

West Belden Avenue; North Orchard Street; the alley next south of and parallel to West Belden Avenue; the alley next southwesterly of and parallel to North Lincoln Avenue; the alley next east of and parallel to North Orchard Street; the alley next north of and parallel to West Webster Boulevard; a line 154 feet west of and the alley next west of and parallel to North Lincoln Avenue and perpendicular to West Webster Boulevard; West Webster Boulevard; the alley next east of and parallel to North Halsted Street; a line 194 feet north of West Webster Boulevard; North Halsted Street; a line 143 feet south of West Belden Avenue; and the alley next east of and parallel to North Halsted 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-F.

(As Amended)

(Application Number 12206)

IPD 657

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 R7 Residence District symbols and indications as shown on Map Number 5-F in area bounded by:

a point 1,325 feet north of the northern curb line of LaSalle Drive; the eastern curb line of Stockton Drive; the southern curb line of LaSalle Drive; and the east curb line of North Clark Street,

to the designation 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 made a part hereof and to no others.

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

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

Institutional Planned Development Number 657

Plan Of Development Statemenus.

1. The area delineated herein as an Institutional Planned Development (the "Planned Development") consists of approximately five hundred fifty-one thousand eight hundred seventy-five (551,875) square feet of real property identified in the drawing attached hereto entitled "Property Line and Right-of-Way Adjustment Map". The property is owned by the Chicago Park District, an Illinois municipal corporation, and the City of Chicago. Authority to file this application has been granted to the Lincoln Park Society (the "Applicant").
2. This Plan of Development consists of these thirteen (13) statements; an Existing Zoning and Street Map; Property Line and Right-of-Way Adjustment Map; an Existing Land-Use Area Map; a Bulk Table; a Site Plan; an Upper Level Plan; a Lower Level Plan; and a Building Section Plan prepared by Walker Parking Consultants, all dated November 13, 1997 and a Landscape Plan and two (2) Elevation Plans prepared by BauerLatoza Studio, all dated November 13, 1997 (the "Plan of Development") which shall be kept on file with the Department of Planning and Development.
3. Landscaping shall be installed in substantial conformity with the two (2) landscape plans; however, notwithstanding anything contained in these plans, plant material installed immediately adjacent to the proposed improvement will provide screening three (3) feet above the top of the upper level parking deck.

4. The existing east leg of Stockton Drive contains one (1) northbound travel lane and parking lanes on either side. The conceptual plan for reconfiguration calls for one (1) travel lane in each direction, pull off areas for bus stops and a left turn bay for northbound traffic into the parking facility. The Applicant or its successors, assignees or grantees shall obtain all official City reviews, approvals and permits required in connection with this Plan of Development. 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 or its successors, assignees or grantees and approval by the City after review and approval by the Commissioner of the Department of Planning and Development.
5. The following uses shall be permitted within this Planned Development: off-street parking, parkland and related accessory uses. The parking facility shall be used for the parking of passenger cars and small pickup trucks. No heavy commercial trucks shall be parked within said facility at any time.
6. Any ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Chicago Department of Transportation and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. Ingress and egress shall be subject to the review and approval of the Chicago Department of Transportation and Planning and Development.
7. The height of the proposed structures shall not exceed the height depicted on the building elevations referenced in Statement Number 2 hereof or any height restrictions imposed by the Federal Aviation Administration.
8. For purposes of determining maximum floor area ratio, the definition in the Chicago Zoning Ordinance shall apply.
9. Business identification signs and temporary construction and marketing signs may be permitted within the area delineated herein as "Institutional Planned Development" subject to the review and approval of the Department of Planning and Development.
10. The proposed improvements within the Planned Development shall be designed, constructed and maintained in substantial conformance with the exhibits described in Statement Number 2 hereof and the following:
 - a. Adequate drainage shall be provided so as to permit run-off flow to an established City of Chicago sewer.

- b. The Applicant shall be allowed to remove the existing forty-one (41) space lot depicted in the Existing Land-Use Area Map and seed the area.
 - c. Adequate lighting shall be maintained at the proposed parking facility. The City of Chicago reserves the right to request future adjustments to lighting levels.
 - d. No improvements, other than the removal of the west leg of North Stockton Drive, the reconfiguration of the east leg of North Stockton Drive and the construction of the improvements depicted in the site plan, shall be allowed within the area delineated in the Property Line and Right-of-Way Adjustment Map. The terms, conditions and exhibits of the Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein. Any such modification shall be deemed to be a minor change in the Planned Development ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of clauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase in the maximum percent of land covered.
11. The terms, conditions and exhibits of the Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein. Any such modification shall be deemed to be a minor change in the Planned Development ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of clauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase in the maximum percent of land covered.

12. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its affiliates, successors, assigns, grantees and lessees and, if different than the Applicant, the record owners of title. 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 record owners of title.
13. Unless substantial construction has commenced within four (4) years following adoption of this Planned Development, and unless completion is thereafter 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 section, then the zoning of the property shall automatically revert to the R7 General Residential District classification.

[Existing Zoning and Street-Map; Property Line and Right-of-Way Adjustment Map; Existing Land-Use Area Map; Upper Level Plan; Lower Level Plan; Building Section Plan; Landscape Plan; and Elevation Drawings referred to in these Plan of Development Statements printed on pages 59285 through 59293 of this Journal.]

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

*Institutional Planned Development Number 657.**Lincoln Park Society**Proposed Parking Facility**Bulk Regulations And Data Table.*

Gross Site Area:	551,875 square feet.
Net Site Area:	425,575 square feet.
Maximum Floor Area Ratio:	0.02.
Site Coverage:	In accordance with the Site Landscape Plans; the two stair towers will not exceed 2% of the footprint of the parking facility.
Maximum Number of Parking Spaces:	456.
Setbacks:	In accordance with the attached Site Plan.

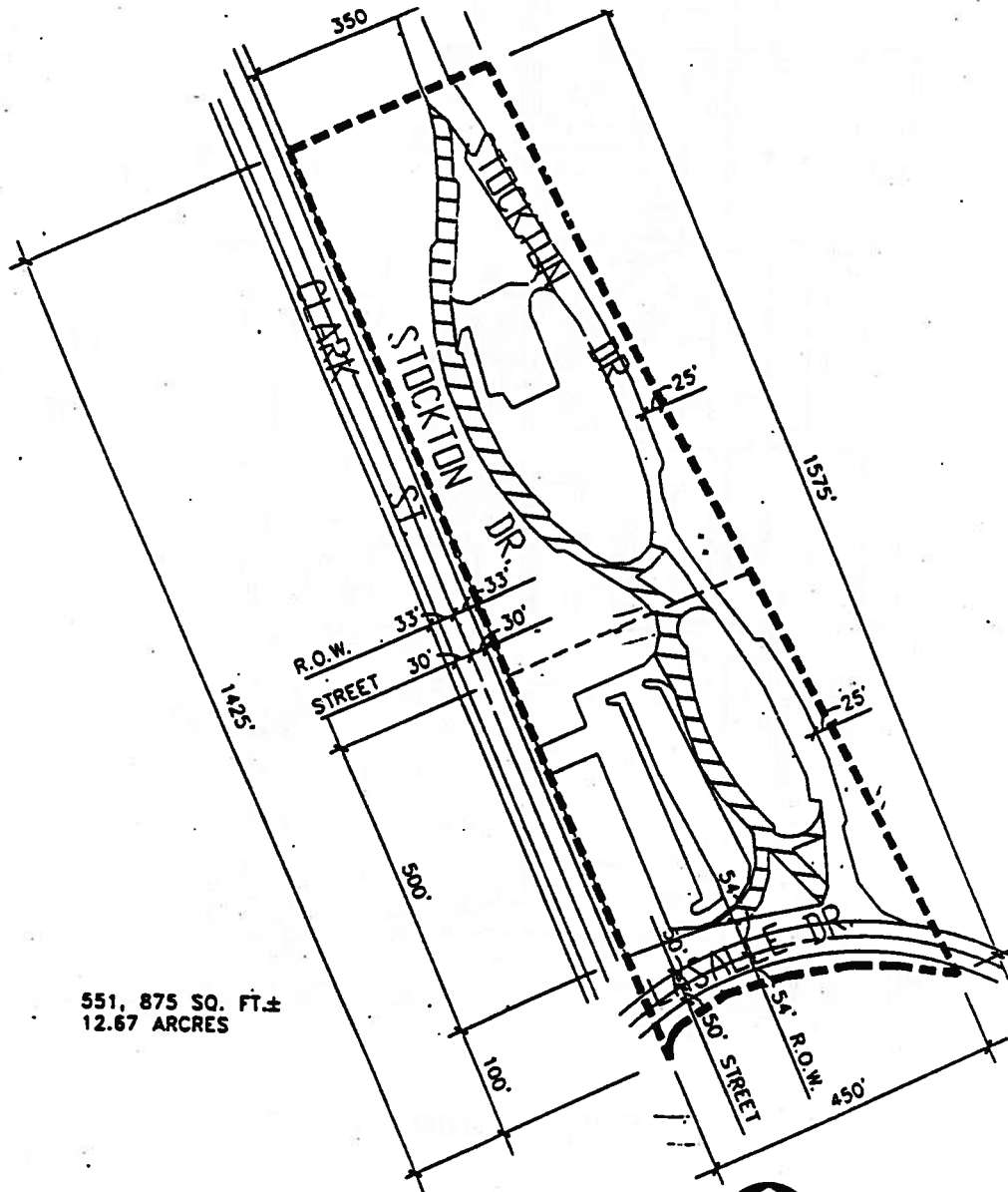
*Reclassification Of Area Shown On Map Number 5-H.
(As Amended)
(Application Number 12199)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 5-H in area bounded by:

(Continued on page 59294)

Property Line And Right-Of-Way Adjustment Map.



551, 875 SQ. FT.±
12.67 ACRES

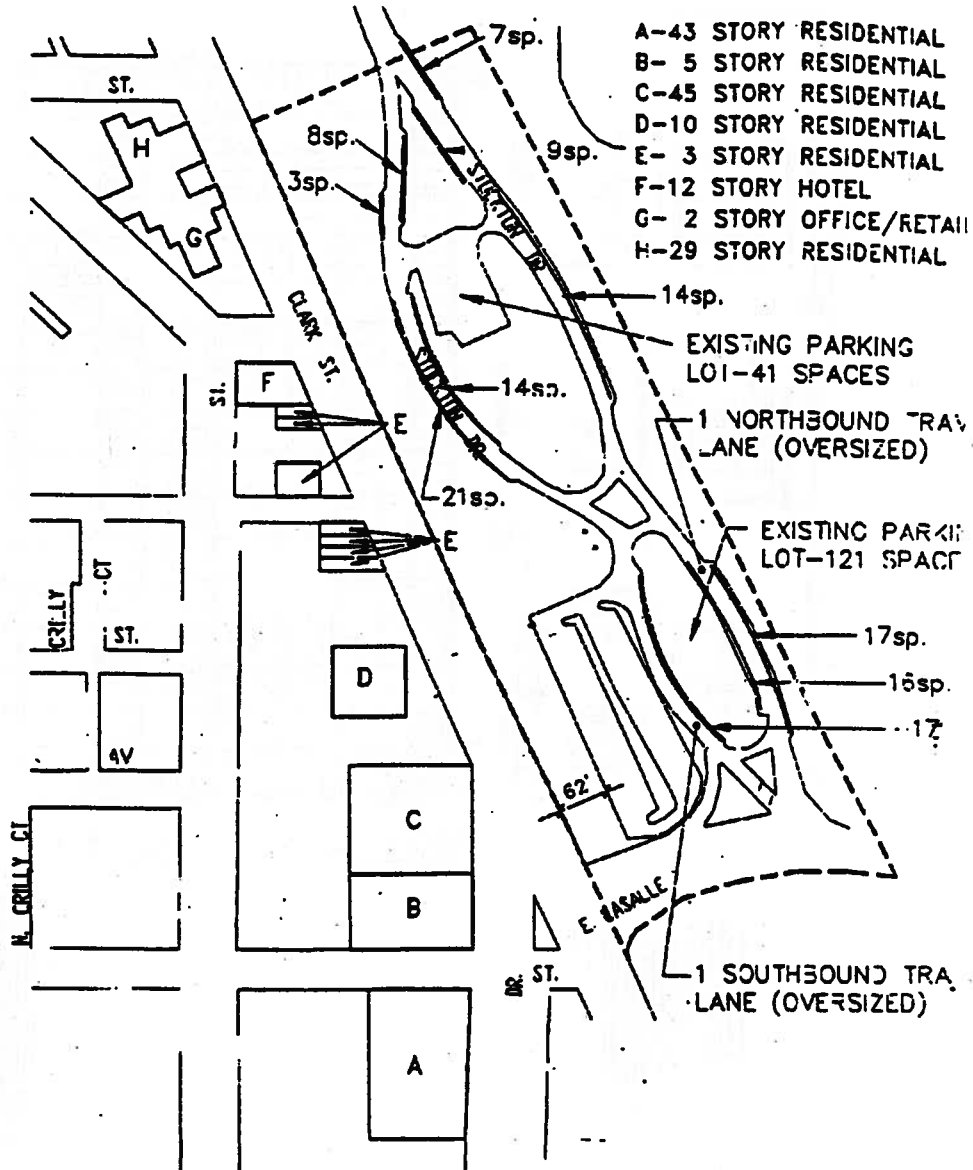
PROPERTY LINE AND
RIGHT OF WAY ADJUSTMENT MAP



APPLICANT: LINCOLN PARK SOCIETY
PROPOSAL: INSTITUTIONAL PLANNED DEVELOPMENT/
 PARKING FACILITY
DATE: SEPTEMBER 30, 1997
REVISED: NOVEMBER 13, 1997

LEGEND
 - - - - - PLANNED DEVELOPMENT BOUNDARY
 AREA TO BE VACATED

Existing Land-Use Area Map.



EXISTING LAND-USE AREA MAP



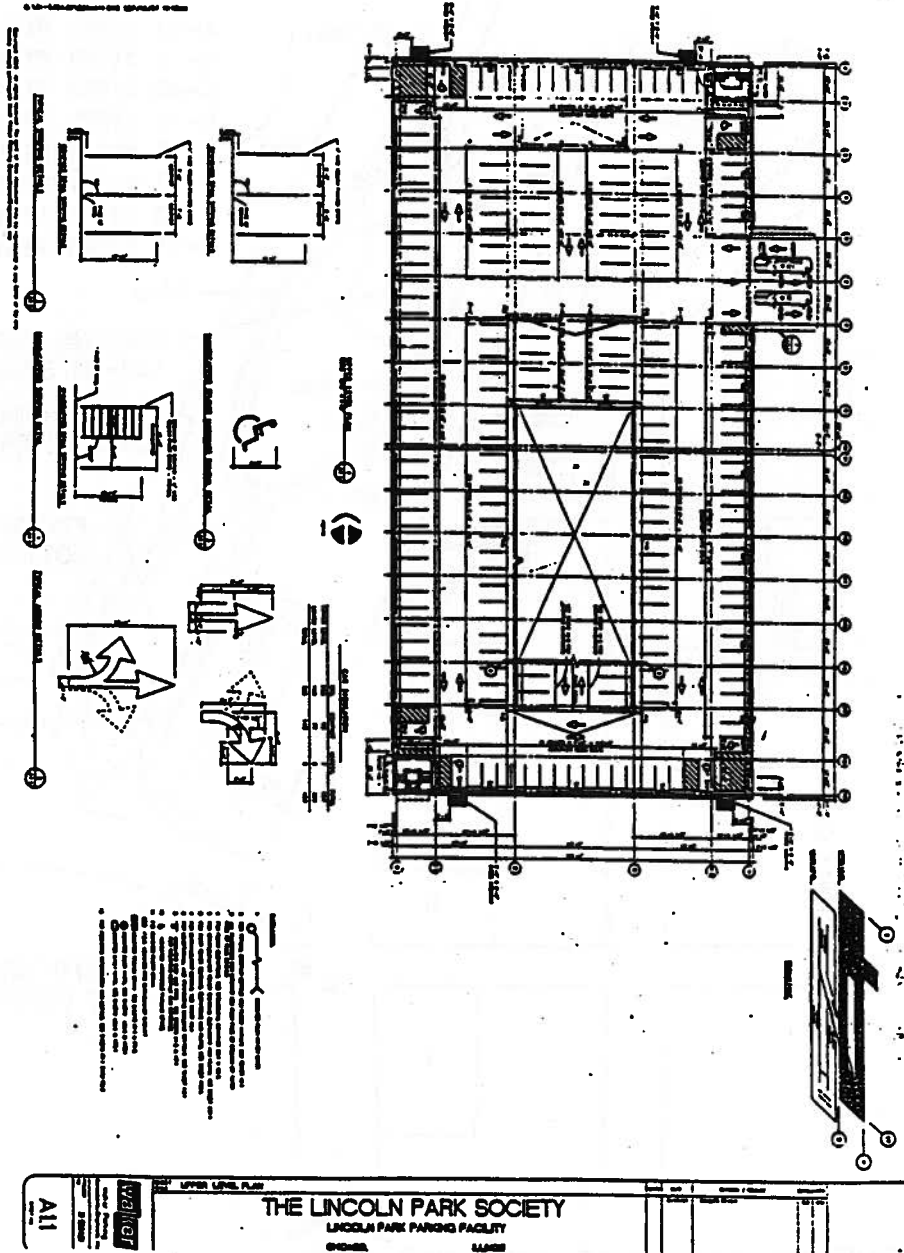
----- PLANNED DEVELOPMENT BOUNDARY

APPLICANT: LINCOLN PARK SOCIETY
 PROPOSAL: INSTITUTIONAL PLANNED DEVELOPMENT
 PARKING FACILITY

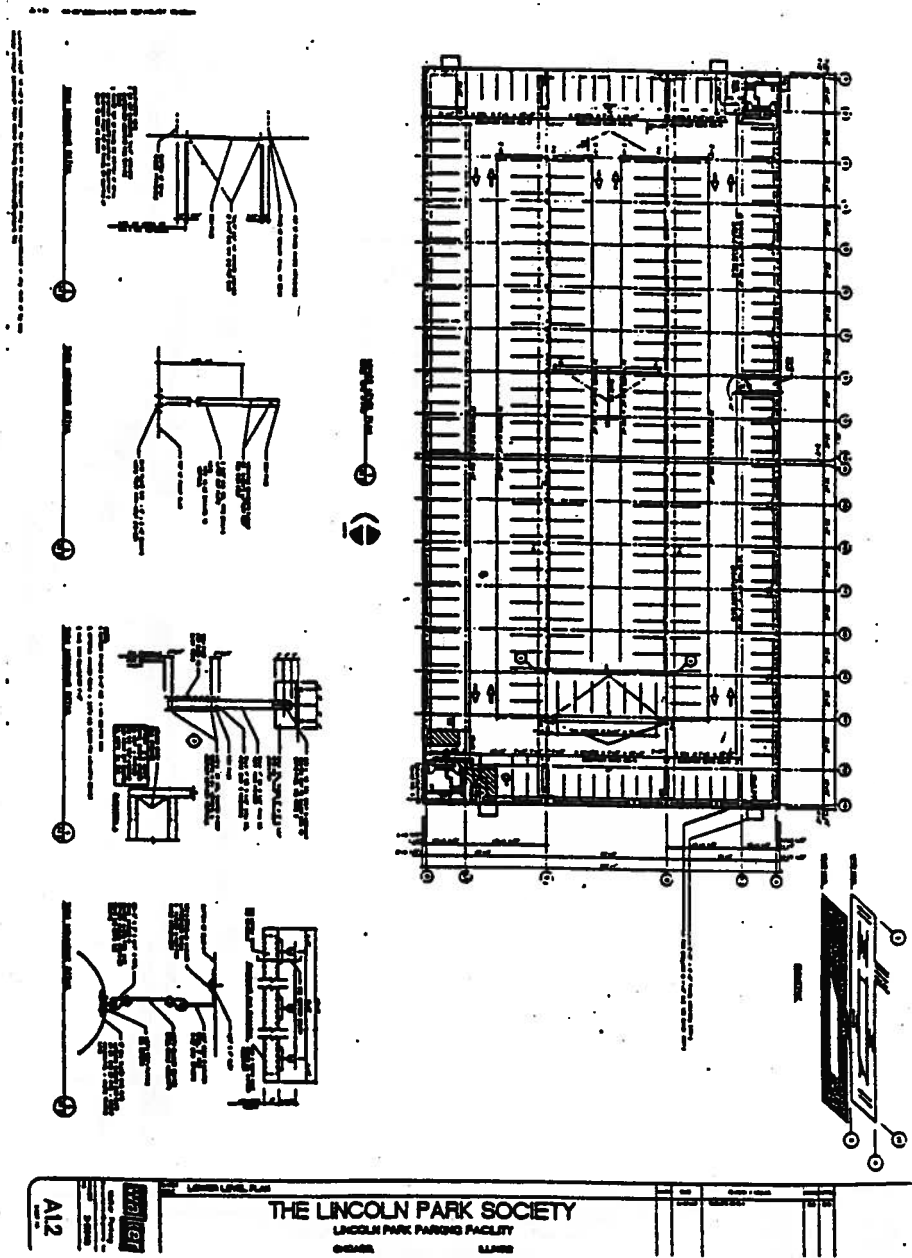
DATE: SEPTEMBER 30, 1997

Revised: November 13, 1997

Upper Level Plan.

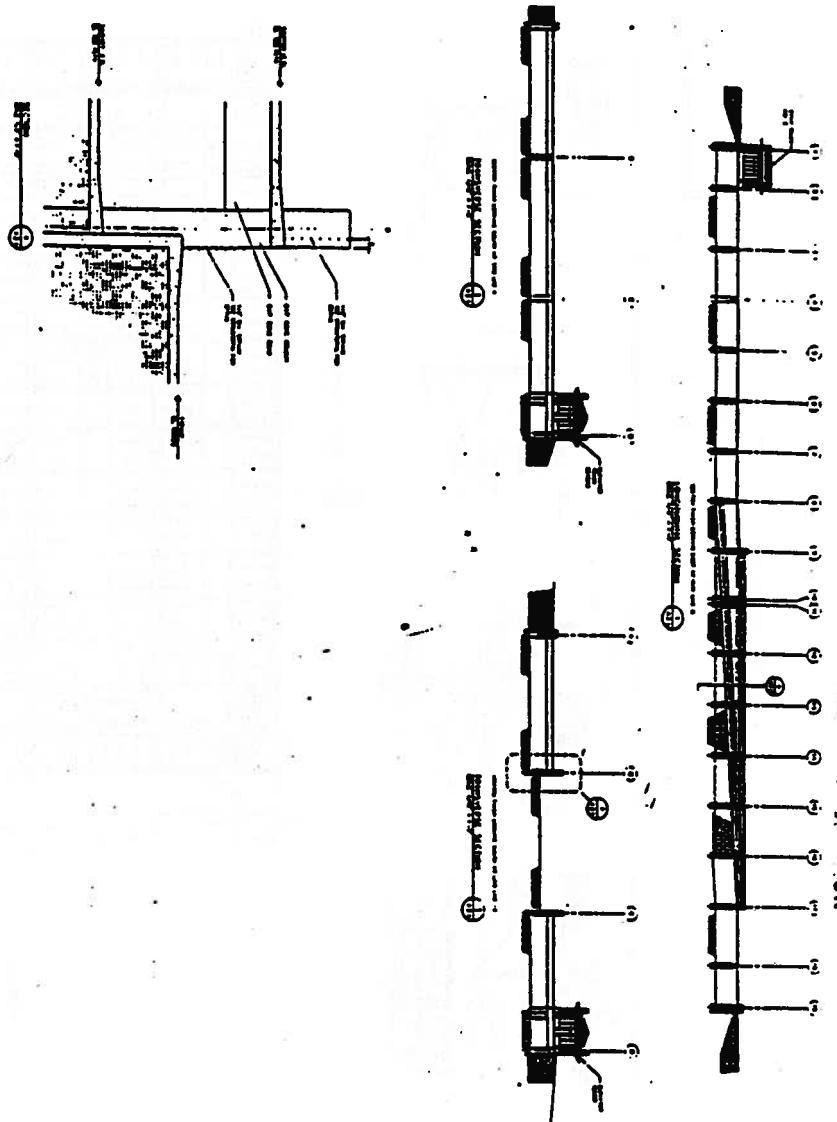


Lower Level Plan.



APPLICANT: LINCOLN PARK SOCIETY
PROPOSAL: INSTITUTIONAL PLANNED DEVELOPMENT/
 PARKING FACILITY
DATE: SEPTEMBER 30, 1997
REVISED: NOVEMBER 13, 1997

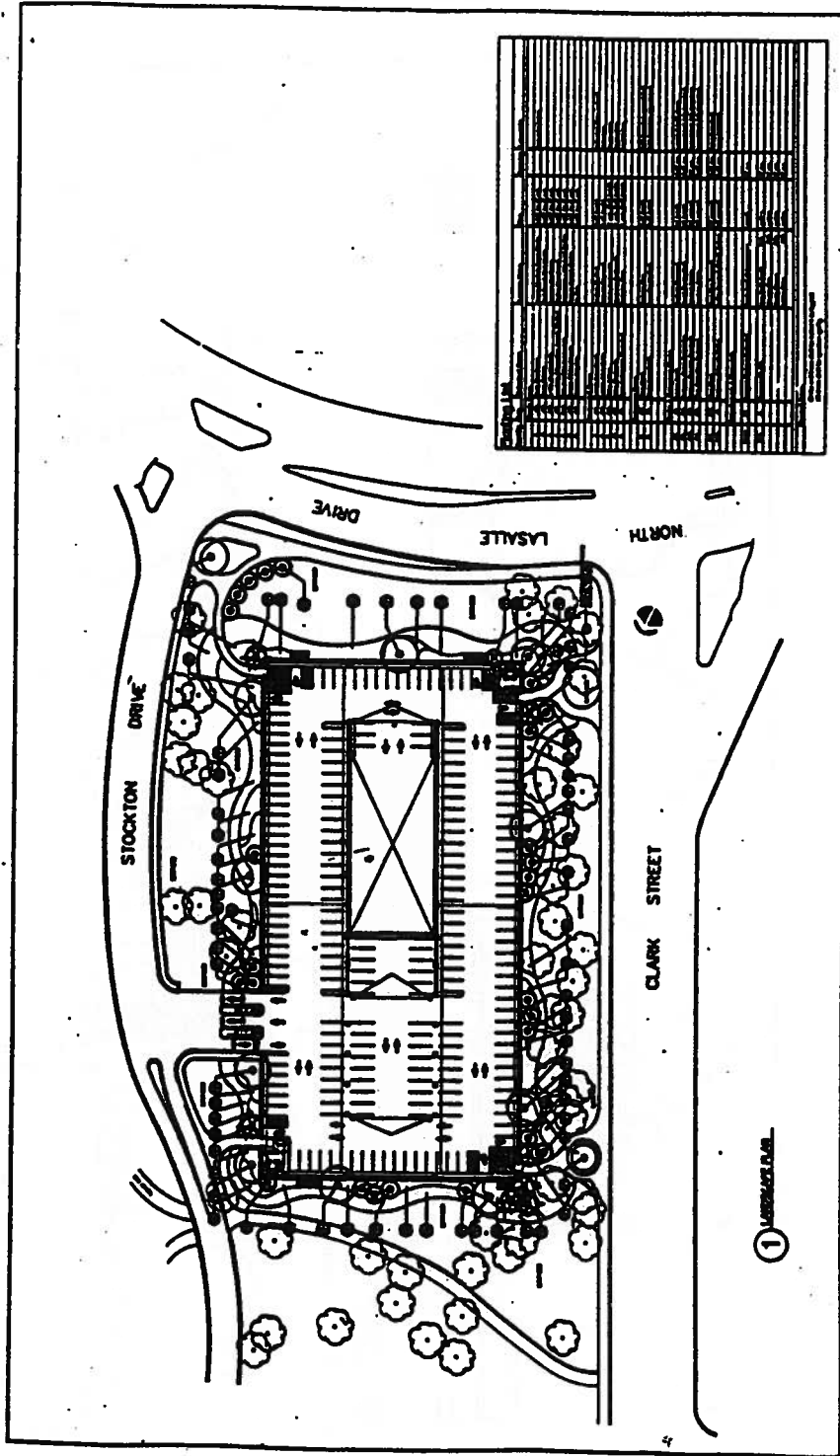
Building Section Plan.



A31 <small>Sheet Title</small>		BUILDING SECTIONS	THE LINCOLN PARK SOCIETY LINCOLN PARK PARKING FACILITY CHICAGO, ILLINOIS	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	REVISION				
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APPLICANT: LINCOLN PARK SOCIETY
PROPOSAL: INSTITUTIONAL PLANNED DEVELOPMENT/
 PARKING FACILITY
DATE: SEPTEMBER 30, 1997
REVISED: NOVEMBER 13, 1997

Landscape Plan.

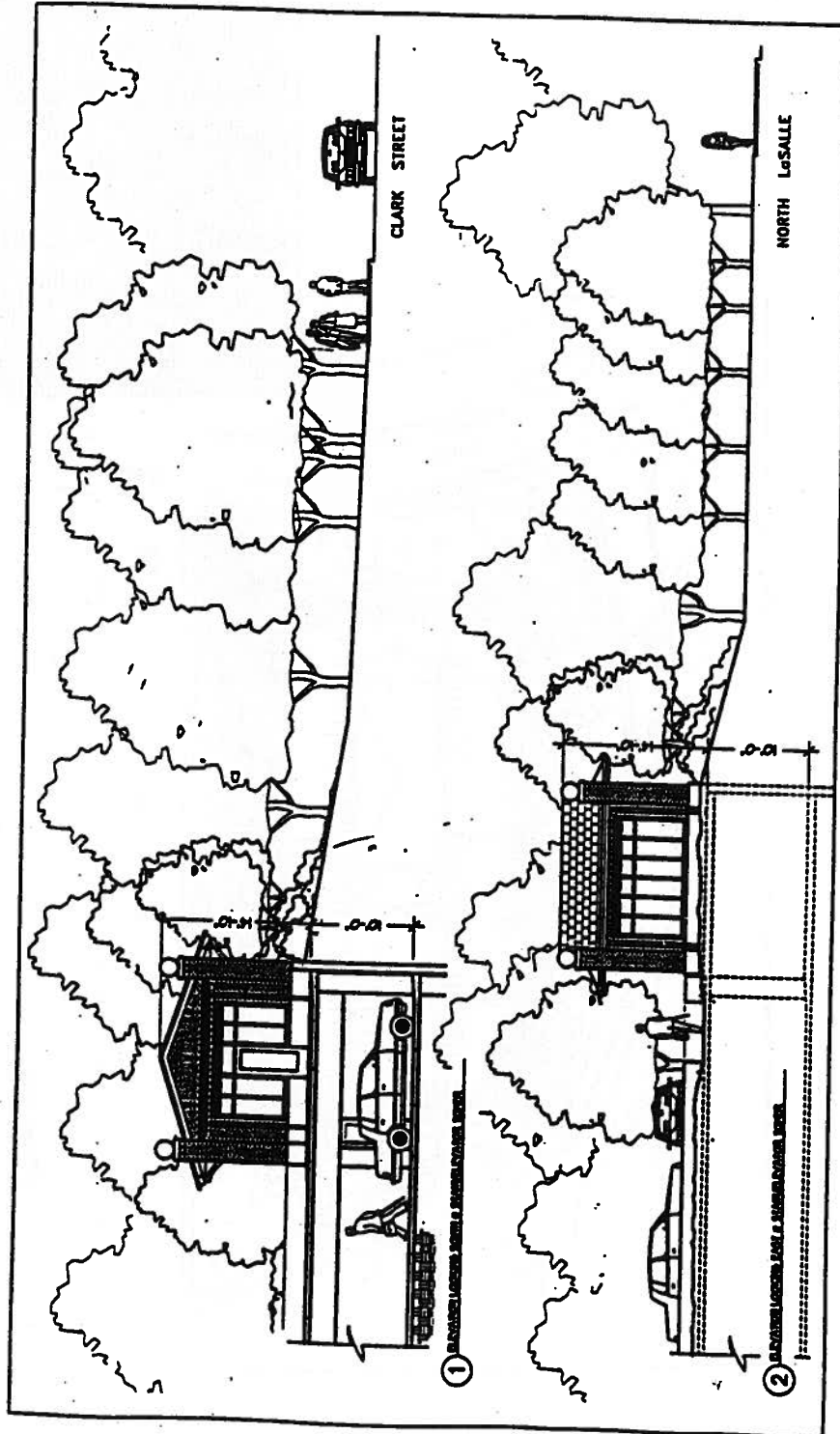


THE LINCOLN PARK SOCIETY
 LINCOLN PARK PARKING FACILITY
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Bauerlatoza Studio

11.13.97

Elevations.
(Page 1 of 2)

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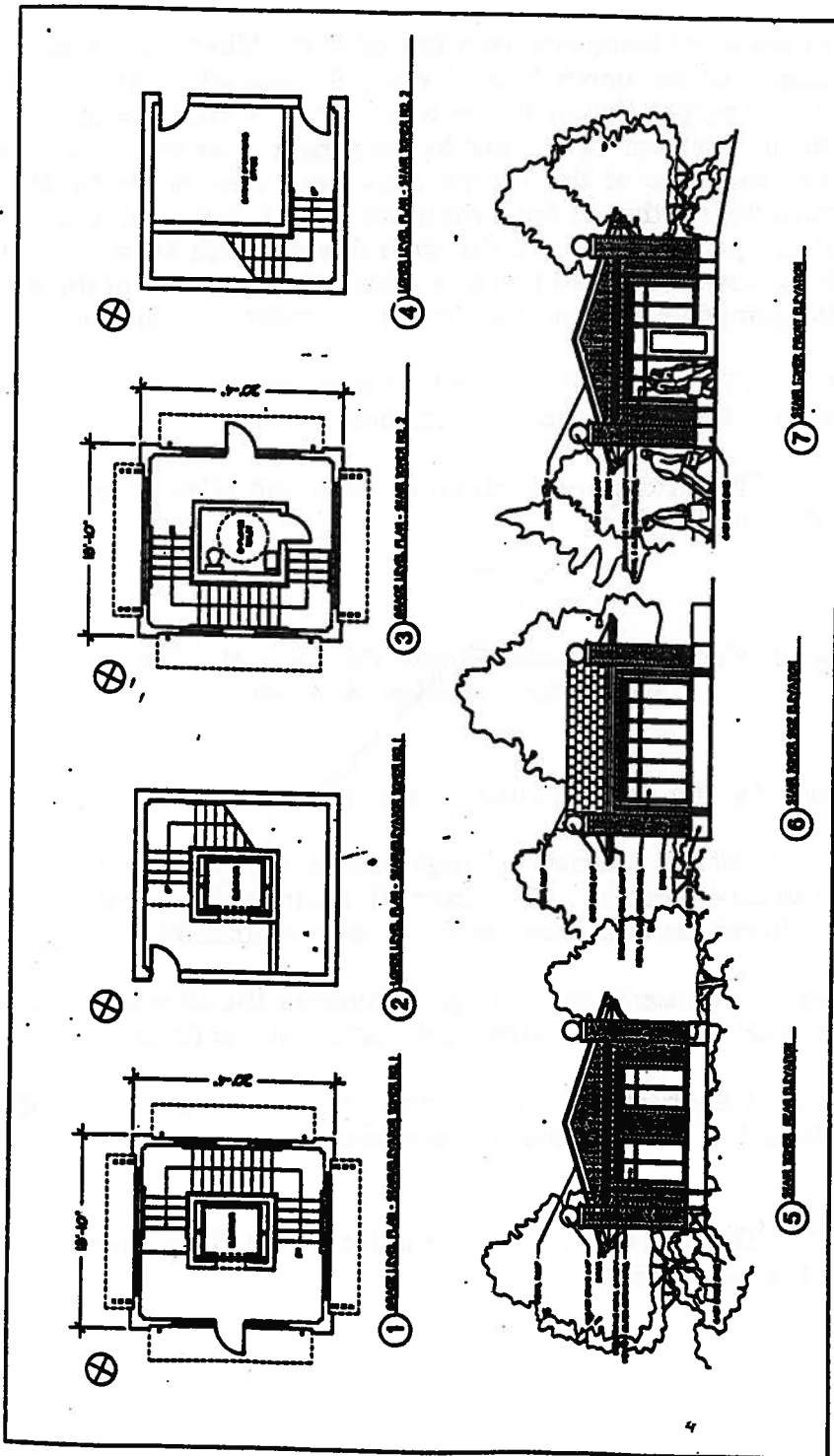


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Elevations.
(Page 2 of 2)



THE LINCOLN PARK SOCIETY
 LINCOLN PARK PARKING FACILITY
 CHICAGO, ILLINOIS

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 11.13.97

(Continued from page 59284)

starting on the point being the west line of North Milwaukee Avenue; a line 114 feet north of the north line of West Bloomingdale Avenue, running southwest and perpendicular to the west line of North Milwaukee Avenue, running to the east line of the public alley next west of North Milwaukee Avenue; the east line of the public alley next west of North Milwaukee Avenue, running northwest for a distance of 66.0 feet; and a line running northeast and perpendicular to the west line of North Milwaukee Avenue, running for a distance of 100 feet to a point 180 feet north of the north line of West Bloomingdale Avenue, that being the point of beginning,

to those of a B2-1 Restricted Retail District and 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.

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Reclassification Of Area Shown On Map Number 5-J.
(Application Number A-3794)

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 C1-1 and C1-2 Restricted Commercial District symbols and indications as shown on Map Number 5-J in area bounded by:

West Fullerton Avenue; North Springfield Avenue; the alley next south of and parallel to West Fullerton Avenue; and North Pulaski Road,

to those of a B2-1 Restricted Retail District and 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.