

# PD 939

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*Reclassification Of Area Shown On Map Number 11-K.  
(Application Number A-5605)*

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the R4 General Residence District and B3-2 General Retail District symbols and indications as shown on Map Number 11-K in the area bounded by:

a line 50 feet south of and parallel to West Berteau Avenue; a line 180 feet east of and parallel to North Keystone Avenue; a line 150 feet north of and parallel to West Belle Plaine Avenue; a line 45 feet west of and parallel to North Pulaski Road; West Belle Plaine Avenue; the public alley next east of and parallel to North Keystone Avenue; a line 135 feet south of and parallel to West Belle Plaine Avenue; North Keystone Avenue; a line 150 feet north of and parallel to West Belle Plaine Avenue; the public alley next west of and parallel to North Keystone Avenue; a line 295 feet north of and parallel to West Belle Plaine Avenue; and North Keystone Avenue,

to those of an R3 General Residence District.

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map Number 12-C.  
(As Amended)*

(Application Number A-5610) *IPD 939*

*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 RM6.5 General Residence District symbols and indications as shown on Map Number 12-C in the area bounded by:

a line 488.30 feet north of East Hyde Park Boulevard; South Cornell Avenue; a line 215 feet north of East Hyde Park Boulevard; and a line 106.37 feet west of South Cornell Avenue,

to those of an Institutional Planned Development, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development attachment 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 Development Number 939.*

*Plan Of Development Statements.*

1. The area delineated herein as Institutional Development Number 939 (the "Planned Development") consists of approximately thirty-two thousand seven hundred twenty-five (32,725) square feet (seventy-five hundredths (0.75) acres) which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned and controlled by The University of Chicago.
2. The applicant or its successors, assignees or grantees shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustments 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 Council. For purposes of this Planned Development, the term "successors" shall be deemed to include the University of Chicago (the current owner of the Property within this Planned Development) and any and all entities which may succeed it in title to the Property within this Planned Development.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon The University of Chicago, its successors, assignees or grantees and, if different than The University of Chicago, the legal titleholders and any ground lessors. All rights granted hereunder shall inure to the benefit of The University of Chicago's successors, assignees or grantees and, if different than The University of Chicago, any legal titleholders and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by (i) all the owners of the Property, (ii) any ground lessors and (iii) the Hyde

Park Art Center, during the term of its lease of the Property.

4. This plan of development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site Plan; a Landscape Plan and Building Elevations prepared by Garofalo Architects, dated September 23, 2004. A full-size set of the Site Plan, the Landscape Plan and the Building Elevations is 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. Subject to the Bulk Regulations and Data Table, the following uses shall be permitted in this Planned Development: artistic and cultural community centers, including instruction and presentations in art, dance and other forms of artistic expression; creation of art and art objects; the exhibition, display and sale of art and craft; art-related retail, office, service and commercial uses; restaurants, and art and community center-related and accessory uses; educational uses; and all uses permitted in the RM 6.5 District.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development. For purposes of this section, the term "sign" or "signs" shall not be construed to include electronic art or art displayed electronically.
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. In addition to the maximum height of buildings and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.

9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with this Planned Development. Landscaping shall be installed in accordance with the Site/Landscape Plan and maintained in accordance with the parkway tree planting and parking lot landscaping provisions of the Chicago Zoning Ordinance.
10. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date of adoption of this Planned Development shall apply.
11. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of (i) The University of Chicago or its successors, assignees or grantees, and (ii) the Hyde Park Art Center during the term of its lease at the Property and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area or the maximum number of dwelling units for the total net site area established in this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
12. The University of Chicago and the Hyde Park Art Center acknowledge 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 this Planned Development 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.
13. The University of Chicago and the Hyde Park Art Center acknowledge that it is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new 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.

14. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years of the effective date hereof and unless the completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to that of an RM 6.5 General Residence District.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site Plan; Landscape Plan; and Art Center Building Elevations referred to in these Plan of Development Statements printed on pages 36429 through 36434 of this *Journal*.]

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

*Institutional Planned Development Number 939*

*Plan Of Development*

*Bulk Regulations And Data Table.*

Gross Site Area = Net Site Area + Area Remaining in Public Rights-of-Way  
(± 42,887 square feet (± 0.98 acres) = ± 32,725 square feet (± 0.75 acres) + ±10,152 square feet (± 0.23 acres).

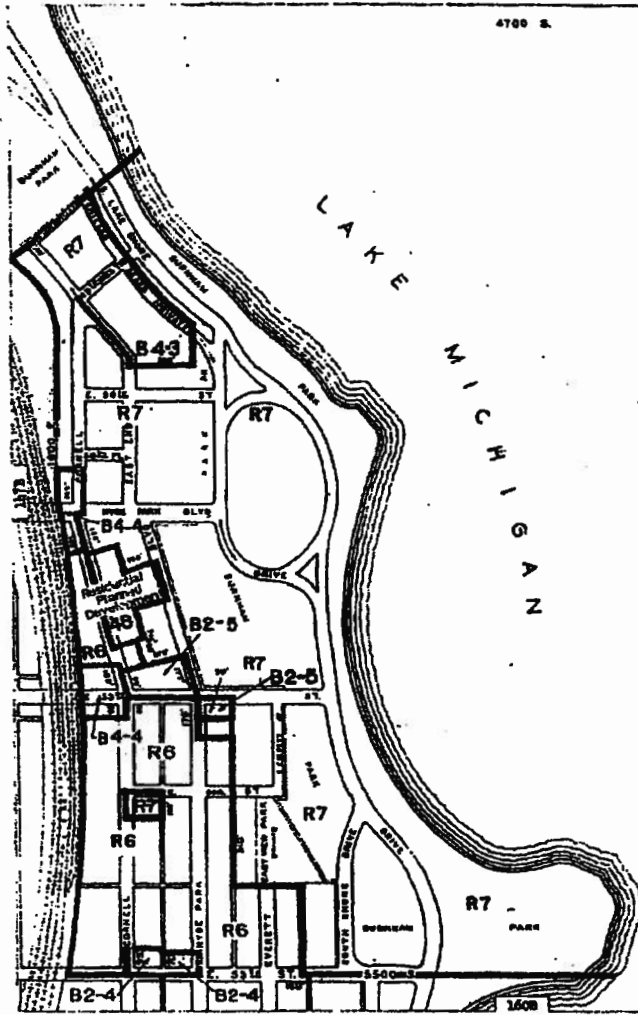
Permitted Uses:	In accordance with Statement 5
Maximum Floor Area Ratio:	6.6
Minimum Number of Off-Street Parking Spaces:	18
Minimum Number of Off-Street Loading Berths:	0
Setbacks:	In accordance with the Site/Landscape Plan

Existing Zoning Map.

CHICAGO ZONING ORDINANCE

(Special Flood Hazard Area)  
SEC. 16. T30K. 014E.

MAP 12-



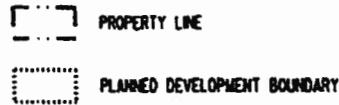
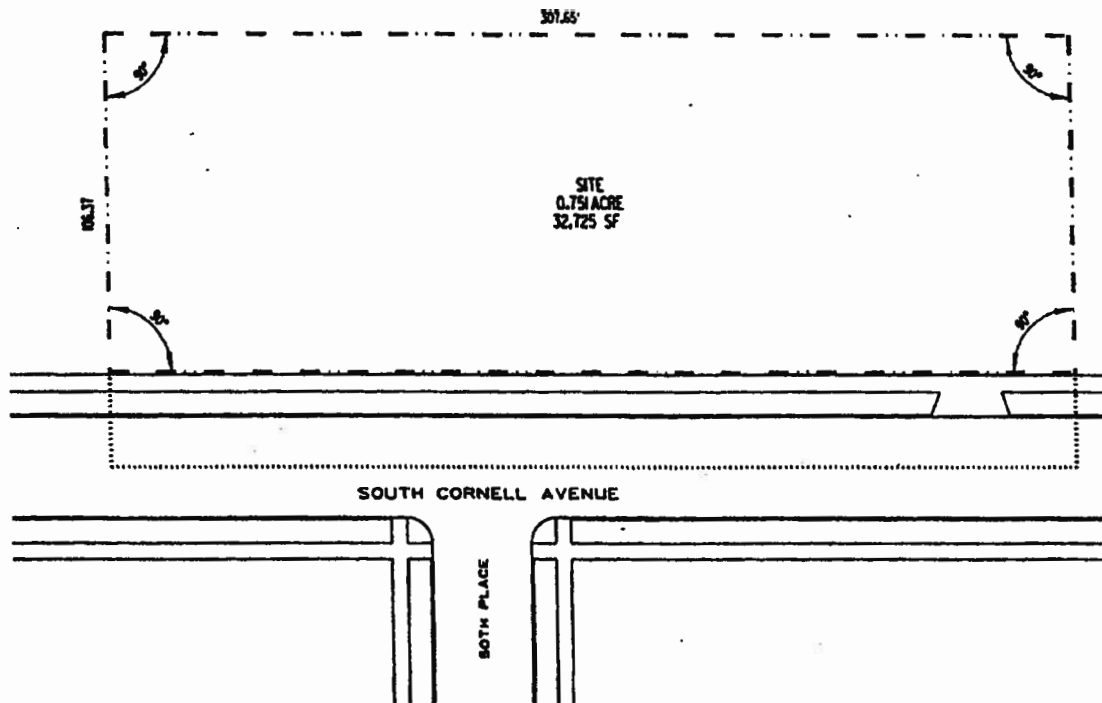
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APPLICANT: CITY OF CHICAGO  
 121 N. LA SALLE  
 CHICAGO, ILLINOIS 60602  
 DATE: JULY 21, 2004  
 REVISED: SEPTEMBER 23, 2004

EXISTING ZONING MAP



Planned Development Boundary  
And Property Line Map.



APPLICANT: CITY OF CHICAGO  
121N. LA SALLE  
CHICAGO, ILLINOIS 60602

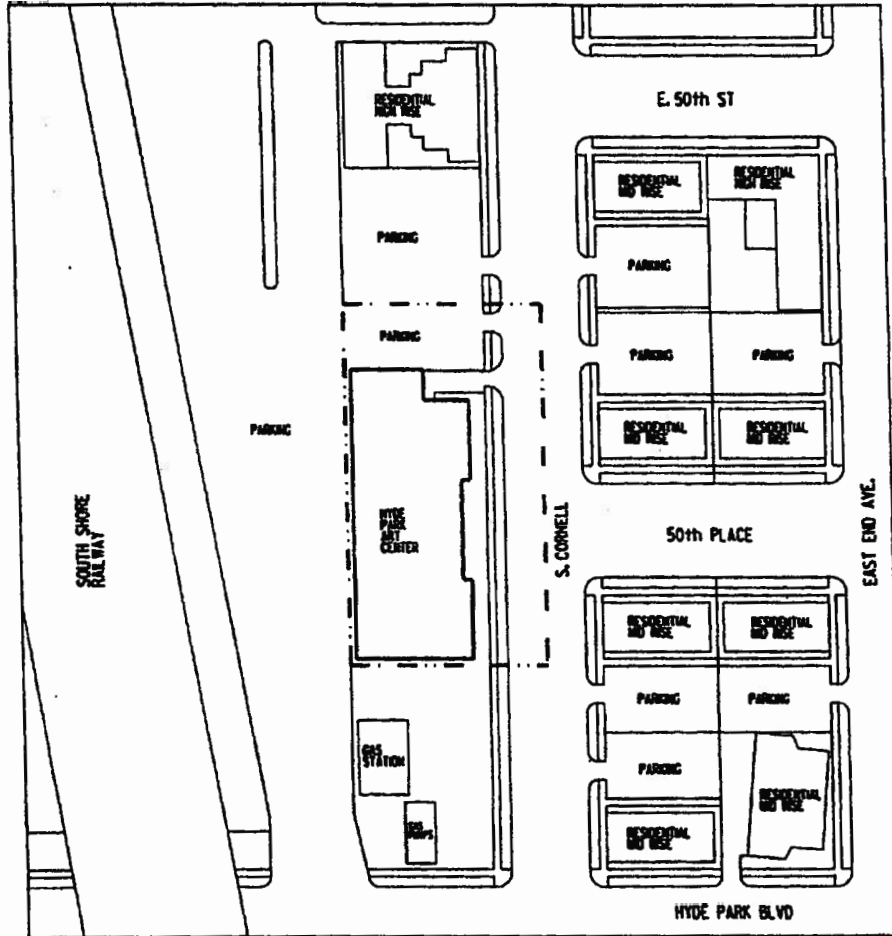
DATE: JULY 21, 2004

REVISED: SEPTEMBER 23, 2004

PLANNED DEVELOPMENT BOUNDARY  
AND PROPERTY LINE MAP



Existing Land-Use Map.



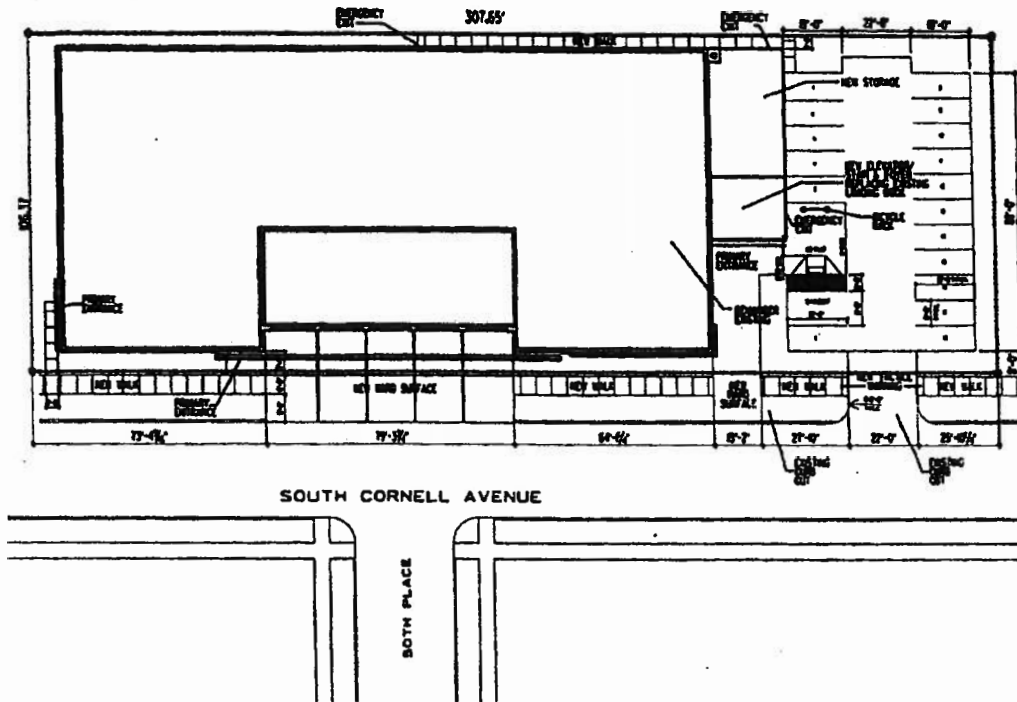
--- PLANNED DEVELOPMENT BOUNDARY

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1211 LA SALLE  
CHICAGO, ILLINOIS 60602  
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EXISTING LAND USE MAP



Site Plan.

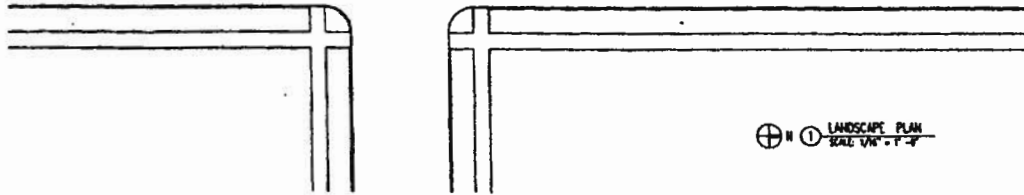
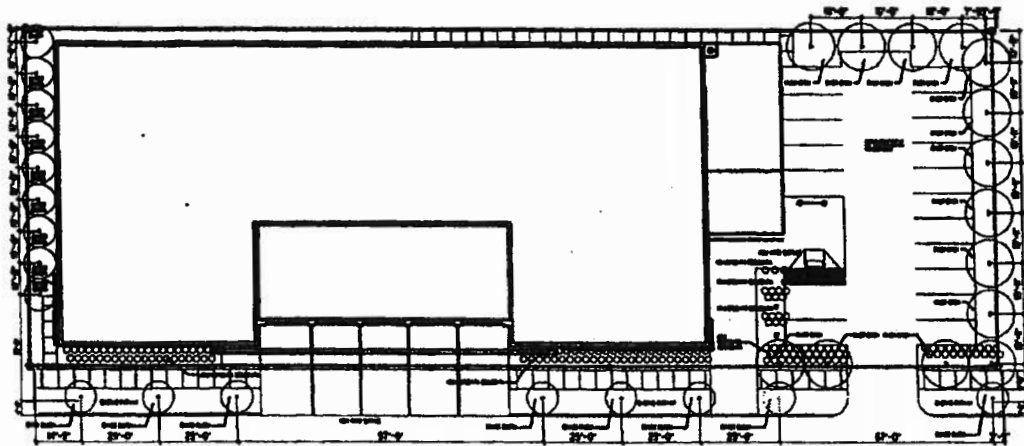


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SITE/LANDSCAPE PLAN



Landscape Plan.

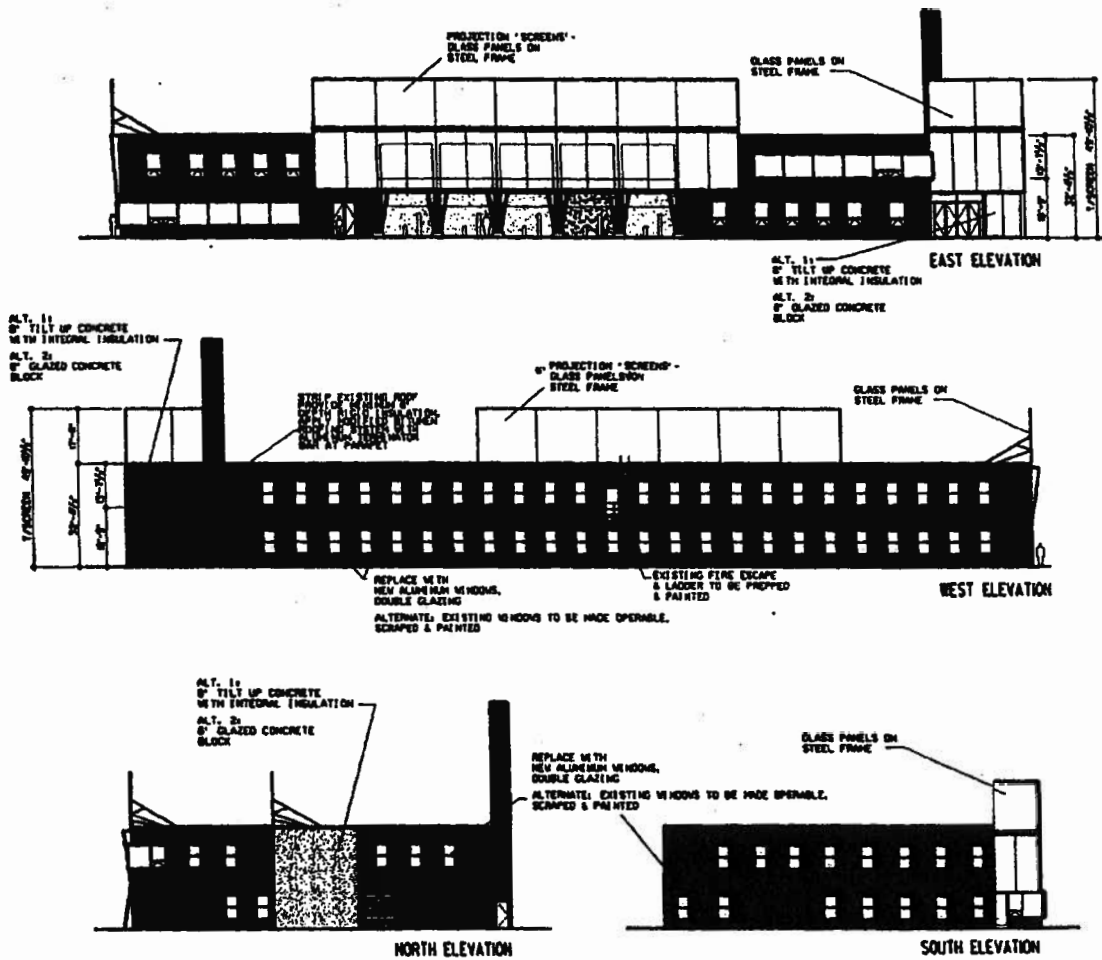


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RYAN LA SALLE  
CHICAGO, ILLINOIS 60602  
DATE: JULY 21, 2004  
REVISED: SEPTEMBER 23, 2004

SITE/LANDSCAPE PLAN



Art Center Building Elevations.



APPLICANT: CITY OF CHICAGO  
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 CHICAGO, ILLINOIS 60602  
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 REVISED: SEPTEMBER 23, 2004

ART CENTER ELEVATIONS