66 degrees, 22 minutes, 40 seconds east 117.19 feet); thence south 57 degrees, 47 minutes, 51 seconds east 8.16 feet; thence southeasterly 251.19 feet along the arc of a curve convex northeasterly having a radius of 250.00 feet (the chord of said arc bearing south 29 degrees, 00 minutes, 49 seconds east 240.76 feet); thence south 00 degrees, 13 minutes, 46 seconds east 607.15 feet; thence southwesterly 183.41 feet along the arc of a curve convex southeasterly having a radius of 678.98 feet (the chord of said arc bearing south 03 degrees, 59 minutes, 35 seconds west 182.86 feet); thence north 90 degrees, 00 minutes, 00 seconds west 224.29 feet; thence north 00 degrees, 00 minutes, 00 seconds east 5.00 feet; thence northwesterly 156.91 feet along the arc of a curve convex southwesterly and having a radius of 100.00 feet (the chord of said arc bearing north 45 degrees, 02 minutes, 53 seconds west 141.30 feet); thence south 89 degrees, 54 minutes, 15 seconds west 130.00 feet; thence south 00 degrees, 05 minutes, 45 seconds east 18.33 feet; thence north 90 degrees, 00 minutes, 00 seconds west 95.00 feet;

thence south 00 degrees, 00 minutes, 00 seconds west 20.00 feet;
thence north 90 degrees, 00 minutes, 00 seconds west 190.00 feet;
thence north 00 degrees, 00 minutes, 00 seconds west 20.00 feet;
thence north 90 degrees, 00 minutes, 00 seconds west 95.00 feet;
thence north 00 degrees, 05 minutes, 45 seconds east 18.33 feet;
thence north 89 degrees, 54 minutes, 15 seconds west 130.00 feet;
thence southwesterly 156.91 feet along the arc of a curve having a
radius of 100.00 feet (the chord of said arc bearing south 45 degrees,
02 minutes, 53 seconds west 141.30 feet); thence south 00 degrees, 00
minutes, 00 seconds west 5.00 feet; thence north 90 degrees, 00
minutes, 00 seconds west 216.89 feet; thence northwesterly 94.57 feet
along the arc of a curve convex southwesterly having a radius of
733.77 feet (the chord of said arc bearing north 07 degrees, 06
minutes, 07 seconds west 94.50 feet); thence north 02 degrees, 26
minutes, 10 seconds west 51.62 feet; thence north 00 degrees, 06
minutes, 21 seconds west 664.67 feet; thence north 09 degrees, 14
minutes, 16 seconds east 29.69 feet; thence northeasterly 129.28 feet
along the arc of a curve convex northwesterly, having a radius of
240.39 feet (the chord of said arc bearing north 26 degrees, 14
minutes, 15 seconds east 127.73 feet); thence northeasterly 111.11
feet along the arc of a curve convex northwesterly having a radius of
336.51 feet (the chord of said arc bearing north 53 degrees, 12
minutes, 08 seconds east 110.61 feet); thence northeasterly 107.33
feet along the arc of a curve convex northwesterly having a radius of
549.33 feet (the chord of said arc bearing north 69 degrees, 03
minutes, 44 seconds east 107.16 feet); thence northeasterly 110.22
feet along the arc of a curve convex northwesterly having a radius of
636.34 feet (the chord of said arc bearing north 79 degrees, 51
minutes, 44 seconds east 110.08 feet); thence south 89 degrees, 59
minutes, 41 seconds east 84.20 feet to the point of beginning, in the
City of Chicago, in Cook County, Illinois (containing 29.84 +/- acres).

Subarea "B":

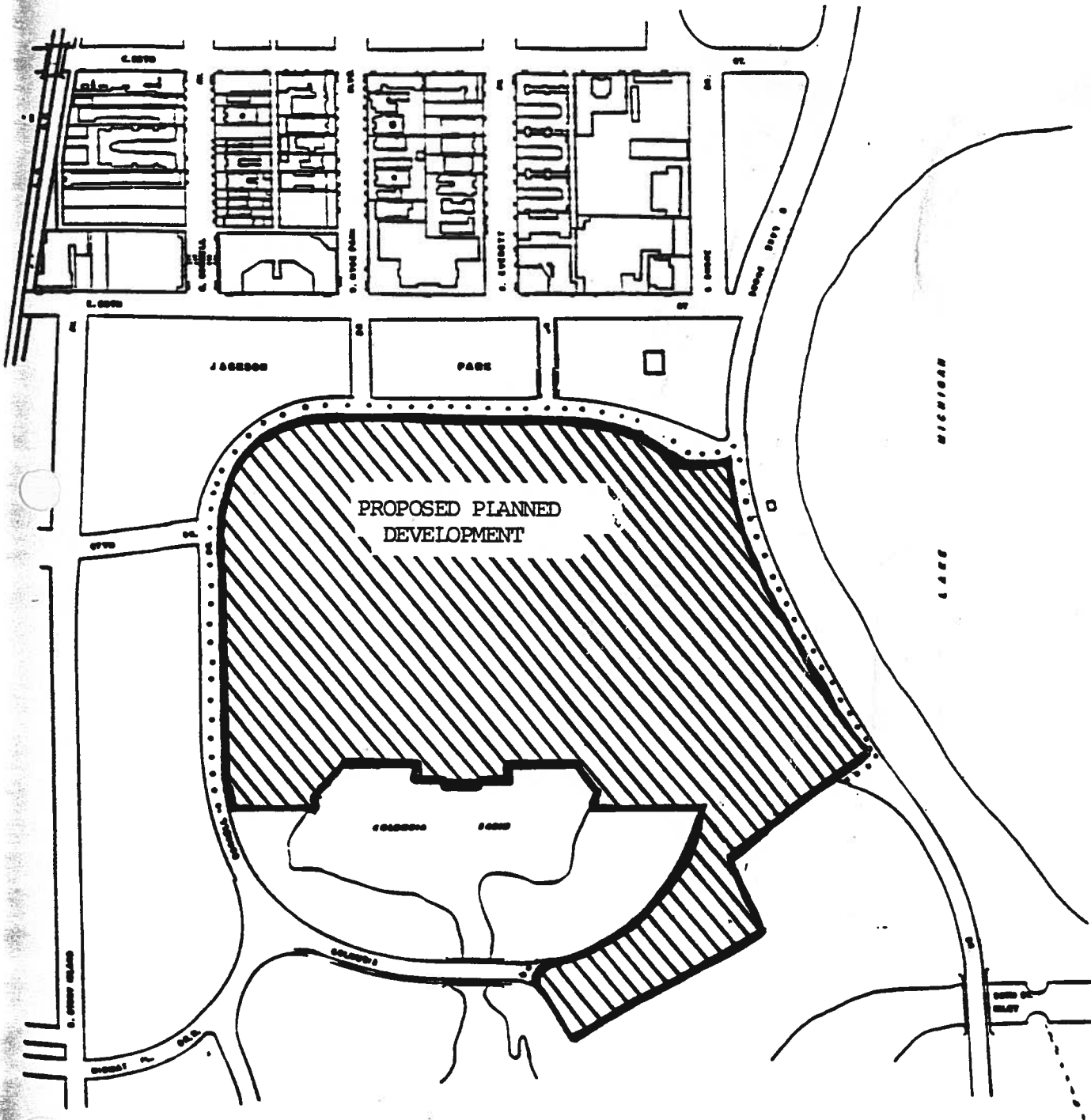
That portion of Jackson Park described as follows:

commencing at the southwest corner of Lot 11 in East End
Subdivision of parts of Sections 12 and 13, Township 38 North, Range
14, East of the Third Principal Meridian; thence south 00 degrees, 03
minutes, 40 seconds east 339.41 feet along the southerly extension of
the west line thereof being also the east line of South Hyde Park
Boulevard; thence south 89 degrees, 59 minutes, 41 seconds east
494.43 feet along the south curb of East 57th Drive; thence south 84
degrees, 11 minutes, 44 seconds east 43.84 feet; thence southeasterly
97.74 feet along the arc of a curve having a radius of 385.11 feet (the
chord of said arc bearing south 76 degrees, 59 minutes, 56 seconds
east 97.47 feet); thence southeasterly 117.50 feet along the arc of a
curve having a radius of 463.78 feet (the chord of said arc bearing

chord of said arc bearing south 76 degrees, 59 minutes, 56 seconds east 97.47 feet); thence southeasterly 117.50 feet along the arc of a curve having a radius of 463.78 feet (the chord of said arc bearing south 66 degrees, 22 minutes, 40 seconds east 117.19 feet); thence south 57 degrees, 47 minutes, 51 seconds east 8.16 feet to the point of beginning; thence southeasterly 251.19 feet along the arc of a curve having a radius of 250.00 feet (the chord of said arc bearing south 29 degrees, 00 minutes, 49 seconds east 240.76 feet); thence south 00 degrees, 13 minutes, 46 seconds east 607.15 feet; thence southwesterly 419.43 feet along the arc of a curve convex southeasterly having a radius of 678.98 feet (the chord of said arc bearing south 13 degrees, 57 minutes, 06 seconds west 412.80 feet); thence southwesterly 377.40 feet along the arc of a curve convex southeasterly having a radius of 411.31 feet (the chord of said arc bearing south 58 degrees, 51 minutes, 21 seconds west 364.30 feet); thence south 52 degrees, 57 minutes, 54 seconds west 81.73 feet; thence south 33 degrees, 26 minutes, 52 seconds east 247.49 feet; thence north 64 degrees, 40 minutes, 56 seconds east 625.00 feet; thence north 34 degrees, 04 minutes, 41 seconds west 270.00 feet; thence north 48 degrees, 07 minutes, 12 seconds east 440.00 feet; thence northwesterly 61.55 feet along the arc of a curve convex to the southwest having a radius of 1,908.57 feet (the chord of said arc bearing north 36 degrees, 14 minutes, 59 seconds west 61.55 feet); thence northwesterly 523.42 feet along the arc of a curve convex to the southwest, having a radius of 2,750.56 feet (the chord of said arc bearing north 28 degrees, 56 minutes, 18 seconds west 522.63 feet); thence northwesterly 232.91 feet along the arc of a curve convex to the southwest, having a radius of 869.96 feet (the chord of said arc bearing north 14 degrees, 15 minutes, 04 seconds west 232.22 feet); thence north 06 degrees, 37 minutes, 13 seconds west 91.98 feet; thence northerly and westerly 41.79 feet along the arc of a curve convex northeasterly and having a radius of 24.00 feet (the chord of said arc bearing north 56 degrees, 30 minutes, 31 seconds west 36.71 feet); thence northwesterly 89.25 feet along the arc of a curve convex southwesterly and having a radius of 111.37 feet (the chord of said arc bearing north 83 degrees, 26 minutes, 25 seconds west 86.88 feet); thence north 62 degrees, 27 minutes, 51 seconds west 52.29 feet to the point of beginning, in the City of Chicago, in Cook County, Illinois (containing 9.06 +/- acres).

[Map associated with this Exhibit "A" printed on page 243 of this Journal.]

[Exhibit "A" associated with this map printed on pages 240 through 242 of this Journal.]





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.ci.chi.il.us>

Jack Guthman
Shefsky & Froelich Ltd.
444 North Michigan Avenue
Chicago, Illinois 60611

January 15, 1999

Re: Museum of Science and Industry
Institutional Planned Development No. 587, as amended
Minor change

Dear Mr. Guthman:

We have reviewed your letter 10/27/98 requesting administrative relief to the Museum pursuant to the minor change provisions of the Chicago Zoning Ordinance. Specifically, you are asking that the site plan depicted in the Plan Development No. 587, as amended be altered to permit egress of passenger vehicles from the underground garage at the site by way of an 12 feet wide exit to be constructed at the eastern edge of the parking facility. The proposed changes would include the creation of additional green space areas adjacent to the proposed exit by reducing the amount of metered parking, without affecting the Planned Development minimum requirement of 1500 off-street parking spaces.

The Department of Planning and Development has reviewed the revised plans prepared by Epstein NTS, dated December 7, 1998 and approves the minor changes subject to the approval of the Illinois Department of Transportation and the City of Chicago Department of Transportation. Evidence of IDOT and CDOT approval will be required prior to Part II approval.

Sincerely

Christopher R. Hill
Commissioner

Originated by:
Christine K. Slattery
Deputy Commissioner

cc: Philip Levin
Carmen Vidal-Hallett
Michael Marmo
Paul Woznichi





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

J.F. Boyle, Jr.
Commissioner

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

February 3, 1997

Mr. Thomas R. Samuels
Executive Vice President and Partner
Walsh, Higgins and Company
101 East Erie Street
Suite 800
Chicago, IL 60611

Re: Request for a minor change to Institutional
Planned Development No. 587, as amended
(Museum of Science and Industry)

Dear Mr. Samuels:

Please be advised that your request for a minor change to Institutional Planned Development No. 587, as amended on behalf of the Museum of Science and Industry, has been considered by the Department of Planning and Development pursuant to Section 11.11-3© of the Chicago Zoning Ordinance and Statement No. 12 of Institutional Planned Development No. 587, as amended and is hereby approved.

Specifically, you have requested that the "Site/Landscape Plan" exhibit be modified to depict a replacement of the three structured terraces within the two planters immediately east and west of the entry kiosks with continuous naturally-sloping planted areas. A detailed plan of this modification is attached. As you further indicated in your letter, the advantages from an historic perspective include reducing new construction, maintaining the original natural approach to landscaping and removing extraneous and architectural elements which would compete with the existing historic structure.

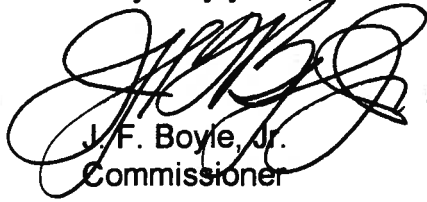
With regard to your request, the Department of Planning and Development has determined that the revisions to the Site/Landscape Plan would constitute a minor change pursuant to Section 11.11-3 © of the Chicago Zoning Ordinance and Statement No. 12 of Institutional Planned Development No. 587, as amended.



page 2

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 587, as amended, I hereby approve the foregoing minor change, but no other changes to Institutional Planned Development No. 587, as amended.

Very truly yours,



J. F. Boyle, Jr.
Commissioner

Originated by:



Christine Slattery
Deputy Commissioner

cc: Christine Slattery
Philip Levin
Michael Marmo
Carmen Vidal-Hallett
Paul Woznicki

Institutional Planned Development.~~586~~ 587*Plan Of Development Statements.*

1. The area delineated herein as an Institutional Planned Development (the "Planned Development") consists of approximately 1,694,370 square feet (38.9 acres) of property which is depicted on the attached Boundary and Property Line Map (the "Property"). Title to the Property is held by the Chicago Park District. The Applicant, the Museum of Science and Industry ("M.S.I."), controls the Property pursuant to agreements with the Chicago Park District.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant, its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant 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 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 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.

Nothing herein shall be construed to mean that any individual owner, or any ground lessors, of the Property or any portion 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 thirteen (13) Statements; an Existing Zoning Map; a Boundary and Property Line Map; a Generalized Land-Use Map; and Existing Land-Use Map; a Bulk Regulations and Data Table; a Site/Landscape Plan prepared by E. Verner Johnson and Associates, Inc. ("E. Verner Johnson") and Jacobs/Ryan Associates ("Jacobs/Ryan") dated March 10, 1995 ("Site/Landscape Plan"); Elevation of North Facade of the M.S.I. prepared by E. Verner Johnson and dated February 8, 1995 ("Building Elevation"); Comparative Elevations, North Lawn Elements prepared by E. Verner Johnson and dated February 8, 1995 ("Comparative Elevations"); and Subarea Map/Interim Parking Plan, prepared by E. Verner Johnson and Jacobs/Ryan dated March 10, 1995 ("Subarea Map/Interim Parking Plan"). Reduced copies of the Site/Landscape Plan, Building Elevation, Comparative Elevations, and Subarea Map/Interim Parking Plan are attached hereto and full sized copies 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 are permitted in the Planned Development subject to the restrictions in Statement 10 and in the Bulk Regulations and Data Table:

Subarea A:

Museums, parking, park and recreation uses, and accessory uses, including education and research facilities, libraries, museum and 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.

Subarea B:

Park and recreation uses and parking.

6. Business identification signs 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 signs, also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. 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. A maximum of 20% of the parking spaces required under this Planned Development, including those parking spaces provided on an interim basis, may be 7.5 feet by 15 feet in size to accommodate compact cars.
8. 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 and any related changes to adjacent streets, including South Lake Shore Drive, shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and the Department of Planning and Development.
9. In addition to the maximum heights of the buildings, structures, 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.
10. All improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent right-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/Landscape Plan. In addition, the improvements on the Property shall be subject to the following regulations:

(A) Landscaping.

(1) Upon completion of construction of the underground parking garage, that property located within Subarea A shall be landscaped as provided in the attached Site/Landscape Plan and that property contained in Subarea B on the Plan that contains temporary parking spaces shall be restored. This will include removal of interim paving materials and restoration of top soil and sod subject to the approval of the Chicago Park District.

(2) Restoration of the landscape, after construction of the underground parking garage is completed, must include replacement of all shrubs and trees that were relocated and replacement of all relocated shrubs and trees that fail to survive prior to October 31, 1997. A tree will be deemed to have failed to survive if it has not maintained the form representative of its species according to the judgment of the Chicago Park District. Species of replacement shrubs and trees will be selected and specified by the Chicago Park District Landscape Design Department. A minimum of 3½ inches to a 4½ inches caliper trees will be required to be installed. M.S.I. will not be responsible for trees that die because of any act of God or vandalism.

(B) Interim Parking.

(1) In addition to the interim parking lots depicted on the Subarea Map/Interim Parking Plan, the M.S.I. will utilize certain remote parking lots owned by the Chicago Park District located outside the boundaries of the Planned Development within Jackson and Burnham Parks during construction of the underground garage when parking demand by M.S.I. patrons exceeds capacity in the interim lots. The location of these lots is noted on the attached (Sub)Exhibit A. M.S.I. will be responsible for developing and operating a shuttle program between the museum and the remote lots as needed to handle peak parking demand and the Chicago Park District will be responsible for maintaining these remote lots throughout the period of construction of the underground garage. This shuttle program will continue to remain in effect on peak days after construction of the garage as permitted by the Chicago Park District.

(2) Applicant shall be responsible for providing access to interim parking lots, as depicted on the attached Subarea Map/Interim Parking Plan, including any related changes to South Lake Shore Drive. During construction of the underground garage, access to the interim parking lots will be provided from South

Lake Shore Drive (+/- 900 to 1,000 feet south of East 57th Street) as noted on the Subarea Map/Interim Parking Plan. This intersection will be controlled by a temporary traffic signal, the cost of which will be borne by M.S.I..

(3) The techniques and materials used for the temporary parking pavement and temporary access road pavement shall minimize the impact on the landscape (i.e., top soil should remain in place, gravel base should be free of lime, asphalt must be porous to allow water penetration). Final details shall be approved by the Chicago Park District.

(C) Traffic Improvements.

M.S.I. shall be responsible at its sole expense for making the following improvements to streets surrounding the museum in conjunction with construction of the underground parking garage:

(1) Access to the underground parking garage will be located at the intersection of East 57th Street and South Cornell Drive, as noted on the Site/Landscape Plan. M.S.I. shall work with the Chicago Department of Transportation to adjust the timing and sequencing of the traffic signal at this intersection as needed to insure the efficient movement of traffic.

(2) East 57th Street shall be widened from 50 to 55 feet from the underground parking garage's access ramp at South Cornell Drive to South Hyde Park Boulevard.

(3) M.S.I. shall work with the Chicago Department of Transportation to adjust the timing and sequencing of the traffic signal at East 57th Street and South Hyde Park Boulevard as needed to insure the efficient movement of traffic.

(4) If, as a result of the traffic actually generated by the underground parking garage, the Chicago Department of Transportation determines that a need exists in the future to insure the efficient movement of traffic on South Cornell Drive, M.S.I. shall provide a separate northbound right-turn lane at the entrance of the garage.

(5) M.S.I. shall be responsible for developing a comprehensive signage plan needed for construction and operation of the underground parking garage directing its patrons to the various parking areas serving the museum and park users to the nearby amenities located within Jackson Park. This signage will also

provide for notification to M.S.I. patrons when its parking lots are full and remote parking is available. This signage plan will be subject to the review and approval of the Chicago Departments of Transportation and Planning and Development.

(D) Transit.

M.S.I. shall use its best efforts to insure the continuation and possible expansion of transit services to the site through continued dialogue with the Chicago Transit Authority and METRA.

(E) Future Additions.

Future additions to the Museum campus shall require an amendment to this Planned Development Ordinance.

(F) Lighting And Sidewalk Improvement Program.

Prior to the issuance of any Part II approvals under Section 11.11-3(b) of the Chicago Zoning Ordinance, M.S.I. shall be responsible for developing a pedestrian lighting and sidewalk improvement program for the landscaped area to be located north of the facility after construction of the underground parking garage. This lighting and sidewalk improvement program shall be architecturally compatible with the existing Museum building and shall be subject to the review and approval of the Chicago Department of Planning and Development. The "Sidewalk Improvement Program" shall include pavement color, scoring pattern and bench design.

11. 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.").
12. The requirements of this Planned Development may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the application for such a

modification by the Applicant and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, 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 these statements by the Commissioner of the Department of Planning and Development 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. Unless substantial construction of the underground parking garage contemplated by this Planned Development has commenced within ten years following adoption of the 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 provisions of this section, then the zoning of the Property shall automatically revert to an R6 General Residence District.

[Existing Zoning Map; Generalized Land-Use Plan; Boundary and Property Line Map; Existing Land-Use Map; Site/Landscape Plan; Comparative Elevation Drawing; Elevation Drawings; and Subarea Map/Interim Parking Drawing referred to in these Plan of Development Statements printed on pages 254 through 261 of this Journal.]

(Sub)Exhibit "A" and the Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

(Sub)Exhibit "A".
(To Plan Of Development Statements)

March 10, 1995

Ms. Bridget O'Keefe
Sidley & Austin
One First National Plaza, 55th Floor
Chicago, Illinois 60603

Dear Bridget:

Per your request, here is a description of the remote parking and shuttle services provided by the Museum. Attached with this memo is a map to help you visualize the locations of the lots.

There are four remote parking lots that we currently use, the first three of which are along 63rd Street, between Lake Shore Drive and Cornell Drive. The fourth is east of the Drive next to the Jackson Park beach house. The lots are numbered in the order in which we use them. Their capacities are as follows:

Lot 1: 204 spaces

Lot 2: 190 spaces

Lot 3: 160 spaces (estimated)

Lot 4: 183 spaces

We use the lots exclusively during fall, winter and spring. Visitors to Jackson Park use them during the summers. In the past, we have used the remote parking facilities on about 15 -- 20 days per year.

Our Director of Operations, or his/her designate, makes the decision to activate the shuttle service as late as the day of a large crowd. Based on previous experience, however, we can predict fairly accurately when we will need them. We use them every year, for example, on Thanksgiving weekend and during the week between Christmas and New Year's Day.

Our operations staff then contacts our shuttle provider, currently Brownlee Bus Company. Normally, we use six of their buses. Once the main lots (including the Henry Crown Space Center and Music Circle lots) are full, signage along Lake Shore Drive, which is usually covered, is revealed

that tells motorists the main lot is full, and shows a directional arrow pointing them to additional parking.

Visitors are directed by signs to go west on 57th Street, south on Cornell Drive, and east on Hayes Drive (63rd Street). Museum security personnel then direct motorists into the appropriate lot. The six shuttle buses then make continuous loops from the lots to the front entrance of the Museum, guaranteeing a maximum waiting time of about five minutes.

The lot at 47th Street and Lake Shore Drive will be used for the first time over Thanksgiving weekend. The same shuttle operation now in effect for 63rd Street will be expanded to serve 47th Street. The one-way trip from this lot to the H.C.S.C. entrance -- the Museum's main entrance during construction -- is about three minutes, roughly the same as at 63rd Street. We will rely on additional buses beyond the 63rd Street fleet so waiting times at all facilities will be kept to a minimum.

The 47th Street lot will also serve as a remote parking facility during the summers of 1996 and 1997, giving us the same number of available parking spaces as exist on site today (approximately 1,400).

New signs similar to those used for the 63rd Street operation will be posted beginning at about 31st Street and Lake Shore Drive. They will normally be covered, but will be opened during our anticipated days of usage. Based on a suggestion from the community, we may choose to route people to 47th Street even before the on-site parking is full; this could alleviate some congestion around the Museum and in the neighborhood by intercepting cars before they get to the Museum.

We estimate that during the interim parking period, we will need to use the remote lots and shuttle service twice as often as we do now. This translates into about 35 -- 40 days per year. In addition to the Thanksgiving weekend and Christmas -- New Year's week periods, we expect to use the shuttles on Thursdays in July and August, as well as on occasional summer weekends.

Feel free to contact me with any additional questions you may have.

Sincerely,

(Signed) Joseph E. Shacter
Executive Assistant to the President

Institutional Planned Development 587
Plan Of Development
Bulk Regulations And Data Table.

Maximum Permitted F.A.R.: .75.

Subarea:

Gross Site Area, 1,380,037 square feet (31.68 acres) = Net Site Area, 1,299,905 square feet (29.84 acres) + Area Remaining in Public Right-of-Way, 80,132 square feet (1.84 acres).

Subareas A and B:

Gross Site Area, 1,781,274 square feet (40.89 acres) = Net Site Area, 1,694,370 square feet (38.9 acres) + Area Remaining in Public Right-of-Way, 86,904 square feet (1.99 acres).

Setbacks from Planned Development Boundary:

In substantial conformance with the Site/Landscape Plan.

Maximum Percentage of Site Coverage:

In substantial conformance with Site/Landscape Plan.

Minimum Required Off-Street Parking Spaces During Construction:

997 spaces.*

Minimum Required Off-Street Parking Spaces after construction of Underground Parking Garage:

1,500 spaces.

Minimum Number of Off-Street Loading Berths:

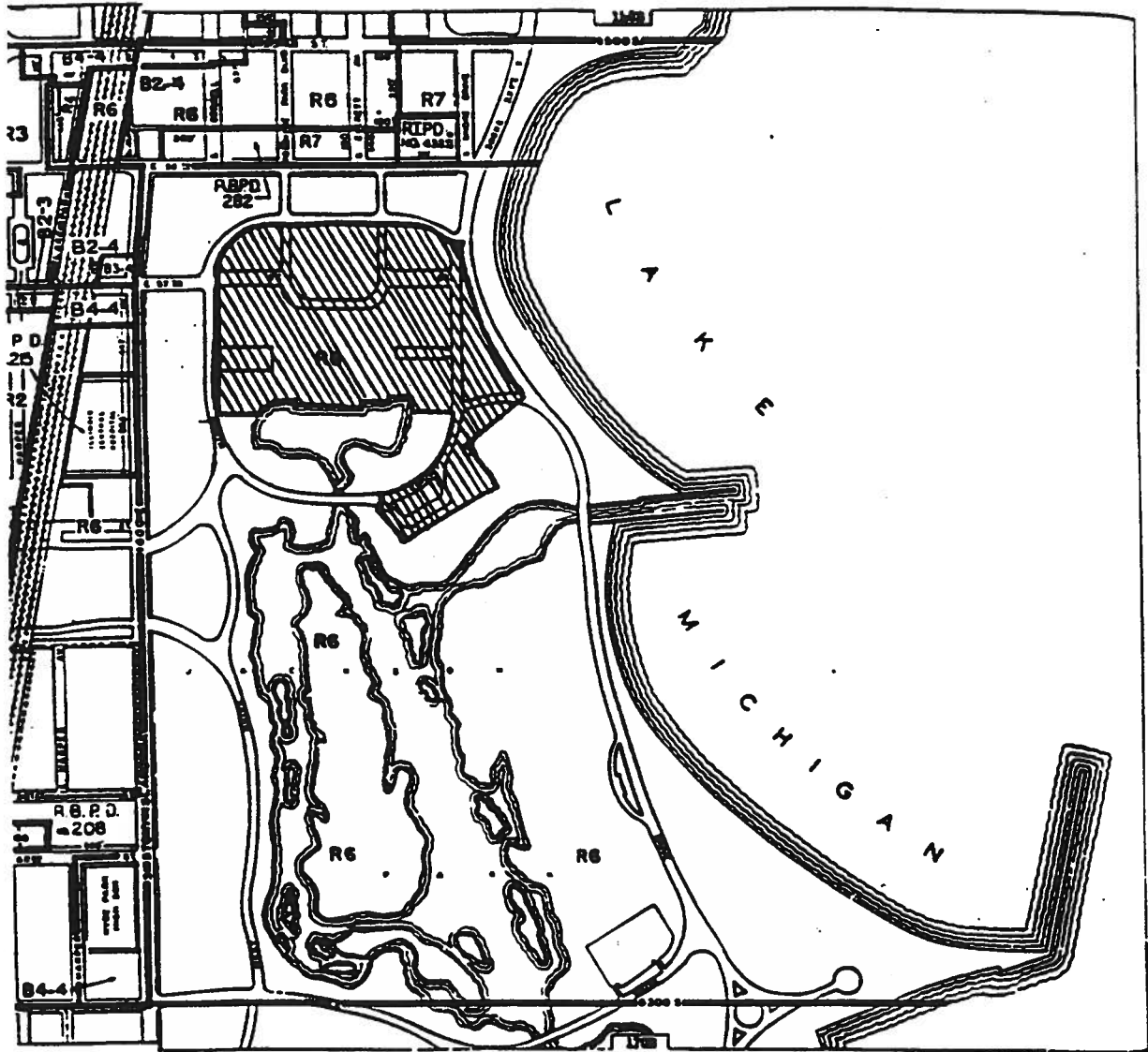
3 berths.

Maximum Building and Structure Height:

In substantial conformity with Building Elevations.

* This number does not include the parking spaces located in the lot south of the West Pavilion.

Existing Zoning Map.



LEGEND



Subject Property

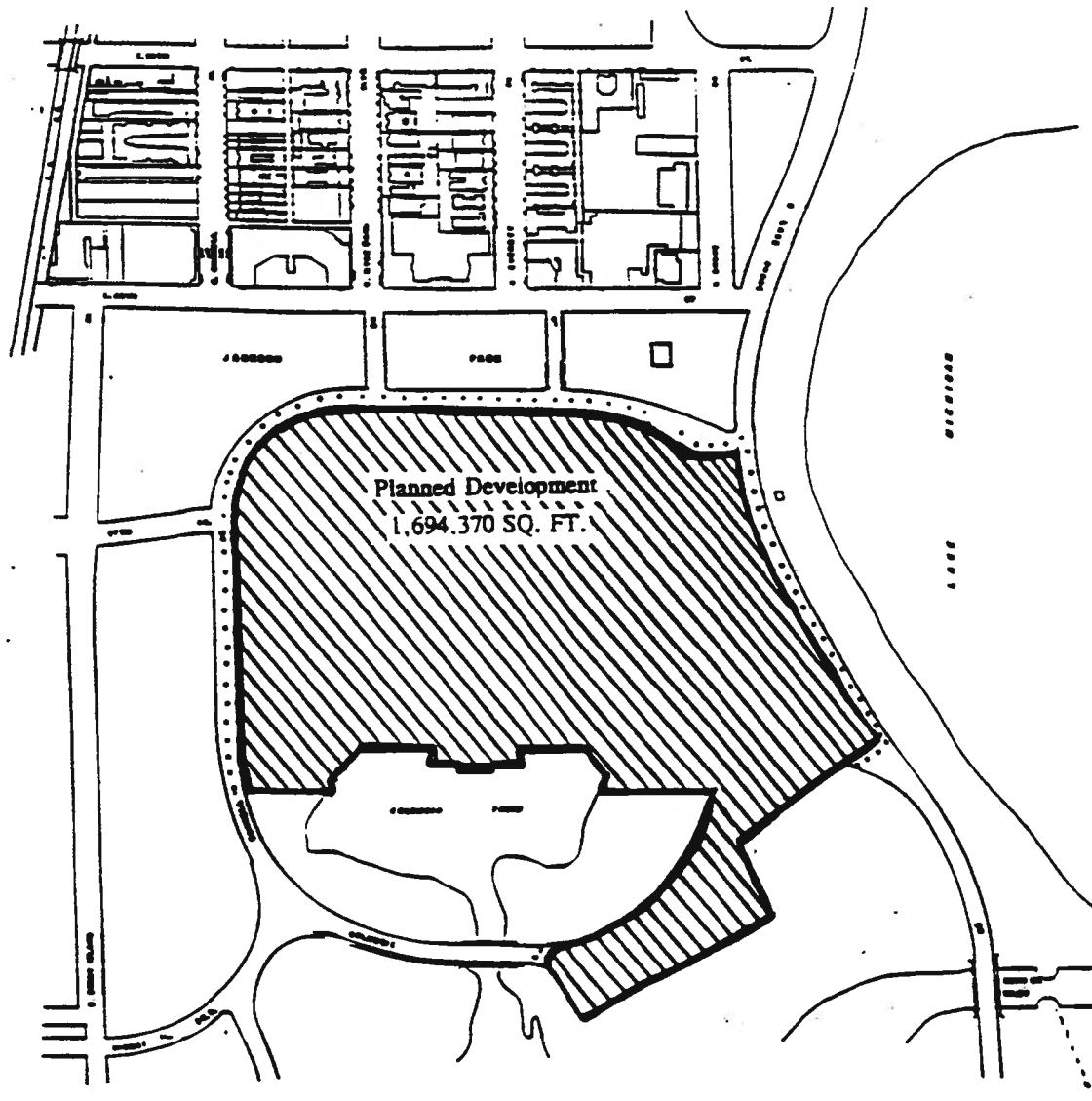


Zoning Boundaries

Applicant:
 Address:
 Date:
 Revised:

The Museum of Science and Industry
 57th Street and Lake Shore Drive, Chicago, IL 60637
 January 12, 1995
 March 16, 1995

Generalized Land-Use Plan.

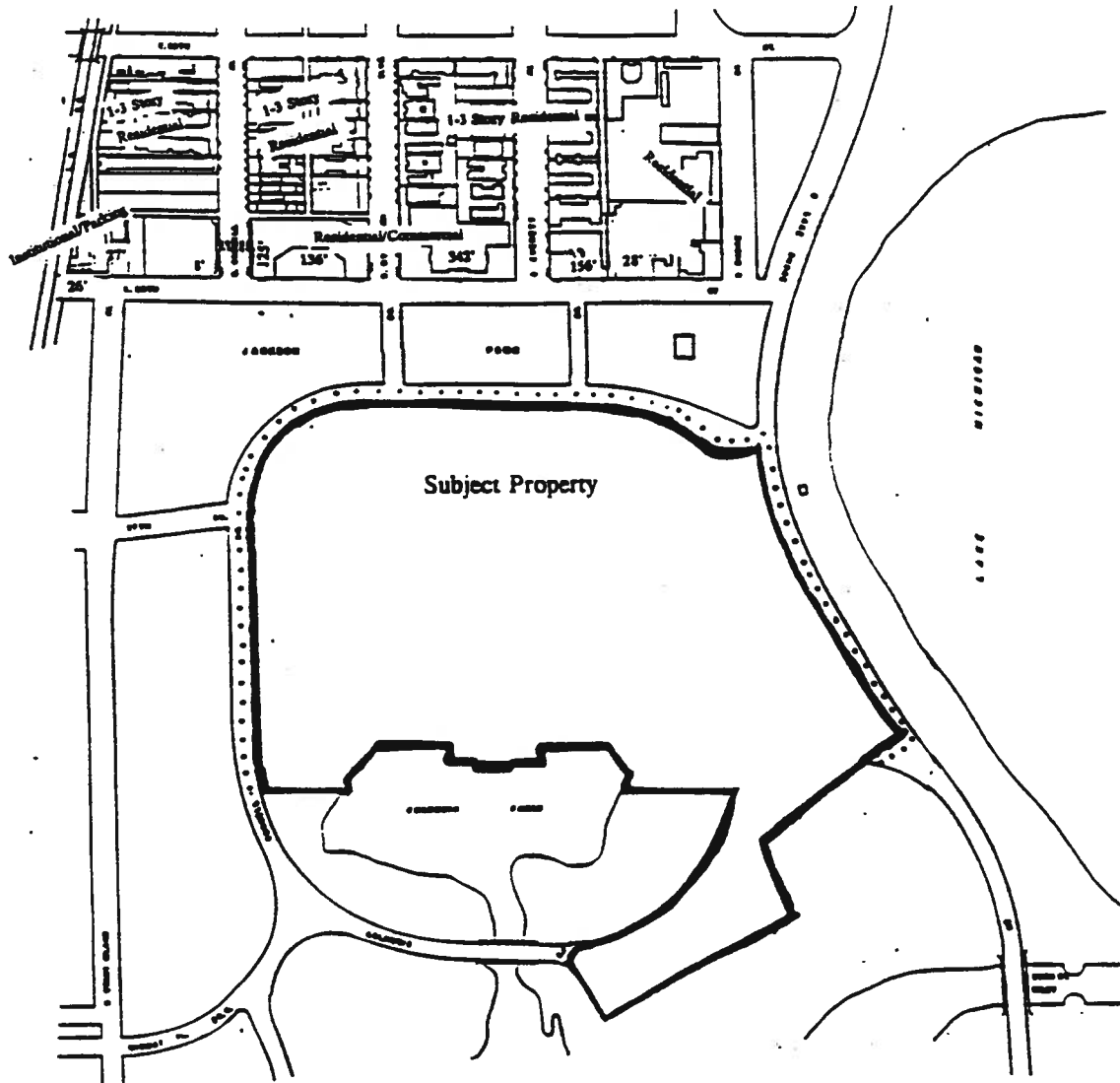


LEGEND

- Planned Development Boundary
- Property Line
- ▨ See Statement #5

Applicant: The Museum of Science and Industry
 Address: 57th Street and Lake Shore Drive, Chicago, IL 60637
 Date: January 12, 1995
 Revised: March 16, 1995

Existing Land-Use Map.



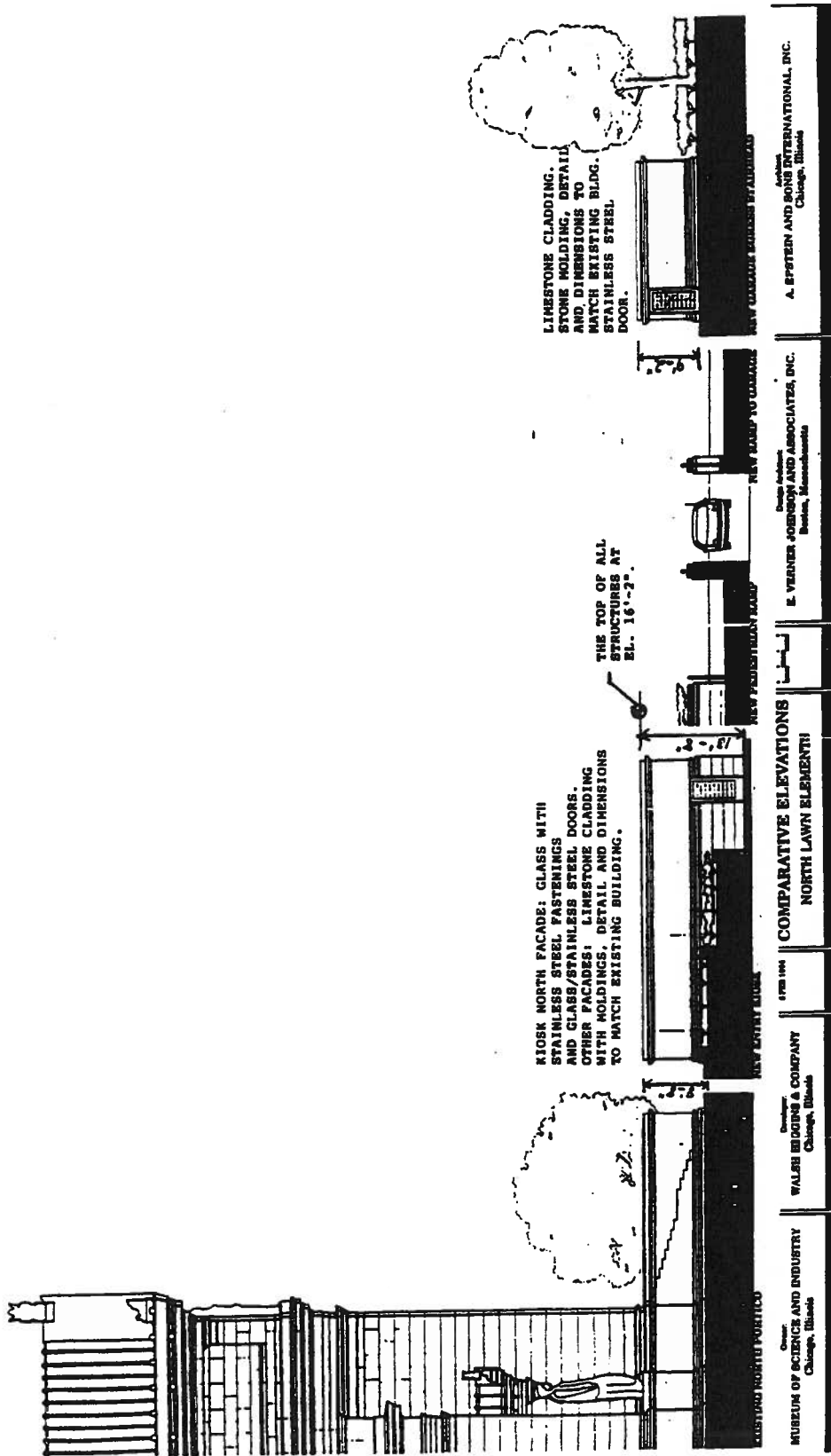
LEGEND

..... **Planned Development Boundary**

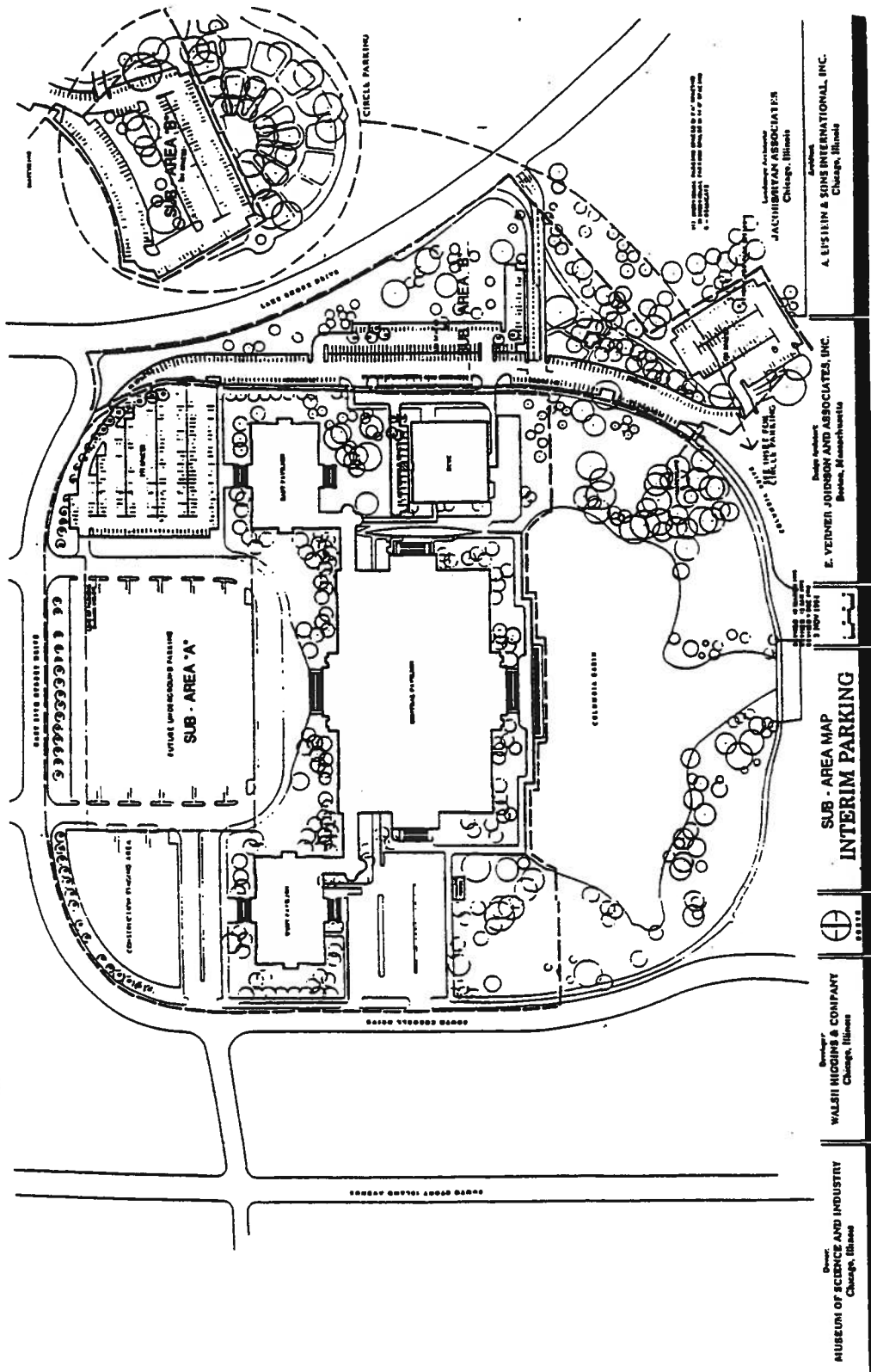
———— **Property Line**

Applicant: The Museum of Science and Industry
Address: 57th Street and Lake Shore Drive, Chicago, IL 60637
Date: January 12, 1995
Revised: March 16, 1995

Comparative Elevation Drawing.



Subarea Map/Interim Parking.



Director
MUSEUM OF SCIENCE AND INDUSTRY
 Chicago, Illinois

Designer
WALSH HIGGINS & COMPANY
 Chicago, Illinois

Site

SUB-AREA MAP
INTERIM PARKING

Date: 3/28/94
 3/28/94

E. YEDNER JOHNSON AND ASSOCIATES, INC.
 Boston, Massachusetts

Landscape Architect
JACQUES HENRI ASSOCIATES
 Chicago, Illinois

Architect
A. EYSLIN & SONS INTERNATIONAL, INC.
 Chicago, Illinois

General Description of the Site

