



August 10, 2021

Joseph P. Gattuso
Taft Stettinius & Hollister LLP
111 E. Wacker
Suite 2800
Chicago, IL 60601

**Re: Minor Change to PD 707
North Park University, 5100-18 N. Kedzie Avenue**

Dear Mr. Gattuso:

Please be advised that your request for a minor change to Institutional Planned Development No. 707 ("PD 707"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 707.

North Park University owns the property at 5100-5118 N. Kedzie Avenue and is seeking a minor change to demolish the existing 3-story residential building to make way for an approximately 6,500 square foot green space. The space at the northwest corner of Kedzie Avenue and Carmen Avenue will be fenced and landscaped as shown on the attached:

- Overall Site Plan
- Materials Plan and Schedule
- Planting Plan and Schedule
- Masonry Elevations
- Metalwork – Fence Layout Plan
- Metalwork- Fence Details
- Site Furnishings
- Planting Detail

Regarding your request, the Department of Planning and Development has determined that allowing the proposed green space 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 707, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

A handwritten signature in black ink, appearing to read "SAC", with a long horizontal line extending to the right.

Steven Valenziano
Assistant Zoning Administrator

C: Mike Marmo, Erik Glass, Heidi Sperry, Noah Szafraniec, Main file

HOERR SCHAUDT
 850 West Jackson Blvd
 Suite 800
 Chicago, Illinois 60607
 (312) 467-4000
 Fax: 312-467-2101

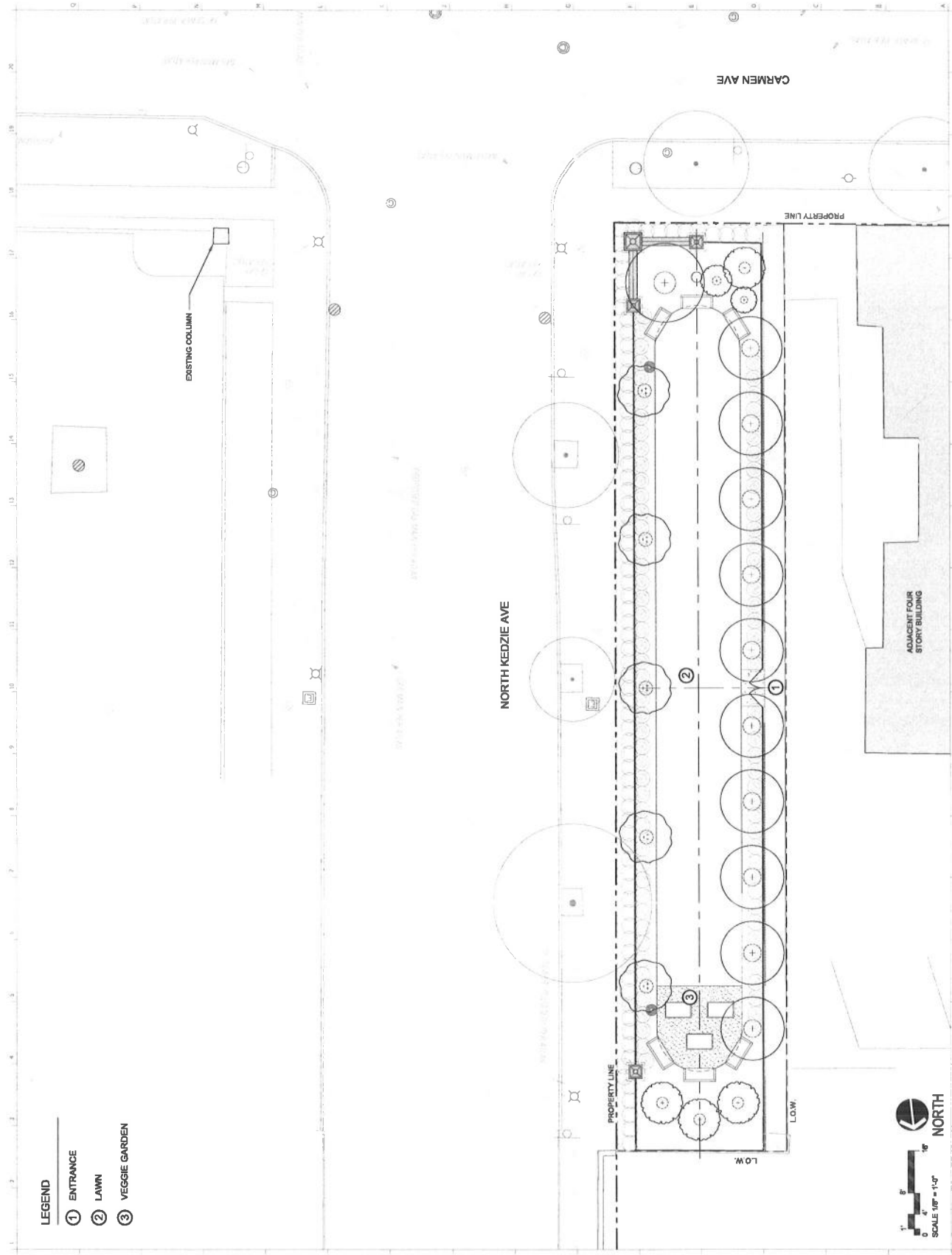
PROJECT
North Park University

1000 North LaSalle
 Chicago, IL 60610
 North Park University
 425 North LaSalle
 Chicago, IL 60610

CONSULTANTS
 Civil Engineer:
 North Park University
 425 North LaSalle
 Chicago, IL 60610

Contractor:
 M. R. Owen, Inc.
 2822 Avenue L
 Chicago, IL 60640
 (312) 467-2800

- LEGEND**
- ① ENTRANCE
 - ② LAWN
 - ③ VEGGIE GARDEN



SET PLAN

SEAL

ISSUED FOR

PRICING

NO.	DATE	ISSUE FOR PRICING
1	APPROX	ISSUE FOR PRICING

OVERALL SITE PLAN SHEET

L-0.02

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MATERIALS SCHEDULE

PAVING

CODE	NAME	USE / AREA	DETAIL	SIZE	COLOR / TYPE / FINISH	MANUFACTURER	MOCK UP	NOTES
F-1	ASPHALT	SEE PLAN	REFER TO CIVIL	-	MATCH CAMPUS STANDARD	-	NO	
F-2	CONCRETE	ENTRANCE	REFER TO CIVIL	-	ACID ETCHED / LIGHT BROOM FINISH	-	NO	
F-3	GRAVEL	VEGIE GARDEN	A 11-4.00	3/8"	LOCAL REA GRAVEL	-	YES	CONTRACTOR TO PROVIDE SAMPLES FOR APPROVAL

WALLS AND CURBS

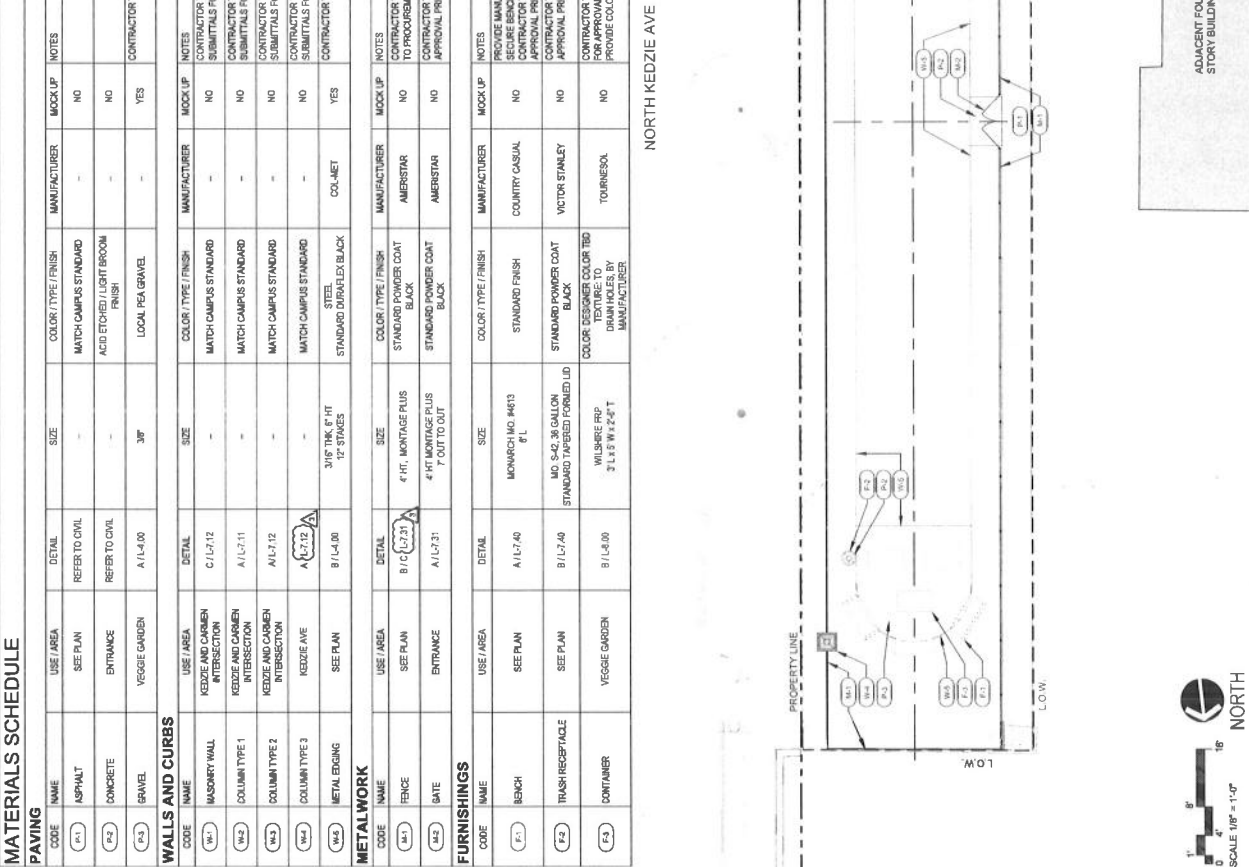
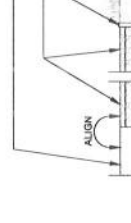
CODE	NAME	USE / AREA	DETAIL	SIZE	COLOR / TYPE / FINISH	MANUFACTURER	MOCK UP	NOTES
W-1	MASONRY WALL	KEDZIE AND CARMEN INTERSECTION	C 11-7.12	-	MATCH CAMPUS STANDARD	-	NO	CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SPECIFICATION SUBMITTALS FOR APPROVAL PRIOR TO PROCUREMENT
W-2	COLUMN TYPE 1	KEDZIE AND CARMEN INTERSECTION	A 11-2.11	-	MATCH CAMPUS STANDARD	-	NO	CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SPECIFICATION SUBMITTALS FOR APPROVAL PRIOR TO PROCUREMENT
W-3	COLUMN TYPE 2	KEDZIE AND CARMEN INTERSECTION	A 11-7.12	-	MATCH CAMPUS STANDARD	-	NO	CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SPECIFICATION SUBMITTALS FOR APPROVAL PRIOR TO PROCUREMENT
W-4	COLUMN TYPE 3	KEDZIE AVE	A 11-7.12	-	MATCH CAMPUS STANDARD	-	NO	CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SPECIFICATION SUBMITTALS FOR APPROVAL PRIOR TO PROCUREMENT
W-5	METAL EDGING	SEE PLAN	B 11-4.00	3/16" THK, 1/2" HT 12" STRIKES	STEEL STANDARD JORDAN LEX BLACK	COL-MET	YES	CONTRACTOR TO PROVIDE SAMPLES FOR APPROVAL

METALWORK

CODE	NAME	USE / AREA	DETAIL	SIZE	COLOR / TYPE / FINISH	MANUFACTURER	MOCK UP	NOTES
M-1	FENCE	SEE PLAN	B 11-7.12	4" HT. MOUNTAGE PLUS	STANDARD POWDER COAT BLACK	AMERSTAR	NO	CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO PROCUREMENT
M-2	GATE	ENTRANCE	A 11-7.31	4" HT. MOUNTAGE PLUS 7" OUT TO OUT	STANDARD POWDER COAT BLACK	AMERSTAR	NO	CONTRACTOR TO PROVIDE SPECIFICATION SUBMITTAL FOR APPROVAL PRIOR TO PROCUREMENT

FURNISHINGS

CODE	NAME	USE / AREA	DETAIL	SIZE	COLOR / TYPE / FINISH	MANUFACTURER	MOCK UP	NOTES
F-1	BENCH	SEE PLAN	A 11-7.40	MONARCH MO 8433 8" L	STANDARD FINISH	COUNTRY CASUAL	NO	PROVIDE MANUFACTURER ANCHORING BRACKET NO. 1400 TO SECURE BENCH TO CONCRETE. CONTRACTOR TO PROVIDE SPECIFICATION SUBMITTAL FOR APPROVAL PRIOR TO PROCUREMENT
F-2	TRASH RECEPTACLE	SEE PLAN	B 11-7.49	MO. S-42, 38 GALLON STANDARD IMPERFORATED	STANDARD POWDER COAT BLACK	VICTOR STANLEY	NO	CONTRACTOR TO PROVIDE SPECIFICATION AND FINISH SUBMITTAL FOR APPROVAL PRIOR TO PROCUREMENT
F-3	CONTAINER	VEGIE GARDEN	B 11-4.00	WILSHIRE 800 3' x 3' x 14" PCVT	COLOR: DESIGNER COLOR TIB BLACK	TOURNEBOL	NO	CONTRACTOR TO PROVIDE SPECIFICATION AND FINISH SUBMITTAL FOR APPROVAL PRIOR TO PROCUREMENT. CONTRACTOR TO PROVIDE COLOR SWATCHES FOR APPROVAL



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 850 West Jackson Blvd
 Suite 400
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 Tel: 312.462.6501
 Fax: 312.462.7101

PROJECT
North Park University
 Campus + Kilde
 Chicago, IL 60625

CLIENT
 North Park University
 1000 North Park
 Chicago, IL 60610

CONSULTANTS

CVE Engineering

SPANGLER, INC

8875 W. Higgins Rd, Ste 702

Chicago, IL 60634

(312) 426-4200

Contractor:

W.B. Olson, Inc

1000 North Park

Chicago, IL 60610

(312) 426-4200

NOT PLAN

SEAL

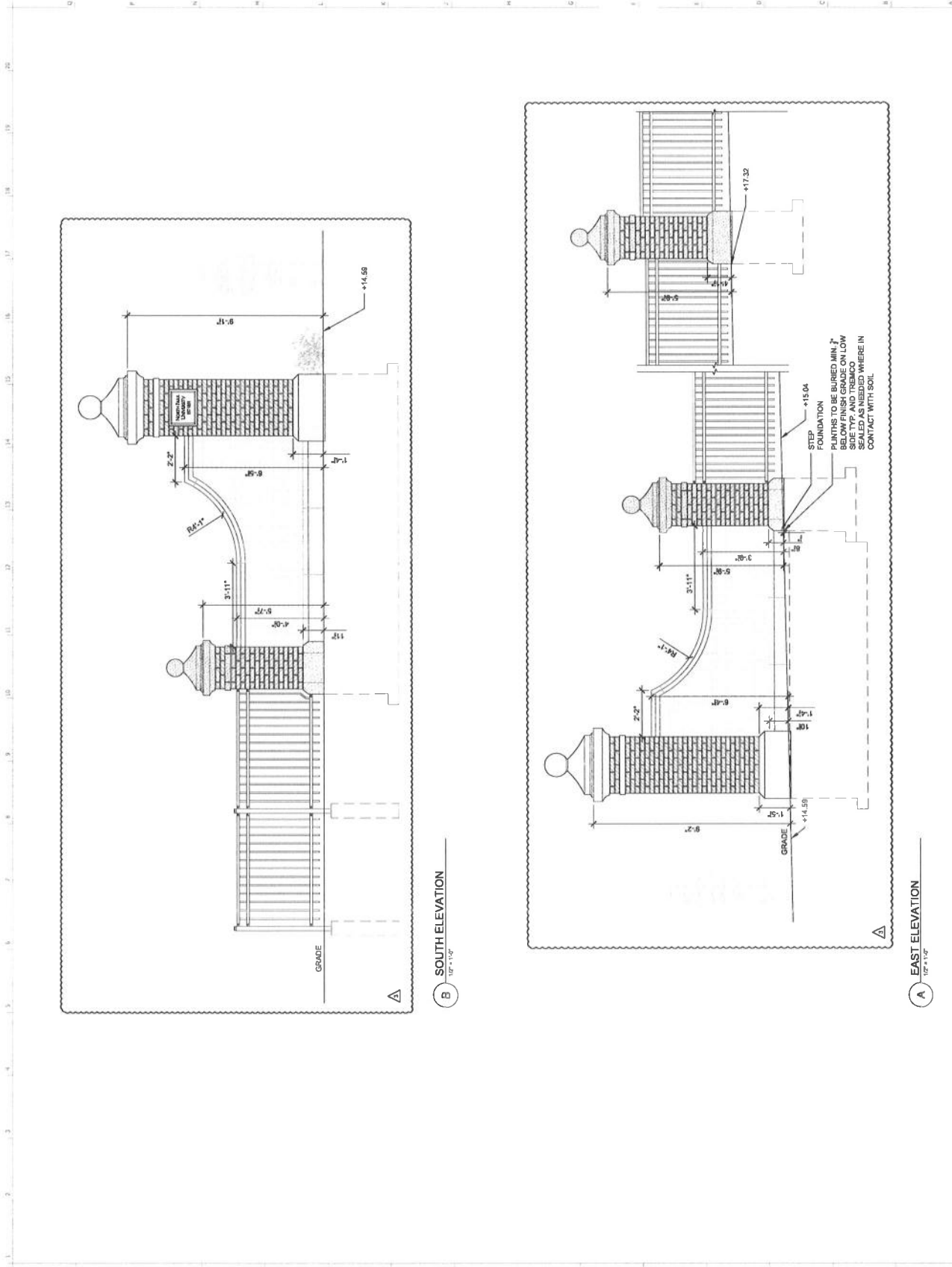
ISSUED FOR
BID ADDENDUM 2

NO.	DATE	ISSUE
1	08/20/11	ISSUE FOR BIDDING
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BRIDGE
MASONRY -
ELEVATIONS

L-7.10

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B SOUTH ELEVATION
 1/2" = 1'-0"

A EAST ELEVATION
 1/2" = 1'-0"

BINDING EDGE

BINDING EDGE

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 Tel: 312.462.6600
 Fax: 312.462.7101

PROJECT
 North Park University
 Chicago, IL 60601

CONSULTANTS
 Civil Engineer:
 North Park University
 Chicago, IL 60601

CONTRACTOR
 W.A. Owen, Inc.
 2228 Avenue L
 Chicago, IL 60601

KEY PLAN

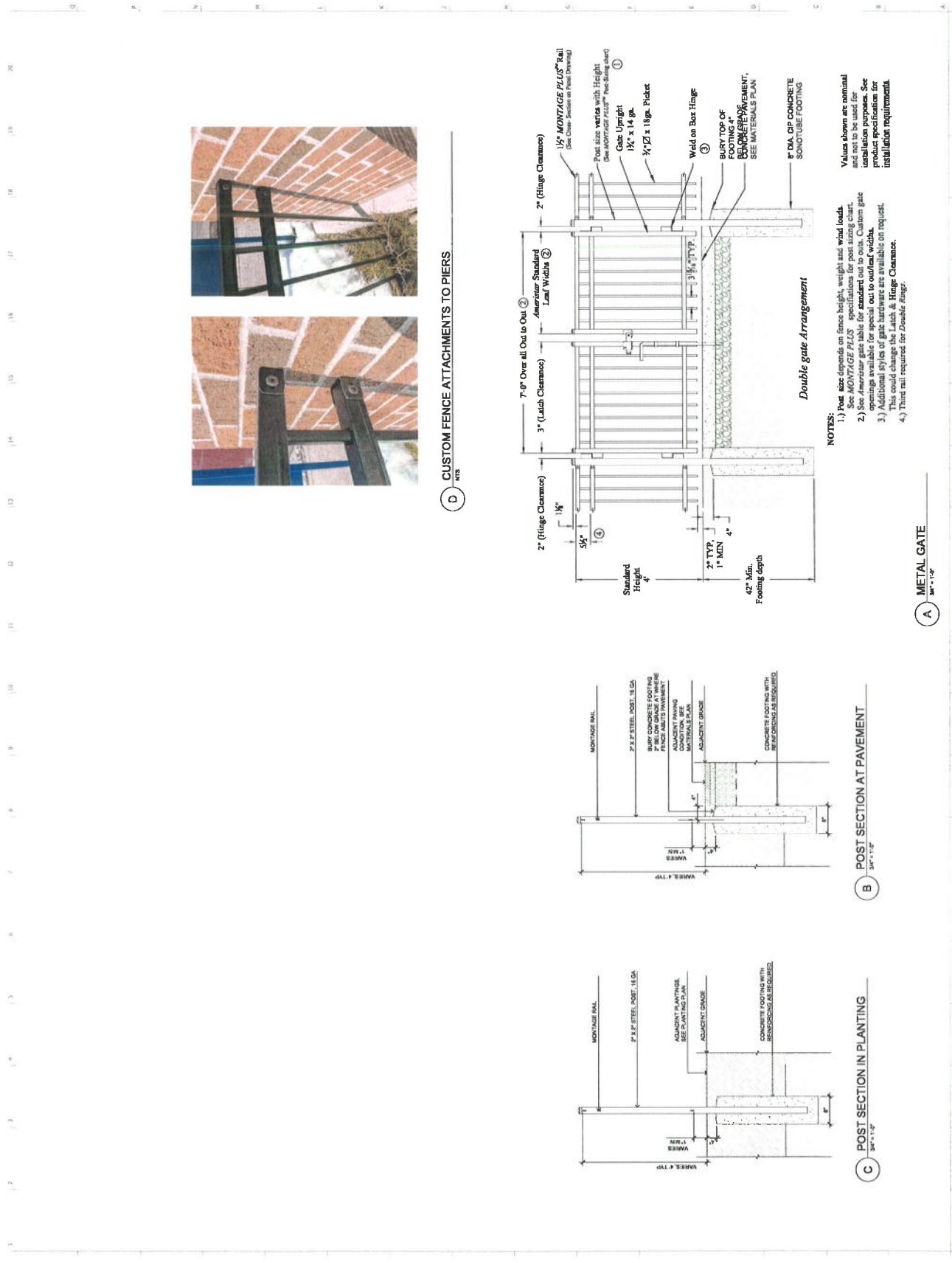
SCALE

BID APPENDUM 2

NO.	DATE	REVISION
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METALWORK - FENCE DETAILS

L-7.31



BINDING EDGE

BINDING EDGE

18750

6/22/2016

REPORTS OF COMMITTEES

27637

Reclassification Of Area Shown On Map Nos. 13-I and 13-J.

IPD 707,00

(As Amended)

(Application No. 18750)

(Common Address: 3225 W. Foster Ave., 3200 -- 3218 W. Foster Ave., 5018 N. Kedzie Ave., 5001 -- 5031 N. Kedzie Ave., 5214 N. Kedzie Ave., 3246 -- 3256 W. Argyle St., 5015 N. Spaulding Ave., 5017 N. Spaulding Ave., 5023 N. Spaulding Ave., 5031 N. Spaulding Ave., 5035 N. Spaulding Ave., 5043 N. Spaulding Ave., 5047 N. Spaulding Ave., 5049 N. Spaulding Ave. And 5059 N. Sawyer Ave.)

[SO2016-2664]

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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District, B1-2 Neighborhood Shopping District, B3-2 Community Shopping District and Institutional Planned Development Number 707, as amended, symbols and indications as shown on Map Numbers 13-I and 13-J in the area bounded by:

West Foster Avenue; a line 50 feet east of North Sawyer Avenue; the alley next north of West Foster Avenue; the alley next east of North Sawyer Avenue; a line 178.50 feet north of West Foster Avenue; North Kedzie Avenue; West Foster Avenue; the alley next east of North Kedzie Avenue or the line thereof extended where no alley exists; the southern boundary of the north branch of the Chicago River; a line 188 feet east of North Kedzie Avenue; West Carmen Avenue; the alley next east of North Kedzie Avenue; a line 90 feet south of West Carmen Avenue; North Kedzie Avenue; a line 270.14 feet north of West Argyle Street; the alley next east of North Kedzie Avenue; West Argyle Street; North Kedzie Avenue; a line 419.98 feet south of West Carmen Avenue; the alley next west of North Kedzie Avenue; a line 29.94 feet south of West Carmen Avenue; North Sawyer Avenue; a line 89.94 feet south of West Carmen Avenue; the alley next west of North Sawyer Avenue; a line 179.86 feet south of West Carmen Avenue; North Spaulding Avenue; a line 239.86 feet south of West Carmen Avenue; the alley next west of North Sawyer Avenue; a line 299.86 feet south of West Carmen Avenue; North Spaulding Avenue; a line 359.86 feet south of West Carmen Avenue; the alley next west of North Sawyer Avenue; a line 389.86 feet south of West Carmen Avenue; North Spaulding Avenue; a line 419.86 feet south of West Carmen Avenue; the alley next west of North Sawyer Avenue; a line 479.86 feet south of West Carmen Avenue; North Spaulding Avenue; a line 509.86 feet south of West Carmen Avenue; the alley next west of North Sawyer Avenue; West Argyle Street; the southern boundary of the north branch of the Chicago River; a line from a point 572 feet north of West Argyle Street and the west right-of-way line of North Spaulding Avenue to a point 605 feet north of West Argyle Street at the north water edge of the north branch of the Chicago River; West Carmen Avenue; the alley next east of North Kimball Avenue; a line 240 feet north of

West Carmen Avenue; North Kimball Avenue; the alley next south of West Foster Avenue; the east line of the alley next east of North Kimball Avenue; a line 125.06 feet south of West Foster Avenue; and a line 196.31 feet east of North Kimball Avenue,

to the designation of Institutional Planned Development Number 707, as amended, 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 No. 707, As Amended.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development ("Planned Development") consists of approximately 1,050,058 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, North Park University.
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, assigns 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, assigns 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 15 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 Master Plan Exhibit; a Site Plan; a Landscape Plan and a Plant List prepared by VOA Architects, Ltd. dated May 19, 2016. Full-sized copies of the Master Plan, Site Plan and Landscape 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 thereof, 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 are allowed in this Planned Development: all university uses, including, but not limited to, educational and/or student-related facilities; accessory uses; parking; and retail, office and limited restaurant uses located on property along the north side of West Foster Avenue between North Kedzie Avenue and North Sawyer Avenue and along the south side of West Foster Avenue between North Spaulding Avenue (or the line thereof extended where no street exists) and North Christiana Avenue (or the line thereof extended where no street exists) as permitted in the B2 Neighborhood Mixed-Use District.
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. Off-street parking and loading facilities shall be provided in accordance with the provisions of this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. 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 emergency areas. Ingress and egress shall be subject to the review and

approval of the Departments of Transportation and Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.

8. 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.
9. The Site Plan and Landscape Plan 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.
10. A portion of the existing and proposed improvements contemplated within this Planned Development are or will be located adjacent to the north branch of the Chicago River. Should the applicant develop either of the surface parking lots located on the east side of North Kedzie Avenue adjacent to the river with a structure or structures, such structure(s) shall be setback a minimum of 30 feet from the top of the river bank at all points along the waterway. In addition, this setback area shall be landscaped with trees and vegetation which enhances the riparian environment and shall be consistent with any inland waterway design guidelines in effect at the time a permit for such construction is issued. Any structure(s) developed on the site of the parking lot adjacent to the north bank of the river shall be setback from West Foster Avenue so as to maintain the northern building line setback of Hamming Hall located on the west side of North Kedzie Avenue (See Master Plan). Likewise, any structure developed on either of the parking lots north of West Carmen Avenue and east of North Kedzie Avenue shall be setback a minimum of 16 feet from the North Kedzie Avenue property line (See Master Plan). Notwithstanding the foregoing, the setbacks requirements for such new structures may be modified at the time of Part II Approval as set forth in Statement 11 hereof. Additions to existing buildings on the west side of North Kedzie Avenue between West Foster Avenue and the north bank of the river may follow the footprint and North Kedzie Avenue and West Foster Avenue setbacks of the existing gymnasium and Hamming Hall (See Master Plan), except that any new construction above the existing elevated deck of the Carlson Building (See Master Plan) shall be setback a minimum of eight feet from the river edge of the deck. Moreover, any new construction immediately south of the Carlson Building shall include a 16-foot setback from the river edge of the deck beginning at the western edge of the deck and extending for a distance of 90 feet measured along the edge of the deck. Notwithstanding the foregoing, the final configuration of such new construction may be modified at the time of Part II Approval as set forth in Statement 11 hereof. Additionally, the southern and western facades of any future construction immediately south of the Carlson Building shall be comprised of a minimum of 70 percent glass. Any such additions shall not exceed the height of the gymnasium which currently exists on the

west side of North Kedzie Avenue between West Foster Avenue and the river. At the time that an application for a permit for the construction of any such addition is submitted, the applicant shall improve the existing parking lot west of North Kedzie Avenue adjacent to the south bank of the river with ornamental iron fencing and shall, if agreement can be reached with the U.S. Army Corps of Engineers which has jurisdiction over this land, stabilize and install additional landscaping along the interior of the south riverbank on the west side of North Kedzie Avenue. It is specifically agreed that such stabilization shall not require reconstruction, modification or alteration of the existing sheet piling at the site.

11. Prior to the Part II Approval (per Section 17-13-0601 of the Zoning Ordinance) for development or redevelopment of any property included within this Planned Development, other than the proposed parking lot at the northeast corner of North Kedzie Avenue and West Argyle Street or alterations to existing buildings which do not increase their height or alter their footprint, the applicant shall submit a site plan, landscape plan and building elevations for review and approval by the Department of Planning and Development. Review and approval by the Department of Planning and Development is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Site Plan Approval Submittals (per Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the applicant. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II Approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by the Department of Planning and Development, the approved Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development. After approval of the Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and
- statistical information applicable to the subject parcel, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance with the Planned Development.

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, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, conserves energy and maximizes the preservation of natural 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 current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development.
14. 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 any new 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.
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 its previous respective designation as either an RT4 Residential Two-Flat, Townhouse and Multi-Unit District, a B1-2 Neighborhood Shopping District, a B3-2 Community Shopping District or Institutional Planned Development Number 707, as amended, and approved by the City Council on November 3, 2004.

[Existing Zoning Map; Boundary and Property Line Map; Existing Land-Use Map; North Park Campus Masterplan; Proposed Argyle/Kedzie Parking Lot; Argyle/Kedzie Parking Lot Landscape Plan; and Argyle/Kedzie Parking Lot Plant List referred to in these Plan of Development Statements printed on pages 27644 through 27650 of this *Journal*.]

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

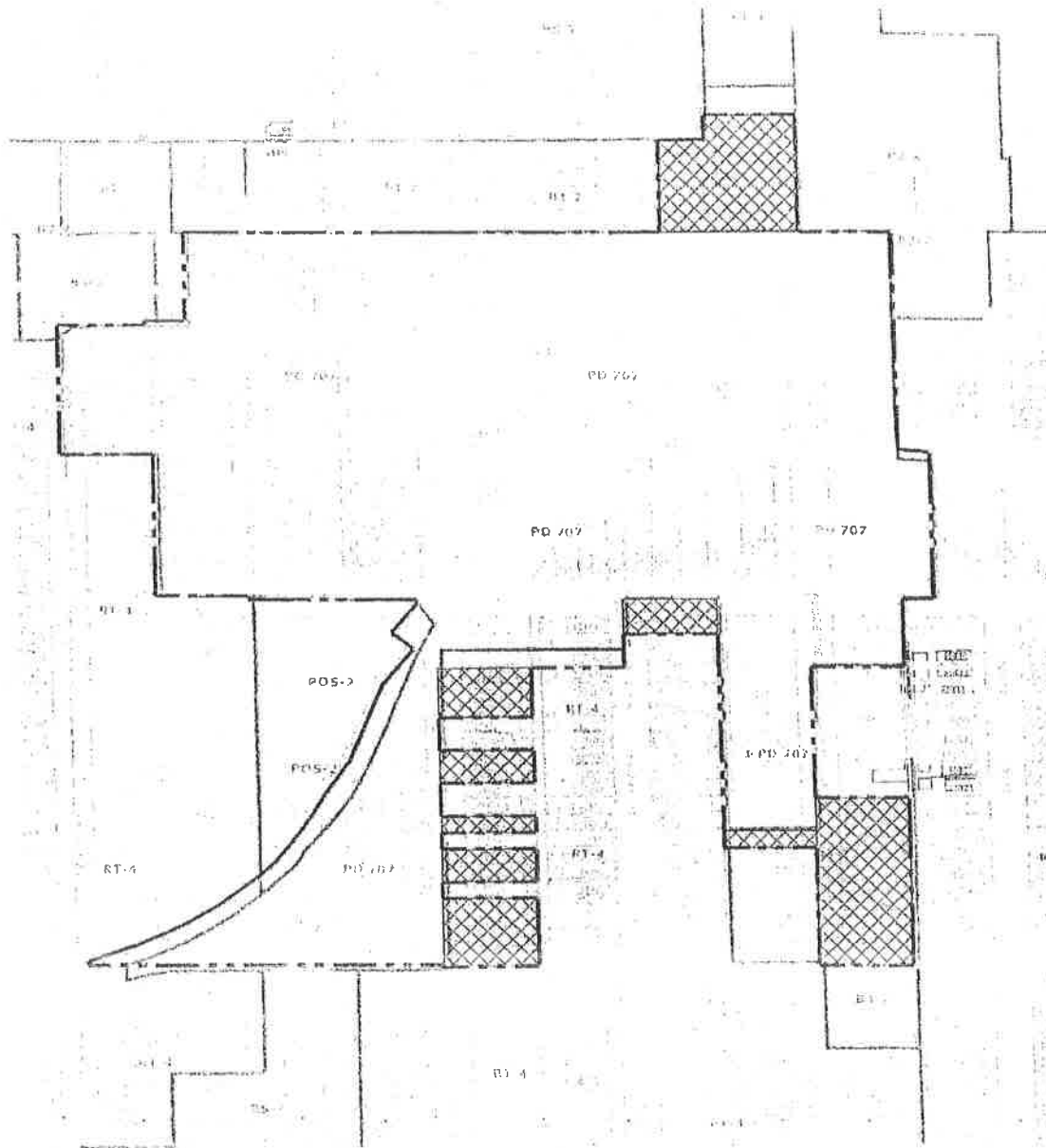
Institutional Planned Development No. 707, As Amended.

Bulk Regulations And Data Table

Net Site Area:	1,050,058 square feet
Area in the Public Right-of-Way:	262,548 square feet
Gross Site Area:	1,312,606 square feet
Maximum Floor Area Ratio:	1.2
Maximum Building Height:	72 feet, 0 inches for new construction; existing buildings are exempt from this limitation.
Minimum Number of Parking Spaces:	629*
Minimum Number of Loading Berths:	4
Maximum Percentage of Site Coverage:	42 percent
Minimum Setbacks:	Except as specifically delineated in Statement 10, setbacks from all property lines and between buildings shall be established concurrently with, and shall be governed by the procedures applicable to, the Site Plan review process set forth in Statement 11.

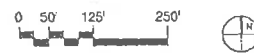
* This total includes 10 parking spaces reserved for use by the patrons of the Albany Park Branch of the Chicago Public Library.

Existing Zoning Map FINAL FOR PUBLICATION



Applicant: North Park University
3225 West Foster Avenue
Chicago, IL 60625

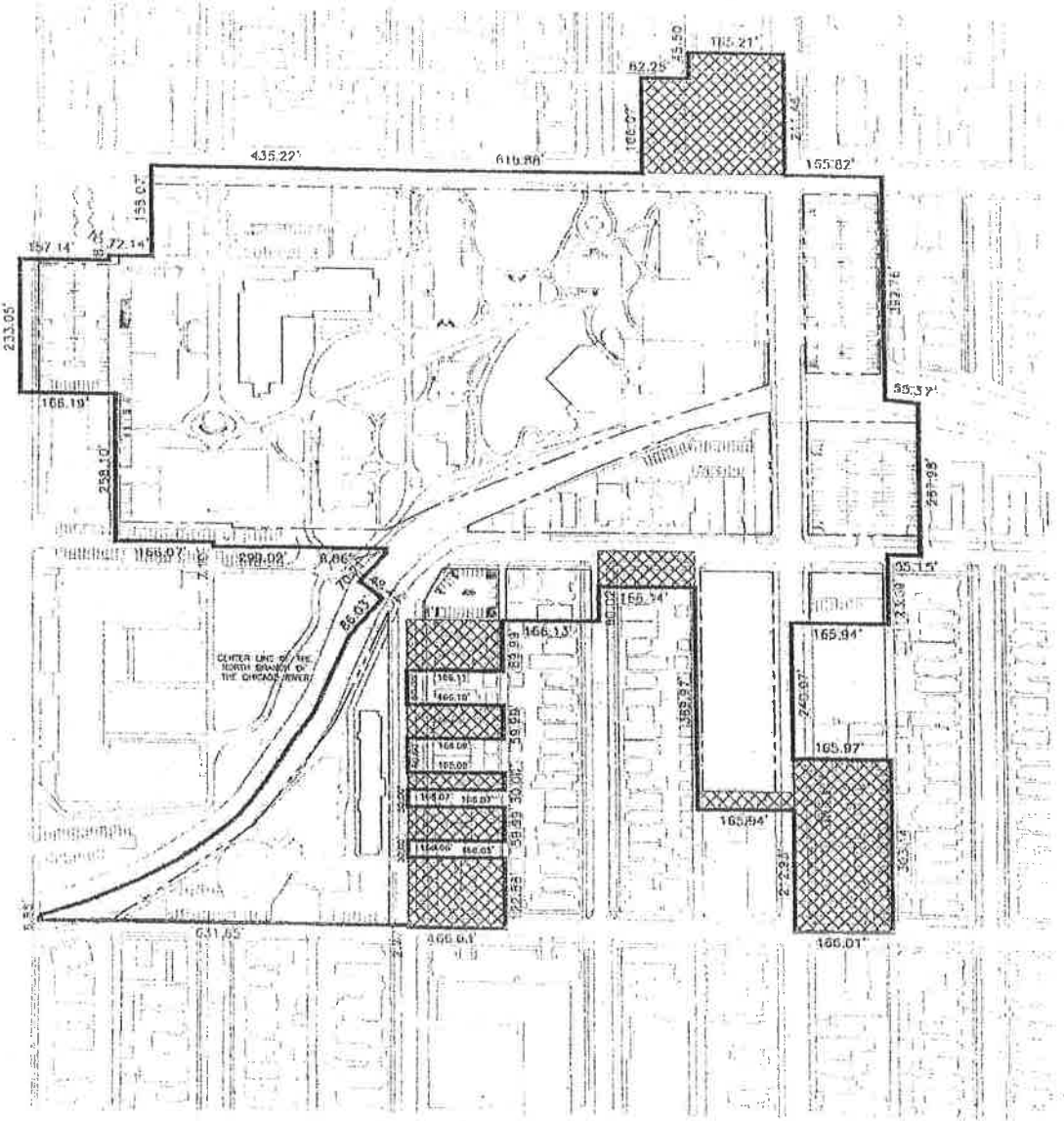
Date: April 13, 2016
Revised: May 19, 2016



Proposed Additional Property 

PD Boundary 

Planned Development Boundary and Property Line Map FINAL FOR PUBLICATION



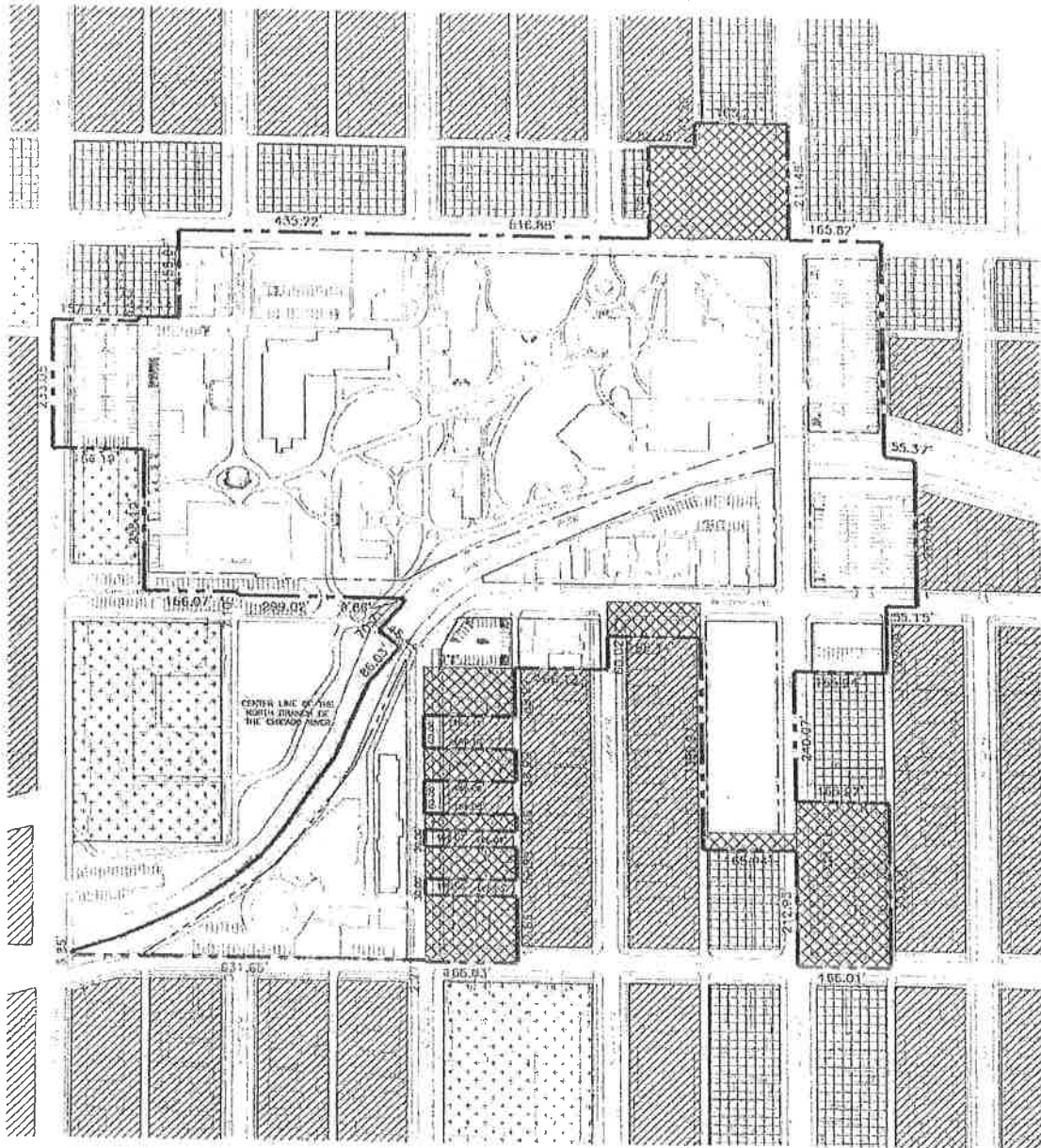
Applicant: North Park University
 3225 West Foster Avenue
 Chicago, IL 60625

Date: April 13, 2016
 Revised: May 19, 2016



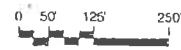
- Proposed Additional Property
- Property Line
- PD Boundary

Existing Land Use Map



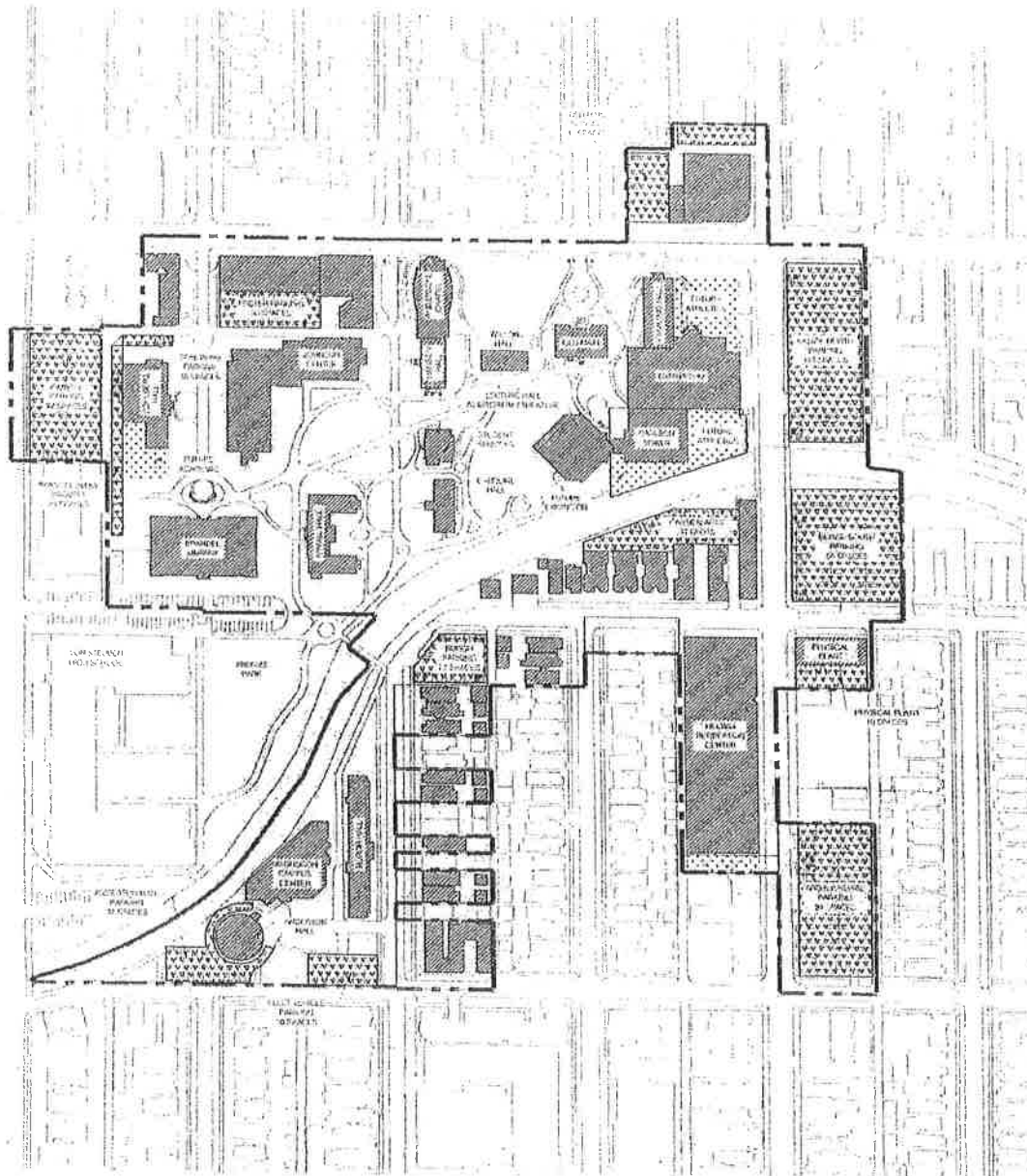
Applicant: North Park University
 3225 West Foster Avenue
 Chicago, IL 60625

Date: April 13, 2016
 Revised: May 19, 2016



- Residential (1-3 stories)
- Commercial/Retail (1-3 stories)
- School/Church/Library/Institutional (1-2 stories)
- PD Boundary


North Park Campus Masterplan

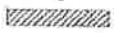



Applicant: North Park University
3225 West Foster Avenue
Chicago, IL 60625


Date: April 13, 2016
Revised: May 19, 2016


0 50' 125' 250'



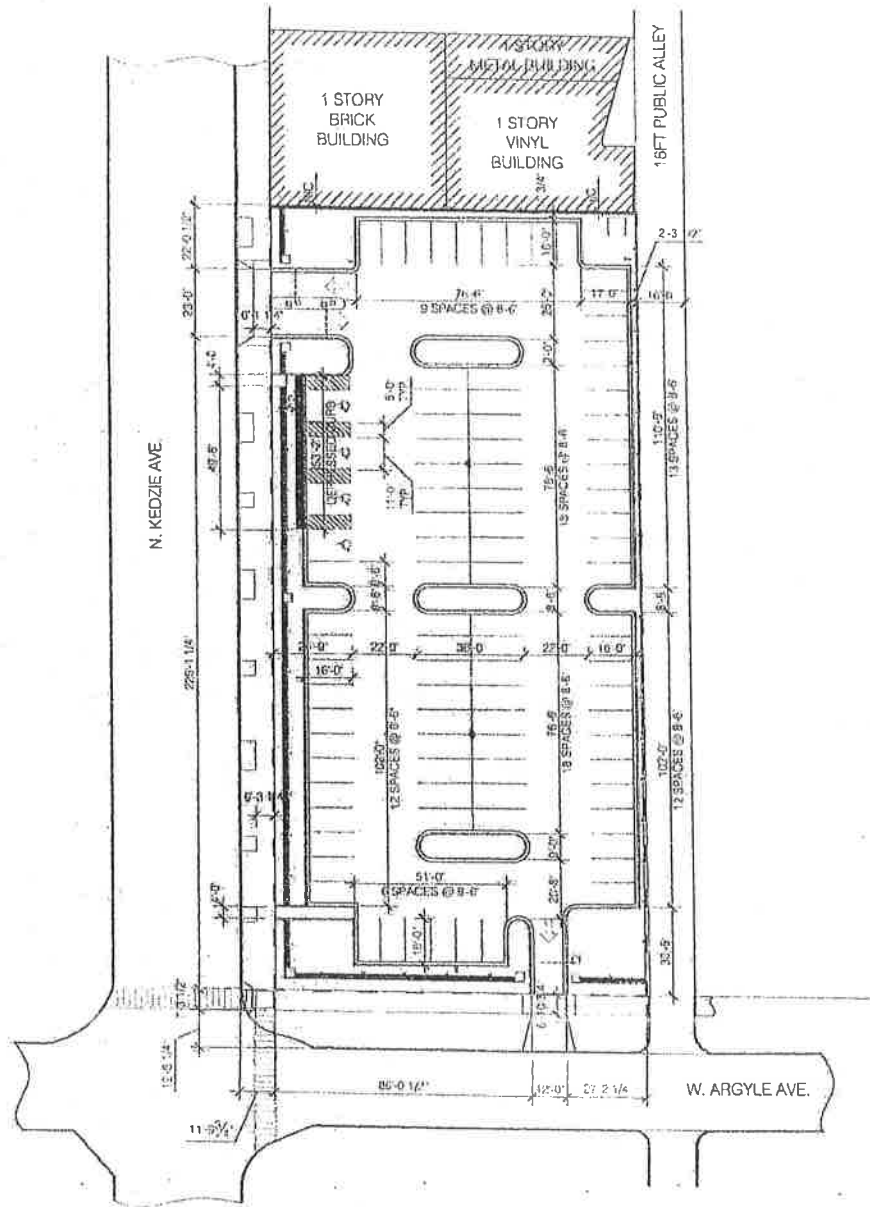
North Park Campus Building 

Designated Parking 

Future Development 

PD Boundary 

Proposed Argyle/Kedzie Parking Lot



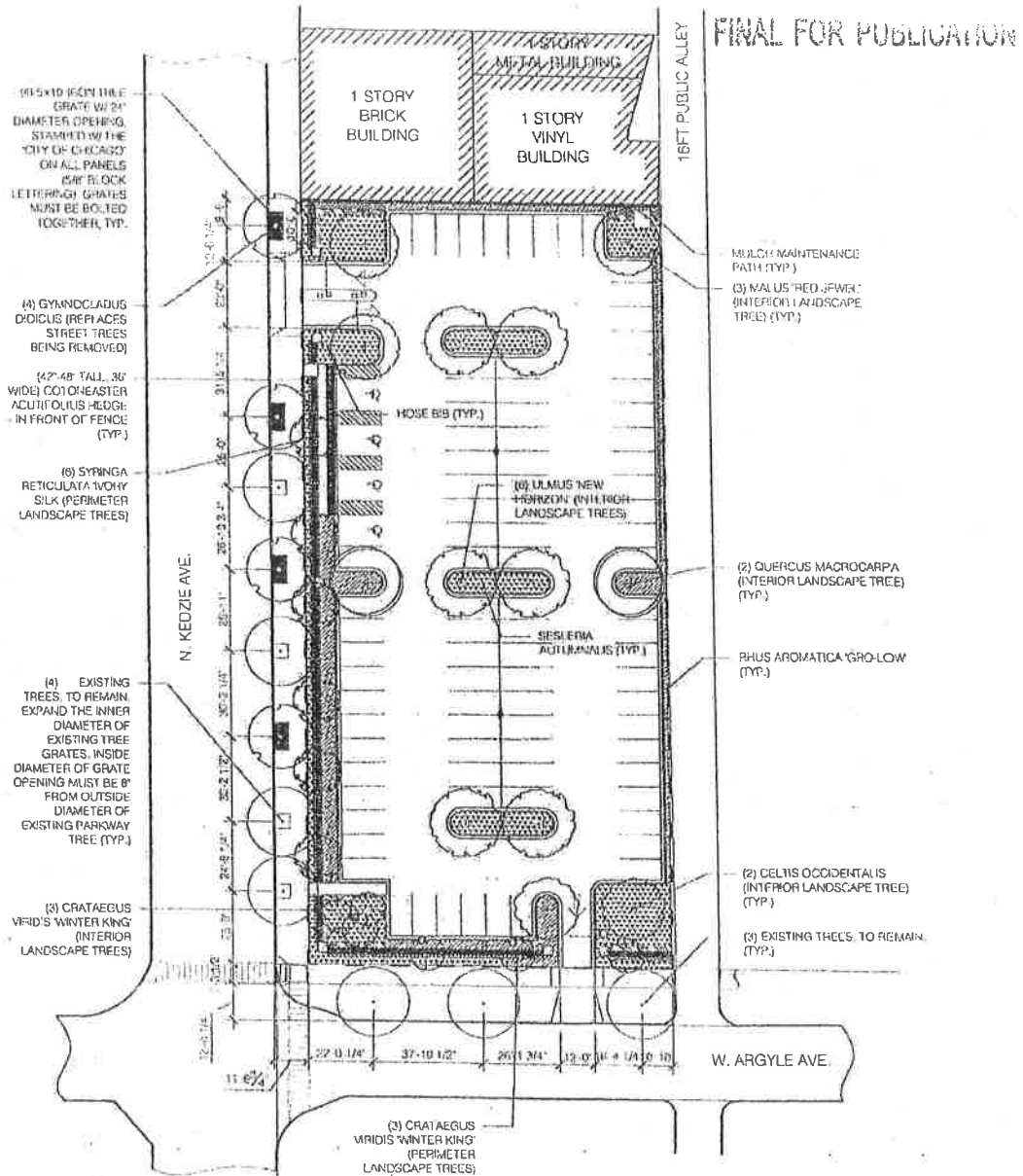
Applicant: North Park University
3225 West Foster Avenue
Chicago, IL 60625

Date: April 13, 2016
Revised: May 19, 2016



Property Line — — — — —

Argyle/Kedzie Parking Lot Landscape Plan



Applicant: North Park University
 3225 West Foster Avenue
 Chicago, IL 60625

Date: April 13, 2016
 Revised: May 19, 2016



Property Line — — — — —

Argyle/Kedzie Parking Lot Plant List

FINAL FOR PUBLICATION

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY	LOCATION
	ULM	Ulmus 'New Horizon'	New Horizon Elm	B & B	4" Cal	6	Interior Landscape Tree
	CRA	Crataegus viridis 'Winter King'	'Winter King' Hawthorn	B & B	4" Cal	6	Interior Landscape Tree
	SYR	Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	B & B	3" Cal	6	Perimeter Landscape Tree
	MAL	Malus 'Red Jewel'	Red Jewel Crabapple	B & B	4" Cal	3	Interior Landscape Tree
	CEL	Celtis occidentalis	Common Hackberry	B & B	4" Cal	2	Interior Landscape Tree
	QUE	Quercus macrocarpa	Burr Oak	B & B	4" Cal	2	Perimeter Landscape Tree
	GYM	Gymnocladus dioica	Kentucky Coffee Tree	B & B	4" Cal	4	Street Tree Replacement & Addition
		Existing tree					
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY	LOCATION
	COT	Cotoneaster acutifolius	Peking Cotoneaster	36" @ 36" O.C.	-	-	See Plan
	RHA	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	24" @ 36" O.C.	-	-	See Plan
PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY	LOCATION
	SES	Sesleria autumnalis	Autumn Moor Grass	2 gal @ 18" O.C.	-	-	See Plan

Applicant: North Park University
 3225 West Foster Avenue
 Chicago, IL 60625

Date: April 13, 2016
 Revised: May 19, 2016

11/3/2004

REPORTS OF COMMITTEES

14495
35457

*Reclassification Of Area Shown On Map Number 9-J.
(Application Number 14528)*

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 current B4-1 Restricted Service District symbols and indications as shown on Map Number 9-J in the area bounded by:

a line 116.95 feet south of West Addison Street; the alley next east of North Pulaski Road; a line 182.70 feet south of West Addison Street; and North Pulaski Road,

to those of a B4-2 Restricted Service District which is hereby established in the area described above.

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

*Reclassification Of Area Shown On Map Numbers 13-I And 13-J.
(As Amended)
(Application Number 14495) IPD 707,00*

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 Institutional Planned Development Number 707 and B4-2 Restricted Service District symbols and indications as shown on Map Numbers 13-I and 13-J in the area bounded by:

West Foster Avenue; the alley next east of North Kedzie Avenue or the line thereof extended where no alley exists; the north branch of the Chicago River; a line 188.08 feet east of North Kedzie Avenue; West Carmen Avenue; the alley next east of North Kedzie Avenue; a line 90.10 feet south of West Carmen Avenue; North Kedzie Avenue; a line 389.98 feet south of West Carmen Avenue; the alley next west of North Kedzie Avenue; West Carmen Avenue; North Sawyer Avenue; a line 89.95 feet south of West Carmen Avenue; North Spaulding Avenue; West Argyle Street or the line thereof extended where no street exists; the north branch of the Chicago River to a point on the southerly bank thereof

60 feet south of West Carmen Avenue and 8 feet west of North Spaulding Avenue; a line from the last described point traveling northwesterly a distance of 48.44 feet to a point on the northerly bank of the north branch of the Chicago River 28 feet south of West Carmen Avenue and 44 feet west of North Spaulding Avenue; the northerly bank of the north branch of the Chicago River; the north line of West Carmen Avenue or the line thereof extended where no street exists; the alley next east of North Kimball Avenue or the line thereof extended where no alley exists; a line 225.10 feet north of West Carmen Avenue; North Kimball Avenue; the alley next south of West Foster Avenue; and a line 196.31 feet east of North Kimball Avenue,

to the designation of Institutional Planned Development Number 707, as amended, 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 707, As Amended.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development ("the Planned Development") consists of approximately eight hundred forty-eight thousand one hundred eighty-six (848,186) square feet plus or minus nineteen and forty-seven hundredths (± 19.47) acres of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the applicant, North Park University.
2. All applicable official reviews, approvals or permits shall be obtained by the applicant or its successors, assignees or grantees (collectively, "Affiliates"). Any dedication or vacation of streets, alleys or easements, or adjustments of rights-of-way, or consolidation or resubdivision of property shall require a separate submittal on behalf of the applicant or its Affiliates and approval by the City Council.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its Affiliates and, if different than the applicant, the legal titleholder and any ground lessor. All rights granted hereunder to the applicant shall inure to the benefit of the Affiliates and, if different than the applicant, the legal titleholder and any ground lessor. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. For purposes of this paragraph, "single designated control" 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.
4. This plan of development consists of these seventeen (17) 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 Master Plan Exhibit; a Recreation Center Site/Landscape Plan and Recreation Center Elevations prepared by VOA Architects, Ltd. dated September 23, 2004. Full-sized copies of the Master Plan, the Recreation Center Site/Landscape Plan and Recreation Center 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 are permitted in the area delineated herein as an Institutional Planned Development: all university uses, including, but not limited to, educational and/or student-related facilities; accessory uses; parking; and retail uses located on Property adjacent to West Foster Avenue between North Christiana Avenue and North Spaulding Avenue as permitted in the B2-2 Restricted Retail District.
6. Identification 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.
7. Off-street parking shall be provided in compliance with this Planned Development subject to the review and approval of the Departments of Transportation and 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.

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 shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
9. The height of any improvement constructed within this Planned Development shall, in addition to the limitations as specified in statement Number 11, be subject to limitations approved by the Federal Aviation Administration.
10. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Master Plan and the Parking/Landscape Plan. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.
11. A portion of the existing and proposed improvements contemplated within this Planned Development are or will be located adjacent to the north branch of the Chicago River. Should the applicant develop either of the surface parking lots located on the east side of North Kedzie Avenue adjacent to the river with a structure or structures, such structure(s) shall be set back a minimum of thirty (30) feet from the top of the river bank at all points along the waterway. In addition, this setback area shall be landscaped with trees and vegetation which enhances the riparian environment and shall be consistent with any inland waterway design guidelines in effect at the time a permit for such construction is issued. Any structure(s) developed on the site of the parking lot adjacent to the north bank of the river shall be set back from West Foster Avenue so as to maintain the northern building line set back of the existing Hamming Hall located on the west side of North Kedzie Avenue (see Master Plan). Likewise, any structure developed on either of the parking lots north of West Carmen Avenue and east of North Kedzie Avenue shall be set back a minimum of sixteen (16) feet from the Kedzie Avenue property line (see Master Plan). Notwithstanding the foregoing, the setbacks requirements

for such new structures may be modified at the time of Part II approval as set forth in Section 12 hereof. Setbacks for the Recreation Building shall be as depicted on the Recreation Building Site Plan. Additions to existing buildings on the west side of North Kedzie Avenue between West Foster Avenue and the north bank of the river may follow the footprint and North Kedzie Avenue and West Foster Avenue setbacks of the existing gymnasium and Hamming Hall (see Master Plan), except that any new construction above the existing elevated deck of the Carlson Building (see Master Plan) shall be set back a minimum of eight (8) feet from the river edge of the deck. Moreover, any new construction immediately south of the Carlson Building shall include a sixteen (16) feet setback from the river edge of the deck beginning at the western edge of the deck and extending for a distance of ninety (90) feet measured along the edge of the deck. Notwithstanding the foregoing, the final configuration of such new construction may be modified at the time of Part II approval as set forth in Section 12 hereof. Additionally, the southern and western facades of any future construction immediately south of the Carlson Building shall be comprised of a minimum of seventy percent (70%) glass. Any such additions shall not exceed the height of the gymnasium which currently exists on the west side of North Kedzie Avenue between West Foster Avenue and the river. At the time that an application for a permit for the construction of any such addition is submitted, the applicant shall improve the existing parking lot west of North Kedzie Avenue adjacent to the south bank of the river with ornamental iron fencing and shall, if agreement can be reached with the United States Army Corps of Engineers which has jurisdiction over this land, stabilize and install additional landscaping along the interior of the south riverbank on the west side of North Kedzie Avenue. It is specifically agreed that such stabilization shall not require reconstruction, modification or alteration of the existing sheet piling at the site.

12. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II approval") for any future development within this Planned Development, other than the proposed recreation center building at the southwest corner of North Kedzie Avenue and West Carmen Avenue or alterations to existing buildings which do not increase their height or alter their footprint, Site Plans for the proposed development shall be submitted to the Commissioner of the Department of Planning and Development for Site Plan approval. All future proposals for development shall be subject to the provisions of this Planned Development and all relevant ordinances and City policies in effect at the time of submittal. Site Plan approval is intended to assure that specific development proposals conform with this Planned Development, as well as relevant

ordinances and City policies, and to assist the City in monitoring on-going development. A Site Plan may be submitted for any portion of this Planned Development. No Part II approval, other than the proposed recreation center building at the southwest corner of North Kedzie Avenue and West Carmen Avenue or alterations to existing buildings which do not increase their height or alter their footprint, shall be granted until an applicable Site Plan has been approved.

A Site Plan shall, at a minimum, provide the following information:

- a. boundaries of development parcel or parcels;
- b. building footprint or footprints;
- c. dimensions of all setbacks;
- d. location and depiction of all parking spaces (including relevant dimensions);
- e. location and depiction of all loading berths (including relevant dimensions);
- f. all drives, roadways and vehicular routes;
- g. all landscaping (including species and size);
- h. all pedestrian circulation routes and points of ingress/egress (including sidewalks); and
- i. all site statistics applicable to the development parcel or parcels, including:
 - (1) floor area and floor area ratio as represented on submitted drawings;
 - (2) number of parking spaces provided;
 - (3) number of loading berths provided;
 - (4) uses of development of parcel; and

- j. parameters of the building envelope, including:
 - (1) maximum building height; and
 - (2) setbacks and vertical setbacks, required and provided.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development and any City ordinances or policies in effect at the time of submission of the Site Plan.

Following approval by the Commissioner, the approved Site Plan(s) shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development. The approved Site Plans may be changed or modified pursuant to the minor change provisions of Section 11.11-3(c) of the Chicago Zoning Ordinance.

13. The surface parking facilities at the intersection of West Carmen Avenue and North Spaulding Avenue, on West Argyle Street between North Spaulding Avenue and the river and on North Kedzie Avenue south of the Physical Plant Offices shall be improved with ornamental iron fencing by March 10, 2006.
14. 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 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 the Planned Development by the Commissioner 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.
15. 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 natural resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the Property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development.

The applicant shall provide a vegetative ("green") roof on at least fifteen percent (15%) (six thousand nine hundred seventeen (6,917) square feet) of the net roof area of the recreation center building to be constructed within this Planned Development at the time of construction of the building. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures and roof-mounted equipment.

16. 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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II approval") until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
17. The applicant intends to construct the improvements contemplated by this Planned Development in phases. Unless substantial construction of the new recreation building on the southwest corner of North Kedzie Avenue and West Carmen Avenue has commenced within six (6) years following adoption of this amended Planned Development, and unless completion thereof is diligently pursued, then this amended Planned Development shall expire, and the zoning of the Property shall automatically revert to its previous designation as Institutional Planned Development Number 707, as approved by the City Council on March 10, 1999, and B4-2 Restricted Service District.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Master Plan; Recreation Center Site/Landscape Plan; and Recreation Center Elevations referred to in these Plan of Development Statements printed on pages 35466 through 35471 of this *Journal*.]

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

*Institutional Planned Development Number 707.**Bulk Regulations And Data Table.*

Gross Site Area = Net Site Area + Area Remaining in Public Rights-of-Way

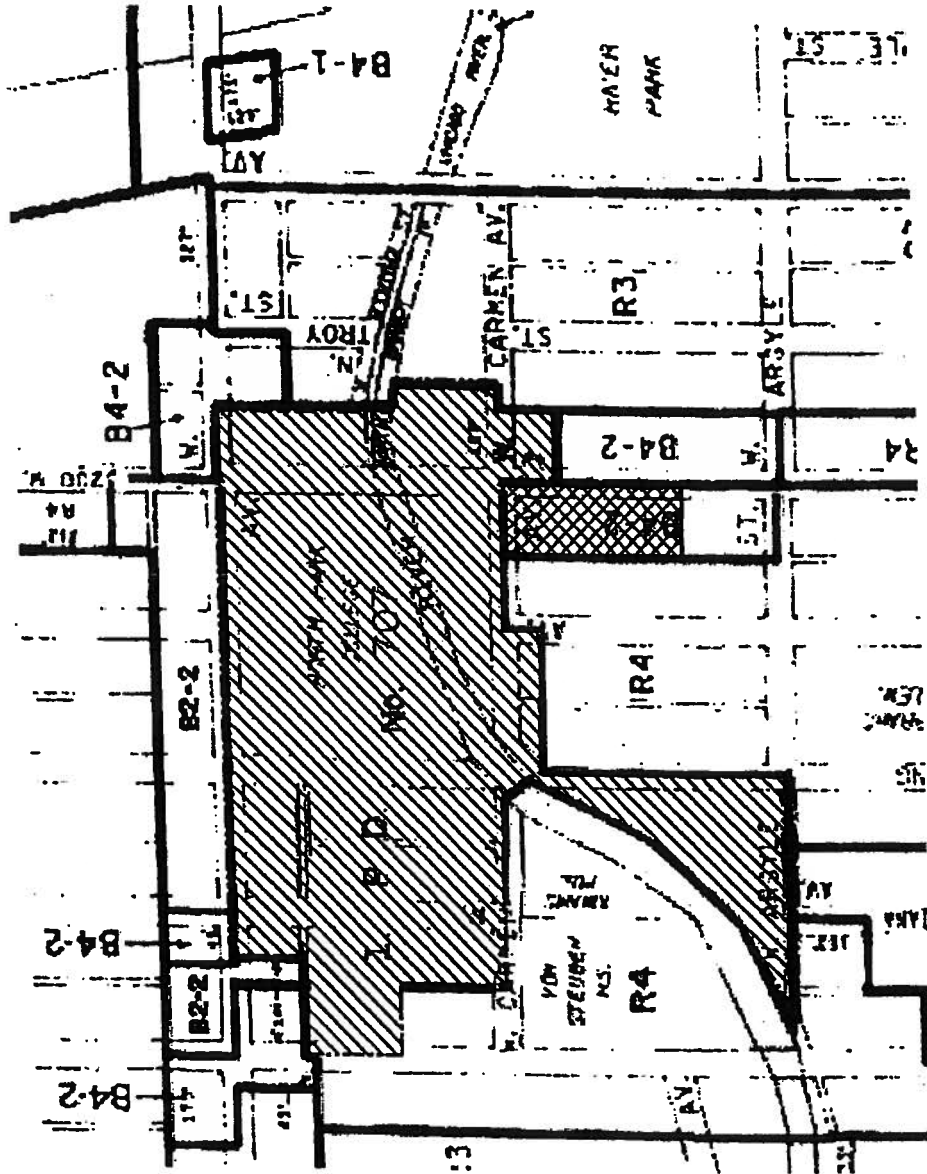
±1,074,185 square feet (±24.65 acres) = ±891,993 square feet (±20.47 acres)
±182,192 (±4.18 acres)

Maximum Permitted Floor Area Ratio:	1.2
Minimum Number of Off-Street Parking Spaces:	518 ⁽¹⁾
Minimum Number of Off-Street Loading Berths:	4 berths
Setbacks:	Except as specifically delineated in Statement 11, setbacks from all property lines and between buildings shall be established concurrently with, and shall be governed by the procedures applicable to, the Site Plan and Elevations review process set forth in Statement 12
Maximum Percentage of Site Coverage:	42 percent ⁽²⁾
Maximum Building Height:	72 feet for any new construction; existing buildings are exempt from this limitation

(1) This total includes ninety-nine (99) parking spaces located as noted on the Site Plan which will become available upon the relocation of the tennis courts that currently occupy the site adjacent to North Kimball Avenue. Of that total, eighty-nine (89) will be for use by the University and ten (10) are reserved for use by the patrons of the Albany Park Branch of the Chicago Public Library. The entrance to the parking area will be through the first alley south of West Foster Avenue.

(2) Interim stages of development may temporarily exceed maximum percent of land covered.

Existing Zoning Map.



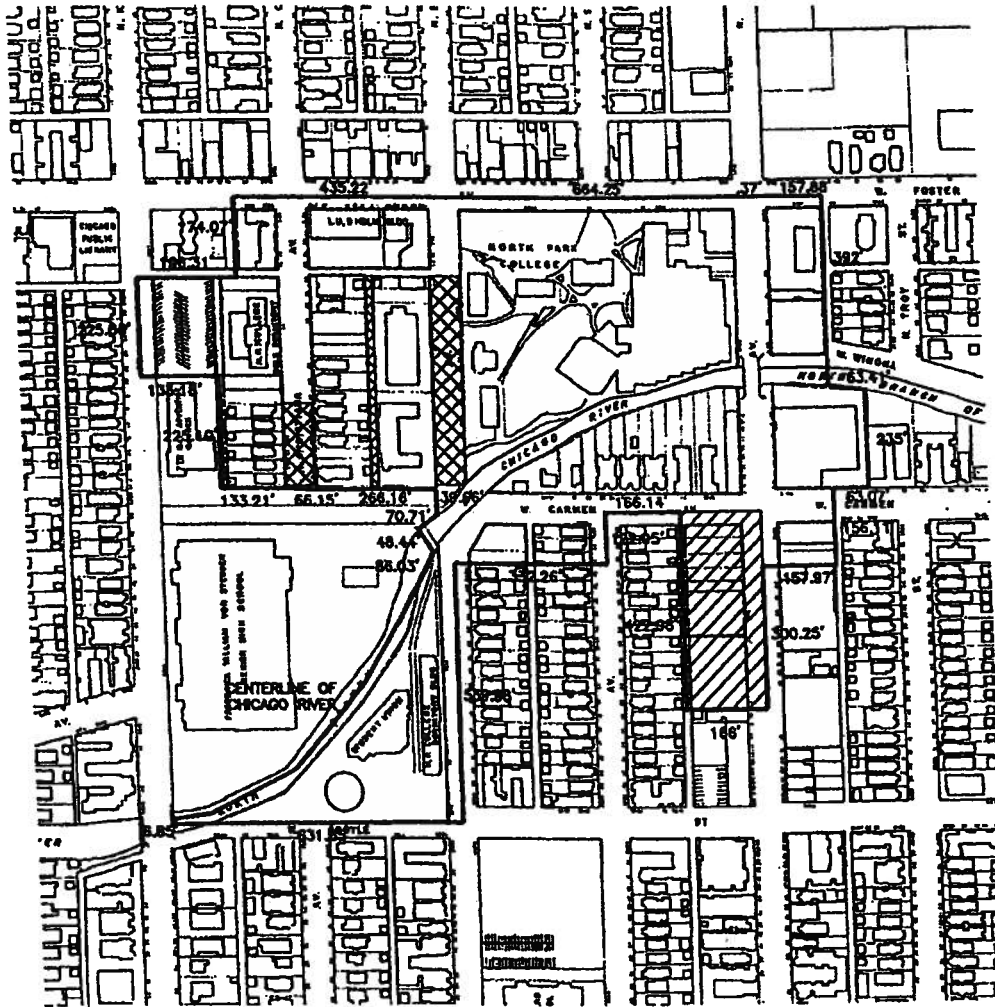
Applicant: North Park University
 3225 West Foster Avenue
 Chicago, IL 60625

Date: July 21, 2004
 revised September 23, 2004

IPD 707 

Additional property 

Planned Development Boundary
And Property Line Map.



Applicant: North Park University
3225 West Foster Avenue
Chicago, IL 60625

Date: July 21, 2004
revised September 23, 2004

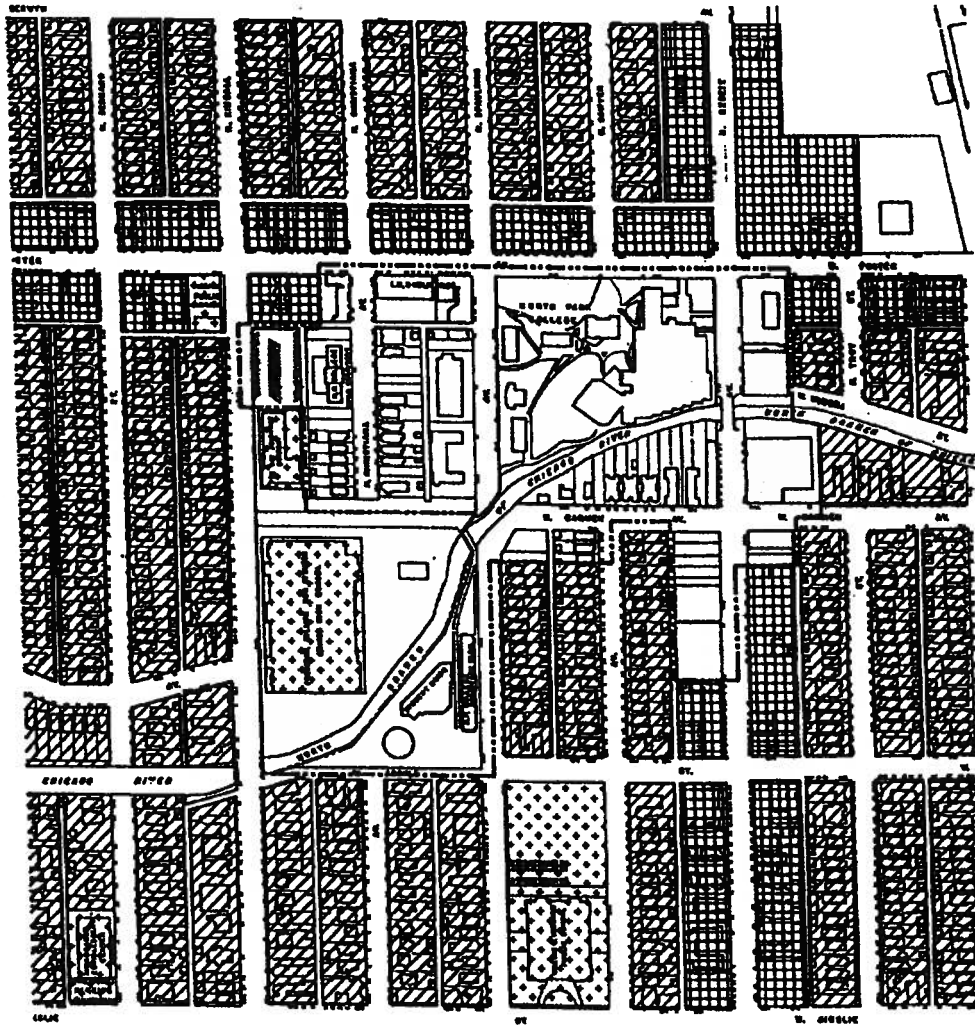
Additional property 

Property Line 

PD Boundary 

Previously vacated 

Existing Land-Use Map.



Applicant: North Park University
3225 West Foster Avenue
Chicago, IL 60625

Date: July 21, 2004
revised September 23, 2004

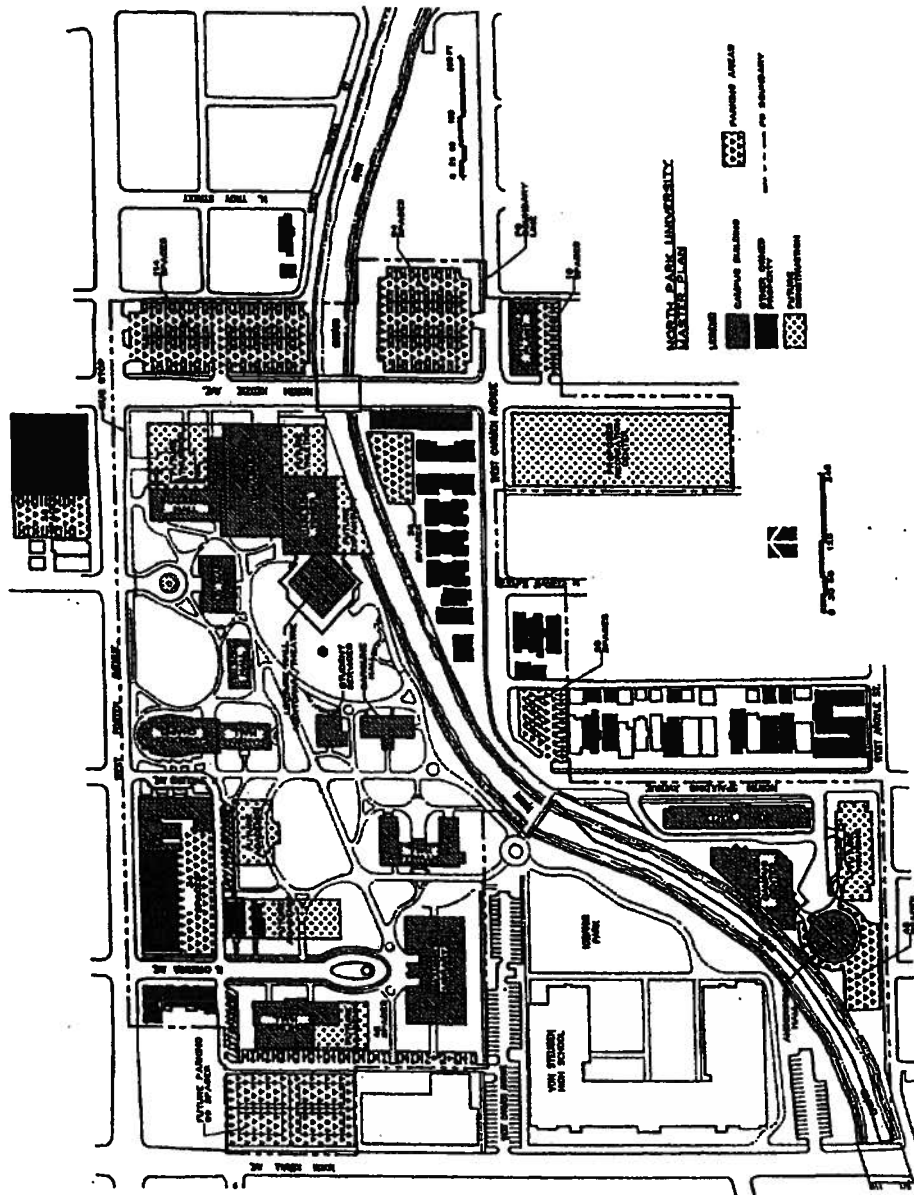
Residential 1-3 stories

Commercial/Retail 1-3 stories

School/Church/Library/Institutional 1-2 stories



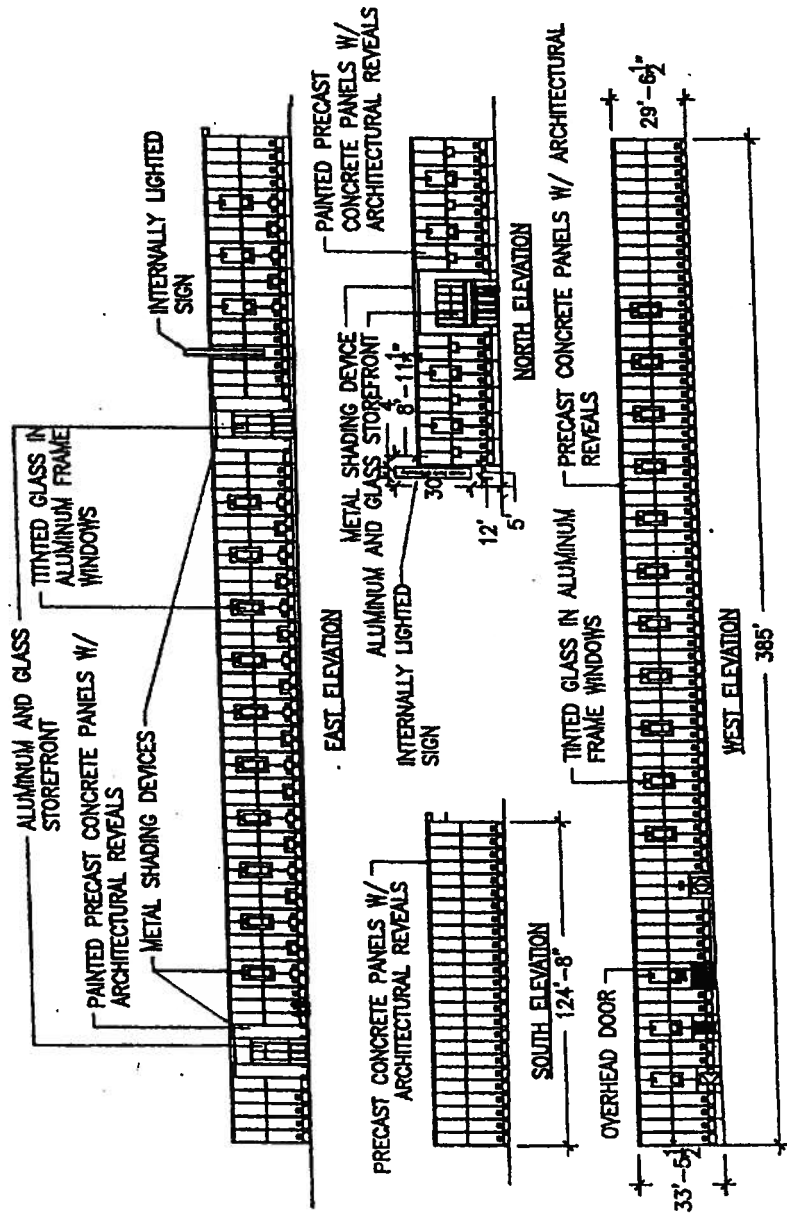
Master Plan.



Applicant: North Park University
3225 West Foster Avenue
Chicago, IL 60625

Date: July 21, 2004
revised September 23, 2004

Recreation Center Elevations.



Applicant: North Park University
3225 West Foster Avenue
Chicago, IL 60625

North Park University
Recreation Center

Date: July 21, 2004
Revised September 23, 2004



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

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

<http://www.cityofchicago.org>

August 6, 2001

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

RE: Request for a minor change to Institutional Planned Development No.
707 (North Park University)

Dear Mr Guthman:

Please be advised that your request for a minor change to Institutional Planned Development No. 707 on behalf of North Park University, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

Specifically, you requested that the approved Master Plan be replaced with the revised exhibit dated August 6, 2001 and a Wellness Center Site Plan prepared by VOA Associates Incorporated, also dated August 6, 2001. As indicated on the revised Master Plan, the plans for the proposed Wellness Center would require the reduction of the Foster avenue setback from 27 feet to 23 feet 2-3/4" and the Kedzie Avenue setback from 16 feet to 9 feet 9 1/2". Along Foster Avenue, the Wellness Center would align with the portico on Viking Hall directly to the west which will be restored. In addition, both setback areas would be heavily landscaped, and along Foster Avenue, a CTA bus stop waiting area has been incorporated into the plan.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change, but no other changes to this planned development. The revised Master Plan is made part of this approval. Please be advised that Site Plan Approval for this structure is required prior to Part II approval.

Very truly yours,

Alicia Mazur Berg
Commissioner

CC: Jack Swenson , Paul Woznicki , Philip Levin, Michael Marmo

NEIGHBORHOODS





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>

June 2, 2000

Mr. Joel Berman, AIA
VOA
224 S. Michigan Avenue, Suite 1400
Chicago, IL 60604-1412

Re: Site Plan Approval for Institutional Planned
Development No. 707
Proposal: The construction of a new four-story
library for North Park University
Location: 3225 W. Foster, Chicago, IL 60625-4895
(north of the intersection of North Christiana and
West Carmen)

Dear Mr. Berman:

We have reviewed the Site/Landscape Plan, and Building Elevation Plans, submitted by you on behalf of the Applicant, for the construction of a four-story library building. The project will include the construction of thirteen off-street parking spaces and one off-street loading area. These plans prepared by VOA, dated received October 7, 1999, are submitted in accordance with Statement No. 12 of Institutional Planned Development No. 707.

Upon review of the material submitted by the Applicant, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for Institutional Planned Development No. 707, for the construction of a proposed four-story library building, is hereby approved as conforming to the Plan of Development as approved by the Chicago City Council on March 10, 1999.

Very truly yours,

Christopher R. Hill
Commissioner

c.c. Paul Woznicki
Philip Y. Levin
Michael Marmo

EIGHBORHOODS



*Reclassification Of Area Shown On Map Numbers 13-I And 13-J.
(As Amended)
(Application Number 12525)*

IPD No 707

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, B2-2 Restricted Retail District, B4-2 Restricted Service District and C2-2 General Commercial District symbols and indications as shown on Map Numbers 13-I and 13-J in the area bounded by:

West Foster Avenue; the alley next east of and parallel to North Kedzie Avenue; the line thereof extended where no alley exists; the southern boundary of the north branch of the Chicago River; a line 188 feet east of and parallel to North Kedzie Avenue; West Carmen Avenue; the alley next east of and parallel to North Kedzie Avenue; a line 90 feet south of and parallel to West Carmen Avenue; North Kedzie Avenue; West Carmen Avenue; North Sawyer Avenue; a line 90 feet south of and parallel to West Carmen Avenue; North Spaulding Avenue; West Argyle Street; the southern boundary of the north branch of the Chicago River; a line from a point 572 feet north of West Argyle Street and the west right-of-way line of North Spaulding Avenue to a point 605 feet north of West Argyle Street at the north water edge of the north branch of the Chicago River; West Carmen Avenue; the alley next east of and parallel to North Kimball Avenue; a line 240 feet north of and parallel to West Carmen Avenue; North Kimball Avenue; the alley next south of and parallel to West Foster Avenue; and a line 201 feet east of and parallel to North Kimball Avenue,

to the designation of an Institutional Planned Development, 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 707, As Amended.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development (the "Planned Development") consists of approximately seven hundred ninety-nine thousand three hundred ninety-seven (799,397) net square feet (eighteen and thirty-five hundredths (± 18.35) acres) (the "Property") and is owned and controlled by the applicant, North Park University.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees (collectively, "Affiliates"). Any dedication or vacation of streets, alleys or easements, or adjustments of right-of-way, or consolidation or resubdivision of property shall require a separate submittal on behalf of the applicant or its Affiliates and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its Affiliates and, if different than the applicant, the legal title holder and any ground lessor. All rights granted hereunder to the applicant shall inure to the benefit of the Affiliates and, if different than the applicant, the legal title holder and any ground lessor. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. For purposes of this paragraph, "single designated control" 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 owner of the Property and any ground lessor.
4. This Plan of Development consists of seventeen (17) statements plus: a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; an Existing Land-Use Map; a Master Plan Exhibit; Library Elevations and a Parking/Landscape Plan prepared by VOA Architects, Ltd. dated February 11, 1999. Full sized copies of the Master Plan, Parking/Landscape Plan and Library 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 are permitted in the area delineated herein as an Institutional Planned Development: all university uses, including, but not limited to, educational and/or student-related facilities; accessory uses; parking; and retail uses located on property adjacent to West Foster Avenue between North Christiana Avenue and North Spaulding Avenue as permitted in a B2-2 Restricted Retail District.
6. Identification 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.
7. Off-street parking 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.
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 shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
9. The height of any improvement constructed within this Planned Development shall, in addition to the limitation as specified in Statement Number 11, be subject to limitations approved by the Federal Aviation Administration.
10. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Master Plan, the Parking/Landscape Plan and the Library Elevations. In addition, parkway trees shall be installed and

maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.

11. A portion of the existing and proposed improvements contemplated within this Planned Development are or will be located adjacent to the north branch of the Chicago River. The proposed surface parking lot to be located on the south bank of the river at North Kedzie Avenue shall be set back a minimum of thirty (30) feet from the top of the river bank in accordance with Section 11.11-2(1)(6) of the Chicago Zoning Ordinance. The area between the parking lot and the river shall be landscaped in substantial conformance with the attached Master Plan and Parking/Landscape Plan. The parking lot to be located on the north bank of the river at North Kedzie Avenue shall be set back a minimum of five (5) feet from the existing cement retaining wall at the top of the river bank and the area within this setback shall be improved and landscaped in substantial conformance with the Master Plan and Parking/Landscape Plan. The northern edge of this parking lot along West Foster Avenue will border one (1) of two (2) interim connections to the Chicago River Path and shall be improved and landscaped to create an attractive pedestrian way along Foster Avenue in substantial conformance with the Master Plan and Parking/Landscape Plan. Should, however, the applicant develop either of these surface parking lots with a structure or structures, such structure(s) shall be set back a minimum of thirty (30) feet from the top of the river bank at all points along the waterway. In addition, this setback area shall be landscaped with trees and vegetation which enhances the riparian environment and is consistent with any inland waterway design guidelines in effect at the time a permit for such construction is issued. Any structure(s) developed on the site of the parking lot adjacent to the north bank of the river shall be set back from West Foster Avenue so as to maintain the northern building line set back of the existing Campus Multi-Purpose Room located on the west side of North Kedzie Avenue (see Master Plan). Likewise, any structure developed on either of the parking lots east of North Kedzie Avenue shall be set back a minimum of sixteen (16) feet from the Kedzie Avenue property line (see Master Plan). Notwithstanding the foregoing, the setbacks requirements for such new structures may be modified at the time of Part II approval as set forth in Section 12 hereof. Additions to existing buildings on the west side of North Kedzie Avenue between West Foster Avenue and the north bank of the river may follow the footprint and North Kedzie Avenue and West Foster Avenue setbacks of the existing gymnasium and the Campus Multi-Purpose Room (see Master Plan), except that any new construction above the existing elevated deck of the Carlson Building (see Master Plan) shall be set back a minimum of eight (8) feet

from the river edge of the deck. Moreover, any new construction immediately south of the Carlson Building shall include a sixteen (16) foot setback from the river edge of the deck beginning at the western edge of the deck and extending for a distance of ninety (90) feet measured along the edge of the deck. Notwithstanding the foregoing, the final configuration of such new construction may be modified at the time of Part II approval as set forth in Section 12 hereof. Additionally, the southern and western facades of any future construction immediately south of the Carlson Building shall be comprised of a minimum of seventy percent (70%) glass. Any such additions shall not exceed the height of the gymnasium which currently exists on the west side of North Kedzie Avenue between West Foster Avenue and the river. At the time that an application for a permit for the construction of any such addition is submitted, the applicant shall improve the existing parking lot west of North Kedzie Avenue adjacent to the south bank of the river with ornamental iron fencing and shall, if agreement can be reached with the United States Army Corps of Engineers which has jurisdiction over this land, stabilize and install additional landscaping along the interior of the south riverbank on the west side of North Kedzie Avenue. It is specifically agreed that such stabilization shall not require reconstruction, modification or alteration of the existing sheet piling at the site.

12. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II approval") for development or redevelopment of any property included within this Planned Development, other than alterations to existing buildings which do not increase their height or alter their footprint, a site plan for and elevations of the proposed development ("Site Plan and Elevations"), shall be submitted to the Commissioner of Planning and Development ("the Commissioner") for approval. Review and approval of the Site Plan and Elevations by the Commissioner is intended to assure that specific development proposals conform with this Planned Development. Further, all Part II submittals shall be in compliance with the Chicago Landscape Ordinance and the streetscape provisions of this Planned Development.

If the Site Plan and Elevations substantially conform with the provisions of this Planned Development, the Commissioner shall approve said plan in writing within thirty (30) days of the submission of a complete application. If the Commissioner determines within said thirty (30) day period that the Site Plan and Elevations that were submitted do not substantially conform with the provisions of this

Planned Development, the Commissioner shall advise the Applicant in writing of the reasons for disapproval thereof no later than the expiration of the thirty (30) day period. The Commissioner shall thereafter make a final written determination on any resubmission within fourteen (14) days of its filing. The failure of the Commissioner to make a final written determination on any resubmission within fourteen (14) days of its filing shall be deemed an approval of the Site Plan and Elevations by the Commissioner.

Following approval of a Site Plan and Elevations by the Commissioner, the approved plan shall be kept on a permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development.

After approval of a Site Plan and Elevations by the Commissioner, the approved Site Plans and Elevations may be changed or modified pursuant to the provisions of Statement 14.

In the event of an inconsistency between the approved Site Plan and Elevations and the terms of the Statements and Bulk Regulations and Data Table of this Planned Development in effect at the time of approval of such Site Plan and Elevations or modifications thereto, the terms of the Statements and Bulk Regulations and Data Table of the Planned Development shall govern.

A Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements:

- (1) the boundaries of the Property;
- (2) the footprint of the improvements;
- (3) preliminary landscaping plan, with the final landscaping plan to be approved at Part II stage;
- (4) pedestrian circulation routes; and
- (5) location and dimensions of all loading berths.

Site and Building Elevations shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development. Factors to be considered by

the Commissioner in determining conformance of the Site Plan and Building Elevations to the provisions of this Planned Development are limited to the following guidelines:

- (a) the distribution of bulk, density patterns, and intensity of use avoids undue concentration in any portion of the subject property which would adversely affect adjoining areas;
 - (b) ingress and egress patterns affords ample access for fire department and other emergency and delivery vehicles, facilitates the safe and efficient circulation of pedestrians and vehicles, and minimizes the conflicts with existing traffic patterns in the vicinity;
 - (c) complies with the landscaping requirements of the Planned Development; and
 - (d) the architectural character of a proposed structure and is compatible with other buildings in the Planned Development and in the immediate vicinity.
13. The surface parking facilities at the intersection of West Carmen Avenue and North Spaulding Avenue, on West Argyle Street between North Spaulding Avenue and the river and on North Kedzie Avenue south of the Physical Plant Offices shall be improved with ornamental iron fencing within seven (7) years from the date of adoption of this planned development.
 14. The requirements of the Planned Development may be modified, administratively, by the Commissioner upon the application for such a modification by the Applicant and a determination by the Commissioner 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 the Planned Development by the commissioner 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.
 15. 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, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").

16. 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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
17. The Applicant intends to construct the improvements contemplated by this Planned Development in phases. Unless substantial construction of the first phase of development, which includes the library and the two (2) surface parking facilities adjacent to the north branch of the Chicago River on the east side of North Kedzie Avenue, has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire, and the zoning of the Property shall automatically revert to its previous R4 General Residence District, B2-2 Restricted Retail District, B4-2 Restricted Service District and C2-2 General Commercial District zoning designations.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Parking/Landscape Plan; Enlarged Master Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 91356 through 91363 of this Journal.]

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

*Institutional Planned Development Number 707.**Bulk Regulations And Data Table.*

Gross Site Area = Net Site Area + Area Remaining in Public Rights-of-Way:
 $\pm 960,114$ square feet (± 22.04 acres) = $\pm 799,397$ square feet (± 18.35 acres) +
 $\pm 160,717$ (± 3.69 acres).

Maximum Permitted Floor
 Area Ratio:

1.2.

Minimum Number of Off-Street
 Parking Spaces:

518 spaces¹.

Minimum Number of Off-Street
 Loading Berths:

4 berths.

Setbacks:

Except as specifically delineated in Statement 11, setbacks from all property lines and between buildings shall be established concurrently with, and shall be governed by the procedures applicable to, the Site Plan and Elevations review process set forth in Statement 12.

Maximum Percentage of Site
 Coverage:

42%².

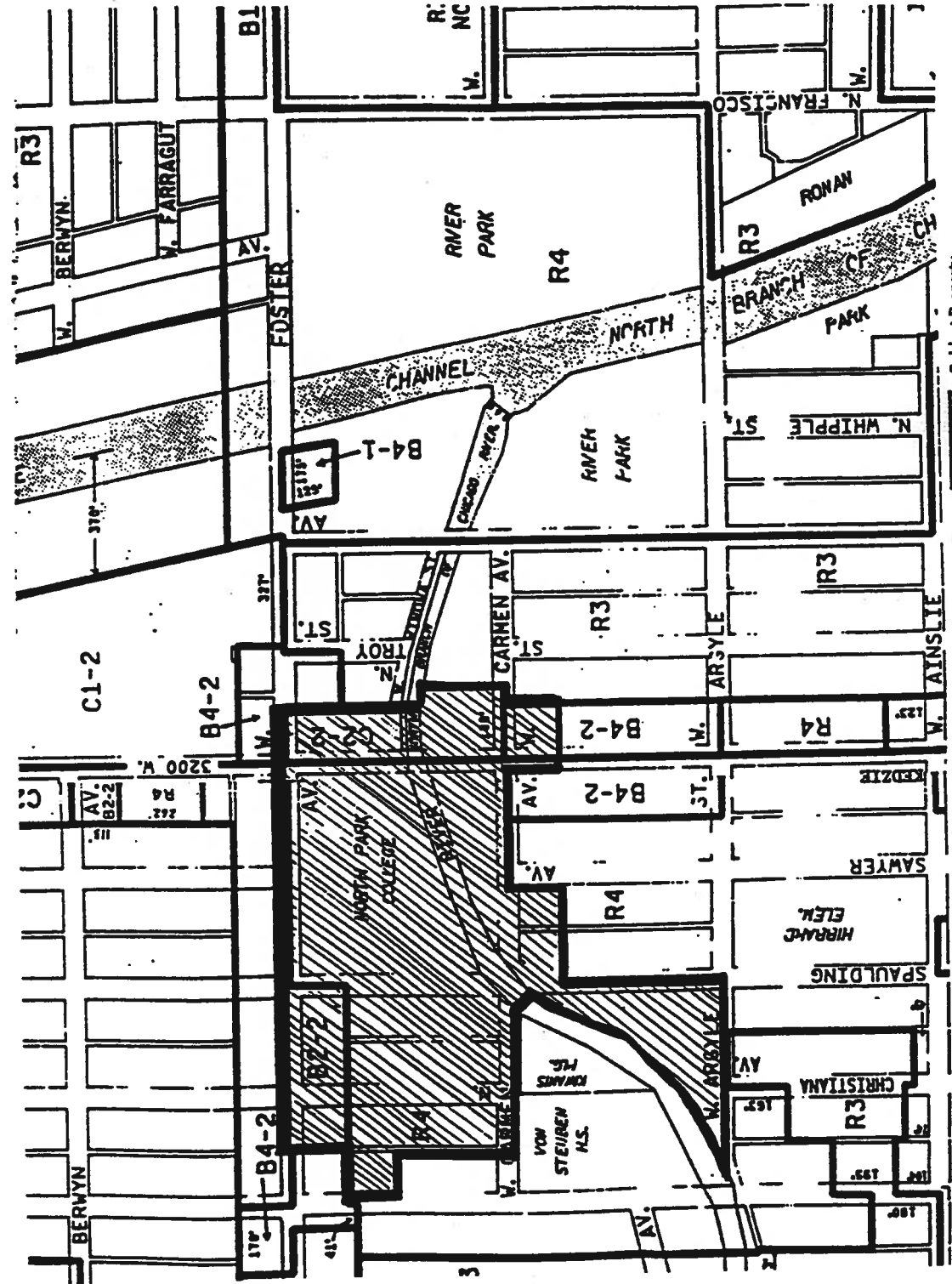
Maximum Building Height:

72 feet for any new construction; existing buildings are exempt from this limitation.

¹ This total includes 100 parking spaces located as noted on the Site Plan which will become available upon the relocation of the tennis courts that currently occupy the site adjacent to North Kimball Avenue. Of that total, 90 will be for use by the University and 10 are reserved for use by the patrons of the Albany Park Branch of the Chicago Public Library. The entrance to the parking area will be through the first alley south of West Foster Avenue.

² Interim stages of development may temporarily exceed maximum percent of land covered.

Existing Zoning Map.

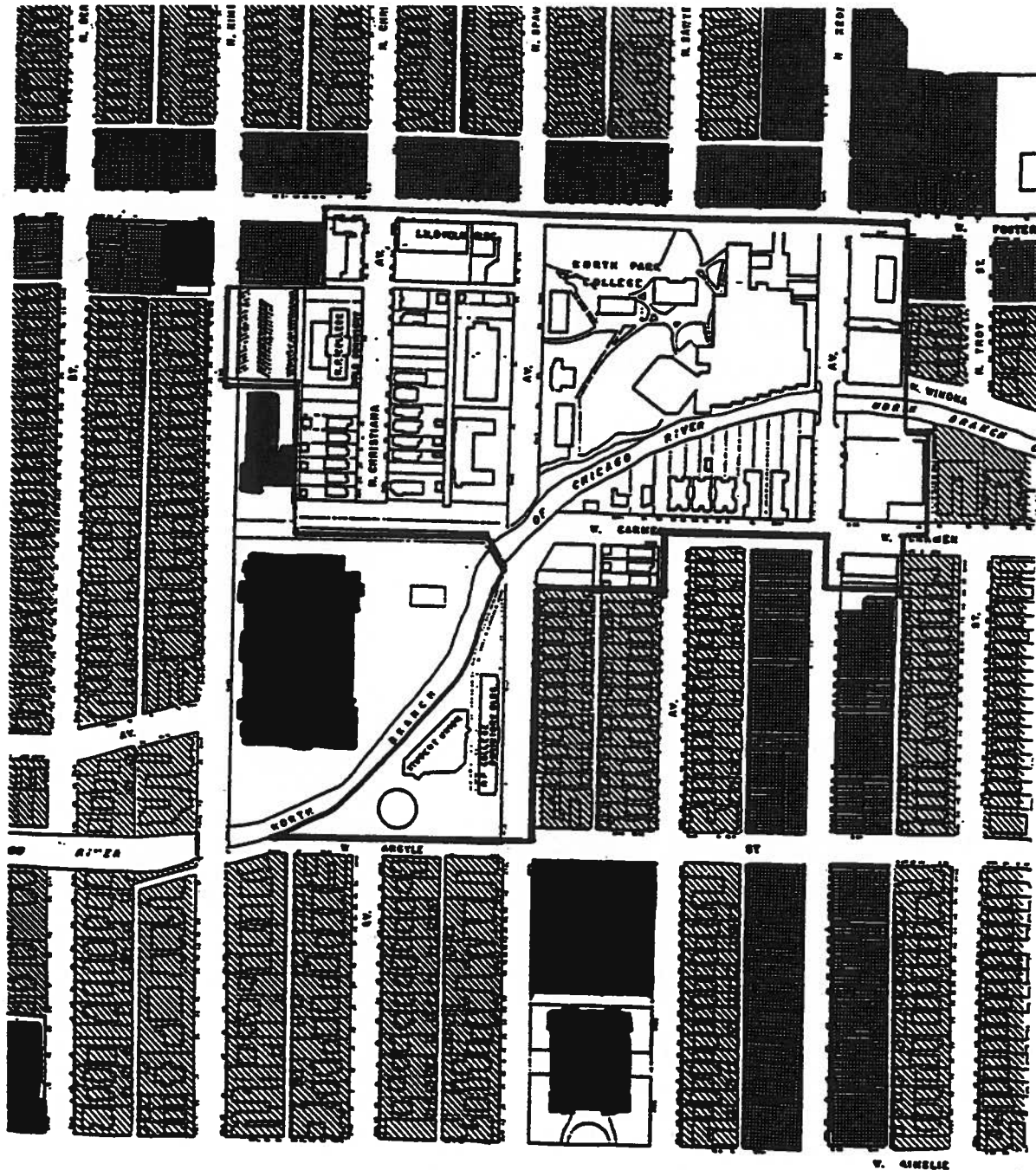


Legend:
 Subject Property
 Zoning Boundaries

Applicant:
 North Park University
 3225 West Foster Avenue
 Chicago, IL 60625
 September 9, 1998 Revised: February 11, 1999

EXISTING ZONING MAP

Existing Land-Use Map.







EXISTING LAND USE MAP

Applicant: North Park University
 3225 West Foster Avenue
 Chicago, IL 60625

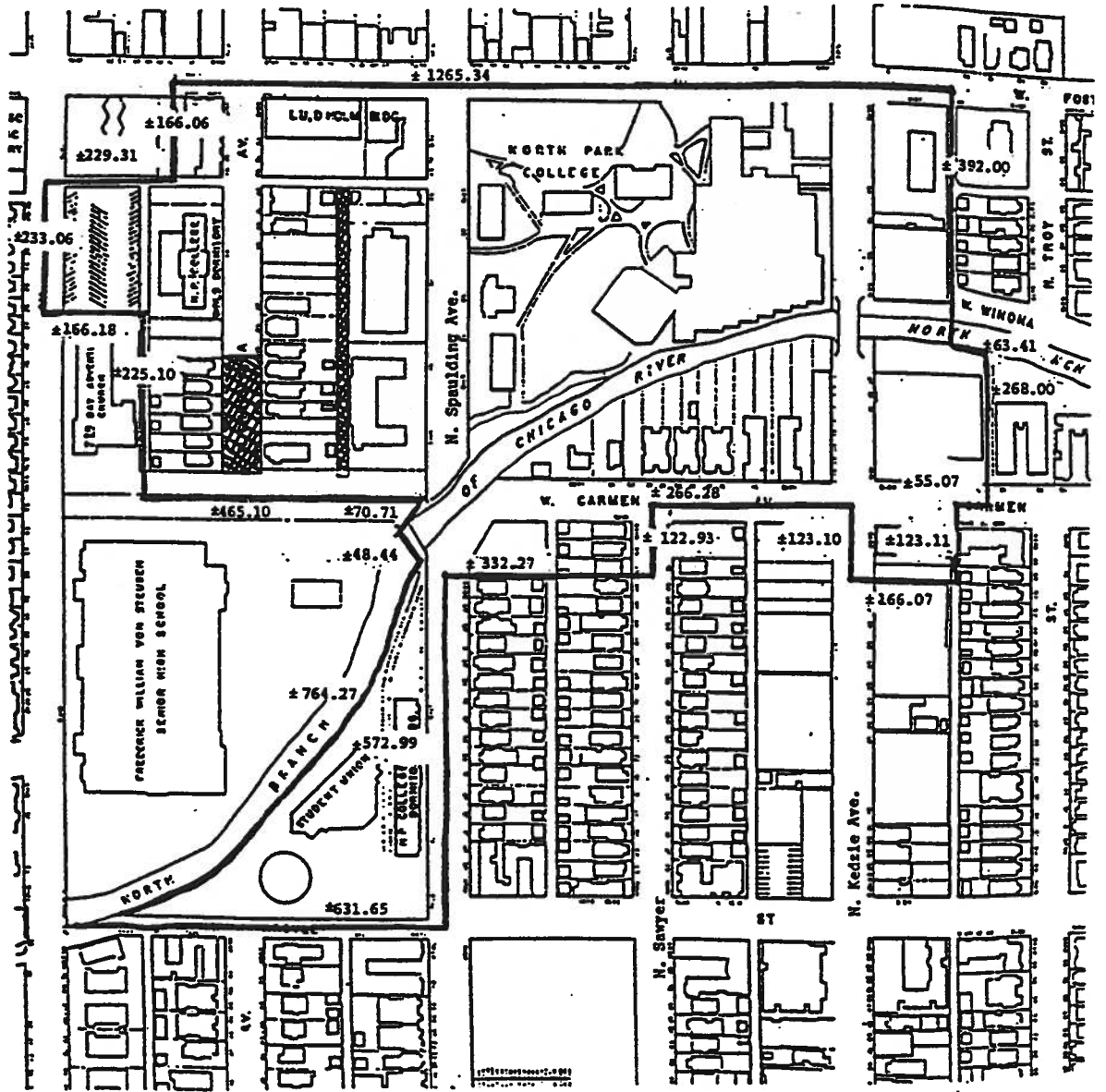
Date: September 9, 1998

Revised: February 11, 1999

Legend:

-  Residential: 1-3 stories
-  Commercial/Retail: 1-3 stories
-  Subject Property
-  School/Church/Library/Institutional 1-2 stories

Planned Development Boundary, Property Line And Right-Of-Way Adjustment Map.



PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE AND RIGHT-OF-WAY ADJUSTMENT MAP

Applicant: North Park University
3225 West Foster Ave.
Chicago, IL 60625

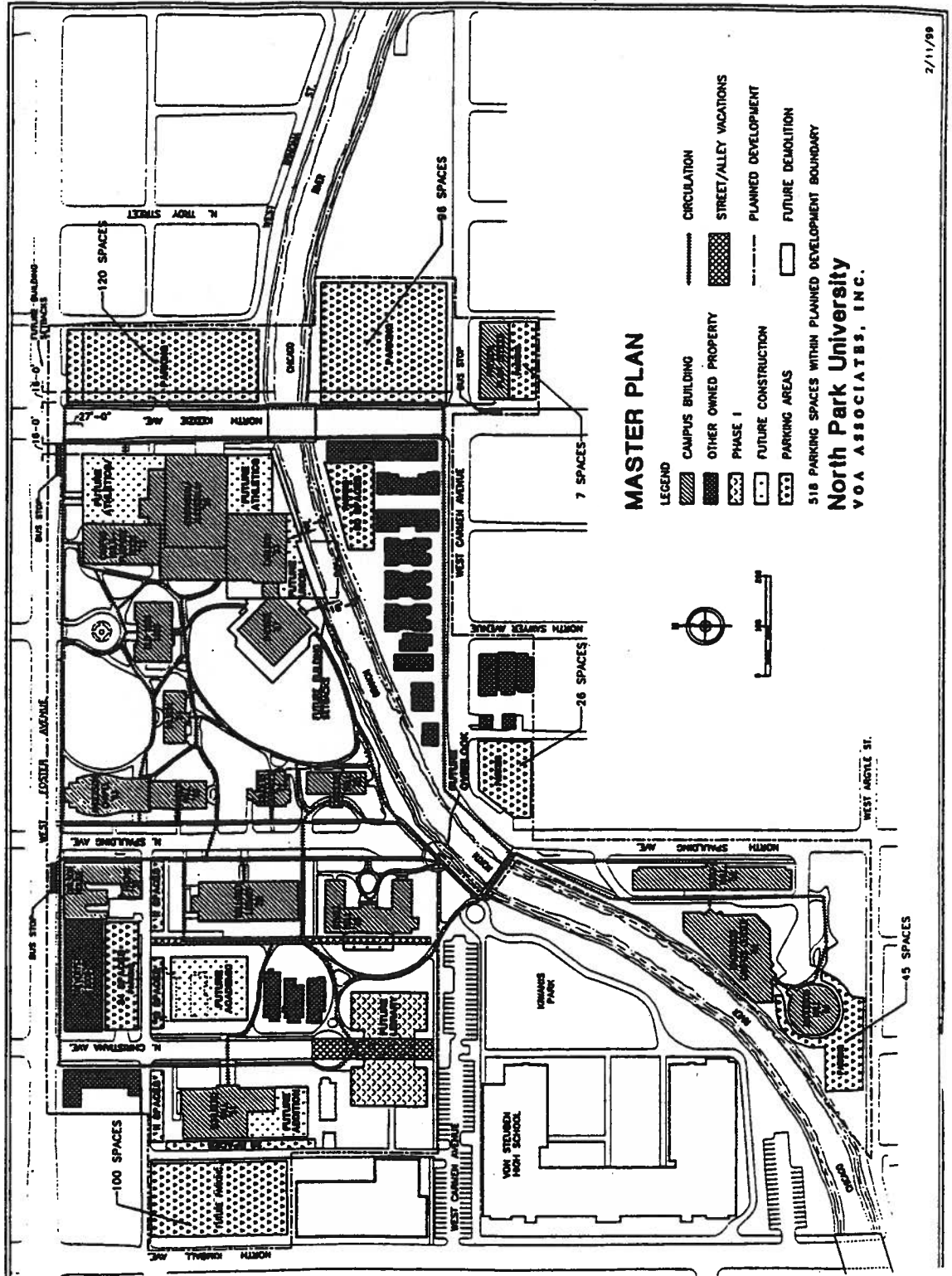
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Revised: February 11, 1999

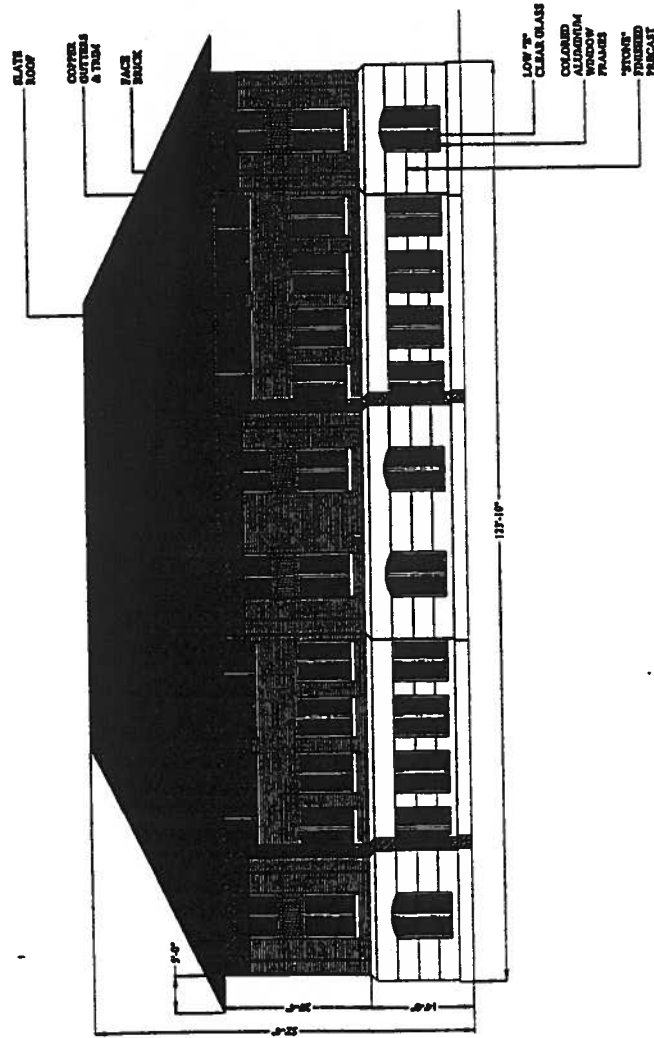
Area to be Vacated: 

Legend:  Property Line

Enlarged Master Plan.

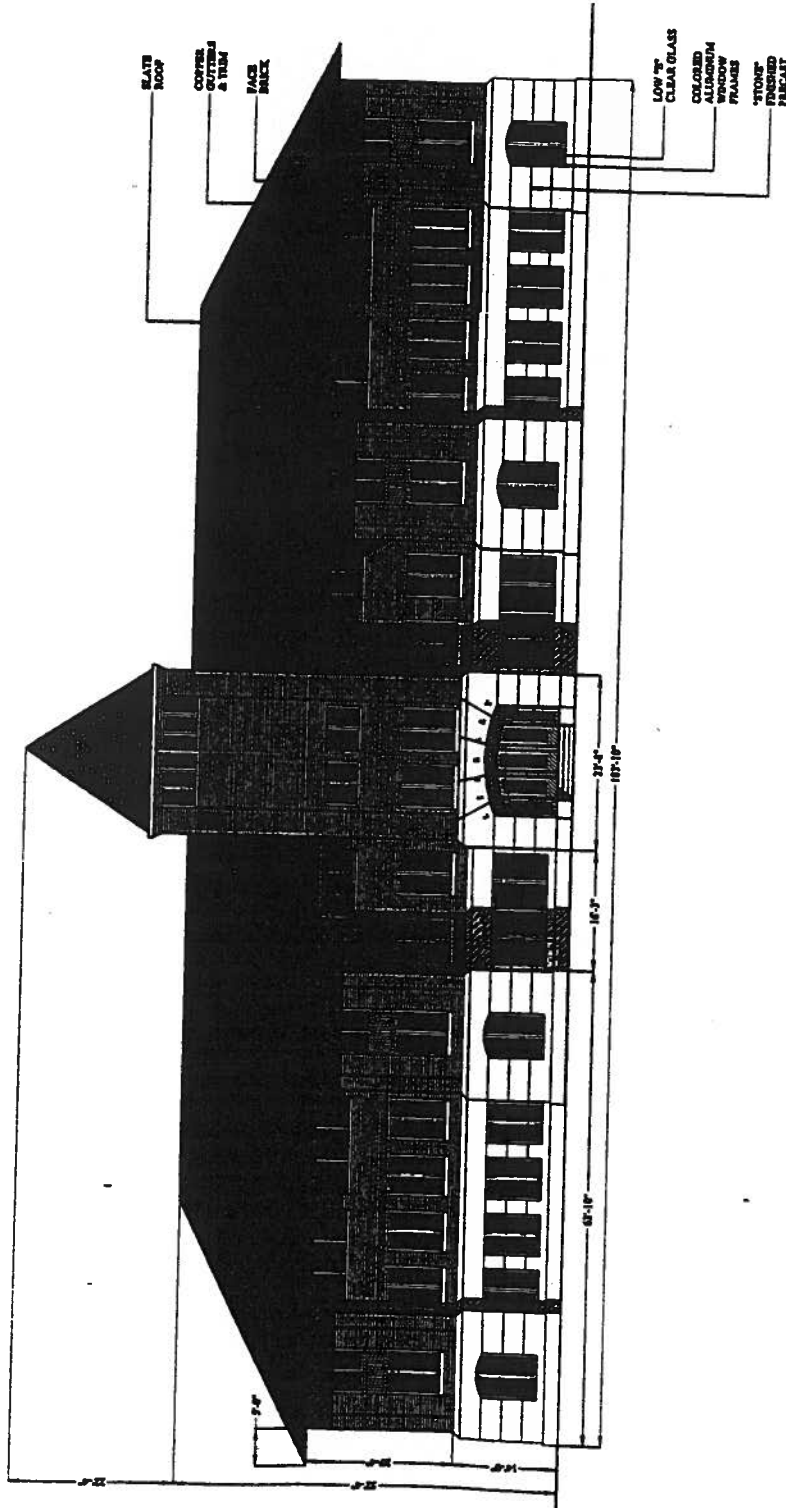


Building Elevations.
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NORTH PARK UNIVERSITY
LIBRARY - EAST ELEVATION
PREPARED BY VOA ASSOC. INC
2/11/99

Building Elevations.
(Page 2 of 3)



NORTH PARK UNIVERSITY
LIBRARY - SOUTH ELEVATION
PREPARED BY VOA ASSOC. INC.

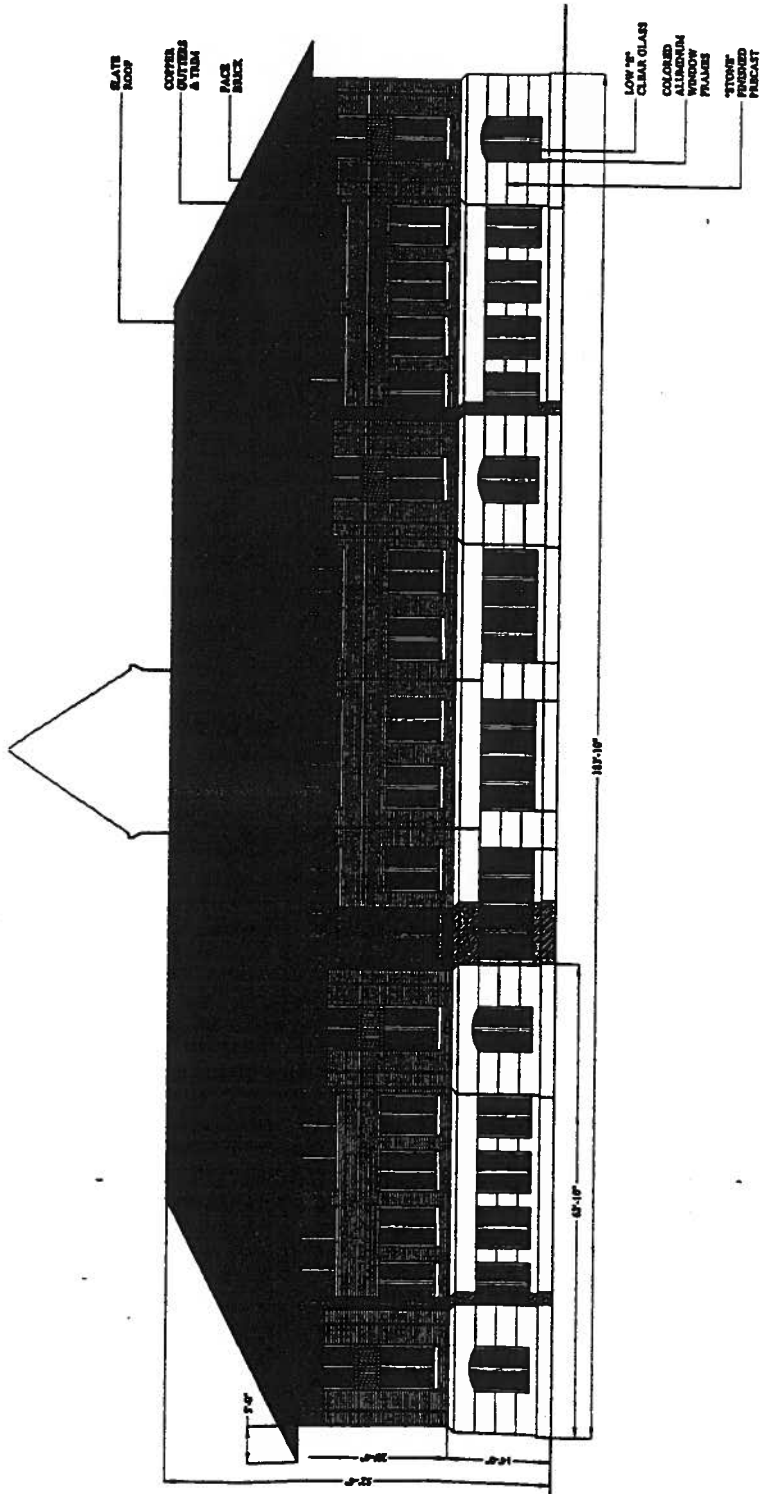
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REPORTS OF COMMITTEES

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Building Elevations.
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NORTH PARK UNIVERSITY
LIBRARY - SOUTH ELEVATION
PREPARED BY VOA ASSOC. INC.

2/11/99