

11473

Reclassification Of Area Shown On Map Number 3-E IBPD 588

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 3-E in the area bounded by:

a line 93.12 feet north of and parallel to East Pearson Street; a line 275 feet east of North Dewitt Place; a line 107.24 feet north of and parallel to East Pearson Street, to a point 117.5 feet west of the west line of North Lake Shore Drive; thence southeasterly to a point 71 feet north of East Pearson Street and 122.04 feet west of the west line of North Lake Shore Drive; a line 71 feet north of East Pearson Street; North Lake Shore Drive; East Pearson Street; and a line 100 feet east of North Dewitt Place,

to those of a B7-6 General Central Business District, and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B7-6 General Residence District symbols and indications as shown on Map No. 3-E in the area bounded by:

a line 93.12 feet north of and parallel to East Pearson Street; a line 275 feet east of North Dewitt Place; a line 107.24 feet north of and parallel to East Pearson Street, to a point 117.5 feet west of the west line of North Lake Shore Drive; thence southeasterly to a point 71 feet north of East Pearson Street and 122.04 feet west of the west line of North Lake Shore Drive; a line 71 feet north of East Pearson Street; North Lake Shore Drive; East Pearson Street; and a line 100 feet east of North Dewitt Place,

to those of an Institutional-Business 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 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

12 pages

thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of twelve Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site Plan; a Landscape Plan and Building Elevations, all dated April 13, 1995. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.

5. The following uses shall be permitted within the area delineated herein as "Institutional-Business Planned Development":

all permitted uses in the B7 General Central Business District, with the exception of the following -- dwelling units and lodging rooms; clubs and lodges; currency exchanges; department stores; garden supply and seed stores; amusement establishments; arcades; auto accessory stores; auto service stations and garages for the service and repair of vehicles; motor driven bicycle sales; casket and casket supplies; feed stores; fire stations; retail greenhouses; meat markets; parking lots; pet shops; police stations; theaters; undertaking establishments and funeral parlors; hotels; motels; warehouses; and motor vehicles sales. In addition, museums, exhibition halls, showrooms and non-accessory parking shall be permitted. Retail and restaurant uses open to the public shall be limited to the ground floor, second floor and top floor only.

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 and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.

7. Any service drives 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 emergency areas.

12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all renovated portions of 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 most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 223 through 228 of this Journal.]

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

Institutional-Business Planned Development No. 588

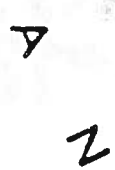
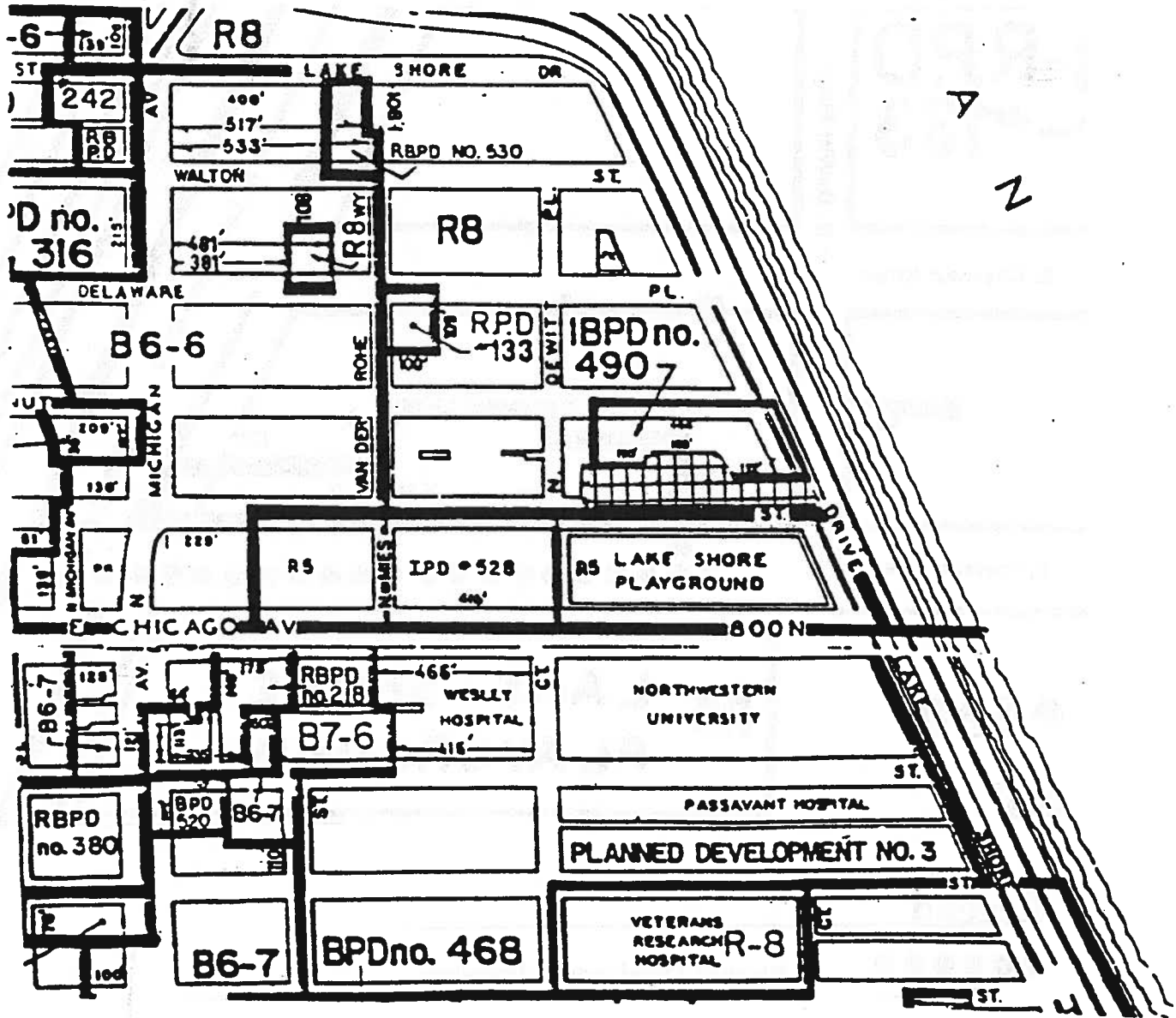
Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area, 69,492 square feet (1.60 acres) = Net Site Area, 45,167 square feet (1.04 square feet) + Area Remaining in Public Right-of-Way, 24,325 square feet (.56 acres).

Maximum Permitted Floor Area Ratio:	7.4.
Minimum Setbacks from Property Line:	In substantial conformity with Site Plan.
Maximum Percentage of Site Coverage:	In substantial conformity with Site Plan.
Minimum Number of Accessory Off-Street Parking:	100 spaces.

Existing Zoning Map.



Legend



Subject Property



Zoning Boundaries

Applicant:

Northwestern University
 633 Clark Street
 Evanston, Illinois 60201

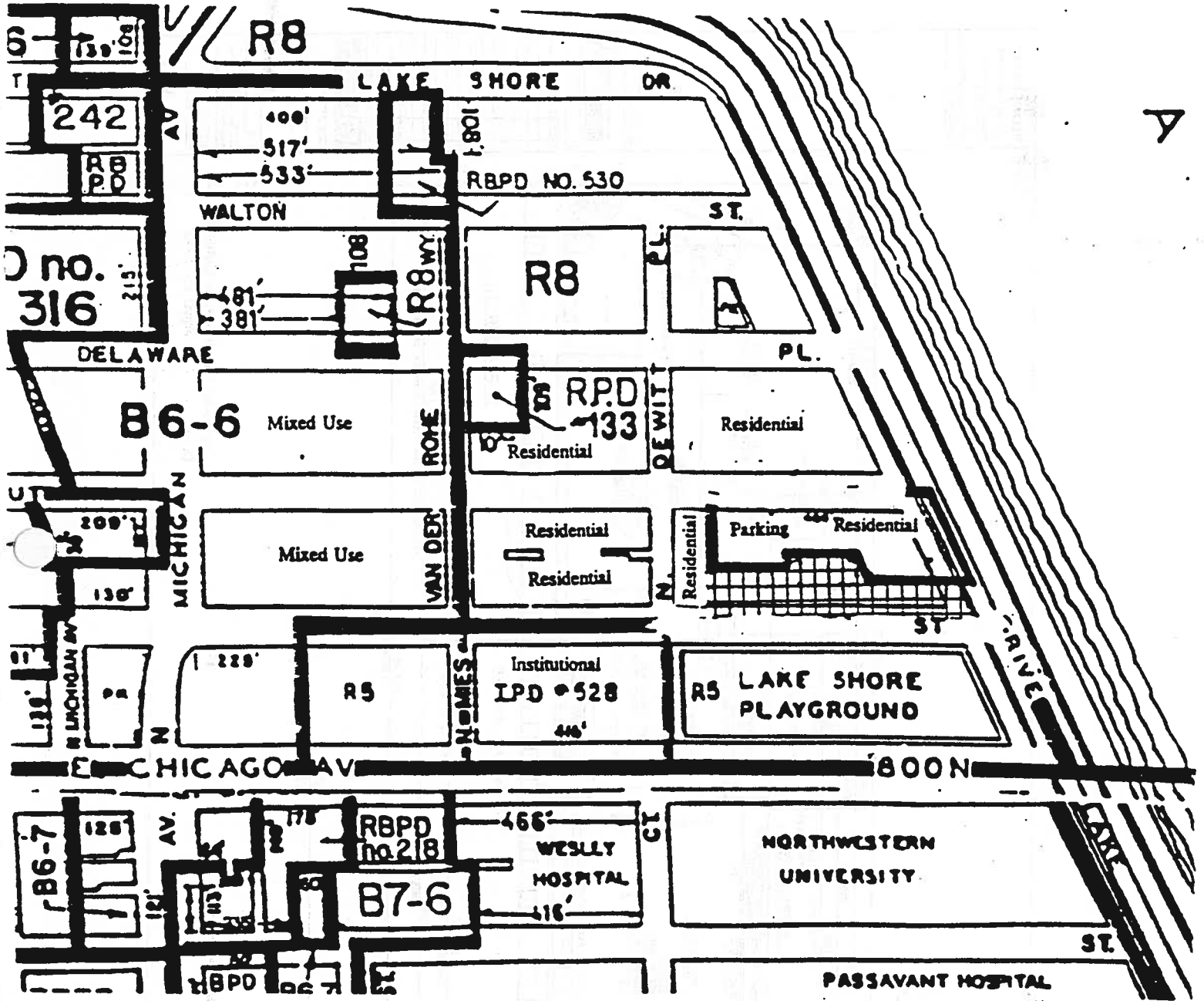
Date:

February 8, 1995

Revised:

April 13, 1995

Existing Land-Use Map.



Legend



Subject Property

Applicant: Northwestern University
 633 Clark Street
 Evanston, Illinois 60201

Date: February 8, 1995

Revised: April 13, 1995

