

18614

23266

JOURNAL--CITY COUNCIL--CHICAGO

4/13/2016

*Reclassification Of Area Shown On Map No. 4-H.*  
(As Amended)  
(Application No. 18614)  
(Common Address: 1830 -- 1858 W. 19<sup>th</sup> St.)

SPD 639, 99

[SO2016-47]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the Institutional Planned Development Number 639 symbols and indications as shown on Map Number 4-H in the area bounded by:

South Wolcott Avenue or the line thereof if extended where no street exists; a line 150.20 feet north of West 19<sup>th</sup> Street; a line 356 feet east of South Wolcott Avenue or the line thereof if extended where no street exists; West 19<sup>th</sup> Street; and South Wolcott Avenue or the line thereof if extended where no street exists,

to those of Institutional Planned Development Number 639, as amended, 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.

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

*Standard Planned Development Statements.*

The Planned Development Statements describe the legal regulations and conditions that will control the development of the proposed project. The following statements shall be included in the ordinance; any proposed changes to these statements must be discussed and reviewed with the Chicago Department of Planning and Development. Based on the scope of the project, additional statements (listed at the end of this document) may be required. The following statements must be included in the ordinance:

1. The area delineated herein as Institutional Planned Development Number 639, as amended ("Planned Development") consists of approximately 61,565 square feet (approximately 1.41 acres) which is depicted on the attached Boundary Line Map ("Property") and is controlled by the applicant, The National Museum of Mexican Art.
2. 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 titleholders 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 titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400

of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of fifteen (15) Statements; a Bulk Regulations and Data Table; Zoning Map; Boundary Line Map; Land-Use Map; Site Plan; Landscape Plan; Aerial Site Plan; and Building Elevations (North, South, East and West) and Rendering submitted herein. Full-sized copies of the Site Plan are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses shall be allowed in the area delineated herein as an Institutional Planned Development Number 639, as amended:
  - Museum and accessory uses, including accessory education and research facilities, libraries, bookstores, restaurants, auditoriums and theatres; accessory parking.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 53,470 square feet (approximately 1.23 acres).
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews are conditional until final Part II Approval.
11. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The applicant acknowledges that it is in the public interest to design, construct, renovate 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 the Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("ASHRAE") and the Illuminating Engineering Society ("IES").

15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to an RT4 Residential Two-Flat, Townhome and Multi-Unit District.

[Zoning Map; Boundary Line Map; Land-Use Map; Site Plan; Landscape Plan; Aerial Site Plan; North, South, East and West Building Elevations; and Rendering referred to in these Plan of Development Statements printed on pages 23270 through 23280 of this *Journal*.]

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

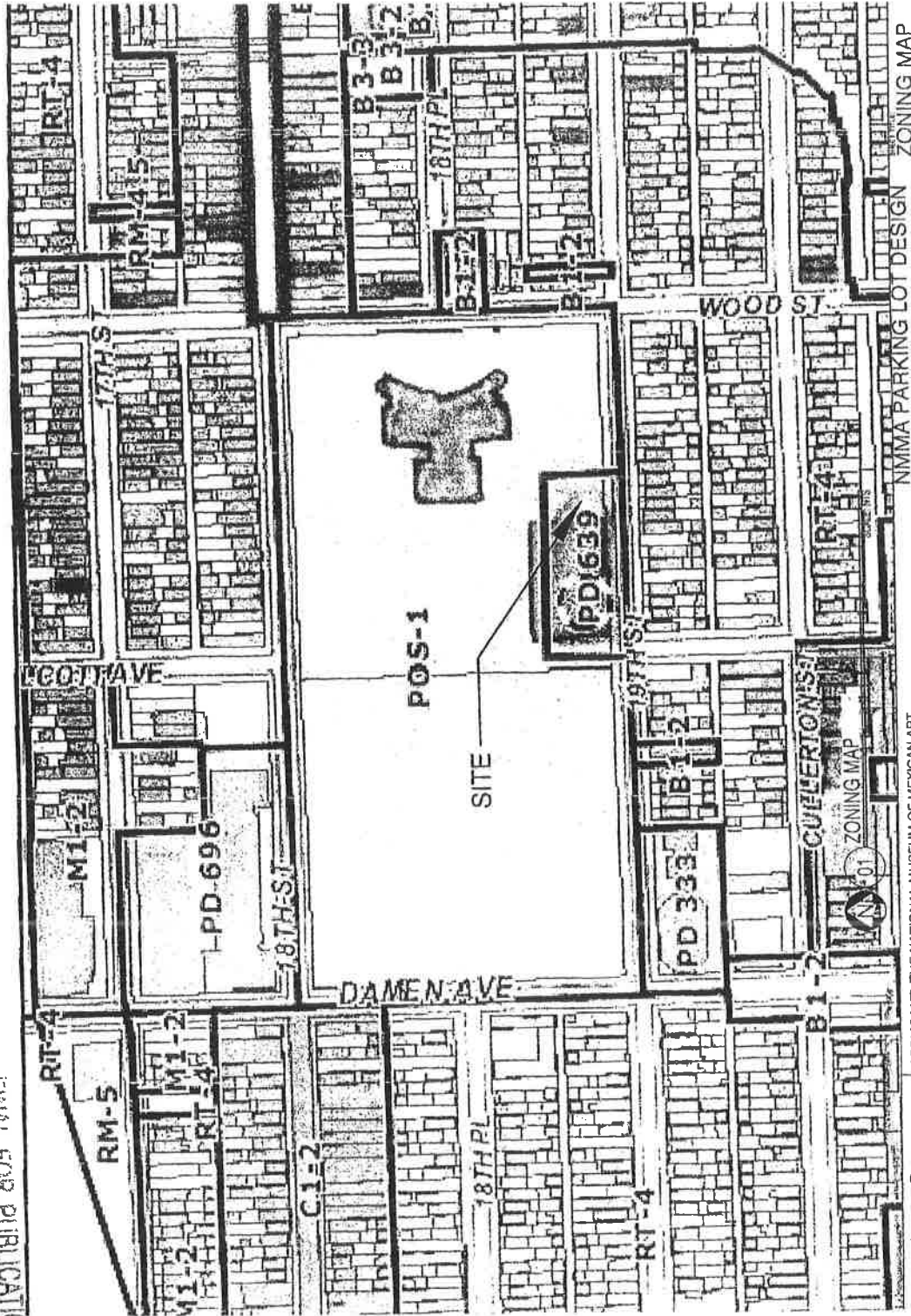
*Institutional Planned Development No. 639, As Amended.*

*Plan Of Development.*

*Bulk Regulations And Data Table.*

Net Site Area:	53,470 square feet
Area in Public Right-of-Way:	8,095 square feet
Gross Site Area:	61,565 square feet
Maximum Permitted Floor Area Ratio:	1.2
Setbacks from Property Line:	Substantial, conformance with the Site/Landscape Plan
Maximum Building Height:	35 feet, 2 inches
Minimum Number of Off-Street Parking Spaces Required:	0
Minimum Number of Off-Street Loading Spaces Required:	0
Bike Parking:	8 bike spaces

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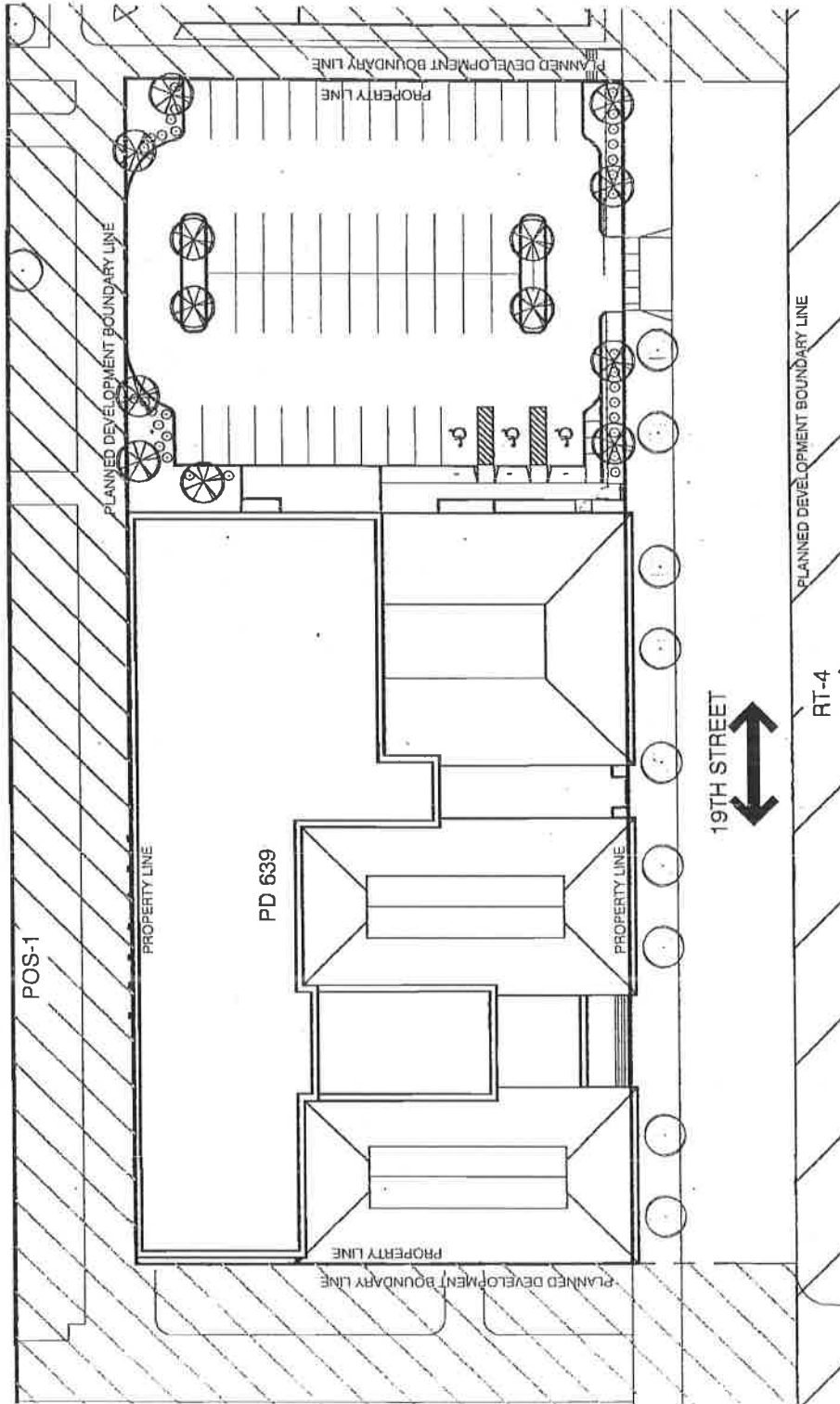
APPLICANT: THE NATIONAL MUSEUM OF MEXICAN ART  
 PROPERTY: 1830-88 WEST 19TH STREET  
 (COMMONLY KNOWN AS 1852 WEST 19TH STREET)  
 INTRODUCED: JANUARY 13, 2016  
 PLAN COMMISSION: MARCH 17, 2016

**Wallin Gomez**  
 711 South Dearborn Street, Suite 606  
 Chicago, Illinois 60605-1627  
 P: 312-427-4702 @ F: 312-427-6611

1852 W 19TH ST  
 CHICAGO, IL 60608

SMPT MAPS  
**Z-1**

FINAL FOR PUBLICATION



01 BOUNDARY LINE SITE PLAN

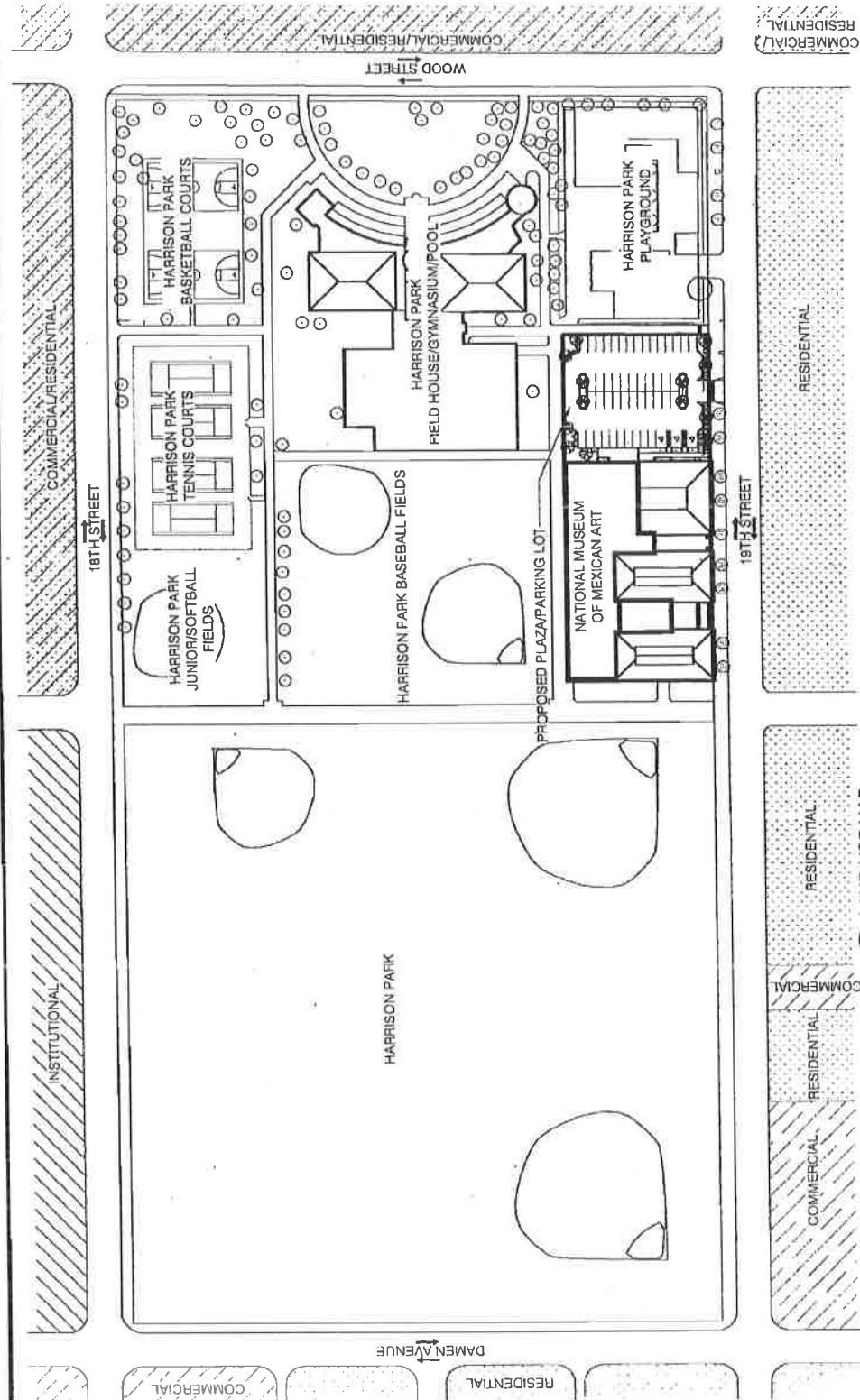
SCALE: 1/8"

NMMA PARKING LOT DESIGN  
 BOUNDARY LINE MAP  
 SHEET NUMBER  
**Z-2**  
 1852 W 19TH ST  
 CHICAGO, IL 60608

APPLICANT: THE NATIONAL MUSEUM OF MEXICAN ART  
 PROPERTY: 1830-58 WEST 19TH STREET  
 (COMMONLY KNOWN AS 1852 WEST 19TH STREET)  
 INTRODUCED: JANUARY 13, 2016  
 PLAN COMMISSION: MARCH 17, 2016

**Wallin • Gomez**  
 711 South Dearborn Street, Suite 606  
 Chicago, Illinois 60605-1827  
 P: 312-427-4702 © F: 312-427-6611

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01 LAND USE MAP

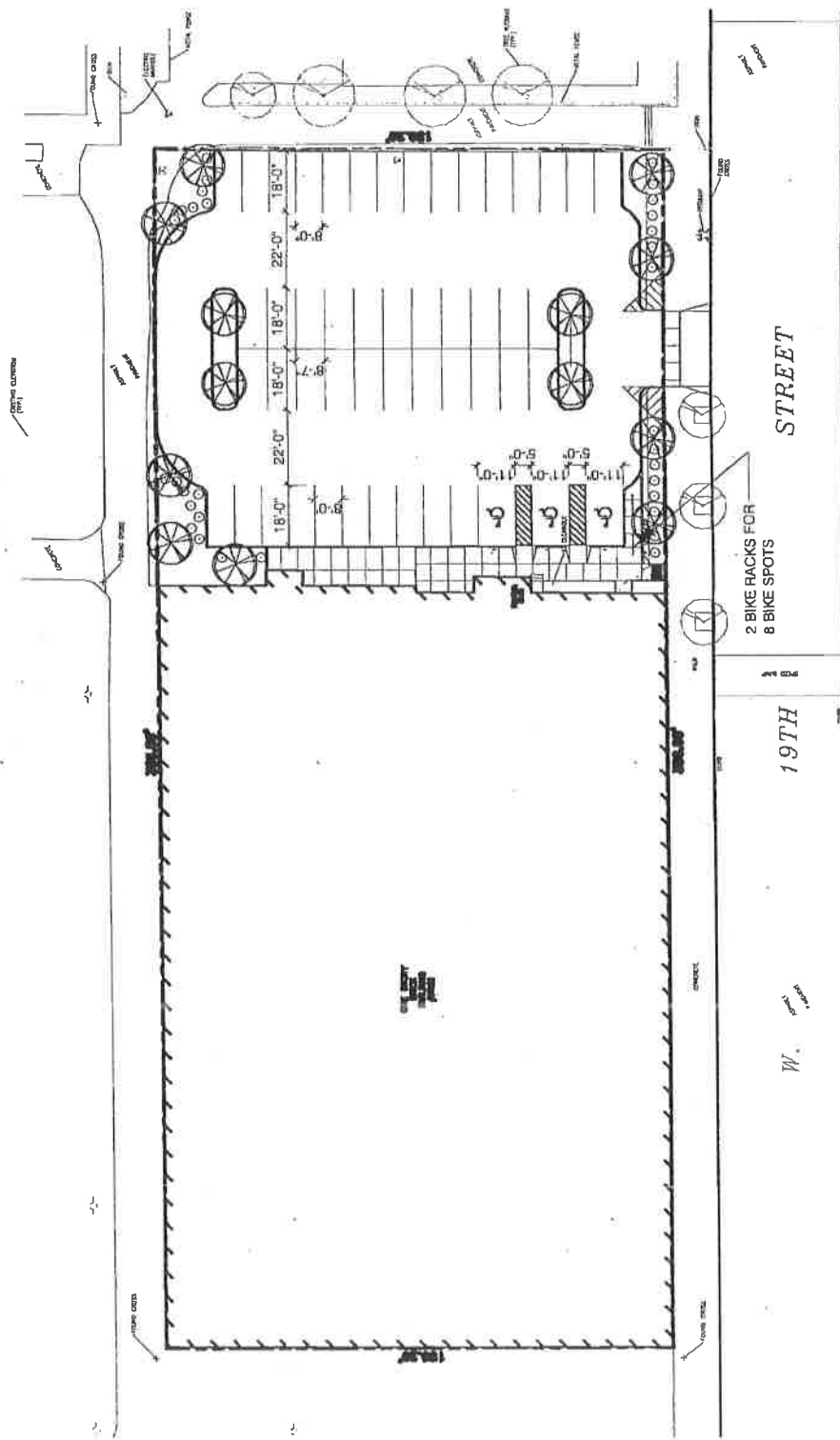
APPLICANT: THE NATIONAL MUSEUM OF MEXICAN ART  
 PROPERTY: 1830-58 WEST 19TH STREET  
 (COMMONLY KNOWN AS 1852 WEST 19TH STREET)  
 INTRODUCED: JANUARY 13, 2016  
 PLAN COMMISSION: MARCH 17, 2016

NMMA PARKING LOT DESIGN LAND USE MAP

**Wallin \* Gomez**  
 711 South Dearborn Street, Suite 606  
 Chicago, Illinois 60605-1827  
 P: 312-427-4702 @ F: 312-427-6611

SHEET NUMBER  
**Z-3**  
 1852 W 19TH ST  
 CHICAGO, IL 60608

FINAL FOR PERMITTING



01 SITE PLAN

NMMA PARKING LOT DESIGN SITE PLAN

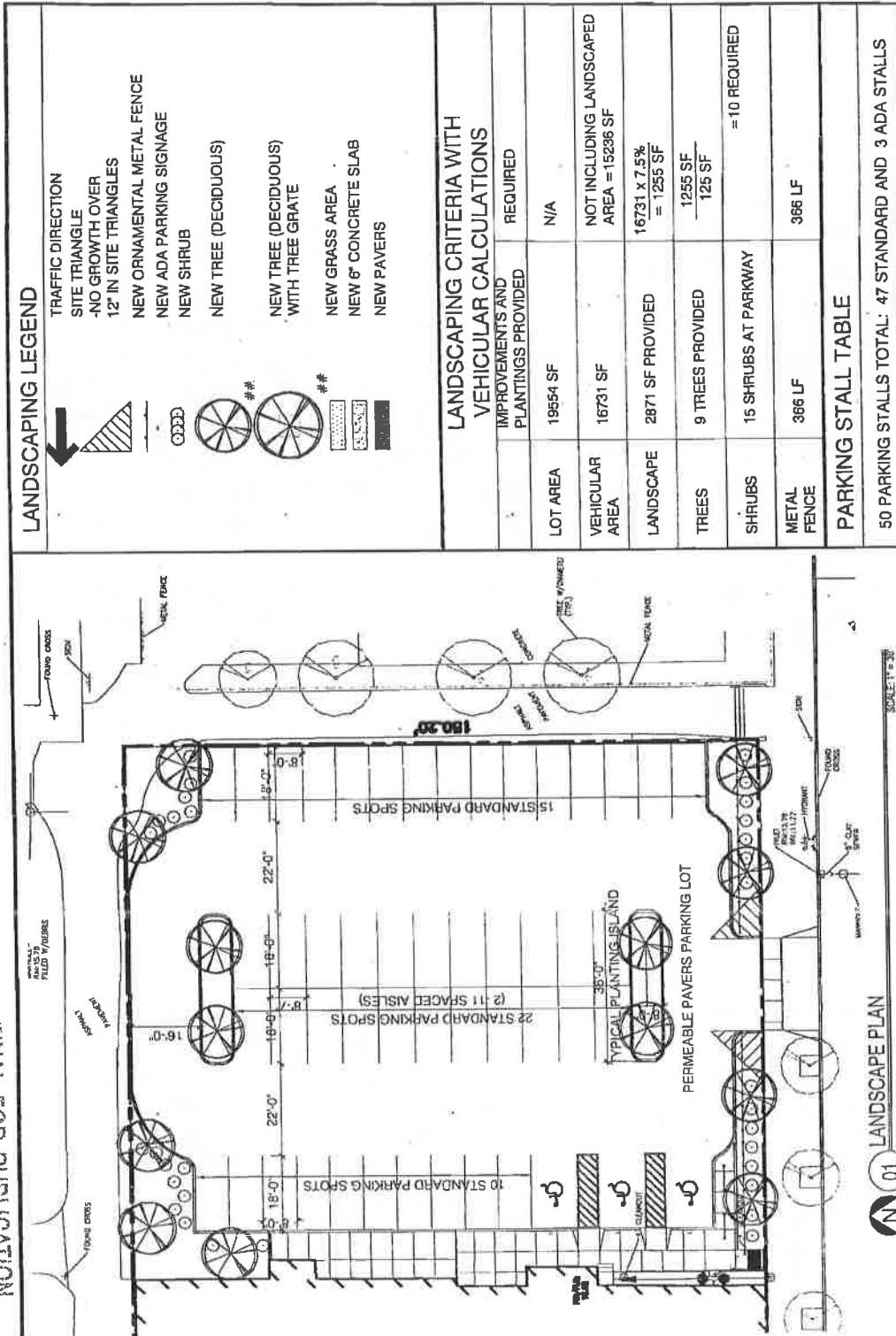
APPLICANT: THE NATIONAL MUSEUM OF MEXICAN ART  
 PROPERTY: 1830-58 WEST 19TH STREET  
 (COMMONLY KNOWN AS 1852 WEST 19TH STREET)  
 INTRODUCED: JANUARY 13, 2016  
 PLAN COMMISSION: MARCH 17, 2016

**Wallin & Gomez**  
 711 South Dearborn Street, Suite 606  
 Chicago, Illinois 60605-1827  
 P: 312-427-4702 @ F: 312-427-6611

1852 W 19TH ST  
 CHICAGO, IL 60608

Z-4

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LANDSCAPING LEGEND

	TRAFFIC DIRECTION
	SITE TRIANGLE
	NO GROWTH OVER 12' IN SITE TRIANGLES
	NEW ORNAMENTAL METAL FENCE
	NEW ADA PARKING SIGNAGE
	NEW SHRUB
	NEW TREE (DECIDUOUS)
	NEW TREE (DECIDUOUS) WITH TREE GRATE
	NEW GRASS AREA
	NEW 6" CONCRETE SLAB
	NEW PAVERS

LANDSCAPING CRITERIA WITH VEHICULAR CALCULATIONS

IMPROVEMENTS AND PLANTINGS PROVIDED	REQUIRED
LOT AREA	19554 SF
VEHICULAR AREA	16731 SF
LANDSCAPE	2871 SF PROVIDED 16731 X 7.5% = 1255 SF
TREES	9 TREES PROVIDED 1255 SF / 125 SF = 10 REQUIRED
SHRUBS	15 SHRUBS AT PARKWAY
METAL FENCE	366 LF

PARKING STALL TABLE

50 PARKING STALLS TOTAL: 47 STANDARD AND 3 ADA STALLS

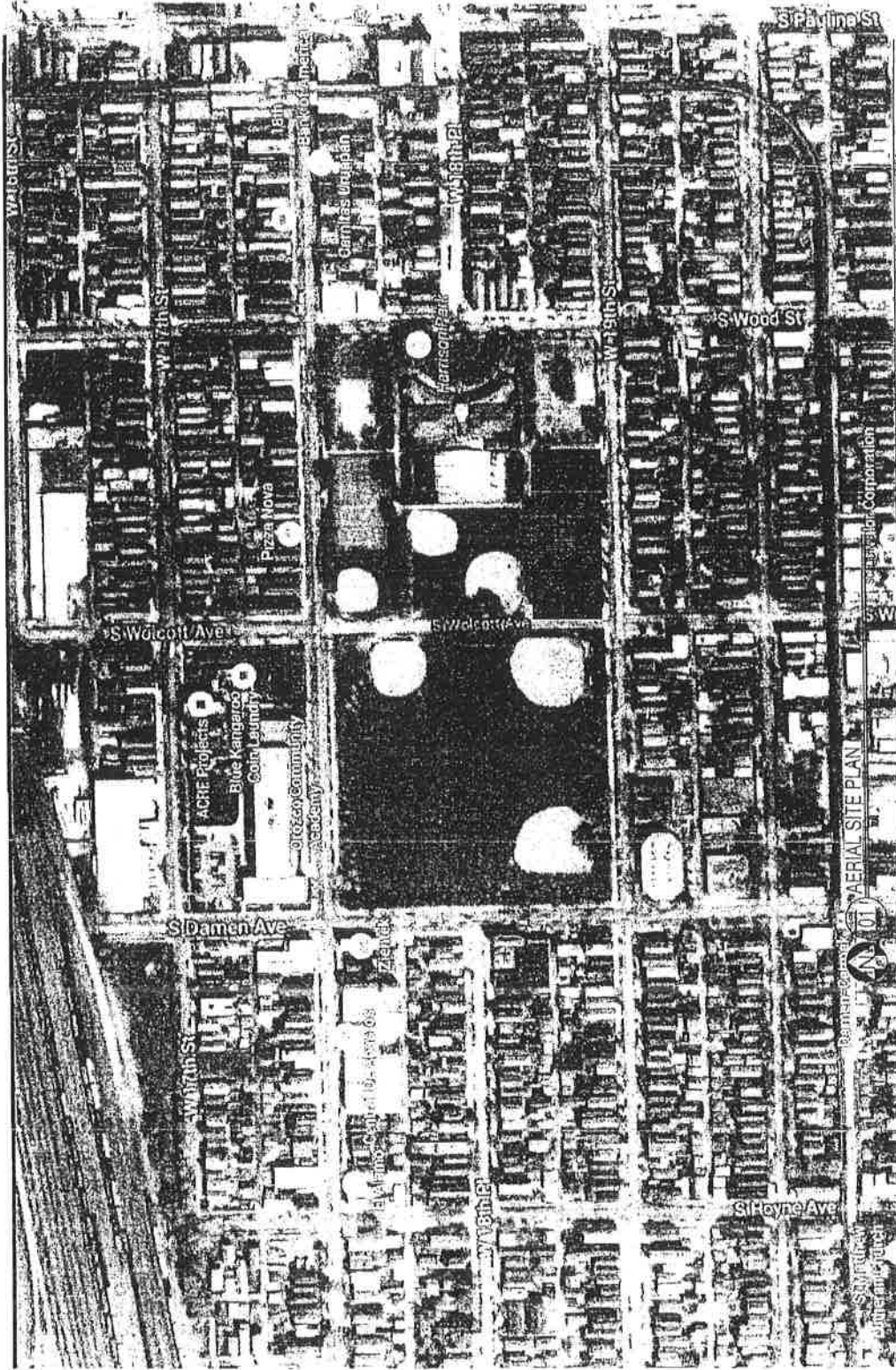
NMMA PARKING LOT DESIGN LANDSCAPE PLAN  
 1852 W 19TH ST CHICAGO, IL 60608  
 PLAN NUMBER Z-9

APPLICANT: THE NATIONAL MUSEUM OF MEXICAN ART  
 PROPERTY: 1830-58 WEST 19TH STREET  
 (COMMONLY KNOWN AS 1852 WEST 19TH STREET)  
 INTRODUCED: JANUARY 13, 2016  
 PLAN COMMISSION: MARCH 17, 2016

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 711 South Dearborn Street, Suite 606  
 Chicago, Illinois 60605-1827  
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NIMMA PARKING LOT DESIGN

AERIAL SITE PLAN

1852 W 19TH ST  
CHICAGO, IL 60608

Z-0

APPLICANT: THE NATIONAL MUSEUM OF MEXICAN ART

PROPERTY: 1830-58 WEST 19TH STREET

(COMMONLY KNOWN AS 1852 WEST 19TH STREET)

INTRODUCED: JANUARY 13, 2016

PLAN COMMISSION: MARCH 17, 2016

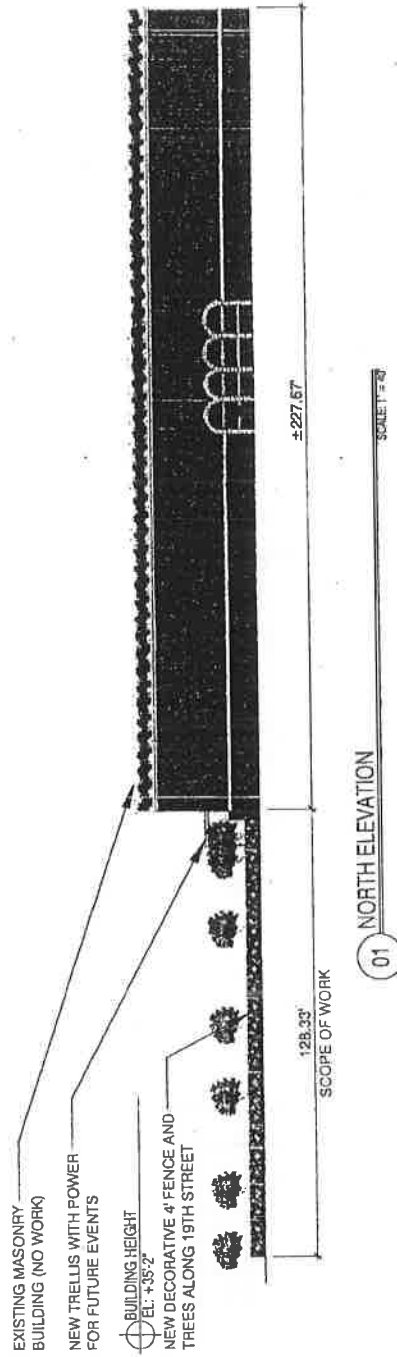
Wallin • Gomez

711 South Dearborn Street, Suite 606

Chicago, Illinois 60605-1827

P. 312-427-4702 © F. 312-427-6611

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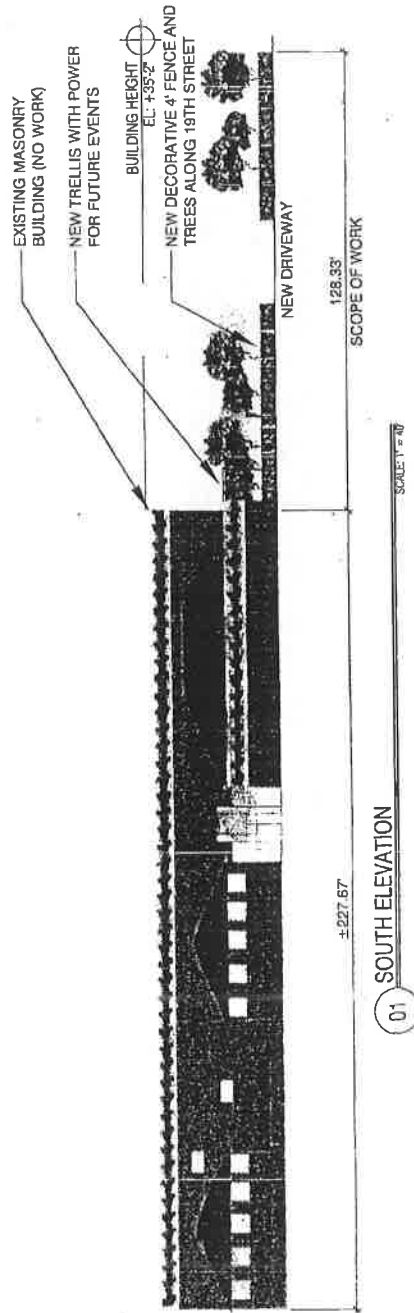


NORTH ELEVATION  
 SHEET NUMBER  
**Z-6**  
 NMMA PARKING LOT DESIGN  
 1852 W 19TH ST  
 CHICAGO, IL 60608

APPLICANT: THE NATIONAL MUSEUM OF MEXICAN ART  
 PROPERTY: 1830-58 WEST 19TH STREET  
 (COMMONLY KNOWN AS 1852 WEST 19TH STREET)  
 INTRODUCED: JANUARY 13, 2016  
 PLAN COMMISSION: MARCH 17, 2016

**Wallin • Gomez**  
 ARCHITECTS  
 711 South Dearborn Street, Suite 606  
 Chicago, Illinois 60605-1827  
 P: 312-427-4702 © F: 312-427-6611

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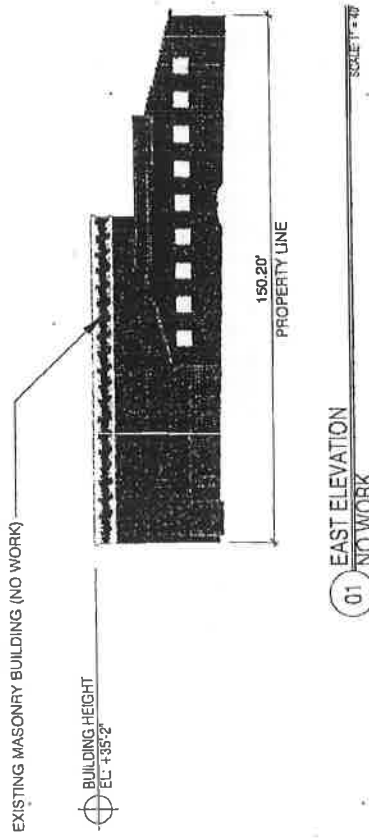
01 SOUTH ELEVATION

**Wallin + Gomez**  
 ARCHITECTS  
 711 South Dearborn Street, Suite 606  
 Chicago, Illinois 60605-1827  
 P. 312-427-4702 @ F. 312-427-6611

APPLICANT: THE NATIONAL MUSEUM OF MEXICAN ART  
 PROPERTY: 1890-58 WEST 19TH STREET  
 (COMMONLY KNOWN AS 1852 WEST 19TH STREET)  
 INTRODUCED: JANUARY 13, 2016  
 PLAN COMMISSION: MARCH 17, 2016

SMITH FILE  
**NMMA PARKING LOT DESIGN SOUTH ELEVATION**  
 SHEET NUMBER  
**Z-5**  
 1852 W 19TH ST  
 CHICAGO, IL 60608

PLAN FOR PAVEMENT

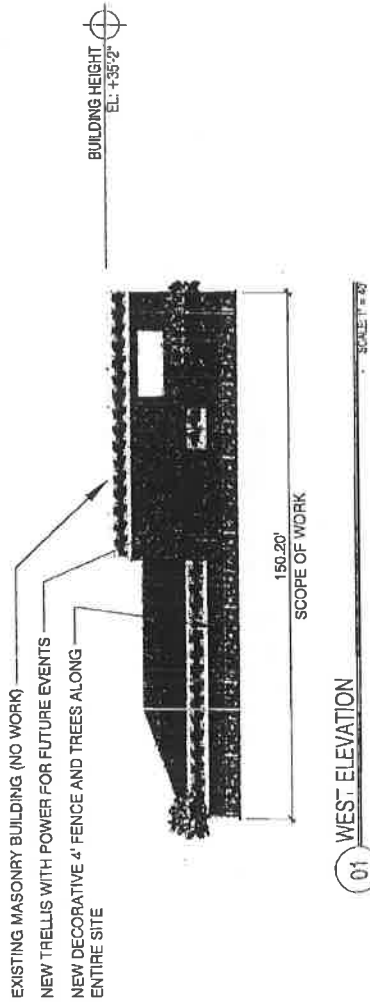


**Wallin • Gomez**  
 711 South Dearborn Street, Suite 806  
 Chicago, Illinois 60605-1827  
 P. 312-427-4702 @ F. 312-427-6611

APPLICANT: THE NATIONAL MUSEUM OF MEXICAN ART  
 PROPERTY: 1830-58 WEST 19TH STREET  
 (COMMONLY KNOWN AS 1852 WEST 19TH STREET)  
 INTRODUCED: JANUARY 13, 2016  
 PLAN COMMISSION: MARCH 17, 2016

NMMA PARKING LOT DESIGN  
 EAST ELEVATION  
 SHEET NUMBER  
**Z-8**  
 1852 W 19TH ST  
 CHICAGO, IL 60608

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01 WEST ELEVATION

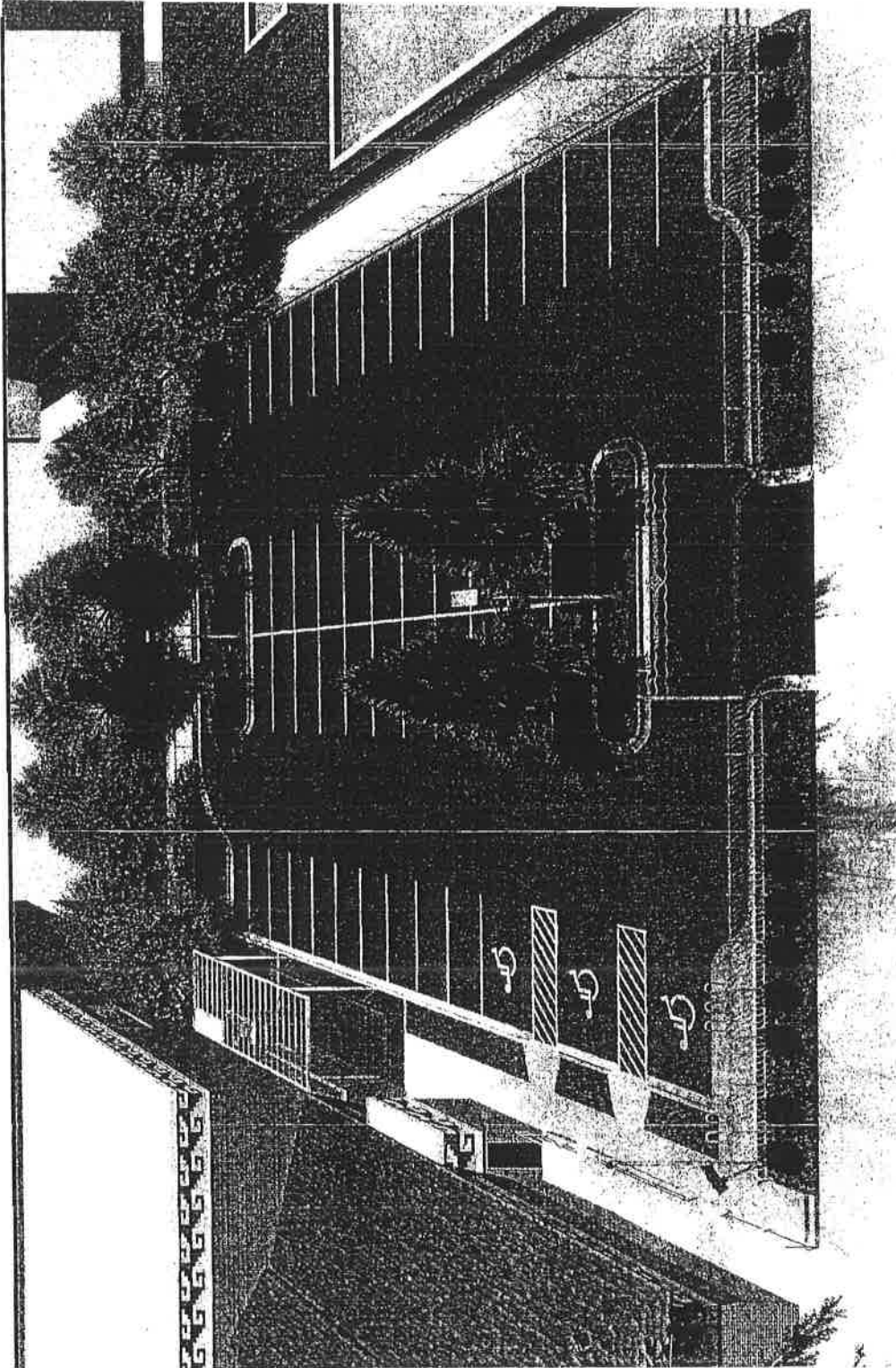
NMMA PARKING LOT DESIGN  
 PARTIAL WEST ELEVATION  
 SHEET NUMBER: Z-7  
 1852 W 19TH ST  
 CHICAGO, IL 60638

APPLICANT: THE NATIONAL MUSEUM OF MEXICAN ART  
 PROPERTY: 1830-58 WEST 19TH STREET  
 (COMMONLY KNOWN AS 1852 WEST 19TH STREET)  
 INTRODUCED: JANUARY 13, 2016  
 PLAN COMMISSION: MARCH 17, 2016

**Wallin + Gomez**  
 ARCHITECTS  
 711 South Dearborn Street, Suite 606  
 Chicago, Illinois 60605-1827  
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NMMA PARKING LOT DESIGN SCALE 1/8" = 1'-0" RENDERING

APPLICANT: THE NATIONAL MUSEUM OF MEXICAN ART  
 PROPERTY: 1850-58 WEST 19TH STREET  
 (COMMONLY KNOWN AS 1852 WEST 19TH STREET)  
 INTRODUCED: JANUARY 13, 2016  
 PLAN COMMISSION: MARCH 17, 2016

**Wallin \* Gomez**  
 711 South Dearborn Street, Suite 606  
 Chicago, Illinois 60605-1827  
 P: 312-427-4702 @ F: 312-427-6611

1852 W 19TH ST  
 CHICAGO, IL 60608  
SCALE 1/8" = 1'-0"  
**Z-00**





City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Lori T. Healey  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)  
(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

November 2, 2006

Mr. Guillermo Aguinaga  
Wallin/Gomez Architects, Ltd.  
650 S. Clark Street  
Suite 700  
Chicago, Illinois 60605

**Re: Administrative Relief request for Institutional Planned Development No. 639, Mexican Fine Arts Center Museum, 1852 W. 19<sup>th</sup> Street**

Dear Mr. Aguinaga:

Please be advised that your request for a minor change to Institutional Planned Development No. 639 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 the Planned Development.

Specifically, you requested to reduce or omit the following items at a temporary parking lot serving the above referenced location:

- *Fencing*: provide ornamental fencing on the 19<sup>th</sup> Street side only, rather than around the perimeter.
- *Drainage*: omit catch basins; the parking lot will be pitched from the center out so as to drain water to the perimeter landscaped areas.
- *Landscaping*: the parking lot's interior and seven-foot street side set-back will be landscaped in accordance with the Chicago Zoning Ordinance; existing perimeter landscaping will be maintained.
- *Lighting*: two existing light poles on the north and east sides of the proposed parking lot will remain along with existing exterior lighting from the Museum's east building wall.
- *Trash Storage*: no masonry trash enclosure shall be provided.

These changes are shown on the submitted permit drawing, L1, Parking Plan, Details, and General Notes, prepared by Wallin/Gomez Architects, Ltd. and dated September 18, 2006.

This proposed 48-car parking lot will be a temporary parking lot for a period of five years. The Mexican Fine Arts Center Museum is preparing to expand and intends to use this site for a new building and parking structure.

With regard to your request, the Department of Planning and Development has determined that these revisions to a temporary parking lot do not change the character of the development, do not create an adverse impact on the Planned Development or surrounding neighborhood, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 639, I hereby approve the foregoing minor change, but no other changes to this Institutional Planned Development.

Sincerely,

Lori T. Healey  
Commissioner

LTH:MRD:tm

cc: Kathleen Nelson, Mary Bonome, Mike Marmo, DPD files





North Milwaukee Avenue; a line 25 feet east of and parallel to West Ellen Avenue; the public alley next south of and parallel to North Milwaukee Avenue; and West Ellen Avenue,

to those of a B4-3 Restricted Service District and a corresponding use district is hereby established in the area above described.

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

---

*Reclassification Of Area Shown On Map Number 4-E.  
(Application Number 12098)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C2-4 General Commercial District symbols and indications as shown on Map Number 4-E in the area bounded by:

a line 537.35 feet north of and parallel to East Cullerton Street; South Michigan Avenue; a line 315.25 feet north of and parallel to West Cullerton Street; and the alley next west and parallel to South Michigan 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 4-H. IPD 639  
(As Amended)  
(Application Number 12012)*

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



SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map Number 4-H in the area bounded by:

South Wolcott Avenue or the line thereof if extended where no street exists; a line 150.20 feet north of West 19th Street; a line 356 feet east of South Wolcott Avenue or the line thereof if extended where no street exists; West 19th Street; and South Wolcott Avenue or the line thereof if extended where no street exists,

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.

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

*Institutional Planned Development Number 639.*

*Plan Of Development Statements.*

1. The area delineated herein as an Institutional Planned Development (the "Planned Development") consists of approximately fifty-three thousand four hundred seventy (53,470) square feet (one and twenty-three one-hundredths (1.23) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is controlled by the Applicant, the Mexican Fine Arts Center Museum.
2. The Applicant shall obtain all necessary official reviews, approvals or permits. 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 with the approval of the Chicago Park District 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 (including any condominium association which is

formed) and, if different than the Applicant, the title holders 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, modification 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 the Applicant or its successor and the Chicago Park District as owner of the Property.

4. This Plan of Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; and Building Elevations dated July 10, 1997, prepared by Adrian Lozano & Associates, Applicant's architect. Full size sets of the Site/Landscape Plan and Building Elevations 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: museum and accessory uses, including accessory education and research facilities, libraries, bookstores, restaurants, auditoriums and theaters.
6. Identification signs shall be permitted in the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development. No advertising signs shall be permitted within the Planned Development.
7. Off-street loading facilities shall be provided in compliance with this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development.
8. Any street, 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 Departments of Transportation and Planning and Development.
9. The maximum heights of any buildings or any appurtenances attached thereto shall be subject to the Bulk Regulations and Data Table and height limitations as approved by the Federal Aviation Administration.
  10. For purposes of F.A.R. calculations, floor area measurements, and height limits, the definitions of the City of Chicago Zoning Ordinance shall apply. Building heights shall be defined and measured in accordance with the provisions of the Chicago Zoning Ordinance existing on the effective date hereof, except that they may be measured in all instances from the finish lot grade at the front of the building.
  11. The improvements on the Property, including the on-site exterior landscaping and all entrances and exist to and from the loading area, shall be designed, constructed and maintained in substantial conformance with this Planned Development.
  12. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in periphery setbacks or an increase in the maximum percent of land coverage.
  13. 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 the Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
  14. Unless substantial construction of the improvements contemplated by this Planned Development has commenced by the fifth (5th)

anniversary of the effective date hereof and unless completion of those improvements 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 (1st) day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this statement, then the zoning of the Property shall automatically revert to the R4 General Residence District classification.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site/Landscaping Plan; and Building Elevation Drawing referred to in these Plan of Development Statements printed on pages 50520 through 50524 of this Journal.]

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

*Institutional Planned Development Number 639.*

*Plan Of Development.*

*Bulk Regulations And Data Table.*

**Site Area**

Net Site Area:	53,470 square feet (1.23 acres).
Area in Public Right-of-Way:	8,095 square feet (0.18 acres).
Gross Site Area:	61,565 square feet (1.41 acres).

**Maximum Permitted Floor Area Ratio:**

1.2.

**Setbacks from Property Line:**

Substantial conformance with the Site/Landscape Plan.

Maximum Percentage of Site Coverage:	Substantial conformance with the Site/Landscape Plan.
Maximum Building Height:	Substantial conformance with the Building Elevations.
Minimum Number of Off-Street Parking spaces:	0.
Minimum Number of Off-Street Loading Spaces:	1.

*Reclassification Of Area Shown On Map Number 5-I.  
(Application Number A-3749)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the R3 General Residence District symbols and indications as shown on Map Number 5-I in the area bounded by:

the alley next north of and parallel to West Cortland Street; a line 275 feet west of North Rockwell Street; West Cortland Street; and a line 299 feet west of North Rockwell Street.

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

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

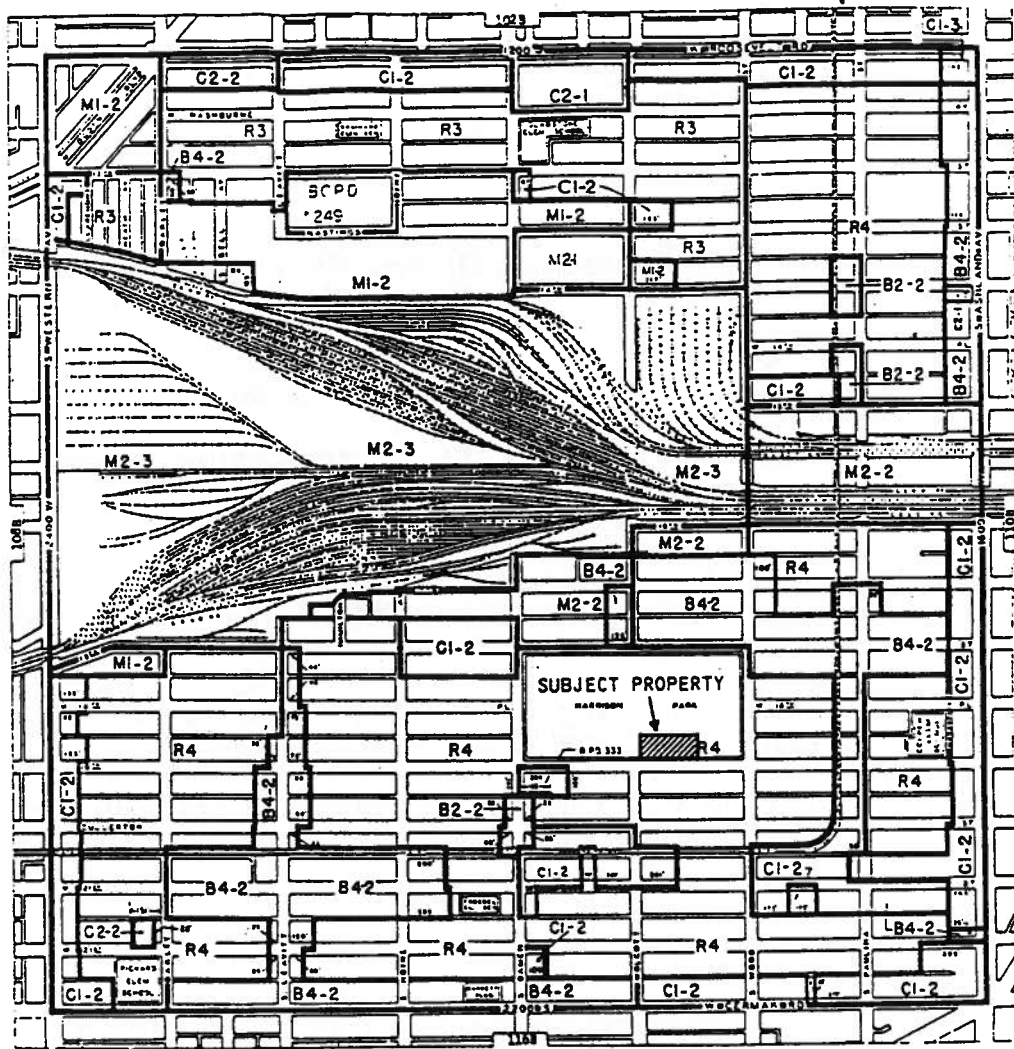
*Reclassification Of Area Shown On Map Number 5-N.  
(Application Number 12104)*

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

(Continued on page 50525)

Existing Zoning Map.

EXISTING ZONING MAP

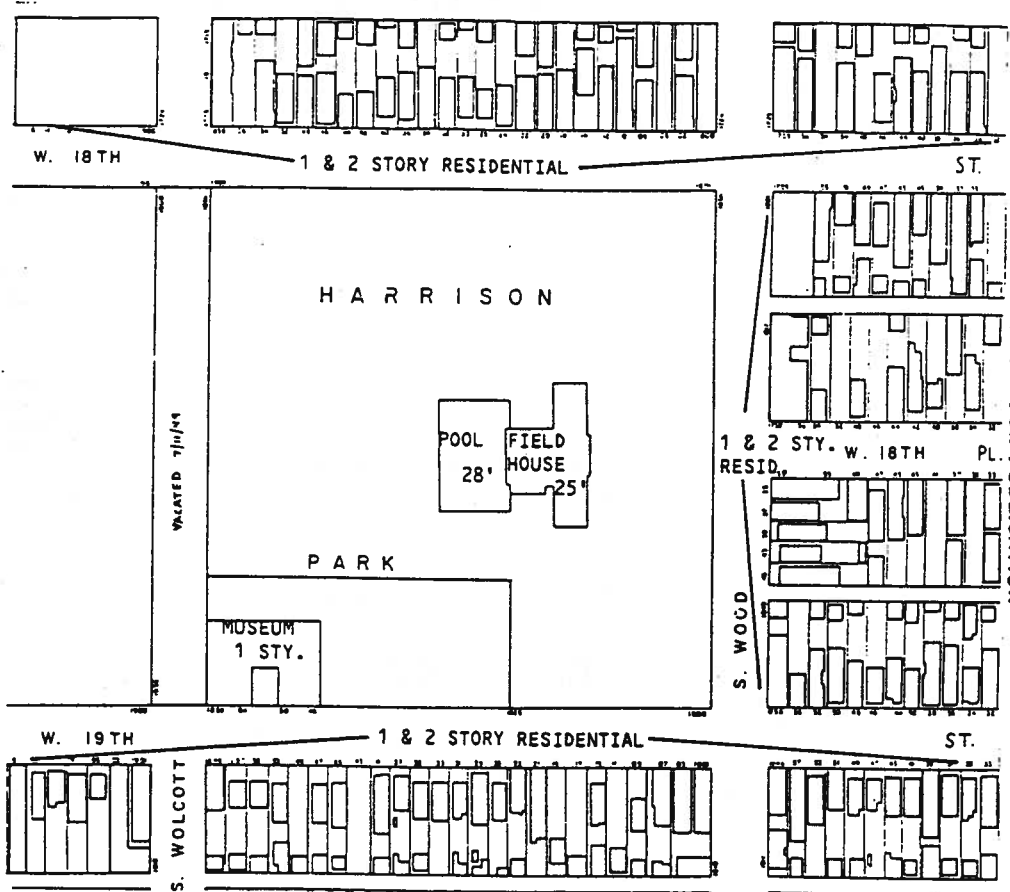


APPLICANT: Mexican Fine Arts Center Museum  
 1852 West 19th Street  
 Chicago, Illinois 60608

DATE: February 26, 1997  
 REVISED: July 10, 1997

Existing Land-Use Map.

EXISTING LAND USE MAP

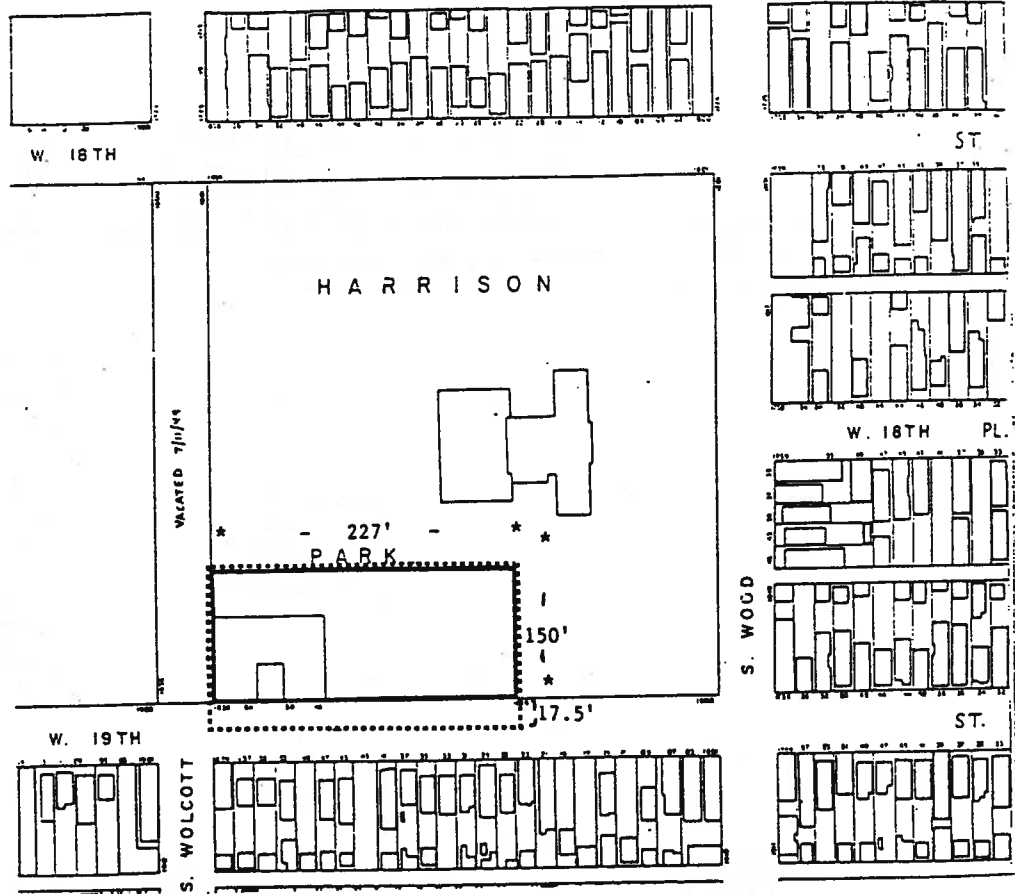


**APPLICANT:** Mexican Fine Arts Center Museum  
 1852 West 19th Street  
 Chicago, Illinois 60608

**DATE:** February 26, 1997

**REVISED:** July 10, 1997

Planned Development Boundary  
And Property Line Map.



APPLICANT:

Mexican Fine Arts Center Museum  
1852 West 19th Street  
Chicago, Illinois 60608

PROPERTY  
LINE

DATE:

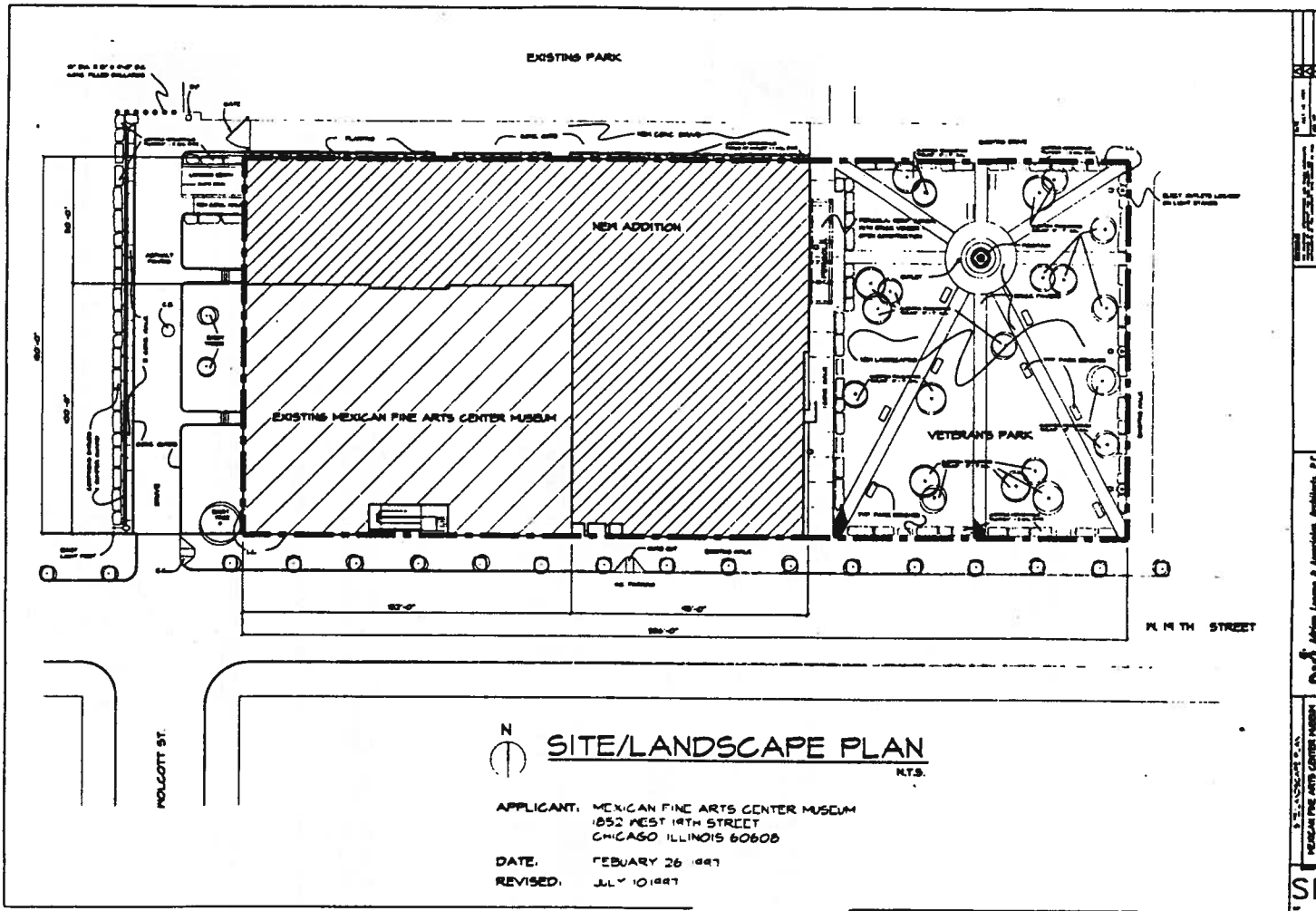
February 26, 1997

PLANNED DEVELOPMENT  
BOUNDARY

REVISED:

July 10, 1997

Site/Landscape Plan.

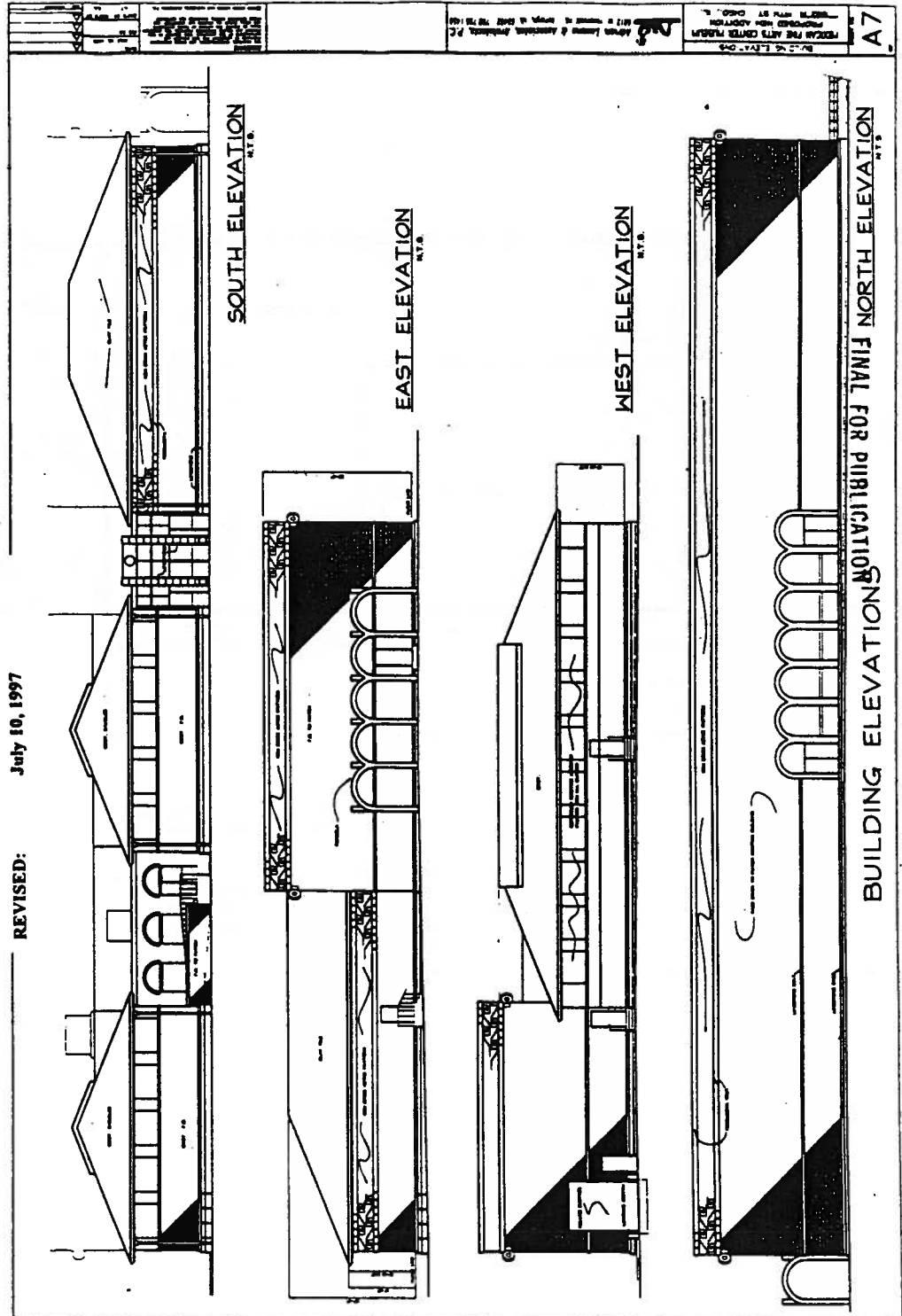


Building Elevations.

APPLICANT: Mexican Fine Arts Center Museum  
1852 West 19th Street  
Chicago, Illinois 60608

DATE: February 26, 1997

REVISED: July 10, 1997



ARCHITECT: Mexican Fine Arts Center Museum  
 1852 West 19th Street  
 Chicago, Illinois 60608  
 DATE: February 26, 1997  
 REVISED: July 10, 1997  
 TITLE: BUILDING ELEVATION  
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