

Reclassification Of Area Shown On Map No. 2-G.

(As Amended)

(Application No. 20702)

(Common Address: 1401 -- 1555 W. Congress Pkwy., 500 -- 532 S. Loomis St.,
1400 -- 1554 W. Harrison St. And 501 -- 531 S. Ashland Ave.)

[SO2021-1955]

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 Residential Planned Development Number 168 symbols and indications as shown on Map Number 2-G in the area bounded by:

South Ashland Avenue; West Congress Parkway; South Loomis Street; and West Harrison Street,

to those of a C3-5 Commercial, Manufacturing and Employment District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the C3-5 Commercial, Manufacturing and Employment District symbols and indications as shown on Map Number 2-G in the area bounded by:

South Ashland Avenue; West Congress Parkway; South Loomis Street; and West Harrison Street,

to Institutional Planned Development Number 168, as amended, which is hereby established in the area above described, subject to such use and bulk regulation as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

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

Institutional Planned Development No. 168, As Amended.

Planned Development Statements.

1. The area delineated herein as Institutional Planned Development Number 168, as amended (the "Planned Development" or "P.D.") consists of a net site area of approximately 367,396.90 square feet (8.4342 acres) of property, as depicted on the attached Property and Planned Development Boundary Map (the "Property"). The Applicant and owner of the Property is Rush University Medical Center, an Illinois nonprofit corporation.

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

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

Ingress or egress shall be pursuant to the Planned Development 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of these seventeen (17) Statements and the following exhibits prepared by HDR, Inc. and GWG3 Architecture PLLC (collectively, the "Plans"):
 - (a) Bulk Regulations Table;
 - (b) Existing Zoning Map;
 - (c) Right-of-way Adjustment Map;
 - (d) Existing Land-Use Map;
 - (e) Property and Planned Development Boundary Map;
 - (f) Phase 1 Site Plans, Landscape Plans, and Building Elevations; and
 - (g) Phase 2 Site Plans, Landscape Plans and Building Elevations.

Full-sized copies of the Phase 1 and Phase 2 Site Plans, Landscape Plan and Building Elevations 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 Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses shall be allowed in this Planned Development: hospital, office, medical service, ambulatory, educational, residential, research, medical, accessory parking and non-accessory parking; financial services; personal services; retail sales (general); eating and drinking establishments; medium venues; indoor special events and institutional uses; and accessory and incidental uses.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 367,396.90 square feet and a base FAR of 4.0.
9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. Future development, which shall follow construction of the hospital building, will be subject to Site Plan Approval by the Zoning Administrator, following review and comment by DPD design review and Chicago Plan Commission, subject to this Statement 11 and 17-13-0610 of the Chicago Zoning Ordinance.

Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance), the Applicant shall submit a site plan, landscape plan and building elevations for review and approval by DPD. Review and approval by DPD 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 (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than the total site area of the Property, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest adjacent property. 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 DPD, 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 P.D.

After approval of the Site Plan, changes or modifications may be made pursuant to the provisions of Statement 13. In the event of any inconsistency between approved plans and the terms of the P.D., the terms of the P.D. 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 area, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the P.D. Furthermore, Applicant and the Department, at either party's request, may continue to evolve the design of the parking garage building elevations; changes to such elevations, if any, shall, if mutually agreed, be approved by the Department administratively as a part of a Site Plan Approval.

12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
13. The terms, conditions and exhibits of the Planned Development may be modified, administratively, by the Commissioner of the DPD upon the application for such a modification by Applicant or legal titleholder of the Property and after a determination by the Commissioner of the DPD that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development. Any such modification of the requirements of the Planned Development by the Commissioner of the DPD shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
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 all buildings and improvements on the

- Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. 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 and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
 16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in

* Editor's Note: Numbering sequence error; (i) missing in original document.

planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. Any and all of the Applicant's development rights as contained in this Planned Development shall fully vest and shall be enforceable upon the Applicant's commencement of any portion of the proposed improvements that are contemplated herein. Should this Planned Development ordinance lapse pursuant to the terms of Section 17-13-0612, the Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to Planned Development Number 168, dated September 20, 2018.

[Existing Zoning Map; Existing Land-Use Map; Overall Site Plan; Site Plan; North, South, East and West Building Elevations; Northwest and Southeast Views; Exterior Material + Color Selections; Plant Material List; Tree Preservation Legend; Concrete Paving -- Pedestrian; Control Joint; Expansion Joint; 4 feet by 10 feet Tree Grate; Tree Grate Connection; Section -- Typical Sidewalk Through Tree Grate; Ornamental Metal Fence; Deciduous Tree Planting; Ornamental Tree Planting; Shrub Planting; Annual and Perennial Planting; and Ground, 2nd, 3rd, 4th and 5th Floor Plans referred to in these Plan of Development Statements printed on pages 37887 through 37904 of this *Journal*.]

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

Institutional Planned Development No. 168, As Amended.

Bulk Regulations And Data Table.

Site Access:

Gross Site Area: 488,230.40 square feet

Public Right-of-Way: 120,833.50 square feet

Net Site Area: 367,396.90 square feet

Maximum Height: 205 feet

Floor Area Ratio and Buildable Area:

Overall Maximum FAR: 4.0

Overall Maximum Buildable Area: 1,469,587.60 square feet

	Existing Phase 1 Development	Phase 2 Development	Remaining For Future Development
Gross Building Area:	487,591 square feet	134,907 square feet	854,896.60 square feet

Setbacks:

Along West Harrison Street: 12 feet 10 feet

Along South Ashland Avenue: 22 feet N/A

Along West Congress Parkway: 0 feet 0 feet

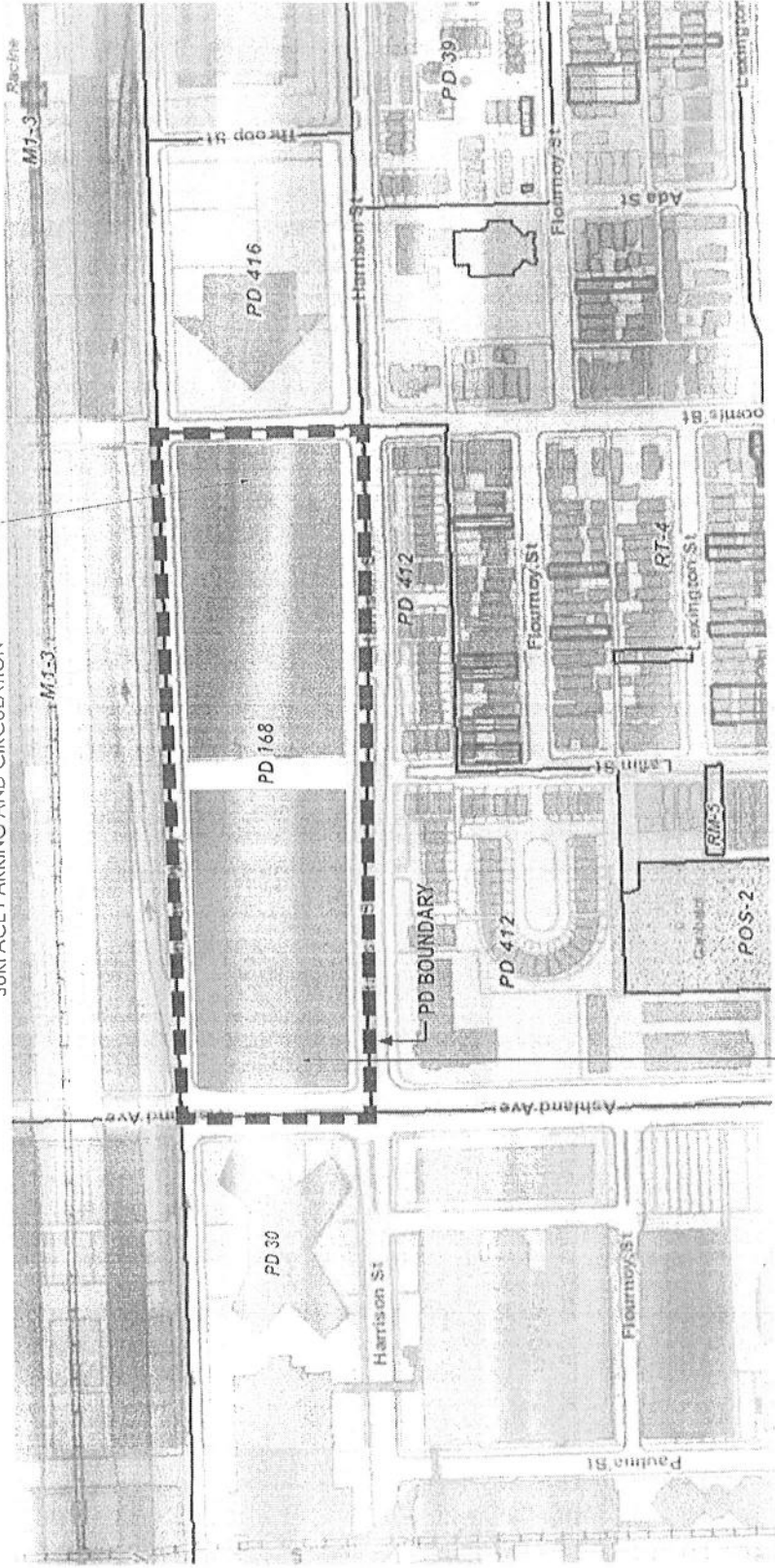
Along South Loomis Street: N/A 10 feet

Minimum Bicycle Spaces: 50 12

Minimum Parking Spaces: 900 70

Minimum Loading Spaces: 3 2

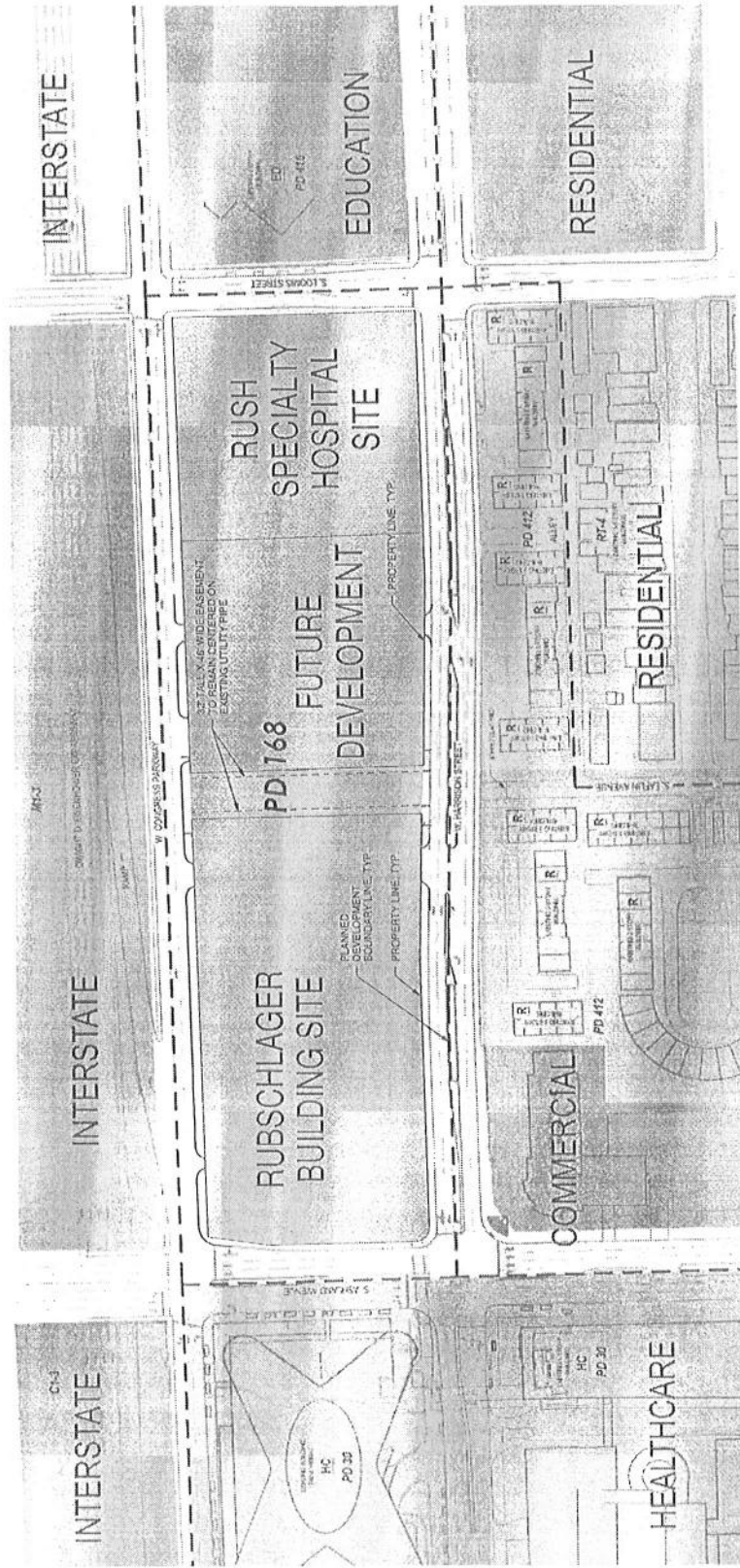
RUSH SPECIALTY HOSPITAL
PROPOSED 5 STORY BUILDING,
SURFACE PARKING AND CIRCULATION



RUBSCHLAGER BUILDING
EXISTING 10 STORY BUILDING,
PARKING AND CIRCULATION

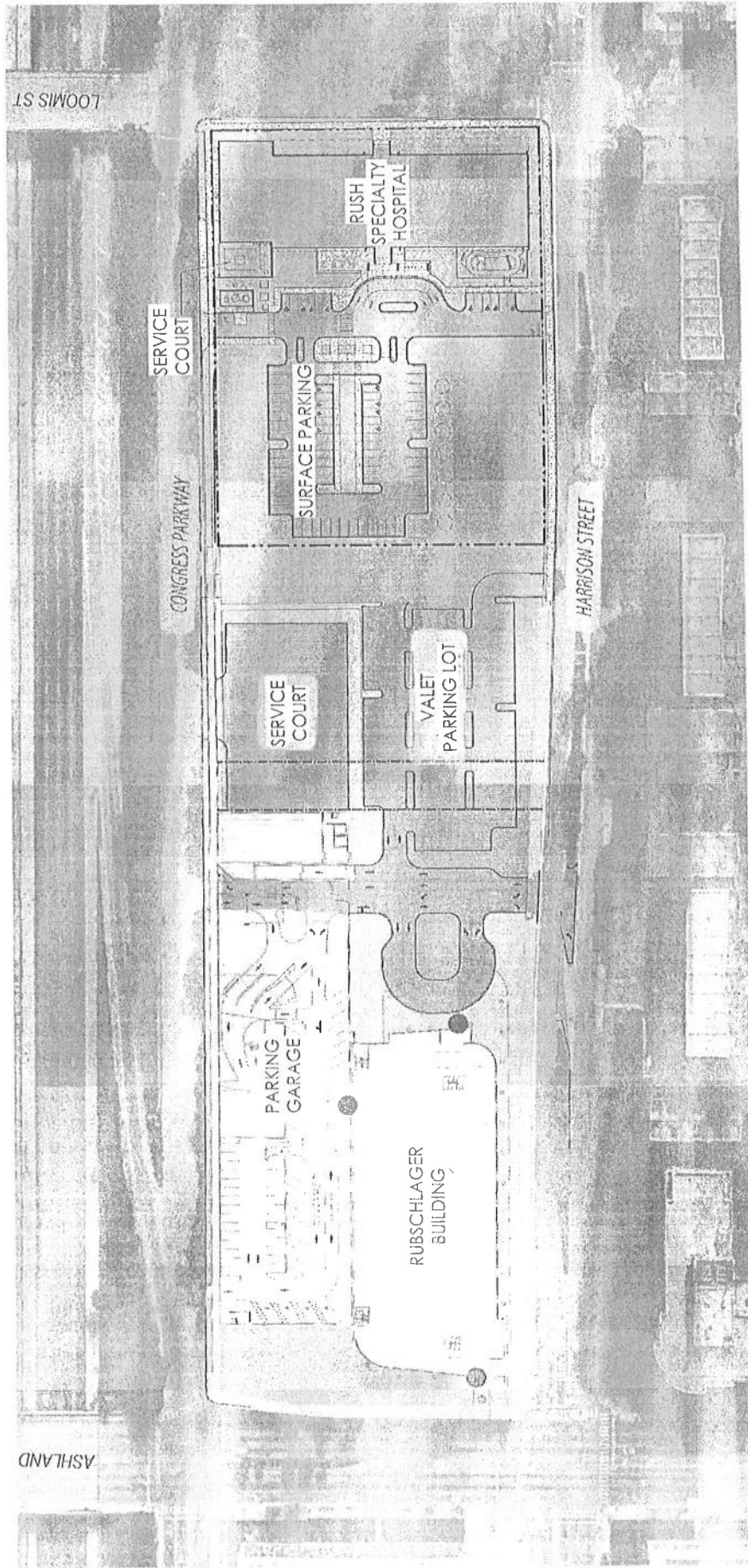
EXISTING ZONING

APPLICANT: Rush University Medical Center
ADDRESS: 1401-1555 West Congress Parkway; 500-532 South Loomis Avenue;
1400-1554 West Harrison Street; 501-531 South Ashland Avenue
DATE OF INTRODUCTION: May 26, 2021
PLAN COMMISSION DATE: September 16, 2021



EXISTING LAND USE

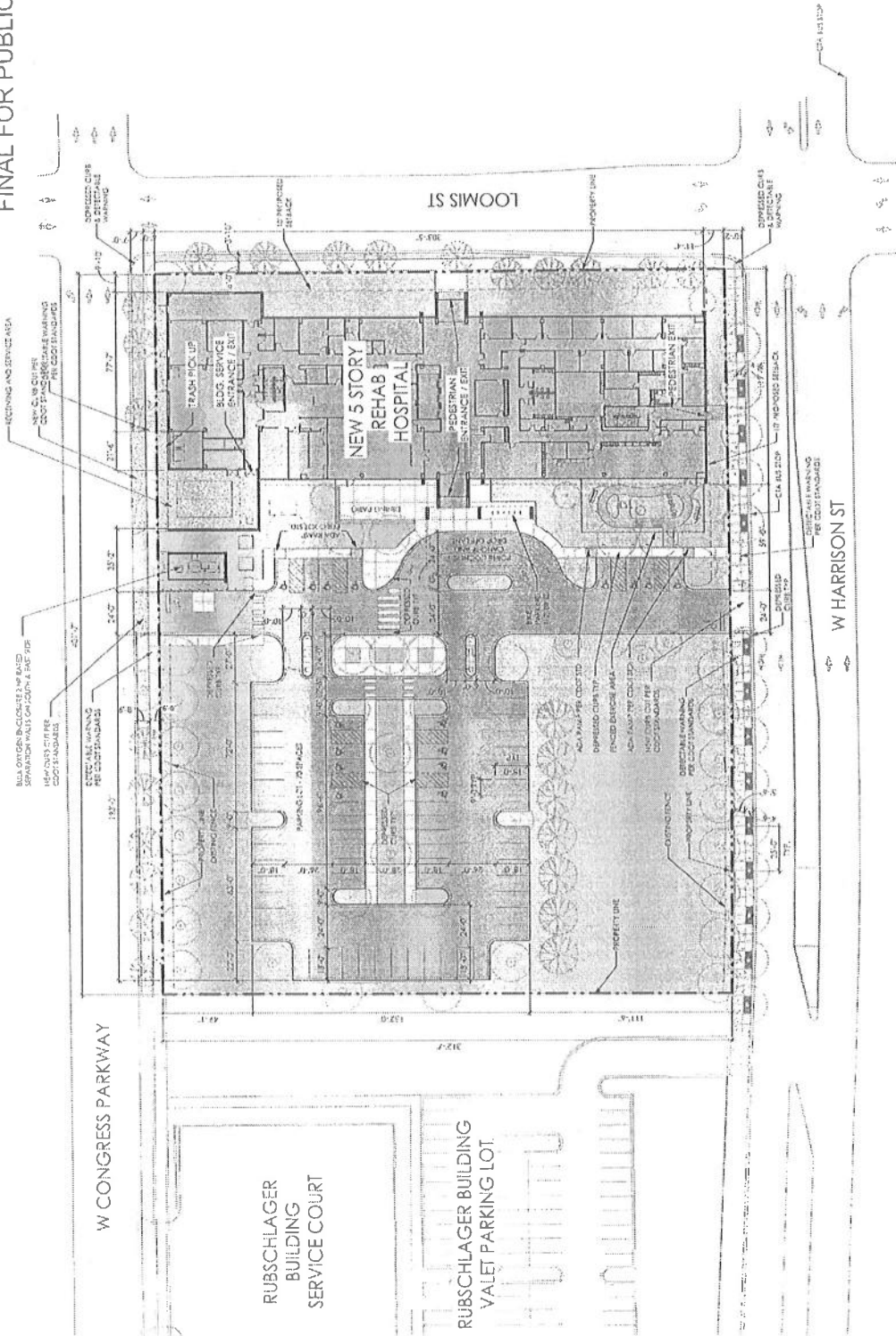
APPLICANT: Rush University Medical Center
 ADDRESS: 1401-1555 West Congress Parkway; 500-532 South Loomis Avenue;
 1400-1554 West Harrison Street; 501-531 South Ashland Avenue
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PD 168 OVERALL SITE PLAN

APPLICANT: Rush University Medical Center
ADDRESS: 1401-1555 West Congress Parkway; 500-532 South Loomis Avenue;
1400-1554 West Harrison Street; 501-531 South Ashland Avenue
DATE OF INTRODUCTION: May 26, 2021
PLAN COMMISSION DATE: September 16, 2021

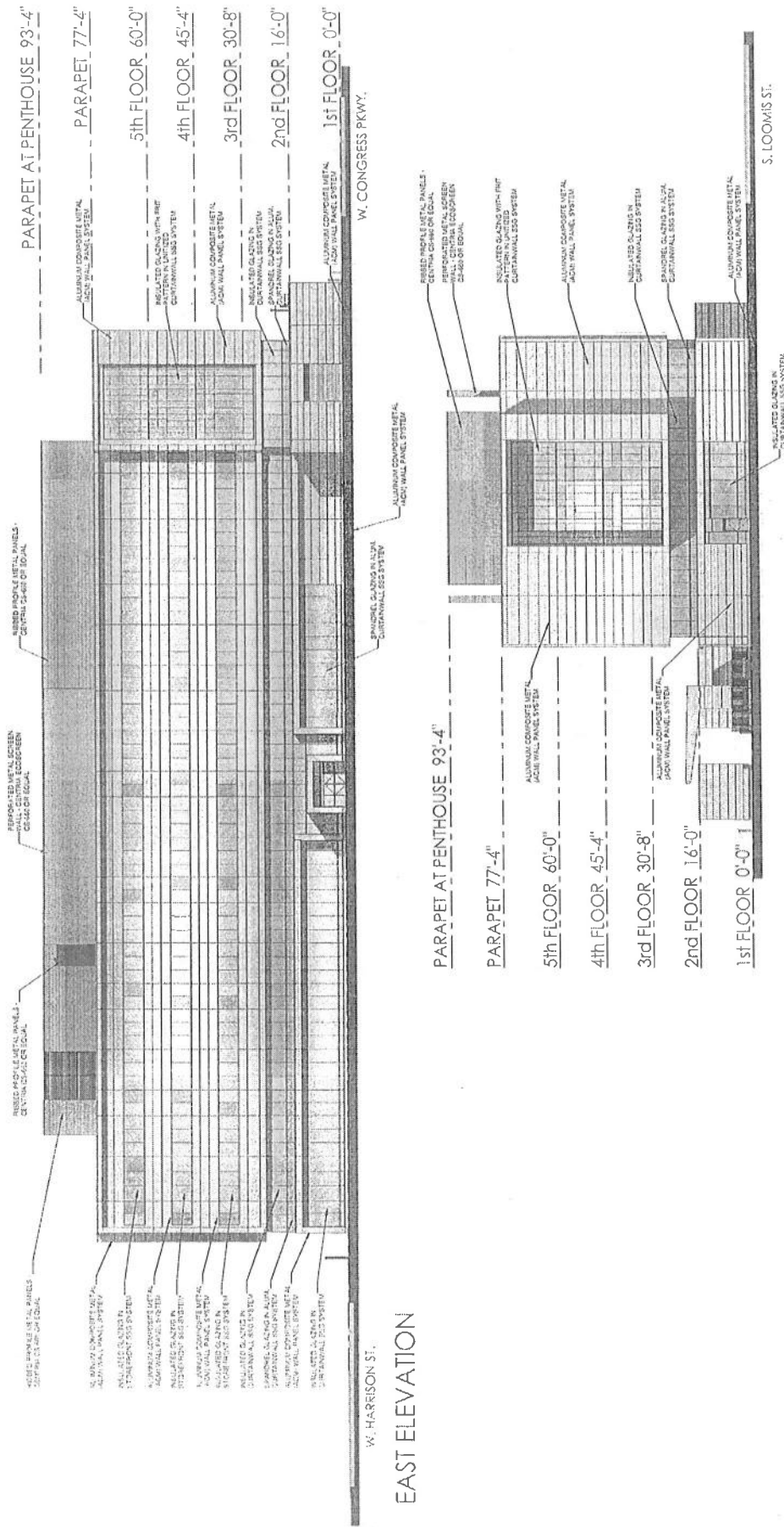
FINAL FOR PUBLICATION



SITE PLAN

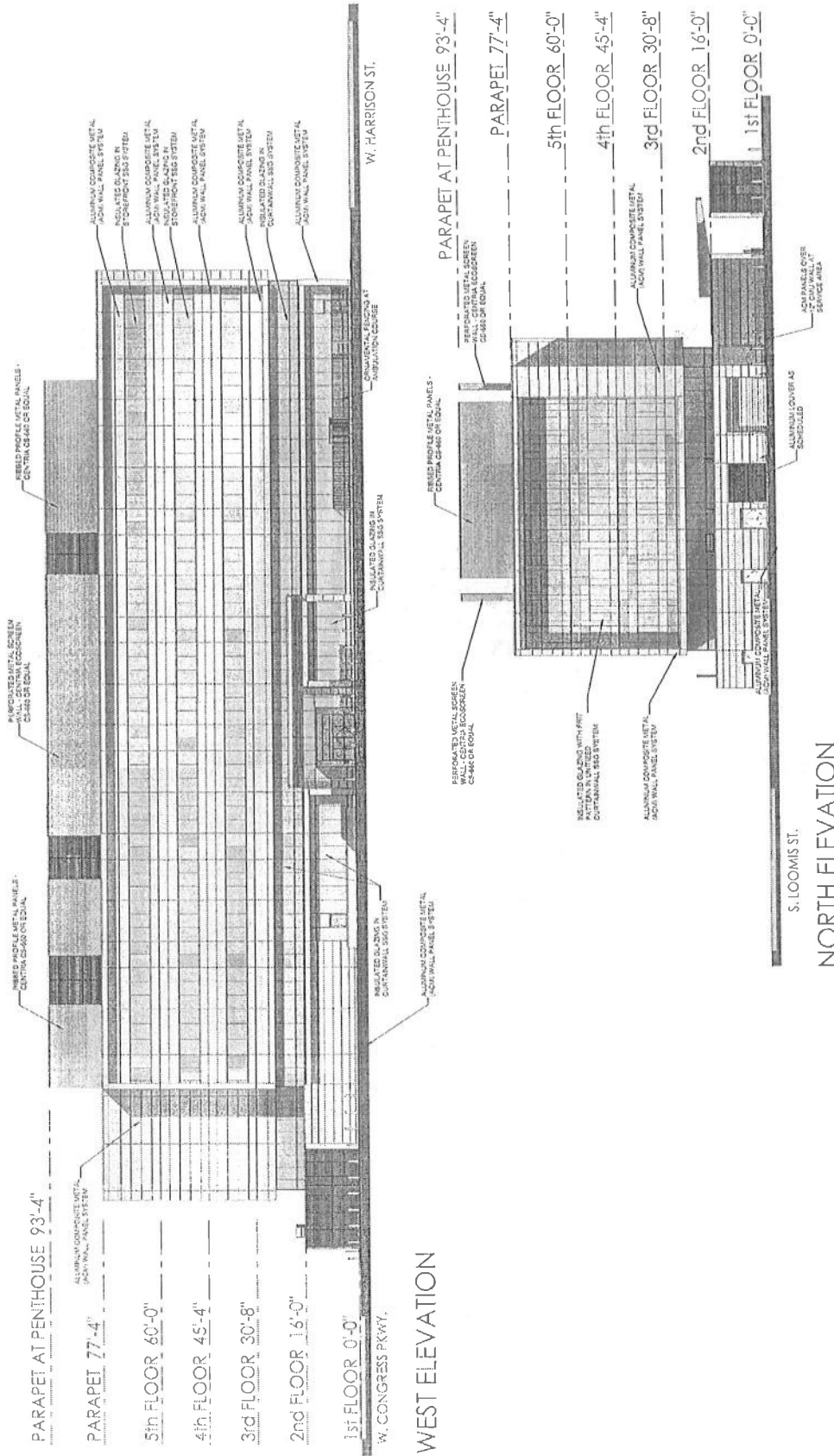
APPLICANT: Rush University Medical Center
 ADDRESS: 1401-1555 West Congress Parkway; 500-532 South Loomis Avenue;
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FINAL FOR PUBLICATION



SOUTH + EAST BUILDING ELEVATIONS

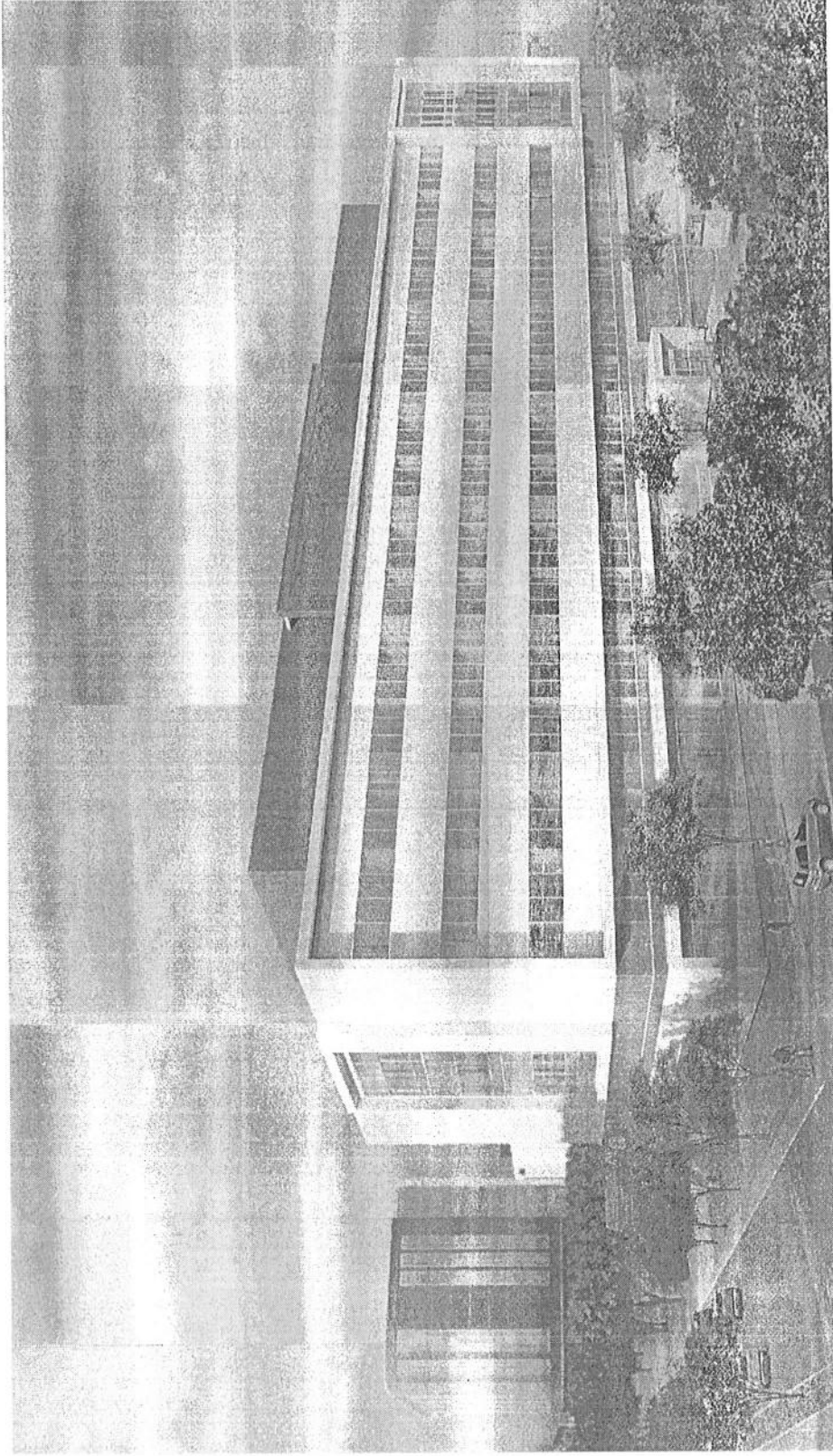
APPLICANT: Rush University Medical Center
 ADDRESS: 1401-1555 West Congress Parkway; 500-532 South Loomis Avenue;
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NORTH ELEVATION

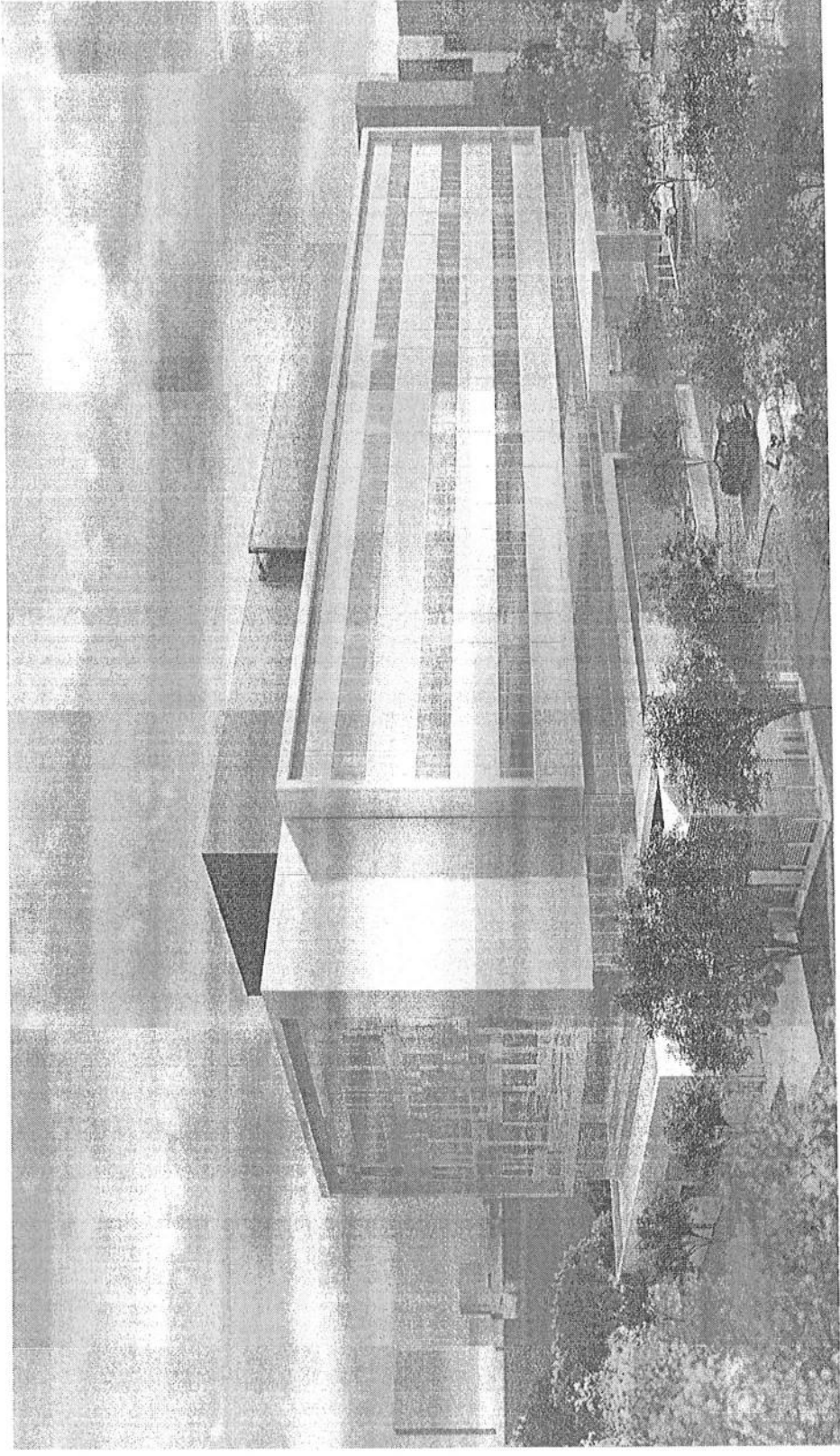
NORTH + WEST BUILDING ELEVATIONS

APPLICANT: Rush University Medical Center
 ADDRESS: 1401-1555 West Congress Parkway; 500-532 South Loomis Avenue;
 1400-1554 West Harrison Street; 501-531 South Ashland Avenue
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SOUTHEAST VIEW

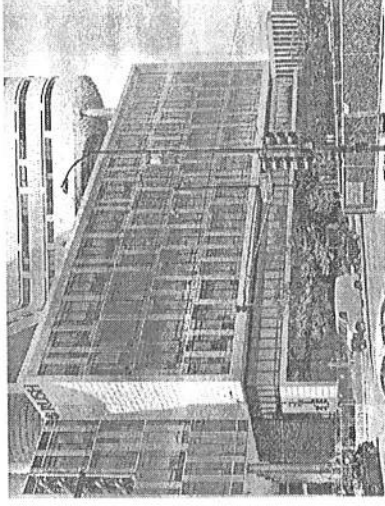
APPLICANT: Rush University Medical Center
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NORTHWEST VIEW

APPLICANT: Rush University Medical Center
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CURTAINWALL AND STOREFRONT GLAZING
 FRIT GLAZING PANELS AT LARGE CURTAINWALLS
 TO EMULATE RUSH CAMPUS AESTHETIC

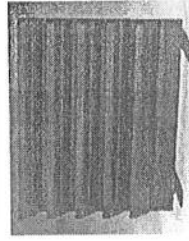


EXTERIOR SCREEN WALL LOUVERS

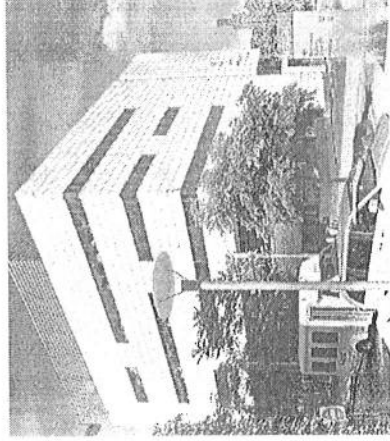
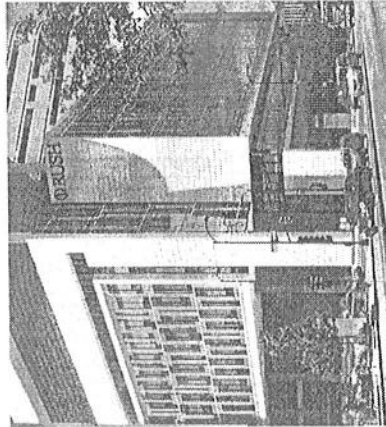
LOUVER COLOR
 RUSKIN 19 "ASCOT WHITE"
 MATE FINISH



RUSKIN EV211
 HORIZONTAL SCREEN LOUVER



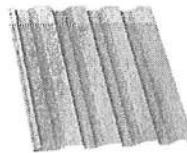
ALUMINUM COMPOSITE METAL (ACM) WALL PANELS
 WHITE ACM PANEL FINISH TO EMULATE RUSH CAMPUS AESTHETIC



PENTHOUSE & ROOF SCREEN WALL PANELS

NEW PANELS TO RE-CREATE CONCEPT SERIES OR EQUAL

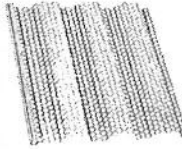
METAL PANEL PROFILE
 CENTRIA CS-460



METAL PANEL COLOR
 CENTRIA 133 SANDSTONE
 MATE FINISH



PERFORATED METAL PANEL
 PROFILE - CENTRIA
 ECOSCREEN CS-660



EXTERIOR MATERIAL + COLOR SELECTIONS

REVISED: JUNE 14, 2021

APPLICANT: Rush University Medical Center
 ADDRESS: 1401-1555 West Congress Parkway; 500-532 South Loomis Avenue;
 1400-1554 West Harrison Street; 501-531 South Ashland Avenue
 DATE OF INTRODUCTION: May 26, 2021
 PLAN COMMISSION DATE: September 16, 2021

Harrison Street
 Length (Linear Feet) 577
 Number of Existing Trees 11
 Number of New Trees Provided 0
 Loomis Street
 Length (Linear Feet) 514
 Number of Existing Trees 12
 Number of New Trees Provided 2
 W Congress Parkway
 Length (Linear Feet) 257
 Number of Existing Trees 10
 Number of New Trees Provided 9

Vehicular Use Area Screening
 Remaining Landscape Area Required 7' width
 Remaining Landscape Area Provided 7' width
 Number of Trees Required 15
 Number of Existing Trees Provided 0
 Number of Additional Trees Provided 15

Vehicular Use Area Internal Planting
 Vehicular Use Area 33,307 sq. feet
 Internal Landscape Area Required (10%) 3,330.7 sq. feet
 Internal Landscape Area Provided 37,687 sq. feet
 Number of Trees Required 26
 Number of Existing Trees Provided 18

Owner's Sworn Statements

The undersigned acknowledges that the landscape planting plan shown on the attached landscape plan for the property at Harrison Street and Loomis Street (hereinafter "the plan") has been prepared by the undersigned or under the direct supervision of the undersigned and that the undersigned is a duly licensed and qualified landscape architect in the State of Illinois. The undersigned certifies that the plan is a true and correct representation of the work done by the undersigned and that the undersigned is not aware of any false or misleading information contained in the plan. The undersigned certifies that the plan complies with all applicable laws, rules, regulations, and ordinances of the City of Chicago, Illinois, and the State of Illinois, and that the undersigned is not aware of any other laws, rules, regulations, or ordinances that may apply to the plan. The undersigned certifies that the plan is a true and correct representation of the work done by the undersigned and that the undersigned is not aware of any false or misleading information contained in the plan. The undersigned certifies that the plan complies with all applicable laws, rules, regulations, and ordinances of the City of Chicago, Illinois, and the State of Illinois, and that the undersigned is not aware of any other laws, rules, regulations, or ordinances that may apply to the plan.

By: (Owner)

Date

Landscape Architect's Sworn Statement

The undersigned landscape architect, registered in the State of Illinois, acknowledges that the landscape planting plan and construction details shown on the attached landscape plan for the property at Harrison Street and Loomis Street (hereinafter "the plan") have been prepared by the undersigned or under the direct supervision of the undersigned and that the undersigned is a duly licensed and qualified landscape architect in the State of Illinois. The undersigned certifies that the plan is a true and correct representation of the work done by the undersigned and that the undersigned is not aware of any false or misleading information contained in the plan. The undersigned certifies that the plan complies with all applicable laws, rules, regulations, and ordinances of the City of Chicago, Illinois, and the State of Illinois, and that the undersigned is not aware of any other laws, rules, regulations, or ordinances that may apply to the plan.

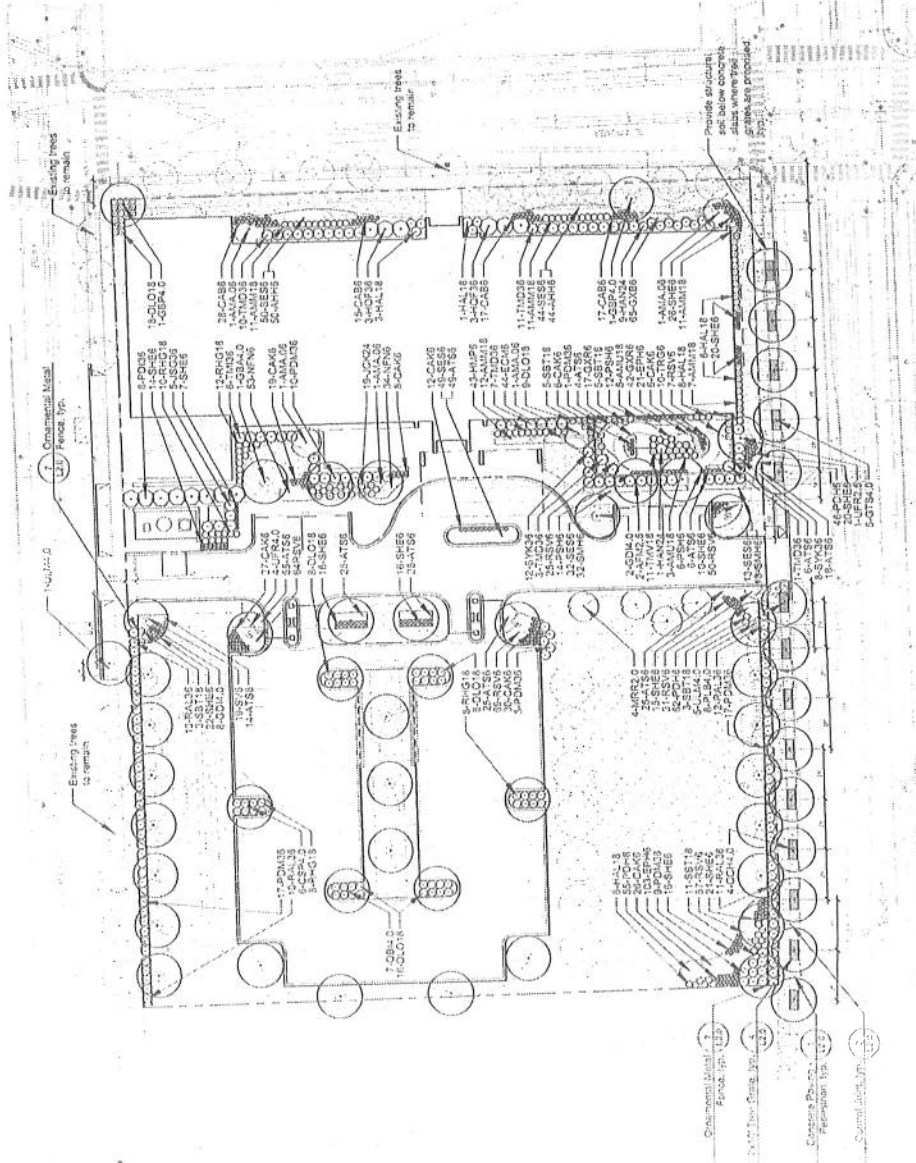
L. Geoff Raab, declared landscape architect No. 157-000245 in the State of Illinois, certifies that these drawings were prepared under my direct supervision. License expiration date: August 31, 2021.

L. Geoff Raab
 L. Geoff Raab, Landscape Architect
 Geoff Raab, Hillcock Design Group

Date: 07-27-2021

Plant Material List

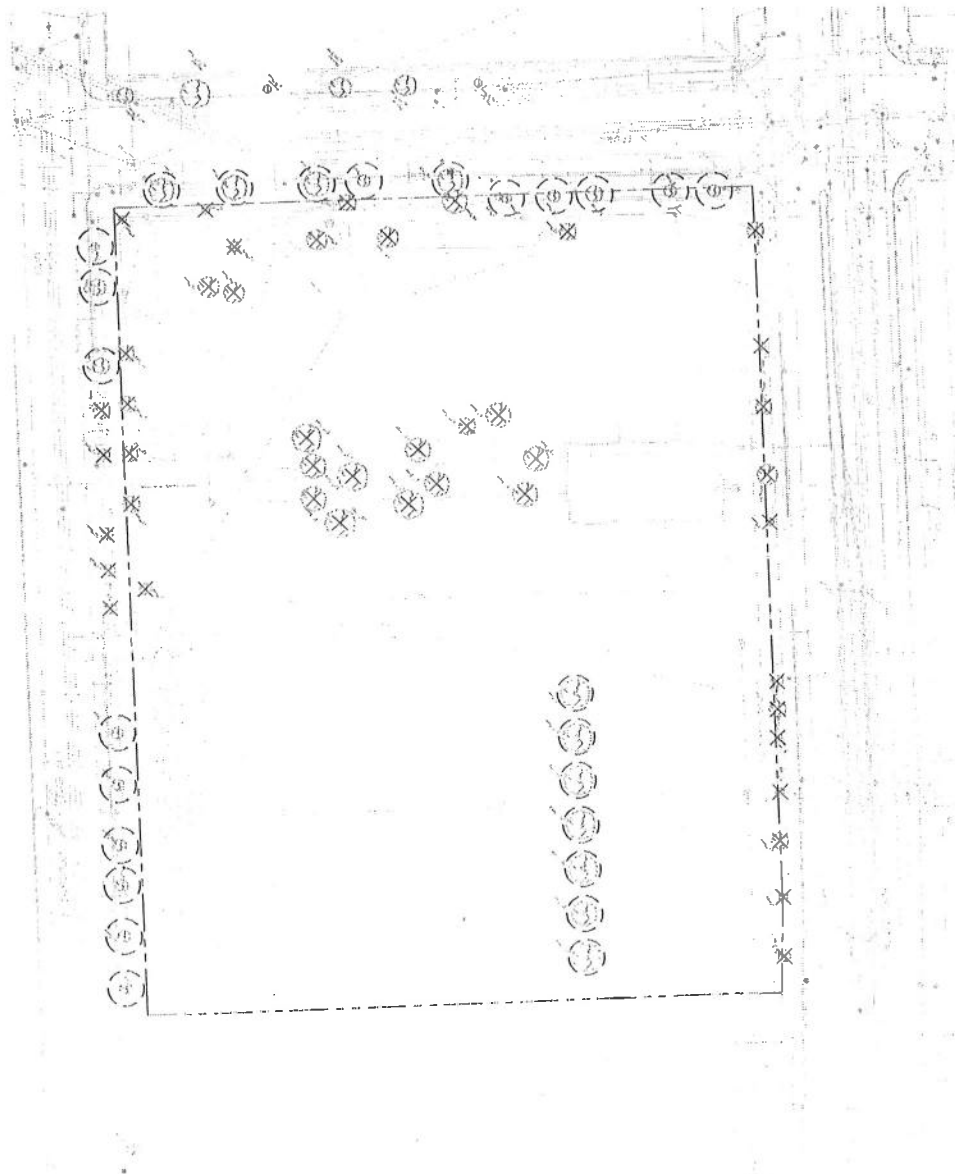
Code	Quantity	Common Name	Notes
1-01	1	Large Tree	See notes for details
1-02	1	Medium Tree	See notes for details
1-03	1	Small Tree	See notes for details
1-04	1	Shrub	See notes for details
1-05	1	Perennial	See notes for details
1-06	1	Annual	See notes for details
1-07	1	Groundcover	See notes for details
1-08	1	Planting	See notes for details
1-09	1	Planting	See notes for details
1-10	1	Planting	See notes for details
1-11	1	Planting	See notes for details
1-12	1	Planting	See notes for details
1-13	1	Planting	See notes for details
1-14	1	Planting	See notes for details
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1-72	1	Planting	See notes for details
1-73	1	Planting	See notes for details
1-74	1	Planting	See notes for details
1-75	1	Planting	See notes for details
1-76	1	Planting	See notes for details
1-77	1	Planting	See notes for details
1-78	1	Planting	See notes for details
1-79	1	Planting	See notes for details
1-80	1	Planting	See notes for details
1-81	1	Planting	See notes for details
1-82	1	Planting	See notes for details
1-83	1	Planting	See notes for details
1-84	1	Planting	See notes for details
1-85	1	Planting	See notes for details
1-86	1	Planting	See notes for details
1-87	1	Planting	See notes for details
1-88	1	Planting	See notes for details
1-89	1	Planting	See notes for details
1-90	1	Planting	See notes for details
1-91	1	Planting	See notes for details
1-92	1	Planting	See notes for details
1-93	1	Planting	See notes for details
1-94	1	Planting	See notes for details
1-95	1	Planting	See notes for details
1-96	1	Planting	See notes for details
1-97	1	Planting	See notes for details
1-98	1	Planting	See notes for details
1-99	1	Planting	See notes for details
1-100	1	Planting	See notes for details



APPLICANT: Rush University Medical Center
 ADDRESS: 1401-1555 West Congress Parkway; 500-532 South Loomis Avenue;
 1400-1554 West Harrison Street; 501-531 South Ashland Avenue
 DATE OF INTRODUCTION: May 26, 2021
 PLAN COMMISSION DATE: September 16, 2021

Condition and form ratings are based on general observations
 Condition described as a rating from 0 to 3, where
 0 = dead, 1 = serious poor condition, 2 = fair
 3 = good

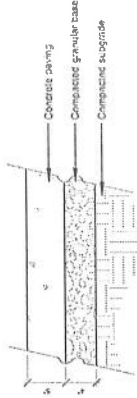
Tree	Species	Size (in)	Condition
1	Honey Locust	9"	3
2	Honey Locust	8"	3
3	Honey Locust	24"	3
4	Honey Locust	24"	3
5	Honey Locust	24"	3
6	Birch	7"	3
7	Honey Locust	10"	3
8	Honey Locust	10"	3
9	Honey Locust	10"	3
10	Honey Locust	10"	3
11	Sugar Maple	24"	3
12	Honey Locust	24"	3
13	Honey Locust	24"	3
14	Honey Locust	24"	3
15	Sugar Maple	12"	3
16	Amelanchier	24"	3
17	Sugar Maple	24"	3
18	Honey Locust	24"	3
19	Honey Locust	24"	3
20	Honey Locust	24"	3
21	Honey Locust	24"	3
22	Honey Locust	24"	3
23	Honey Locust	24"	3
24	Honey Locust	24"	3
25	Honey Locust	24"	3
26	Honey Locust	24"	3
27	Honey Locust	24"	3
28	Honey Locust	24"	3
29	Honey Locust	24"	3
30	Honey Locust	24"	3
31	Freemans Maple	14"	3
32	Sugar Maple	14"	3
33	Honey Locust	14"	3
34	Honey Locust	14"	3
35	Honey Locust	14"	3
36	Honey Locust	14"	3
37	Honey Locust	14"	3
38	Honey Locust	14"	3
39	Honey Locust	14"	3
40	Honey Locust	14"	3
41	Honey Locust	14"	3
42	Honey Locust	14"	3
43	Honey Locust	14"	3
44	Honey Locust	14"	3
45	Honey Locust	14"	3
46	Honey Locust	14"	3
47	Honey Locust	14"	3
48	Honey Locust	14"	3
49	Honey Locust	14"	3
50	Honey Locust	14"	3
51	Honey Locust	14"	3
52	Honey Locust	14"	3
53	Honey Locust	14"	3
54	Honey Locust	14"	3
55	Honey Locust	14"	3
56	Honey Locust	14"	3
57	Honey Locust	14"	3
58	Honey Locust	14"	3
59	Honey Locust	14"	3
60	Honey Locust	14"	3
61	Honey Locust	14"	3
62	Honey Locust	14"	3
63	Honey Locust	14"	3
64	Honey Locust	14"	3
65	Honey Locust	14"	3
66	Honey Locust	14"	3
67	Honey Locust	14"	3
68	Honey Locust	14"	3
69	Honey Locust	14"	3
70	Honey Locust	14"	3



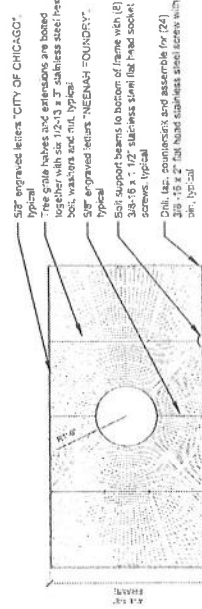
Tree Preservation Legend



APPLICANT: Rush University Medical Center
 ADDRESS: 1401-1555 West Congress Parkway; 500-532 South Loomis Avenue;
 1400-1554 West Harrison Street; 501-531 South Ashland Avenue
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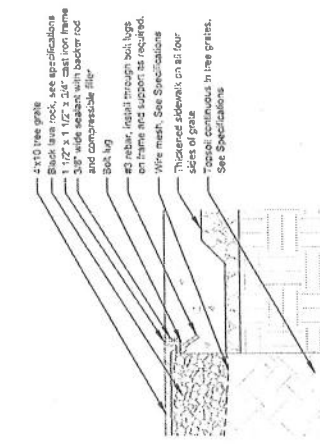
1 Concrete Paving - Pedestrian
Scale: 1/2" = 1'-0"



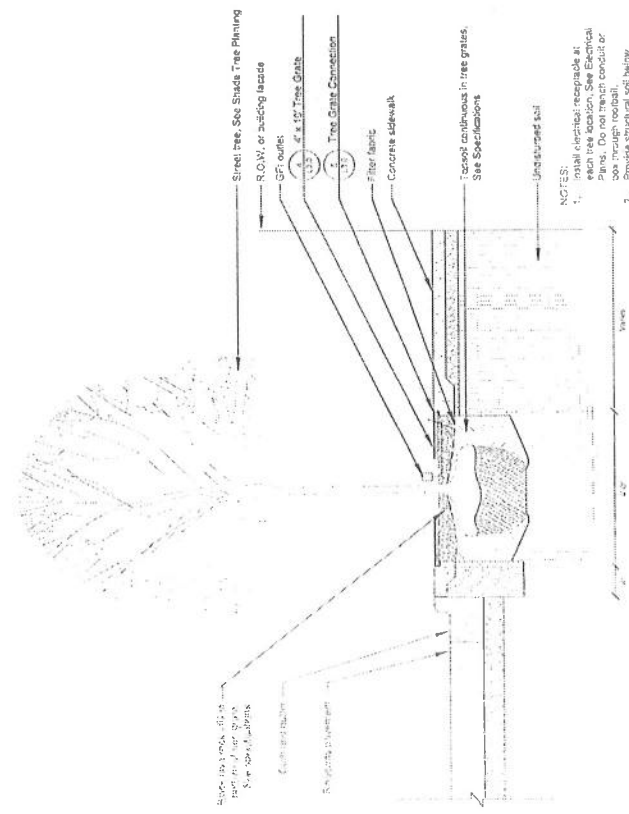
8/16" engraved letters "CITY OF CHICAGO", typical
Tree grate halves and extensions are bolted together with six 1/2" x 3" stainless steel hex bolt washers and nuts, typical
3/8" engraved letters "NEEMAR FOUNDRY", typical
3/8" x 1/2" x 1/2" stainless steel (A307) support beams (8) in each direction, to bottom of frame with (8) 3/8" x 1/2" x 1/2" stainless steel flat head socket screws, typical
Dish base, non-slip and assembly (or 24) 200 x 15 x 2" full flange stainless steel screws with nut, typical

Ball legs added in radius of center sections and to inside of extension sections, same leg and cone as used in center grate, typical
Support beam, typical
NEEMAR FOUNDRY
Aurora, Wisconsin
(800) 533-5775
Model # 8623

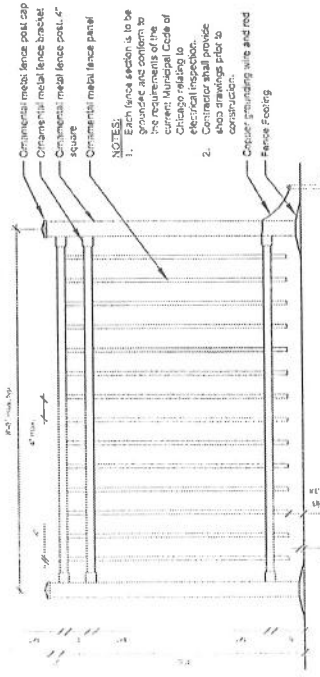
4 4' x 10' Tree Grate
Scale: 1/2" = 1'-0"



5 Tree Grate Connection
Scale: 1/2" = 1'-0"

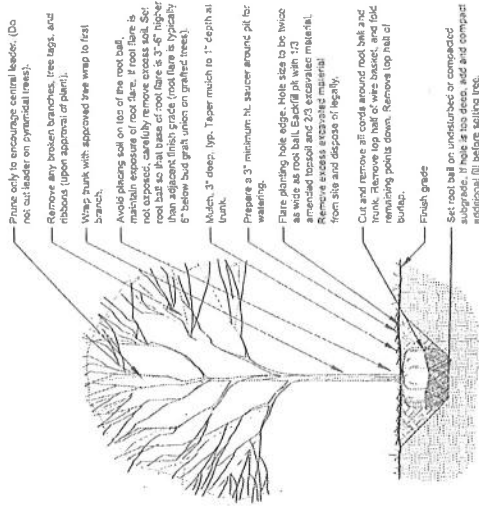


6 Section - Typical Sidewalk Through Tree Grate
Scale: 1/2" = 1'-0"



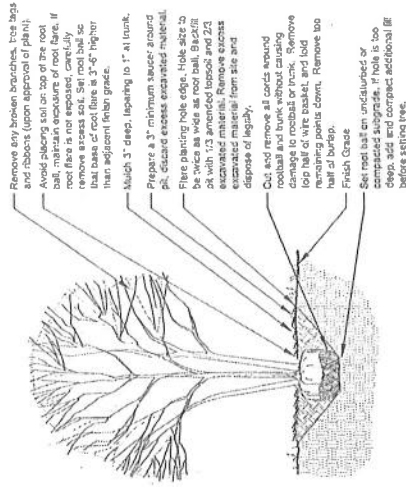
7 Ornamental Metal Fence
Scale: 1/2" = 1'-0"

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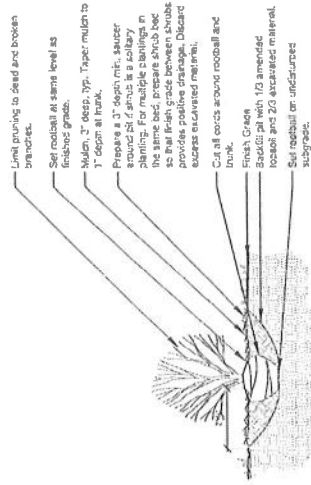
8 Deciduous Tree Planting

Scale: 1/2" = 1'-0"



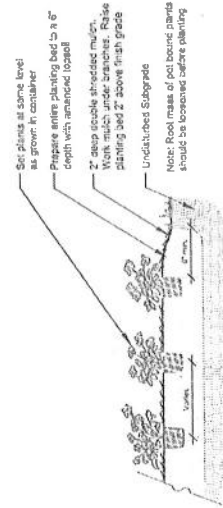
9 Ornamental Tree Planting

Scale: 1/2" = 1'-0"



10 Shrub Planting

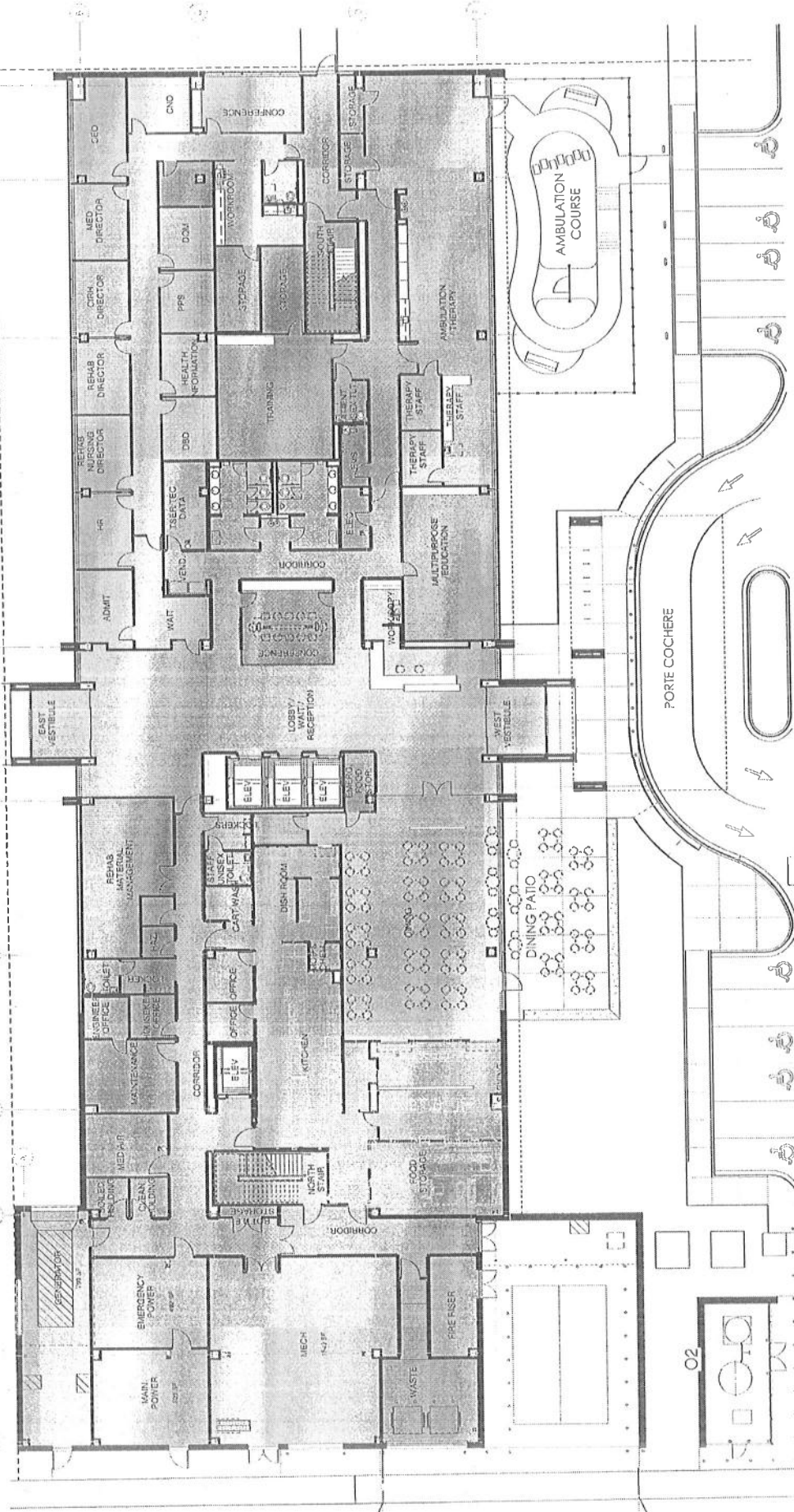
Scale: 1/2" = 1'-0"



11 Annual and Perennial Planting

Scale: 1/2" = 1'-0"

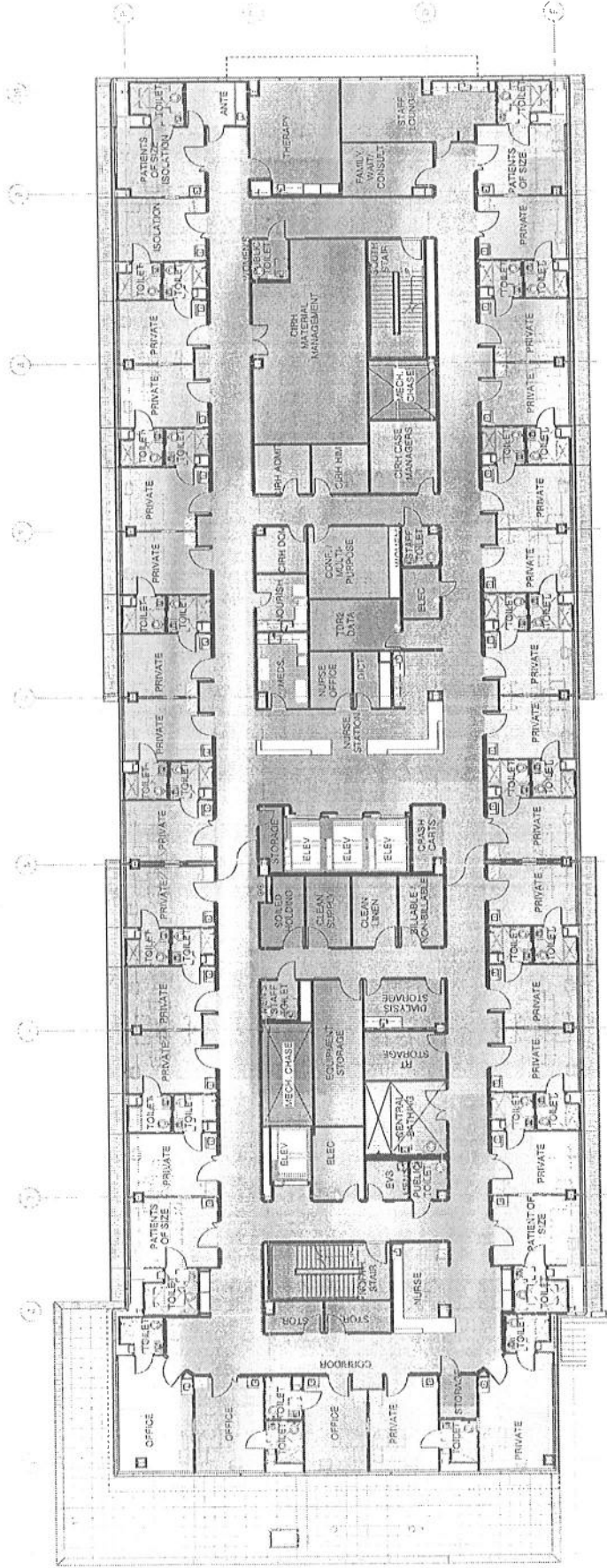
APPLICANT: Rush University Medical Center
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- ROOM USE TYPE LEGEND**
- PATIENT CARE/THERAPY
 - CLINICAL STORAGE
 - CIRCULATION
 - BOH CIRCULATION
 - VERTICAL CIRCULATION
 - ELEV SHAFT
 - ADMINISTRATION
 - PUBLIC SPACE
 - KITCHEN
 - MECH./ELEC./DATA
 - STORAGE
 - SUPPORT

GROUND FLOOR PLAN
27,295 SQ.FT.

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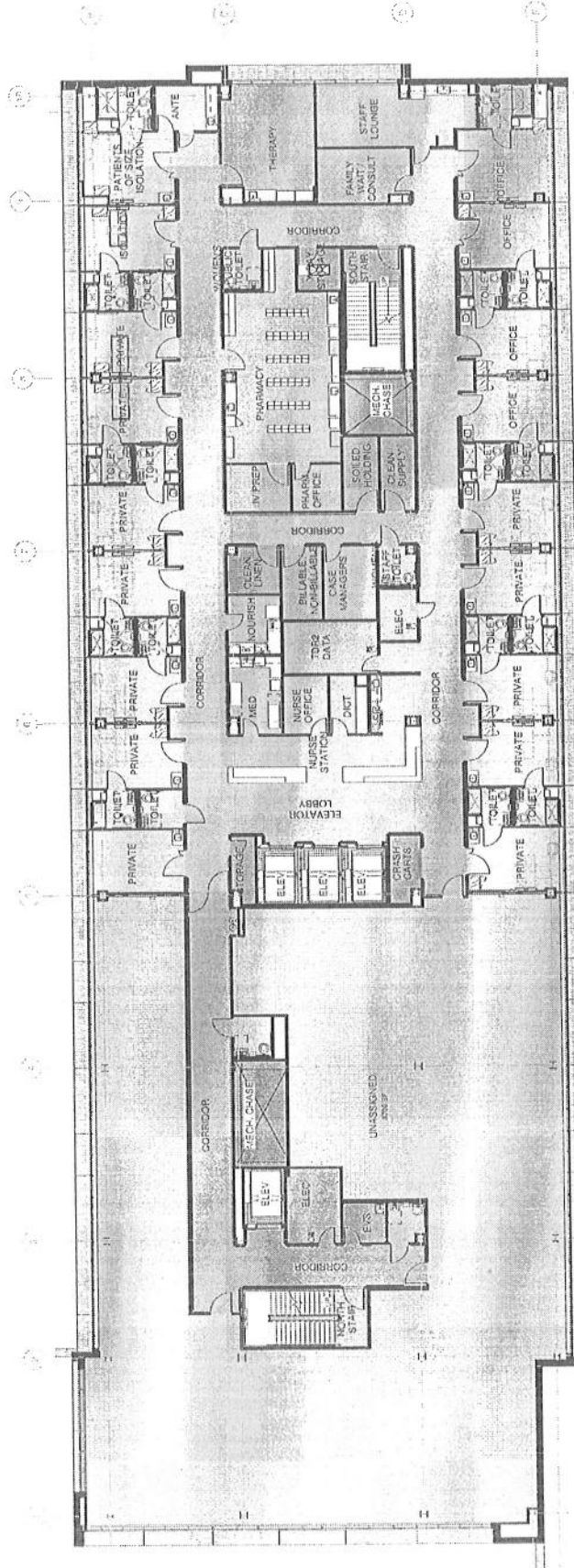


2nd FLOOR PLAN
 30 CIRH BEDS
 24,920 SQ.FT.

ROOM USE TYPE LEGEND

- CIRH PATIENT ROOMS
- PATIENT CARE STAFF
- PATIENT CARE/THERAPY
- CLINICAL STORAGE
- CIRCULATION
- VERTICAL CIRCULATION
- ELEV SHAFT
- MECH. SHAFT
- ADMINISTRATION
- PUBLIC SPACE
- MECH./ELEC./DATA
- SUPPORT

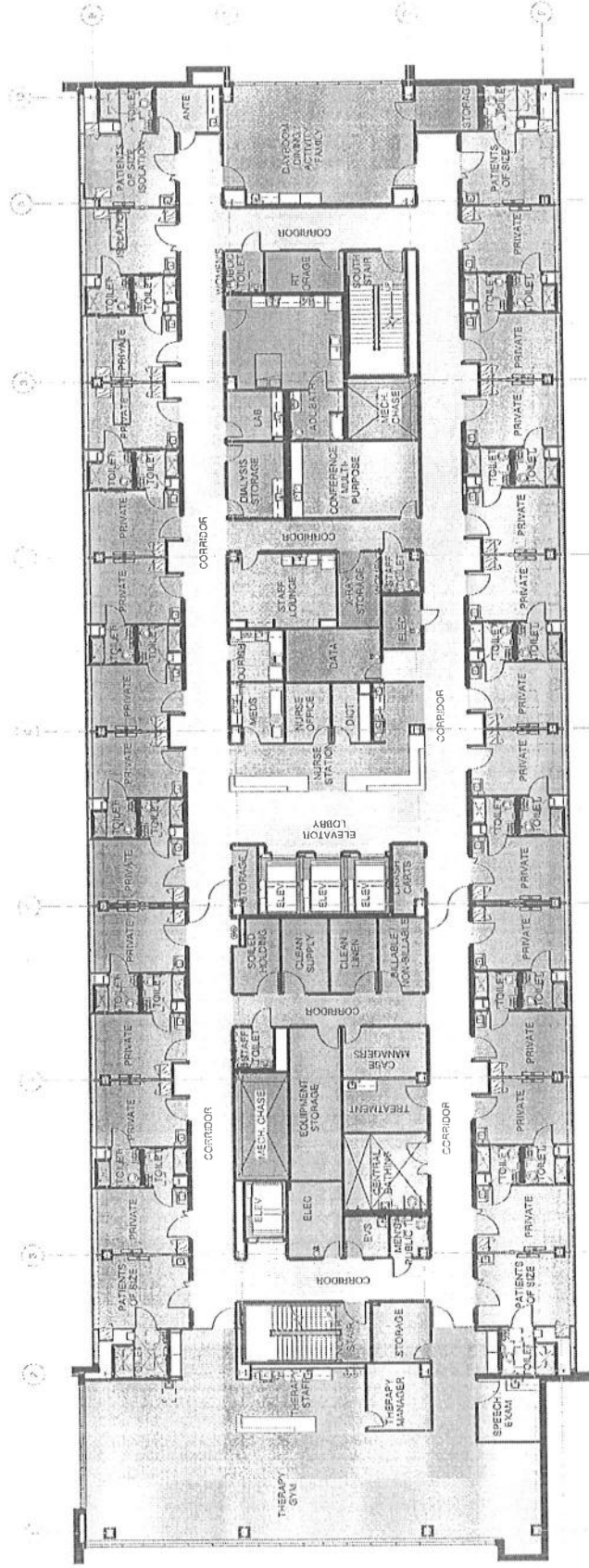
APPLICANT: Rush University Medical Center
ADDRESS: 1401-1555 West Congress Parkway; 500-532 South Loomis Avenue;
 1400-1554 West Harrison Street; 501-531 South Ashland Avenue
DATE OF INTRODUCTION: May 26, 2021
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- ROOM USE TYPE LEGEND**
- CIRH PATIENT ROOMS
 - PATIENT CARE STAFF
 - PATIENT CARE/THERAPY
 - CLINICAL STORAGE
 - CIRCULATION
 - BOH CIRCULATION
 - VERTICAL CIRCULATION
 - ELEV SHAFT
 - MECH. SHAFT
 - ADMINISTRATION
 - PUBLIC SPACE
 - MECH./ELEC./DATA
 - SUPPORT
 - UNASSIGNED

3rd FLOOR PLAN
 14 CIRH BEDS
 24,955 SQ.FT.

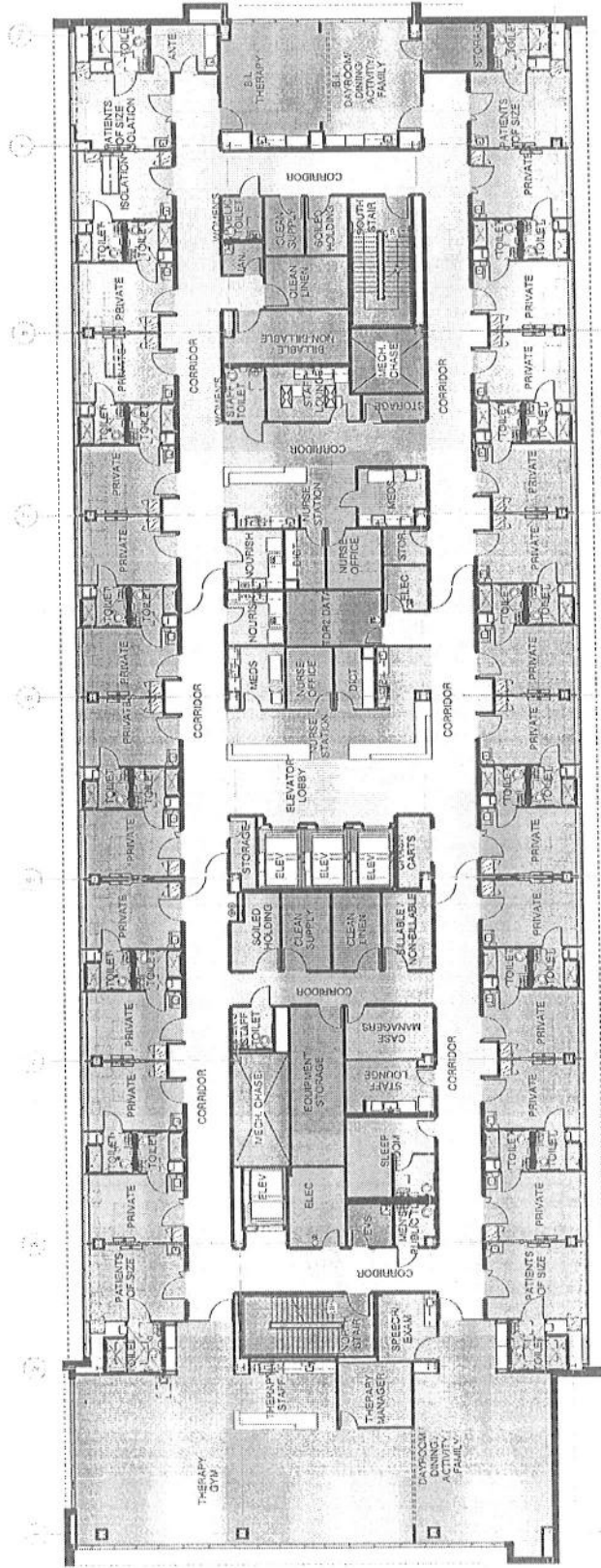
APPLICANT: Rush University Medical Center
 ADDRESS: 1401-1555 West Congress Parkway; 500-532 South Loomis Avenue;
 1400-1554 West Harrison Street; 501-531 South Ashland Avenue
 DATE OF INTRODUCTION: May 26, 2021
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4th FLOOR PLAN
 28 REHAB BEDS
 24,955 SQ.FT.

- ROOM USE TYPE LEGEND**
- PRIVATE PATIENT ROOMS
 - PATIENT CARE STAFF
 - PATIENT CARE/THERAPY ROOMS
 - CLINICAL STORAGE
 - REHAB CIRCULATION
 - CIRCULATION
 - VERTICAL CIRCULATION
 - ELEV SHAFT
 - MECH. SHAFT
 - ADMINISTRATION
 - PUBLIC SPACE
 - MECH./ELEC./DATA STORAGE
 - SUPPORT

APPLICANT: Rush University Medical Center
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5th FLOOR PLAN
 16 REHAB BEDS
 12 BRAIN INJURY BEDS
 24,955 SQ.FT.

- ROOM USE TYPE LEGEND**
- PRIVATE PATIENT ROOMS
 - PRIVATE PATIENT RM - BRAIN INJURY
 - PATIENT CARE STAFF
 - PATIENT CARE/THERAPY
 - CLINICAL STORAGE
 - REHAB CIRCULATION
 - CIRCULATION

- VERTICAL CIRCULATION
- ELEV SHAFT
- MECH. SHAFT
- ADMINISTRATION

- PUBLIC SPACE
- MECH./ELEC./DATA
- STORAGE
- SUPPORT

APPLICANT: Rush University Medical Center
 ADDRESS: 1401-1555 West Congress Parkway; 500-532 South Loomis Avenue;
 1400-1554 West Harrison Street; 501-531 South Ashland Avenue
 DATE OF INTRODUCTION: May 26, 2021
 PLAN COMMISSION DATE: September 16, 2021

May 25, 2021

Carol D. Stubblefield
Neal & Leroy LLC
20 S. Clark Street
Suite 2050
Chicago, IL 60603

**Re: Minor Change to PD No. 168
1520 W. Harrison Street**

Dear Ms. Stubblefield:

Please be advised that your request for a minor change to Institutional Planned Development No. 168, ("PD 168"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 13 of PD 168.

Rush University Medical Center is seeking a minor change to allow for the following modifications to the new ambulatory building at 1520 W. Harrison Street:

- The ComEd equipment screening has been reduced in height and materially changed. The approved 7'-3" high grille panel screen with steel framing mounted atop of a 2'-7" high precast concrete knee wall has been replaced with an 8'-0" high black galvanized steel solid panel fence system, as shown on the Basteel Perimeter Systems Exhibit and perspective drawings. In addition, the adjacent landscaping has been enhanced as illustrated on the attached Landscape Plan.
- The parking garage security screening at the ground level was changed to Orsogrill. A specific material was not identified on previous drawings. Your client is now proposing security grilles to have Orsogrill 'Sterope' pattern with 1/8" thick x 1" deep vertical steel bars at 2- 7/16" on center, and 3/16" diameter horizontal wires at 5-3/16" centers, in black, and as shown on Orsogrill Exhibit and revised Parking Garage Elevations.
- The color of the soffit and coping for the pedestrian bridge across Ashland Avenue has been changed from "Bone White" to "Rum Pewter" to match the column color. The material remains aluminum composite material (metal panel), as shown on the attached Bridge Perspective.

Regarding these changes, the Department of Planning and Development has determined that allowing the proposed modifications 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.

Minor Change
PD 168, 1520 W Harrison St
May 25, 2021
Page 2

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 168, 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 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,



Steven Valenziano
Assistant Zoning Administrator

SV:tm

C: Mike Marmo, Erik Glass, Brian Hacker, Noah Szafraniec, Main file

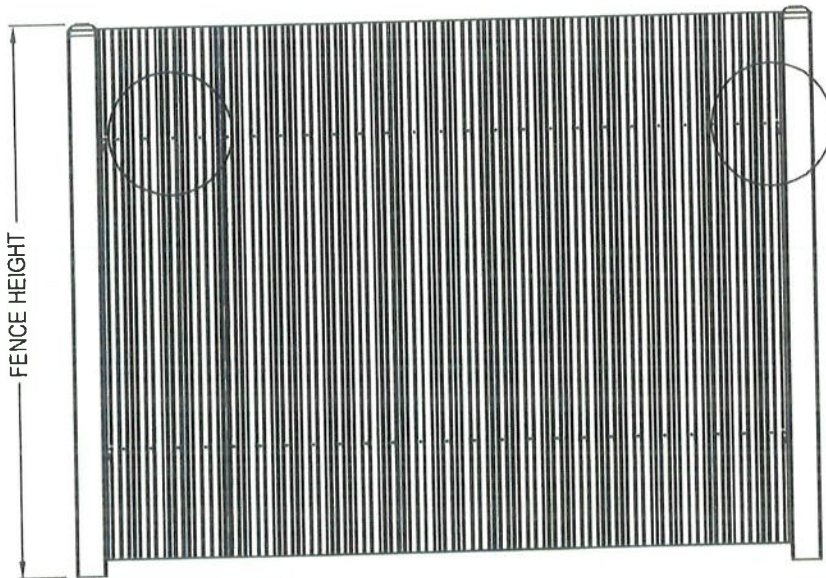
BASTEEL

PERIMETER SYSTEMS™

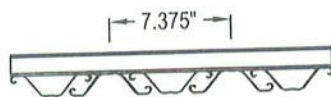
BASTEEL PERIMETER SYSTEMS
 1400 MAGNOLIA AVE.
 FRANKFORT, IN 46041
 TOLL FREE: 1-866-369-8335
 FAX: (765) 654-8755
 www.basteel.com



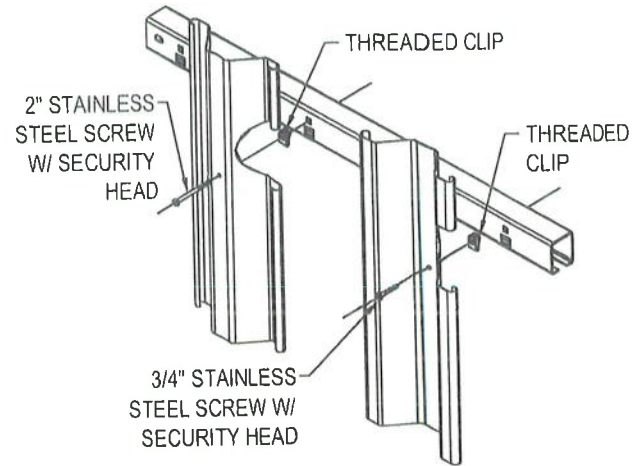
TOP VIEW



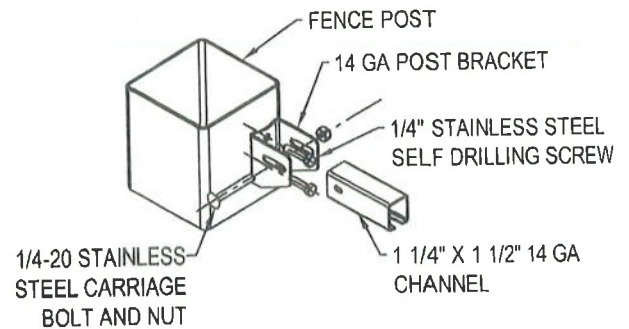
FRONT VIEW



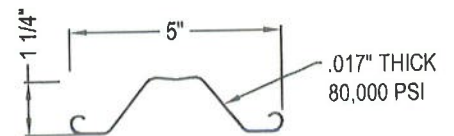
PICKET LAYOUT



DETAIL "A"



DETAIL "B"



PICKET

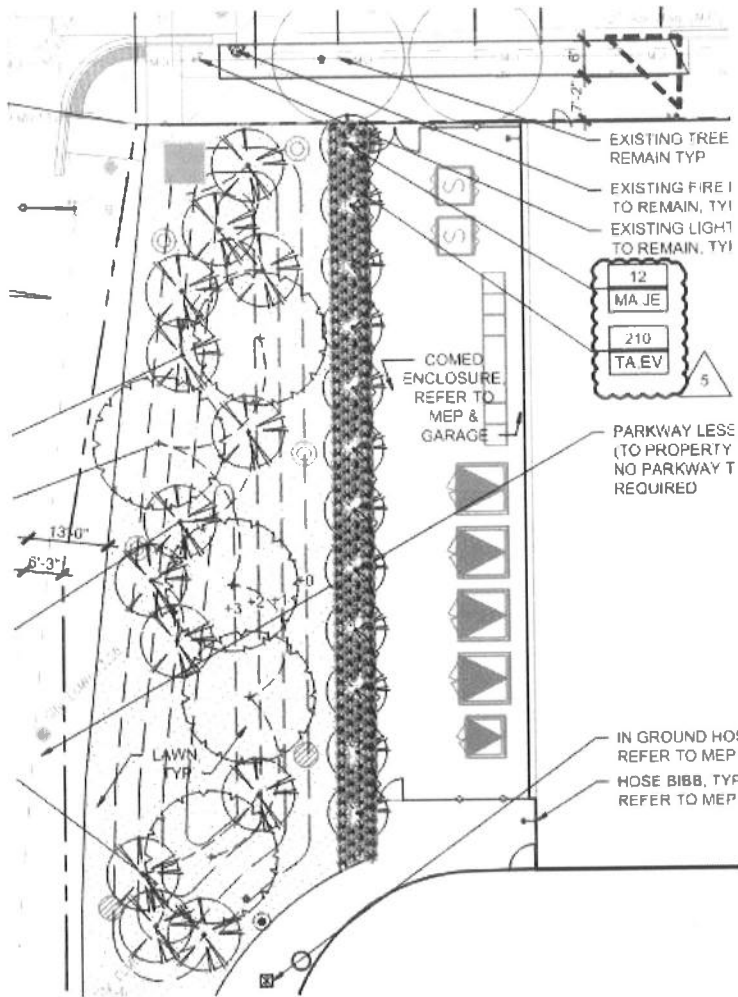
NOTES:

1. MATERIALS OF CONSTRUCTION ARE GALVANIZED STEEL EXCEPT WHERE NOTED.
2. BASTEEL STANDARD COLORS COATED USING ORGANIC FLUOROPOLYMER (KYNAR).
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. DO NOT SCALE DRAWING.
5. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
6. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
7. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5074-032.



ESSEX

ESSEX FENCE WITHOUT TOP CAP



ORNAMENTAL TREES						
MA JE	12	<i>Malus 'Jewelcole'</i>	Red Jewel Crabapple	B&B	10'H	clump form, match
BE WH	32	<i>Betula nigra 'Cully'</i>	Heritage River Birch	B&B	4"	Single-stem, match
CR CR	9	<i>Crataegus crus-galli var. 'Inermis'</i>	Thornless Cockspur Hawthorn	B&B	12'H	3-7 stem
MA ZU	9	<i>Malus x zumi 'Malocarpa'</i>	Redbud Crabapple	B&B	12'H	3-7 stem
SHRUBS						
CO BC	240	<i>Cornus sericea 'Bergeson Compact'</i>	Bergeson Compact Red-osier Dogwood	pot	30" ht	36" o.c.
DI LO	523	<i>Diervilla lonicera</i>	Dwarf Honeysuckle Bush	pot	18" ht	30" o.c.
HY IN	45	<i>Hydrangea arborescens 'Abetwo'</i>	Incrediball Smooth Hydrangea	pot	24" ht	30" o.c.
HY BU	30	<i>Hydrangea paniculata 'Bulk'</i>	Quickfire Panicle Hydrangea	pot	30" ht	36" o.c.
HY SM	18	<i>Hydrangea paniculata 'SMHPLQF'</i>	Little Quickfire Panicle Hydrangea	pot	24" ht	30" o.c.
TA EV	394	<i>Taxus x media 'Everlow'</i>	Everlow Yew	pot	18" ht	24" o.c.
M CO	177	<i>Viburnum carlesii 'Compactum'</i>	Compact Carlesii Viburnum	B&B/pot	42" ht	42" o.c.

ORSOGRIL Fencing Sterope® 3 Grating Panels

Sterope® 3, the stronger version for the classical Sterope® style manufactured with a 83/64" x 1/8" bearing bar, matches elegance and aesthetic with strength and transparency. These characteristics are ensured by the rectangular mesh that makes it an extremely versatile product. Sterope® 3 fencing panels can be combined with two different types of posts, a classic flat bar or an Orsogrill exclusive squeezed round tube post. Thanks to the Orsogrill new materials careful research, is now also available in the range Cor-Ten steel Sterope® Live, able to give the project a warm chromatic transformation at low maintenance costs.

TECHNICAL DETAILS

Dimensions

- Mesh 2 7/16" x 5 13/64"
- Vertical flat bars 83/64" x 1/8"
- Horizontal rounded bars 1/4"

Material

- S235JR UNI EN 10025 Steel
- COR-TEN Steel

Coating

- Hot-dip galvanizing according to UNI EN ISO 1461
- Painting with polyester resins

Colors

- RAL 6005 green, other RAL colors available on demand

Fixing System

- TDE M25/64" x 3/16" stainless steel nut
- TTQST M25/64" x 3/16" stainless steel security bolt

PRODUCT SPECIFICATIONS

Sterope® 3 electro-welded mesh fencing consists of modular monolithic panels, not joined nor welded side by side, with a height of ... inch, width 8'-8 27/64", mesh size 2 7/16" x 5 13/64" with 83/64" x 1/8" vertical flat bars (centers distance 2 7/16") and 11/8" diameter horizontal round bars (centers distance 5 13/64"). The 83/64" x 5/32" flat bar horizontal frame elements, are bent for a length of 1 37/64", slot drilled 16/32" x 5/32" at the ends and are electro-welded to the vertical flat bars by fusion without additional material.
Post centers distance: 8'-8 47/64".



Posts

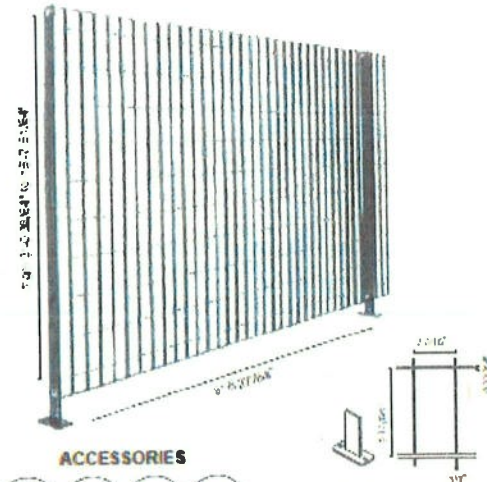
- 2 23/64" x 5/32" - 3 5/32" x 5/16" flat bar posts with base plate or without for concrete anchoring
- Ø 1 31/32" round tube post with base plate or without for concrete anchoring

Gates

- Single, double or sliding leaf gates

APPLICATIONS

- Industrial areas
- Residential areas
- Commercial areas
- Parking garages
- School buildings



ACCESSORIES



Baseplate size 5 1/8" x 2 23/64" x 9/32" with two Ø 15/32" holes for heights up to H 6'-6 3/16" and 4 holes for heights 6'-11 29/64" and 6'-2 31/32"

PANEL			POST		Post to be set in concrete		Post with base plate	
H	L	Weight	Section	Fixing points	L	Weight	L	Weight
inch	inch	kg/m	inch	m	inch	kg/m	mm	kg/m
3'-6 10/64"	8'-6 27/64"	21.89	2 23/64" x 5/32" Ø 1 11/32"	2	3'-11 4/64"	4.4	3'-3 51/64"	4.2
				2	41/64"	3.1	3'-6 41/64"	3.3
3'-11"	8'-6 27/64"	27.15	2 23/64" x 5/32" Ø 1 11/32"	2	4'-10 13/16"	5.4	4'-2 13/64"	5.2
			2 23/64" x 5/32"	2		5.0	4'-7 25/64"	5.7
4'-4 13/64"	8'-6 27/64"	29.87	Ø 1 31/32"	2	5'-2 11/32"	6.2	4'-10 15/64"	6.4
			2 23/64" x 5/32"	2		6.4	5'-1 9/32"	6.1
4'-9 13/32"	8'-6 27/64"	32.33	Ø 1 11/32"	2	5'-9 1/32"	7.3	5'-10 63/64"	7.1
			2 23/64" x 5/32"	2		4.6	5'-2 27/64"	4.7
5'-5 15/64"	8'-6 27/64"	37.83	Ø 1 11/32"	2	6'-2 21/64"	8.2	6'-1 13/16"	8.0
			2 23/64" x 5/32"	2		5.3	6'-9 3/8"	5.4
6'-5 3/16"	8'-6 27/64"	43.16	3 5/32" x 5/16"	3	7'-7 11/32"	13.7	7'-2 37/64"	12.9
6'-11 23/64"	8'-6 27/64"	45.82	3 5/32" x 5/16"	3	8'-4 11/16"	16.1	8'-6 11/64"	15.1
8'-2 31/32"	8'-6 27/64"	51.78	3 5/32" x 5/16"	3	9'-6 49/64"	16.1	8'-6 11/64"	15.1



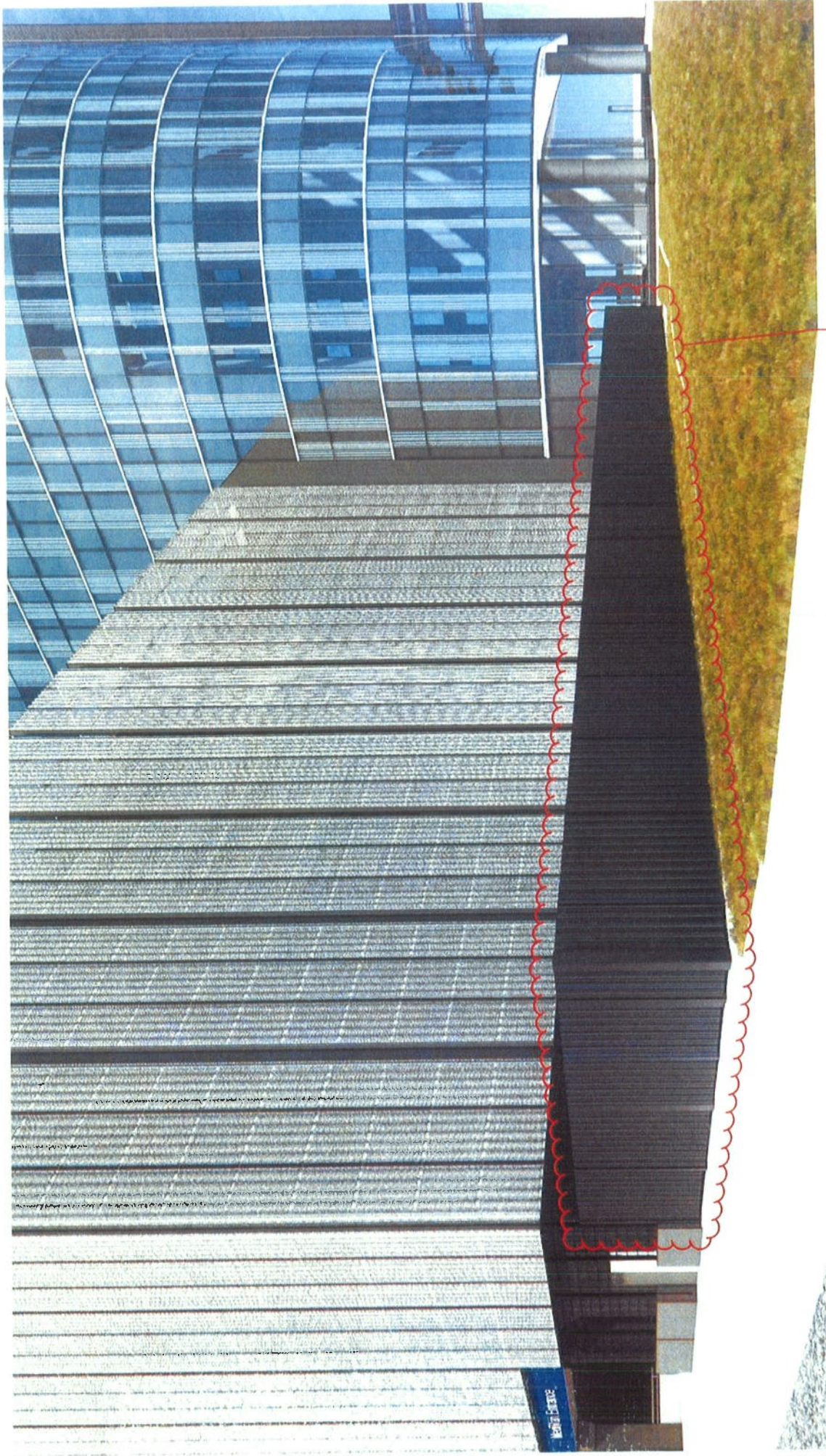
QUALITY | SPEED | RELIABILITY



ComEd equipment screen updated:
-Overall height reduced
-Concrete knee wall removed, screen extended to ground
-Solid screen provided in lieu of open grill + solid backup

PERSPECTIVE - VIEW FROM NORTH-WEST ON CONGRESS: UPDATED COMED SCREEN + BUILDING SIGNAGE

NEW AMBULATORY BUILDING
APPLICANT: HOUST UNIVERSITY MEDICAL CENTER
ADDRESS: 1401-1555 W. CONGRESS PARKWAY, 500-552 S. LOOMIS AVENUE, 1400-1555 W. HARRISON STREET, 501-551 S. ASHLAND AVENUE

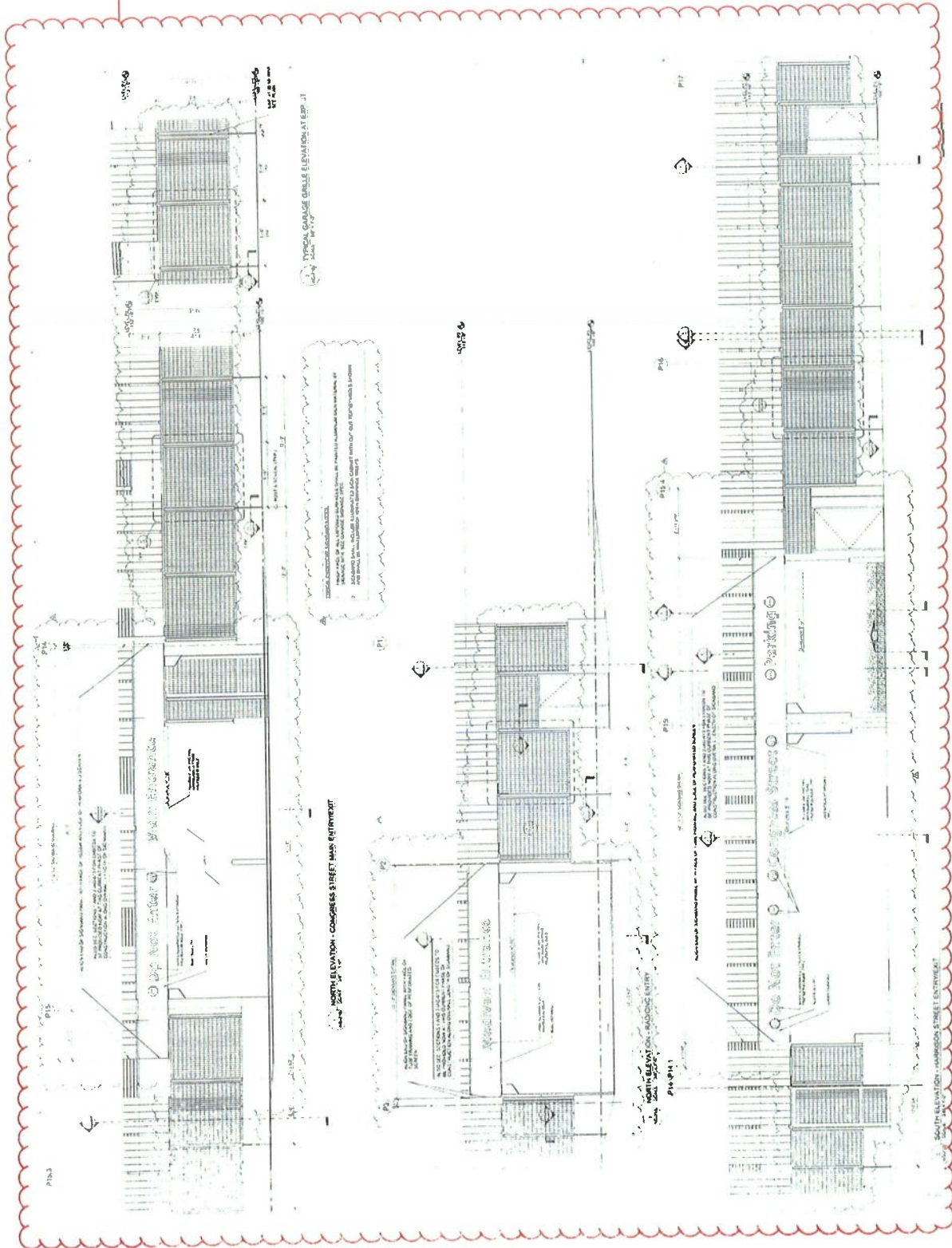


ComEd equipment: screen updated;
-Overall height reduced,
-Concrete knee wall removed, screen extended to ground
-Self screen provides in lieu of open grill + solid backup

PERSPECTIVE - VIEW FROM NORTH-WEST ON CONGRESS: UPDATED COMED SCREEN (TREES OMITTED FOR CLARITY)

NEW AMBULATORY BUILDING
APPLICANT: OSHER UNIVERSITY MEDICAL CENTER
ADDRESS: 1471-1555 W. CONGRESS PARKWAY, 605-532 S. LOCKHART AVENUE, 1400-1654 W. HARRISON STREET, 501-451 S. ASHLAND AVENUE

Parking garage security screening at ground level changed to Orsogrill type



ELEVATIONS - PARKING GARAGE LEVEL 1 SCREEN

NEW AMBULATORY BUILDING
APPLICANT: RUSH UNIVERSITY MEDICAL CENTER
ADDRESS: 1401-1555 W. CONGRESS PARKWAY, 500-532 S. LOOMIS AVENUE, 1400-1554 W. HARRISON STREET, 501-531 S. ASHLAND AVENUE



Bridge updated: soffit & coping painted 'Rum Pawler' to match column

PERSPECTIVE - VIEW SOUTH ALONG ASHLAND AVENUE, FROM CONGRESS/ASHLAND

NEW AMBULATORY BUILDING
APPLICANT: RUSH UNIVERSITY MEDICAL CENTER
ADDRESS: 1401-1435 W. CONGRESS PARKWAY, 500-632 S. LOUISE AVENUE, 1400-1654 W. HARRISON STREET, 501-531 S. ASHLAND AVENUE



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 3, 2019

Carol D. Stubblefield
Neal & Leroy LLC
20 S. Clark St., Suite 2050
Chicago, IL 60603

Re: Minor change approval and denial for PD No. 168, Rush University's New Ambulatory Building at 1520 W. Harrison/515 S. Ashland

Dear Ms. Stubblefield:

Please be advised that your request for a minor change to Institutional Planned Development No. 168, ("PD 168"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 13 of PD 168.

Your client and the owner of all of the property within PD 168, Rush University Medical Center, is seeking a minor change to allow for design and landscape modifications to the new ambulatory building which will be located at 1520 W. Harrison St. and 515 S. Ashland Ave. The following modifications are proposed:

- The ground floor lobby has been expanded to the south by approximately 25 feet and to the east by approximately 5½ feet, to align with the centerline of the columns. This was done for security purposes and to increase the seating area. These changes result in the vehicular drop-off and the canopy above shifting approximately 12 feet to the east. Also, at the ground floor, the entry along Ashland was shifted to Harrison to allow for better access.
- As a result of the ground floor modifications, changes have been made to the location of some caissons and additional caissons have been added to the building and canopy.
- ComEd equipment and a 10 foot tall screen wall has been added along the exterior of the west parking garage facade. This location was chosen based on its proximity to the building's mechanical rooms and service points and to minimize its visual impact. The screen wall will match the material, color, and pattern of the garage cladding and small under-story trees will be planted along the length of the wall to screen it.
- The parking connection to Congress Parkway will not be part of this phase of construction but will occur at the future phase of development for the parcel to the east. As a result the valet parking will be reduced from 139 spaces to approximately 90 parking spaces. The minimum no. of parking spaces will remain 900 spaces.
- Along Harrison St., replace the open planters with 4 foot by 10 foot tree grates.

- Remove the trees from the landscape setback in conflict with the utility reservation area, from the vacation of Laflin St.
- These changes are shown on the following attached exhibits, dated June 25, 2019: Revised Site Plan and Caisson Relocation Area, Overall Site Plan, Site Plan-Enlargement A, Site Plan-Enlargement B, Overall Landscape Plan, Landscape Plan-Enlargement A, Landscape Plan-Enlargement B, North & South Building Elevations, East & West Building Elevation, and ComEd Enclosure Details.

With regard to these changes only, the Department of Planning and Development has determined that allowing the proposed modifications 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.

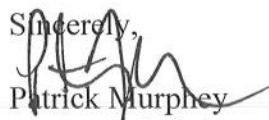
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 168, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor 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.

You also requested these changes:

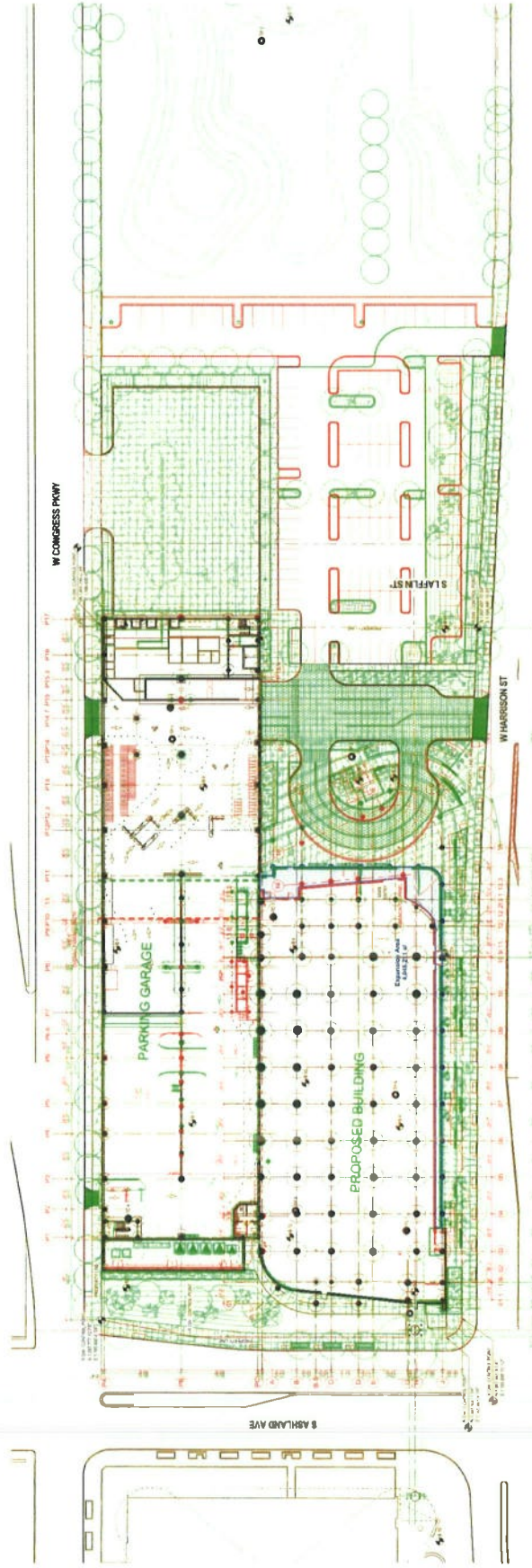
- Add exposed glass to the southeast corner stairway of the parking garage.
- Replace the approved tree grates along Ashland Ave. with curbed planters to match the west side of Ashland.
- Replace the fence at the service yard to match the screen around the garage ground floor.

With regard to these three changes only, the Department of Planning and Development has determined that allowing these would create an adverse impact on the Planned Development, and they are denied. Teresa McLaughlin of my staff has already discussed our aesthetic concerns about the exposed garage construction if the glass was approved. In regards to the proposed Ashland Ave. planters, while we understand the desire to match the landscaping on both sides of the street, the sidewalk on the west side of Ashland is wider than on the east. On the east, if curbed planters were allowed, the resulting sidewalk clearance would be reduced below the 6 foot minimum width required. Additionally, due to the narrow sidewalk, we are also requesting that you remove the previously approved tree grates along Ashland Ave. If you wish to plant additional trees, please place them on private property. Finally, in regards to the proposed wire panel fence, this does not comply with the picket, ornamental fence depicted in the approved PD exhibits and is not approved.

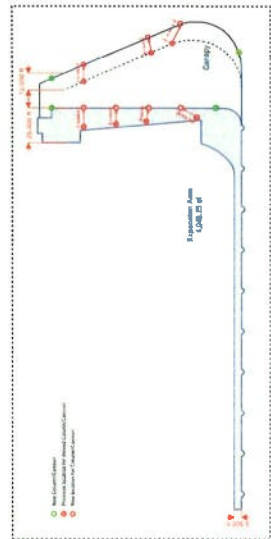
Sincerely,


Patrick Murphey
Zoning Administrator

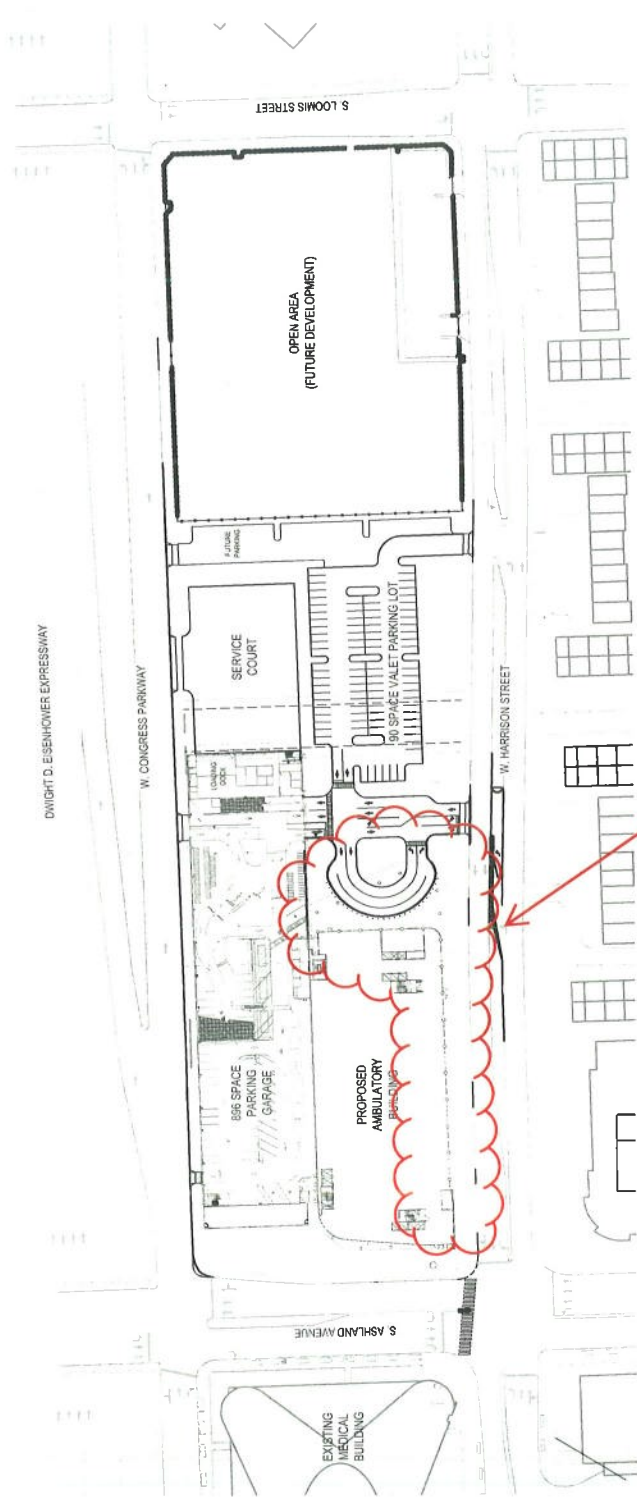
C: Mike Marmo, Erik Glass, Ron Daye, Jeff Brink, Main file



B1 SITE PLAN - CAISSON AND BORING LOCATION



NOTE: This includes the 6 caisson bullet points in the minor change letter. See attached.

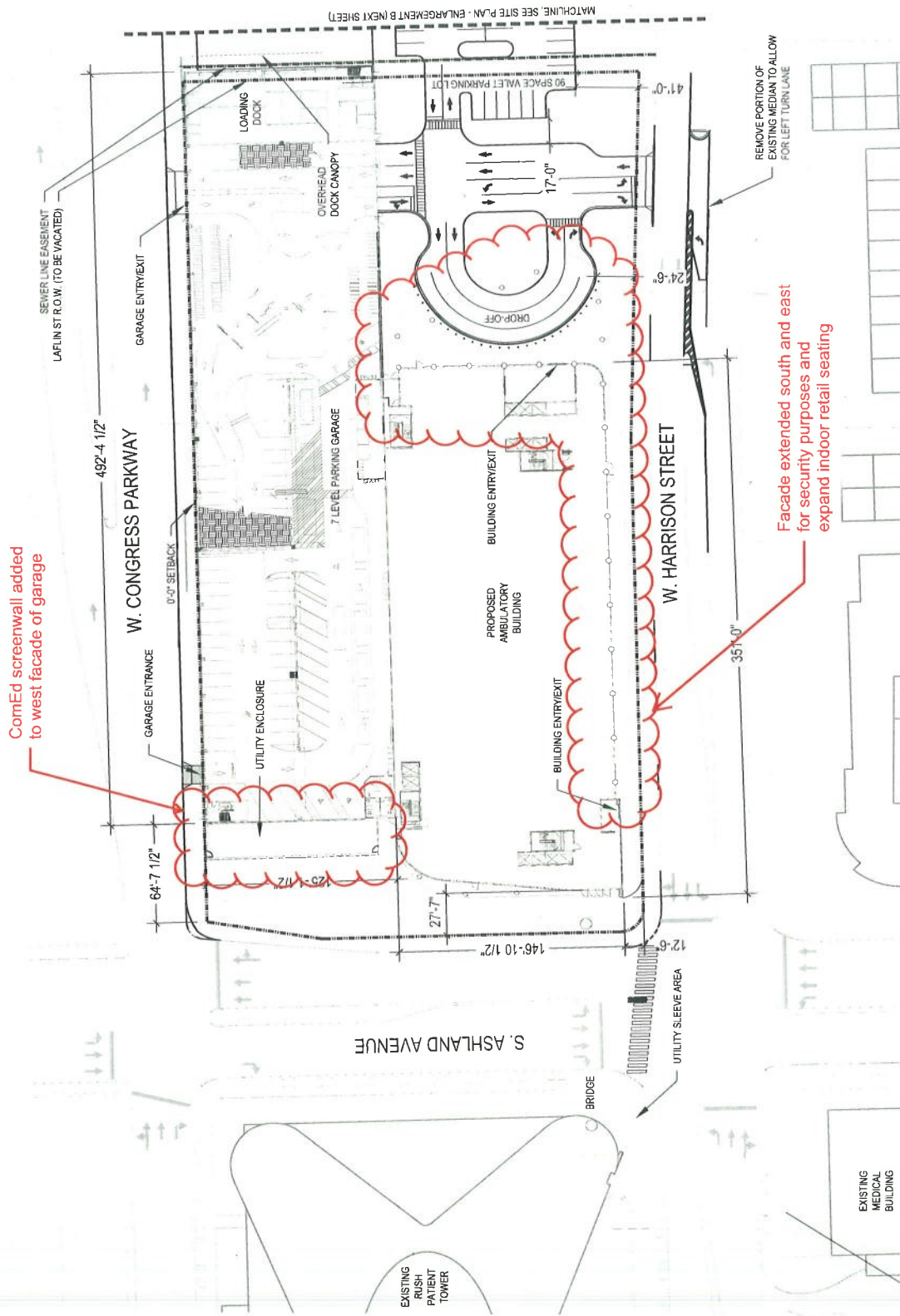


Facade extended south and east
for security purposes and
expand indoor retail seating



OVERALL SITE PLAN

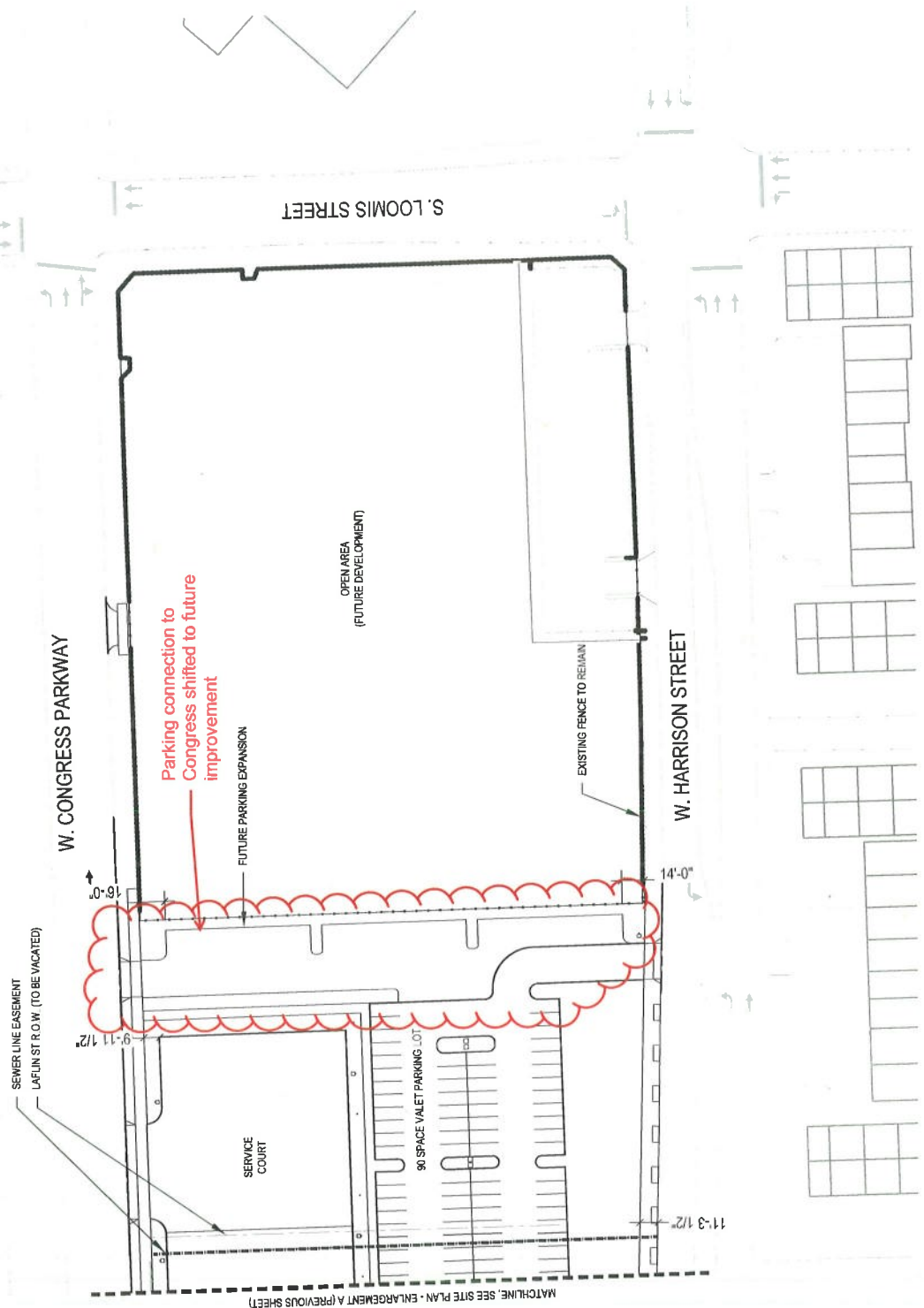
APPLICANT: RUSH UNIVERSITY MEDICAL CENTER
 ADDRESS: 1401-1555 W. CONGRESS PARKWAY; 500-532 S. LOOMIS AVENUE; 1400-1554 W. HARRISON STREET; 501-531 S. ASHLAND AVENUE
 REVISED: JUNE 25, 2019



Final Location of the bridge and utility sleeves subject to the approval of the Chicago Department of Transportation and the Department of Planning and Development

SITE PLAN - ENLARGEMENT A'

APPLICANT: RUSH UNIVERSITY MEDICAL CENTER
 ADDRESS: 1401-1555 W. CONGRESS PARKWAY, 500-532 S. LOOMIS AVENUE, 1400-1554 W. HARRISON STREET, 501-531 S. ASHLAND AVENUE
 REVISED: JUNE 25, 2019

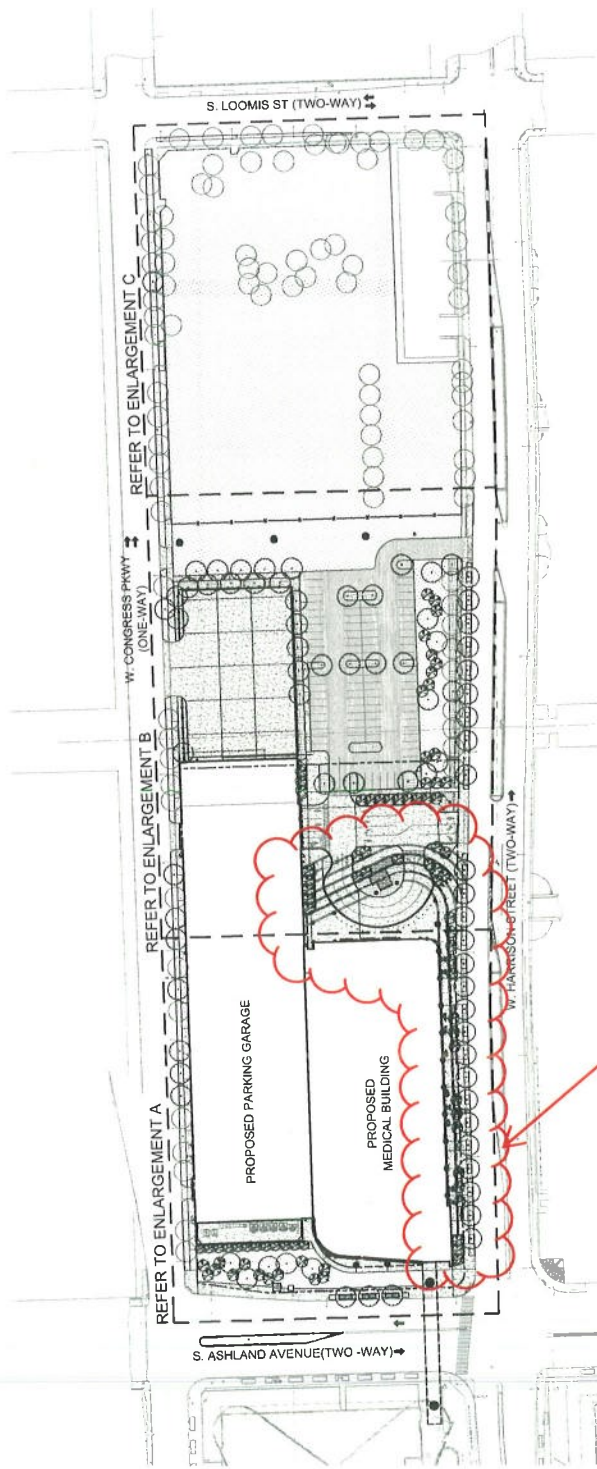


SITE PLAN - ENLARGEMENT B

APPLICANT: RUSH UNIVERSITY MEDICAL CENTER
 ADDRESS: 1401-1555 W. CONGRESS PARKWAY; 500-532 S. LOOMIS AVENUE; 1400-1554 W. HARRISON STREET; 501-531 S. ASHLAND AVENUE
 REVISED: JUNE 25, 2019

LEGEND

- PROPERTY LINE
- CONCRETE PAVING
- BITUMINOUS PAVING
- EXISTING TREE TO REMAIN
- SHADE TREE
- ORNAMENTAL TREE
- PLANTING BED
- LAWN
- 4x10 TREE GRATE AT HARRISON
- 5x15 CONCRETE PLANTER AT ASHLAND
- 4H ORNAMENTAL METAL FENCE TO SCREEN VEHICULAR AREA
- BOLLARDS



Facade extended south and east for security purposes and expand indoor retail seating

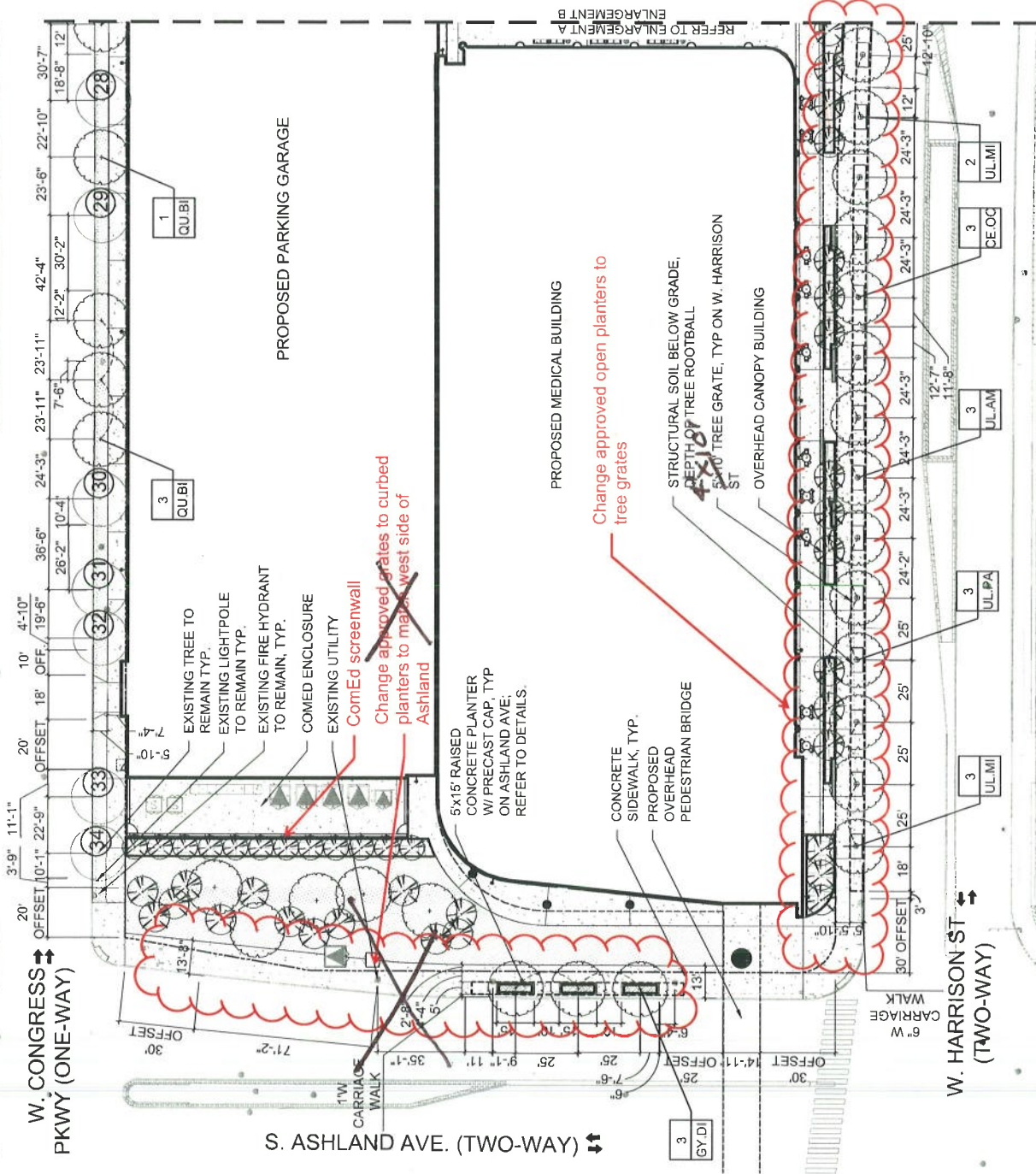


OVERALL LANDSCAPE PLAN

APPLICANT: RUSH UNIVERSITY MEDICAL CENTER
 ADDRESS: 1401-1555 W. CONGRESS PARKWAY; 500-532 S. LOOMIS AVENUE; 1400-1554 W. HARRISON STREET; 501-531 S. ASHLAND AVENUE
 REVISED: JUNE 25, 2019

LEGEND

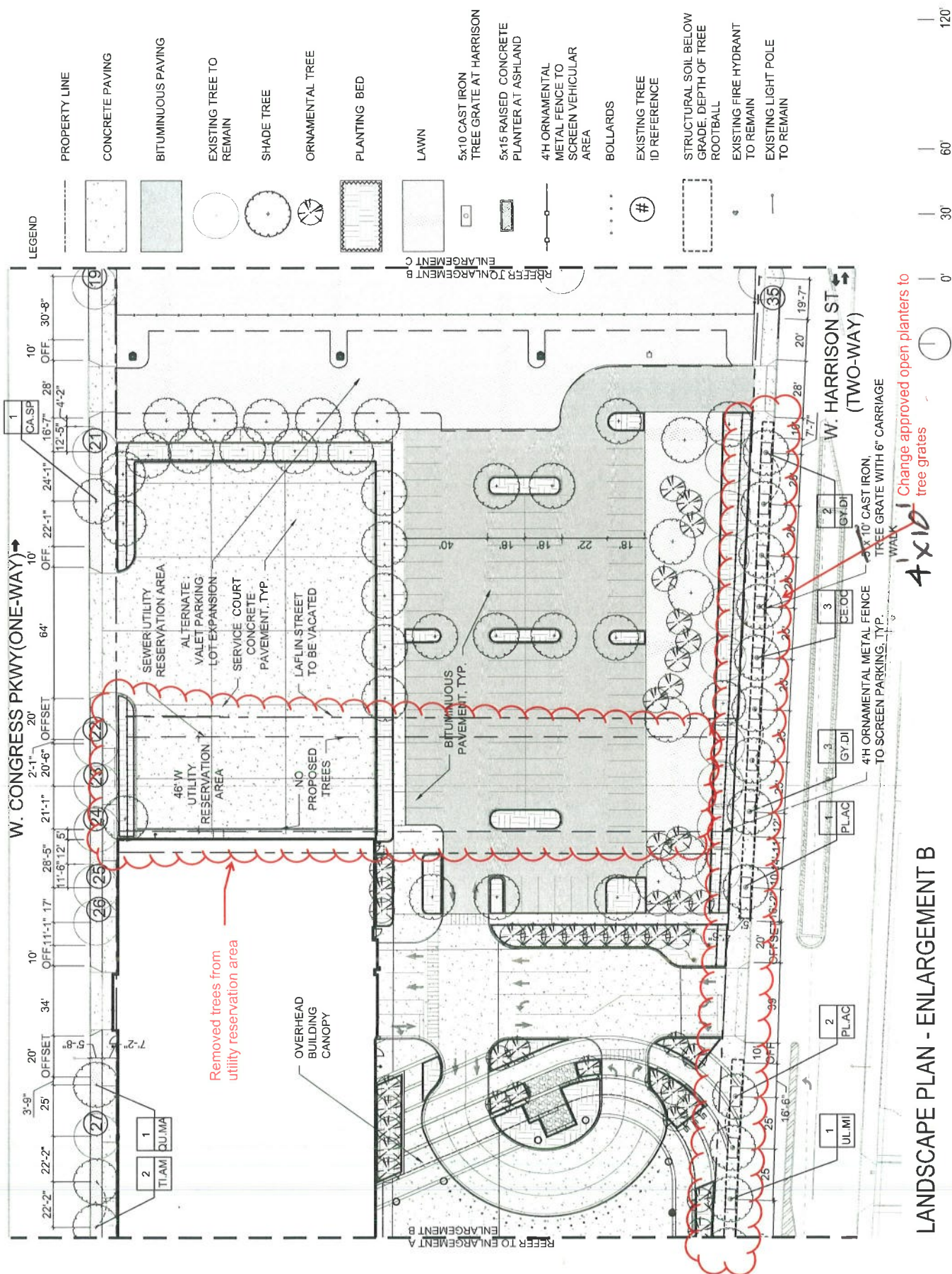
- PROPERTY LINE
- CONCRETE PAVING
- BITUMINOUS PAVING
- EXISTING TREE TO REMAIN
- SHADE TREE
- ORNAMENTAL TREE
- PLANTING BED
- LAWN
- 5x10 CAST IRON TREE GRATE AT HARRISON
- 5x15 RAISED CONCRETE PLANTER AT ASHLAND
- 4" ORNAMENTAL METAL FENCE TO SCREEN VEHICULAR AREA
- BOLLARDS
- EXISTING TREE ID REFERENCE
- STRUCTURAL SOIL BELOW GRADE, DEPTH OF TREE ROOTBALL
- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING LIGHT POLE TO REMAIN



LANDSCAPE PLAN - ENLARGEMENT A

APPLICANT: RUSH UNIVERSITY MEDICAL CENTER
 ADDRESS: 1401-1555 W. CONGRESS PARKWAY, 500-532 S. LOOMIS AVENUE, 1400-1554 W. HARRISON STREET, 501-531 S. ASHLAND AVENUE
 REVISED: JUNE 25, 2019





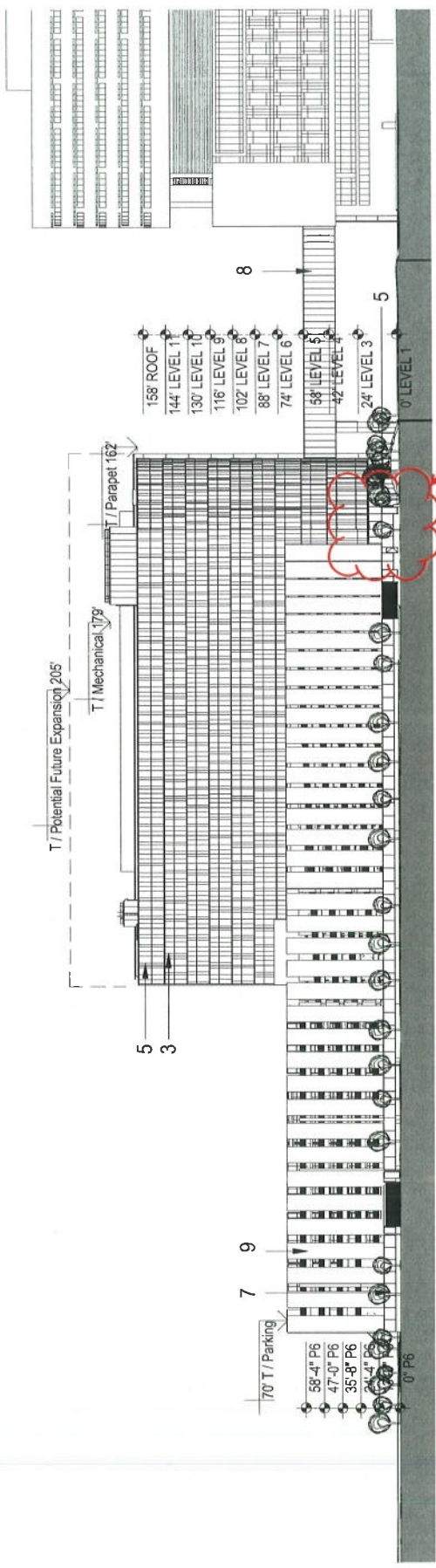
LEGEND

- PROPERTY LINE
- CONCRETE PAVING
- BITUMINOUS PAVING
- EXISTING TREE TO REMAIN
- SHADE TREE
- ORNAMENTAL TREE
- PLANTING BED
- LAWN
- 5x10 CAST IRON TREE GRATE AT HARRISON
- 5x15 RAISED CONCRETE PLANTER AT ASHLAND
- 4" ORNAMENTAL METAL FENCE TO SCREEN VEHICULAR AREA
- BOLLARDS
- EXISTING TREE ID REFERENCE
- STRUCTURAL SOIL BELOW GRADE. DEPTH OF TREE ROOTBALL
- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING LIGHT POLE TO REMAIN

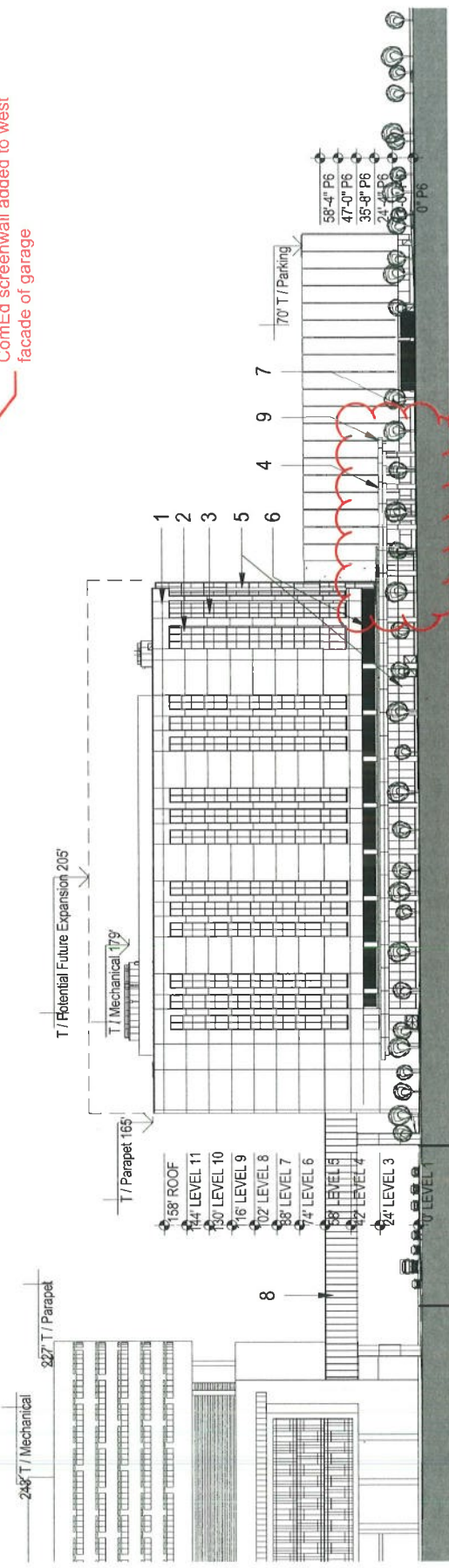
4x10' Change approved open planters to tree grates

LANDSCAPE PLAN - ENLARGEMENT B

APPLICANT: RUSH UNIVERSITY MEDICAL CENTER
 ADDRESS: 1401-1555 W. CONGRESS PARKWAY, 500-532 S. LOOMIS AVENUE, 1400-1554 W. HARRISON STREET, 501-531 S. ASHLAND AVENUE
 REVISED: JUNE 25, 2019



North Elevation



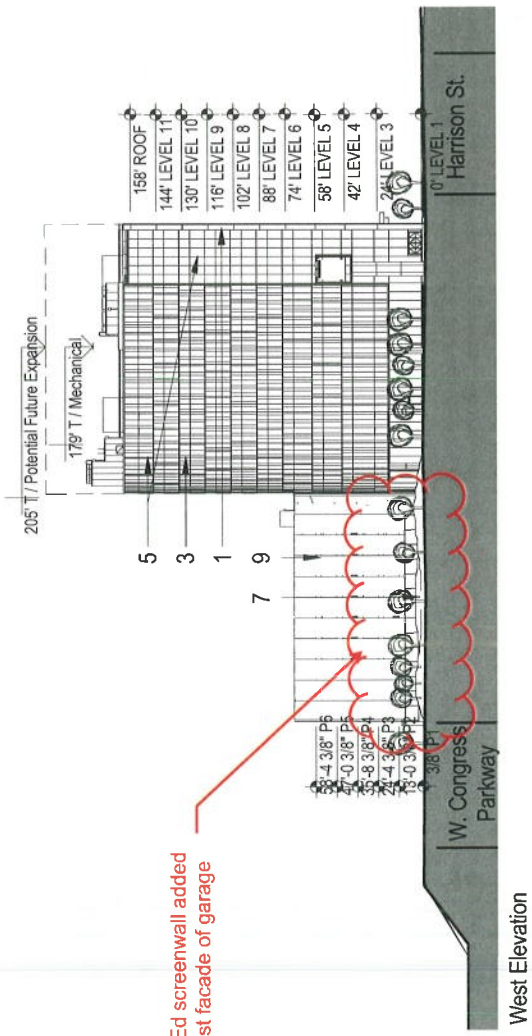
South Elevation

1. Masonry, 2. Glazing, 3. Spandrel Panel, 4. Canopy, 5. Curtain Wall, 6. Metal Louver, 7. Concrete, 8. Bridge Over Ashland Avenue, 9. Perforated Screen, 10. Metal Panel

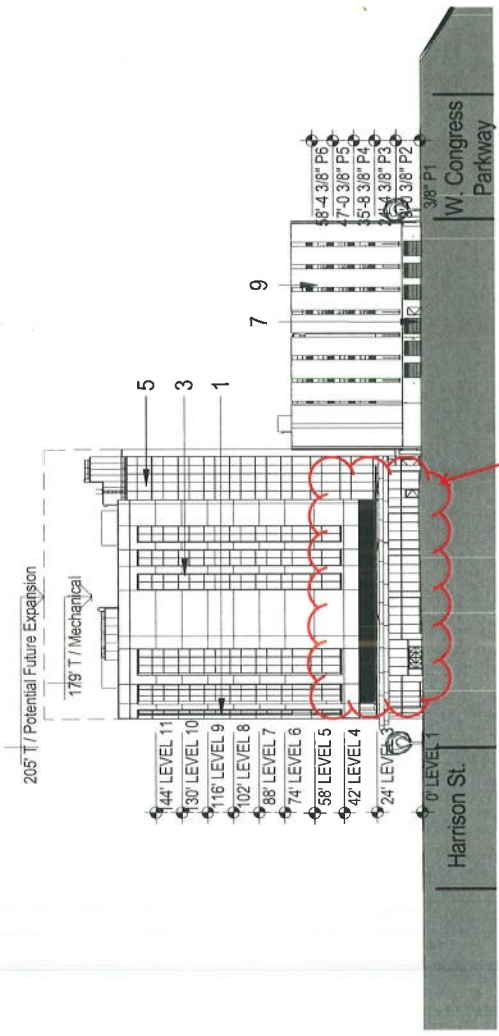
A-PD1 - NORTH & SOUTH BUILDING ELEVATIONS

APPLICANT: RUSH UNIVERSITY MEDICAL CENTER
 ADDRESS: 1401-1555 W. CONGRESS PARKWAY; 500-532 S. LOOMIS AVENUE; 1400-1554 W. HARRISON STREET; 501-531 S. ASHLAND AVENUE
 REVISED: JUNE 25, 2019





ComEd screenwall added to west facade of garage



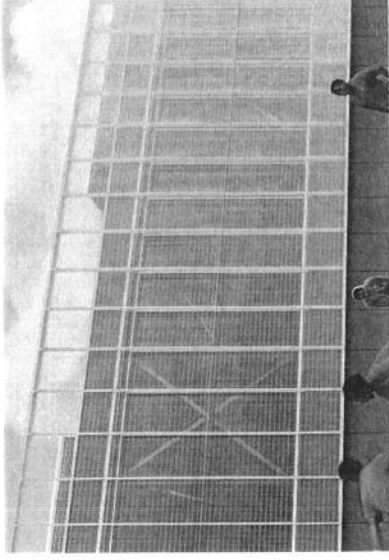
Facade extended south and east for security purposes and expand indoor retail seating

1. Masonry, 2. Glazing, 3. Spandrel Panel, 4. Canopy, 5. Curtain Wall, 6. Metal Louver, 7. Concrete, 8. Bridge Over Ashland Avenue, 9. Perforated Screen, 10. Metal Panel

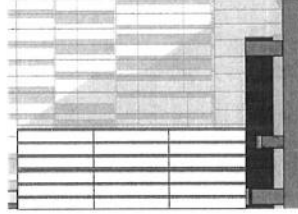
A-PD2 - EAST & WEST BUILDING ELEVATIONS

APPLICANT: RUSH UNIVERSITY MEDICAL CENTER
 ADDRESS: 1401-1555 W. CONGRESS PARKWAY, 500-532 S. LOOMIS AVENUE, 1400-1554 W. HARRISON STREET, 501-531 S. ASHLAND AVENUE
 REVISED: JUNE 25, 2019

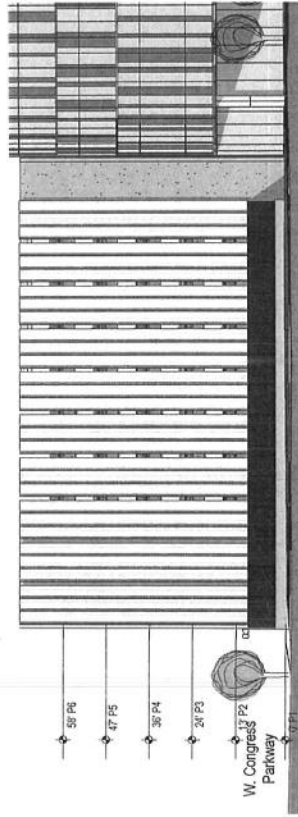




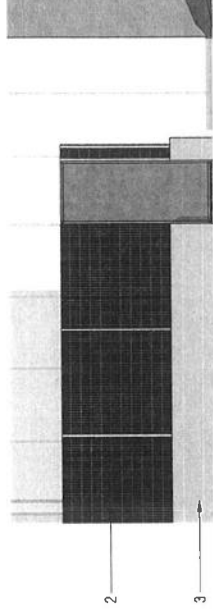
COMED SCREEN COLOR / MATERIAL



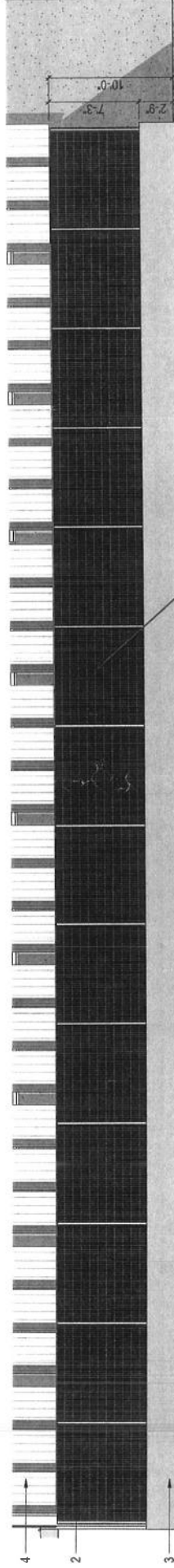
North Elevation - ComEd Screen
1/32" = 1'-0"



West Elevation - ComEd Screen
1/32" = 1'-0"



North Elevation - ComEd Screen Enlarged
1/8" = 1'-0"



West Elevation - ComEd Screen Enlarged
1/8" = 1'-0"

COMED ENCLOSURE DETAILS

NEW AMBULATORY BUILDING
 APPLICANT: RUSH UNIVERSITY MEDICAL CENTER
 ADDRESS: 1401-1555 W. CONGRESS PARKWAY, 500-532 S. LOOMIS AVENUE, 1400-1554 W. HARRISON STREET, 501-531 S. ASHLAND AVENUE
 PROJECT NO: 2018022400

REVISED: JUNE 25, 2019

Page 1 through 10 contain various map amendments.

IPD 168,09

I hereby move for passage of the proposed substitute ordinances transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

On motion of Alderman Solis, the said proposed substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Tabares, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore -- 47.

Nays -- None.

Alderman Thompson moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke abstained from voting pursuant to Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 2-G.

(As Amended)

(Application No. 19692)

(Common Address: 1401 -- 1555 W. Congress Pkwy., 500 -- 532 S. Loomis St.,
1400 -- 1554 W. Harrison St. And 501 -- 531 S. Ashland Ave.)

[SO2018-4963]

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 Residential Planned Development Number 168 symbols and indications as shown on Map Number 2-G in the area bounded by:

South Ashland Avenue; West Congress Parkway; South Loomis Street; and West Harrison Street,

to those of Institutional Planned Development Number 168, as amended.

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

Plan of Development Statements attached to this ordinance read as follows:

Institutional Planned Development No. 168, As Amended.

Planned Development Statements.

1. The area delineated herein as Institutional Planned Development Number 168, as amended (the "Planned Development" or "P.D.") consists of a net site area of approximately 367,396.90 square feet (8.4342 acres) of property, including approximately 19,747.30 square feet of right-of-way to be vacated, all as depicted on the attached Property and Planned Development Boundary Map (the "Property"). The Applicant and owner of the Property is Rush University Medical Center, an Illinois nonprofit corporation.
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 "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.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development. Ingress or egress shall be pursuant to the Planned Development 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II Review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of these seventeen (17) Statements and the following exhibits prepared by HDR, Inc., collectively, the "Plans":
 - (a) Bulk Regulations Table;
 - (b) Existing Zoning Map;
 - (c) Right-of-Way Adjustment Map;
 - (d) Existing Land-Use Map;

- (e) Property and Planned Development Boundary Map; and
- (f) Site Plans, Landscape Plans, Building Elevations, other drawings and plans.

Full-sized copies of the Site Plan, Landscape Plan and Building Elevations 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 Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses shall be allowed in this Planned Development: office, medical service, ambulatory, educational, residential, research, medical, accessory parking and non-accessory parking, financial services, personal services, retail sales (general); eating and drinking establishments, medium venues, indoor special events, and institutional uses, and accessory and incidental uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 367,396.90 square feet and a base FAR of 4.5.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by

DPD. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.

11. Future development, which shall follow construction of the New Ambulatory Building, will be subject to Site Plan Approval by the Zoning Administrator, following review and comment by DPD design review and Chicago Plan Commission, subject to this Statement 11 and Section 17-13-0610 of the Chicago Zoning Ordinance.

Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance), the Applicant shall submit a site plan, landscape plan and building elevations for review and approval by DPD. Review and approval by DPD 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 (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than the total site area of the Property, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest adjacent property. 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 DPD, 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 P.D.

After approval of the Site Plan, changes or modifications may be made pursuant to the provisions of Statement 13. In the event of any inconsistency between approved plans and the terms of the P.D., the terms of the P.D. 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 area, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the P.D. Furthermore, Applicant and the Department, at either party's request, may continue to evolve the design of the parking garage building elevations; changes to such elevations, if any, shall, if

mutually agreed, be approved by the Department administratively as a part of a Site Plan Approval.

12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
13. The terms, conditions and exhibits of the Planned Development may be modified, administratively, by the Commissioner of the DPD upon the application for such a modification by Applicant or legal titleholder of the Property and after a determination by the Commissioner of the DPD that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development. Any such modification of the requirements of the Planned Development by the Commissioner of the DPD shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
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 all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. 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 and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for

the project or any phase thereof), and *(ii) 50 percent City resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II Permit Review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof, (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. Any and all of the Applicant's development rights as contained in this Planned Development shall fully vest, and shall be enforceable upon the Applicant's commencement of any portion of the proposed improvements that are contemplated herein. Should this Planned Development ordinance lapse pursuant to the terms of Section 17-13-0612, the Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to Planned Development Number 168, dated June 9, 1977.

[Existing Zoning Map; Right-of Way Adjustment Map; Existing Land-Use Map; Property and Planned Development Boundary Map; Overall Site Plan; Site Plan -- Enlargements A and B; Overall Landscape Plan; Landscape Plan -- Enlargements A and B; Plant Palette; Landscape Details; Fence Details; North, South, East and West Building Elevations; and Bridge referred to in these Plan of Development Statements printed on pages 84919 through 84936 of this *Journal*.]

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

* Editor's Note: Numbering sequence error; (i) missing in original document.

*Planned Development No. 168, AA.**Bulk Regulations And Data Table.*

Site Area:

Gross Site Area (includes 19,747.30 square feet of public right-of-way to be vacated):	488,230.40 square feet
Public Right-of-Way:	120,833.50 square feet
Public Right-of-Way to be vacated:	19,747.30 square feet
Net Site Area:	367,396.90 square feet

Maximum Height:	205 feet
-----------------	----------

Floor Area Ratio And Buildable Area:

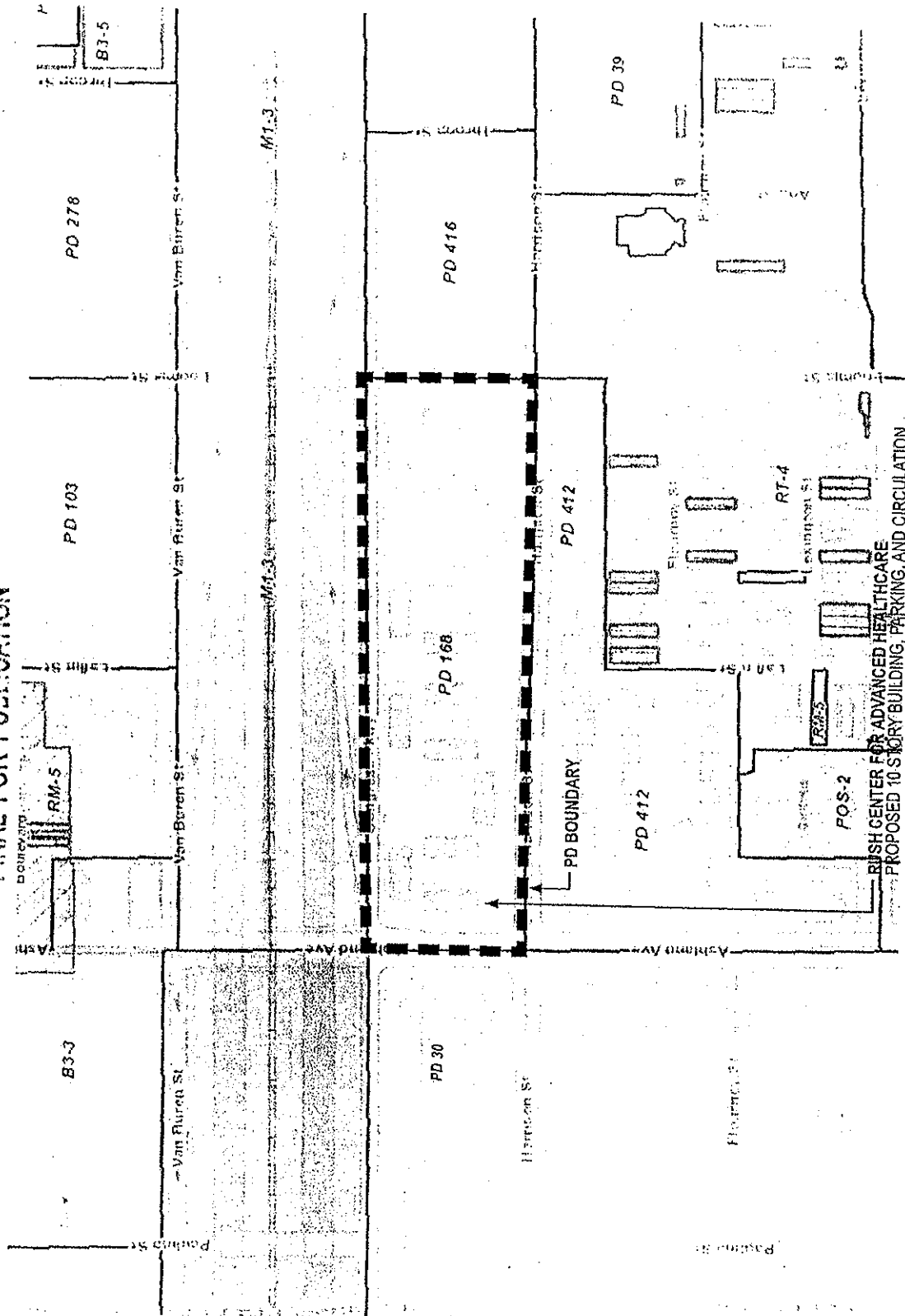
Overall Maximum FAR:	4.0
Overall Maximum Buildable Area:	1,469,587.60 square feet.

Setbacks:

Along Harrison Street:	Per Site Plan
Along South Ashland Avenue:	Per Site Plan
Along West Congress Parkway:	Per Site Plan
Along South Loomis Street:	Per Site Plan

Minimum Bicycle Spaces:	50
Minimum Parking Spaces:	900 spaces
Minimum Loading Spaces:	3 spaces (10 feet by 25 feet)

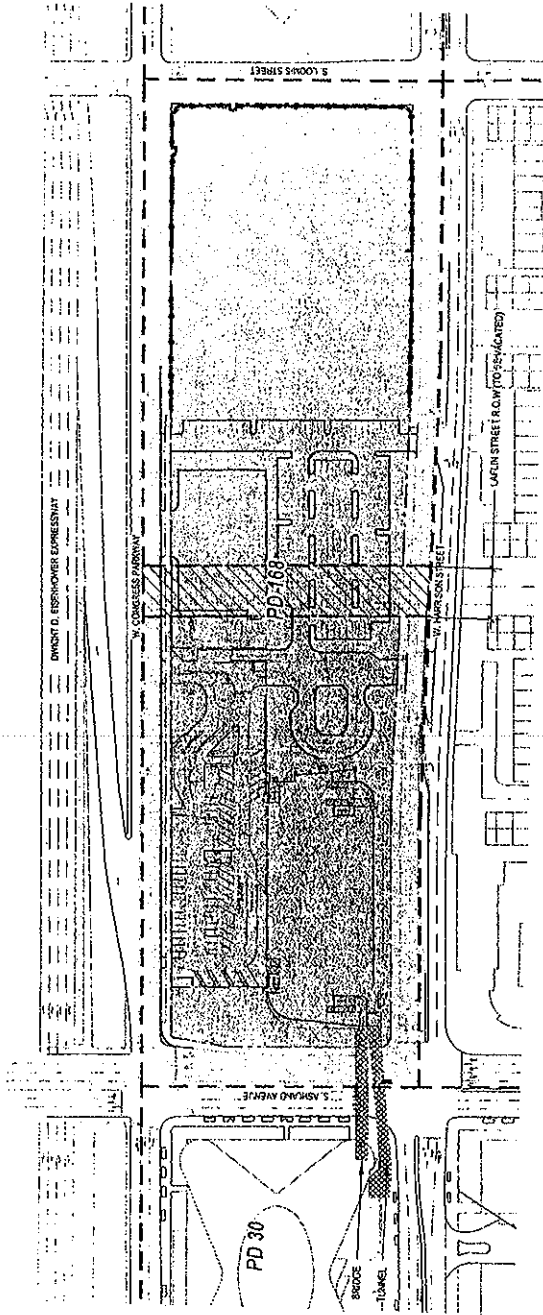
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

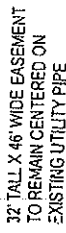


EXISTING ZONING MAP

APPLICANT: RUSH UNIVERSITY MEDICAL CENTER
 ADDRESS: 1401-1555 W. CONGRESS PARKWAY, 500-532 S. LOOMIS AVENUE, 1400-1554 W. HARRISON STREET, 501-531 S. ASHLAND AVENUE
 DATE INTRODUCED: JUNE 27, 2018 PLAN COMMISSION: SEPTEMBER 13, 2018

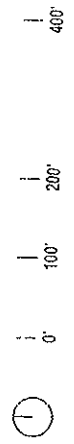
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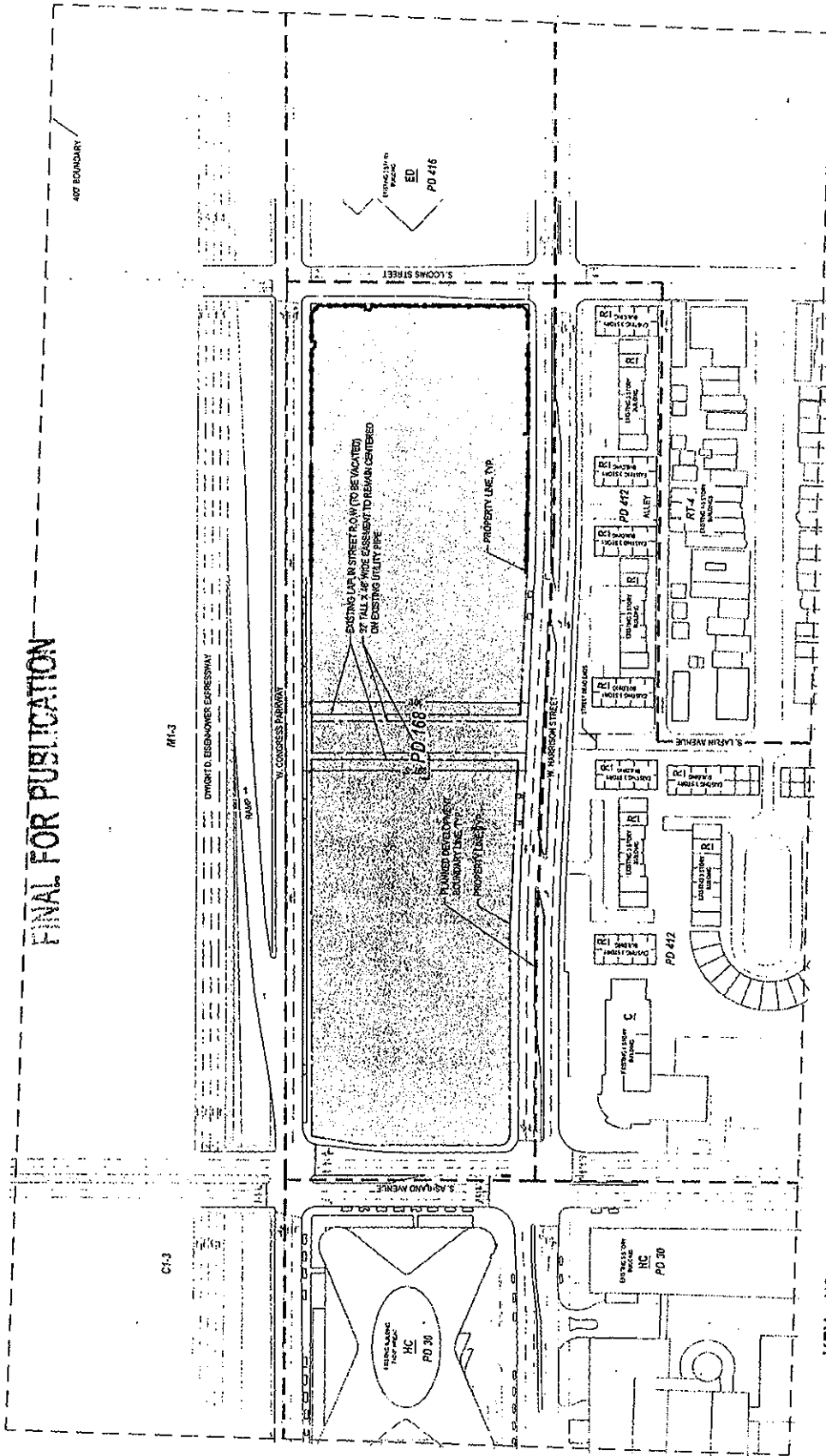


- 
 PD 168
 PROJECT SITE
- 
 LAFOLIN ST. R.O.W.
 (TO BE VACATED)
- 
 PD-30
 TUNNEL AND PEDESTRIAN BRIDGE
 CONNECTION TO PD 30, PARCEL 3A
- 
 32' TALL X 46" WIDE EASEMENT
 TO REMAIN CENTERED ON
 EXISTING UTILITY PIPE

RIGHT-OF-WAY ADJUSTMENT MAP

APPLICANT: RUSH UNIVERSITY MEDICAL CENTER
 ADDRESS: 1401-1535 W. CONGRESS PARKWAY, 500-532 S. LOOMIS AVENUE, 1400-1555 W. HARRISON STREET, 501-331 S. ASHLAND AVENUE
 DATE INTRODUCED: JUNE 27, 2018 PLAN COMMISSION: SEPTEMBER 13, 2018





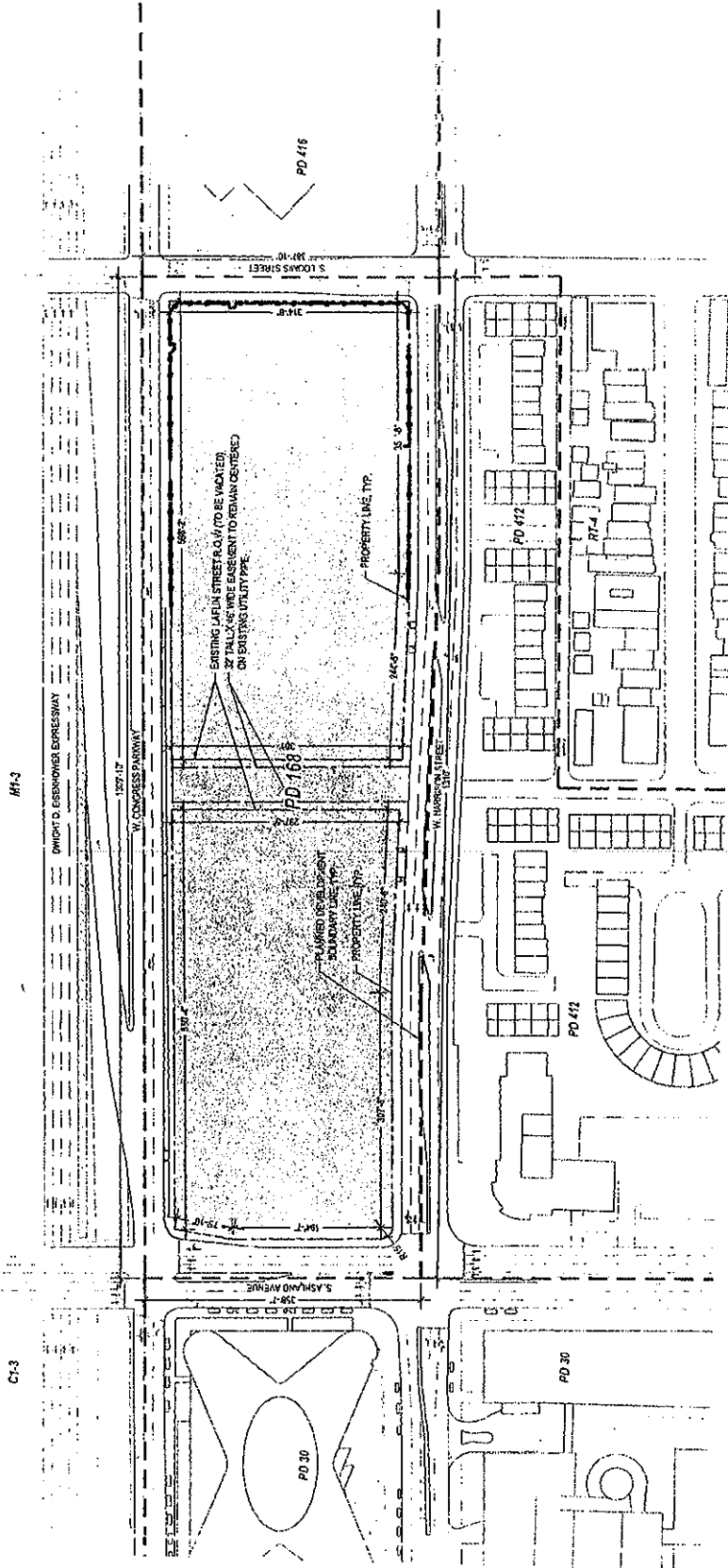
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KEY: **HC** - HEALTHCARE **C** - COMMERCIAL (HOTEL)
ED - EDUCATION **R** - RESIDENTIAL (MULTI-FAMILY)

EXISTING LAND USE MAP

APPLICANT: RUSH UNIVERSITY MEDICAL CENTER
 ADDRESS: 1401-1555 W. CONGRESS PARKWAY, 500-532 S. LOOMIS AVENUE, 1400-1554 W. HARRISON STREET, 501-531 S. ASHLAND AVENUE
 DATE INTRODUCED: JUNE 27, 2018 PLAN COMMISSION: SEPTEMBER 13, 2018

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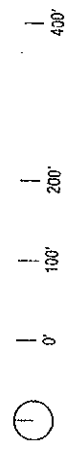
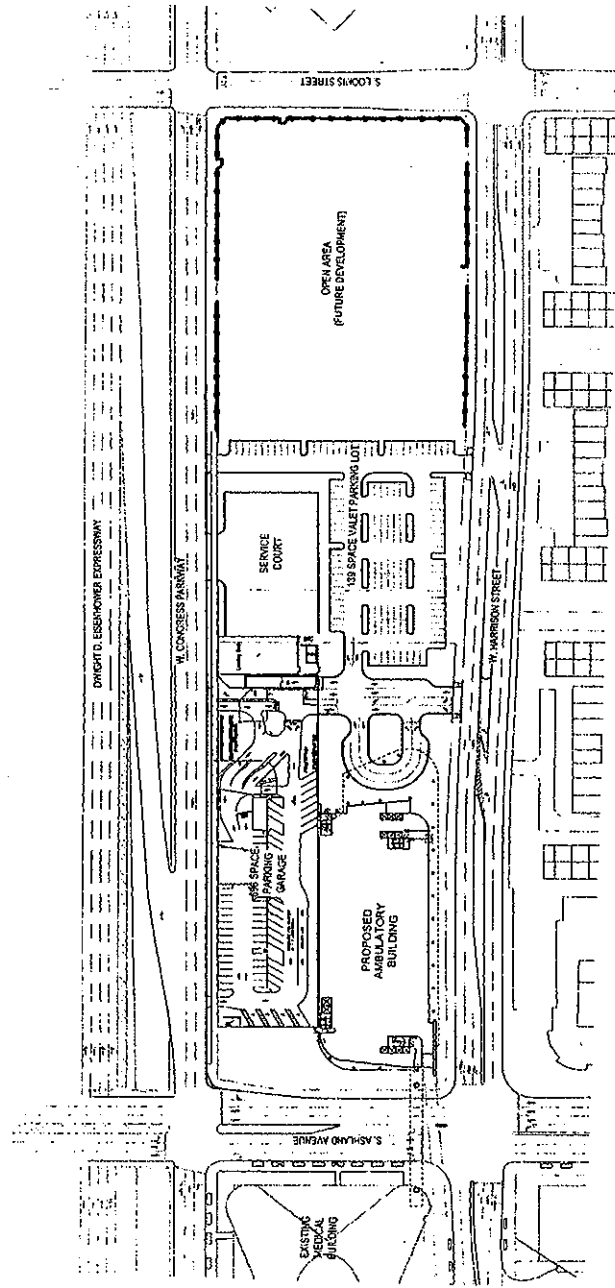


AREA SUMMARY: GROSS PD SITE AREA = 488,230 SF PUBLIC R.O.W. AREA = 120,834 SF
 LAFLIN ST. R.O.W. AREA = 19,743 SF
 NET SITE AREA = 367,396 SF

PROPERTY & PLANNED DEVELOPMENT BOUNDARY MAP

APPLICANT: RUSH UNIVERSITY MEDICAL CENTER
 ADDRESS: 1401-1555 W. CONGRESS PARKWAY, 500-532 S. LOOMIS AVENUE, 1400-1554 W. HARRISON STREET, 501-531 S. ASHLAND AVENUE
 DATE INTRODUCED: JUNE 27, 2018 PLAN COMMISSION: SEPTEMBER 13, 2018

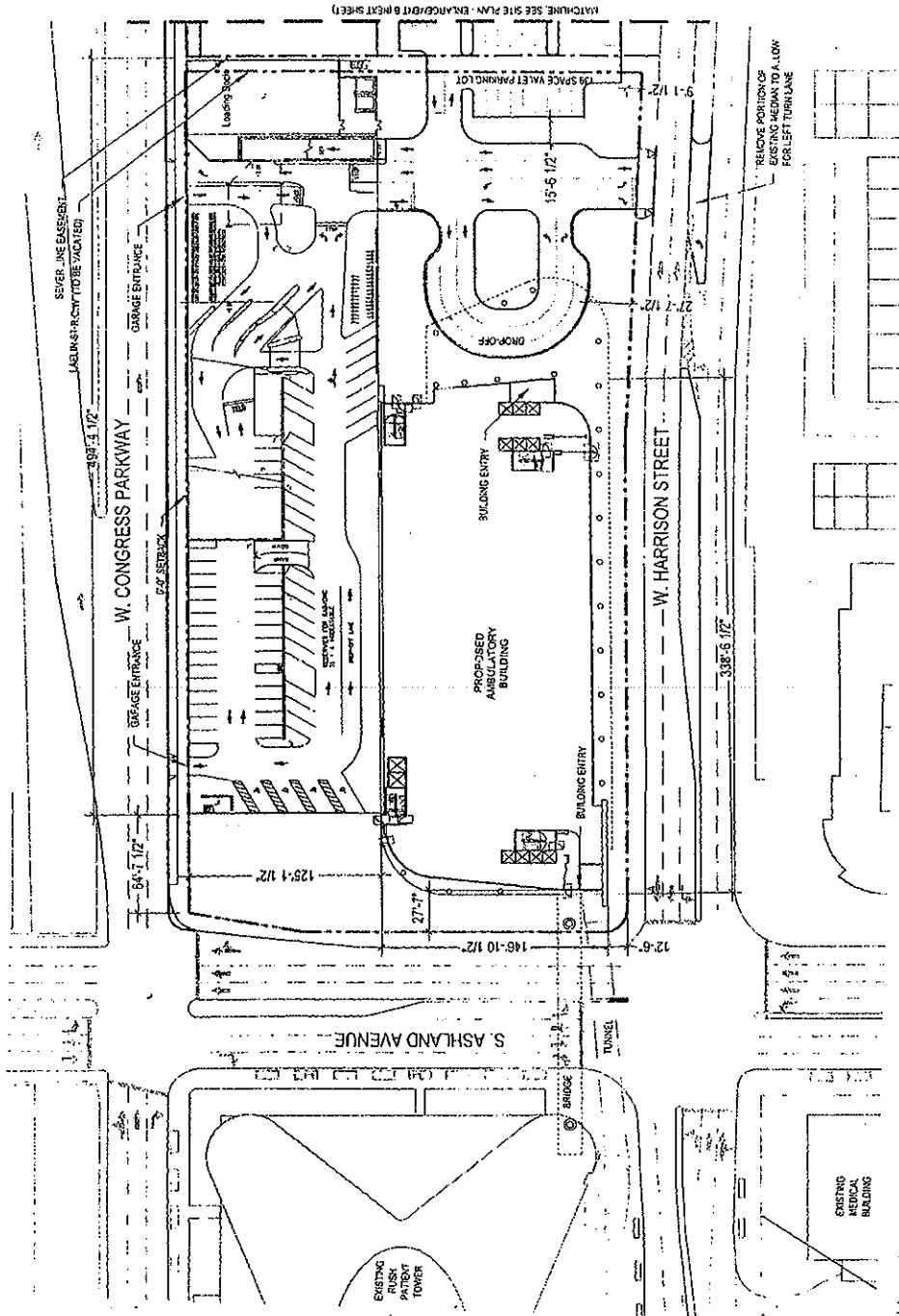
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OVERALL SITE PLAN

APPLICANT: RUSH UNIVERSITY MEDICAL CENTER
 ADDRESS: 1401-1555 W. CONGRESS PARKWAY; 500-532 S. LOOMIS AVENUE; 1400-1554 W. HARRISON STREET; 501-531 S. ASHLAND AVENUE
 DATE INTRODUCED: JUNE 27, 2018 PLAN COMMISSION: SEPTEMBER 13, 2018

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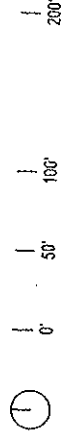
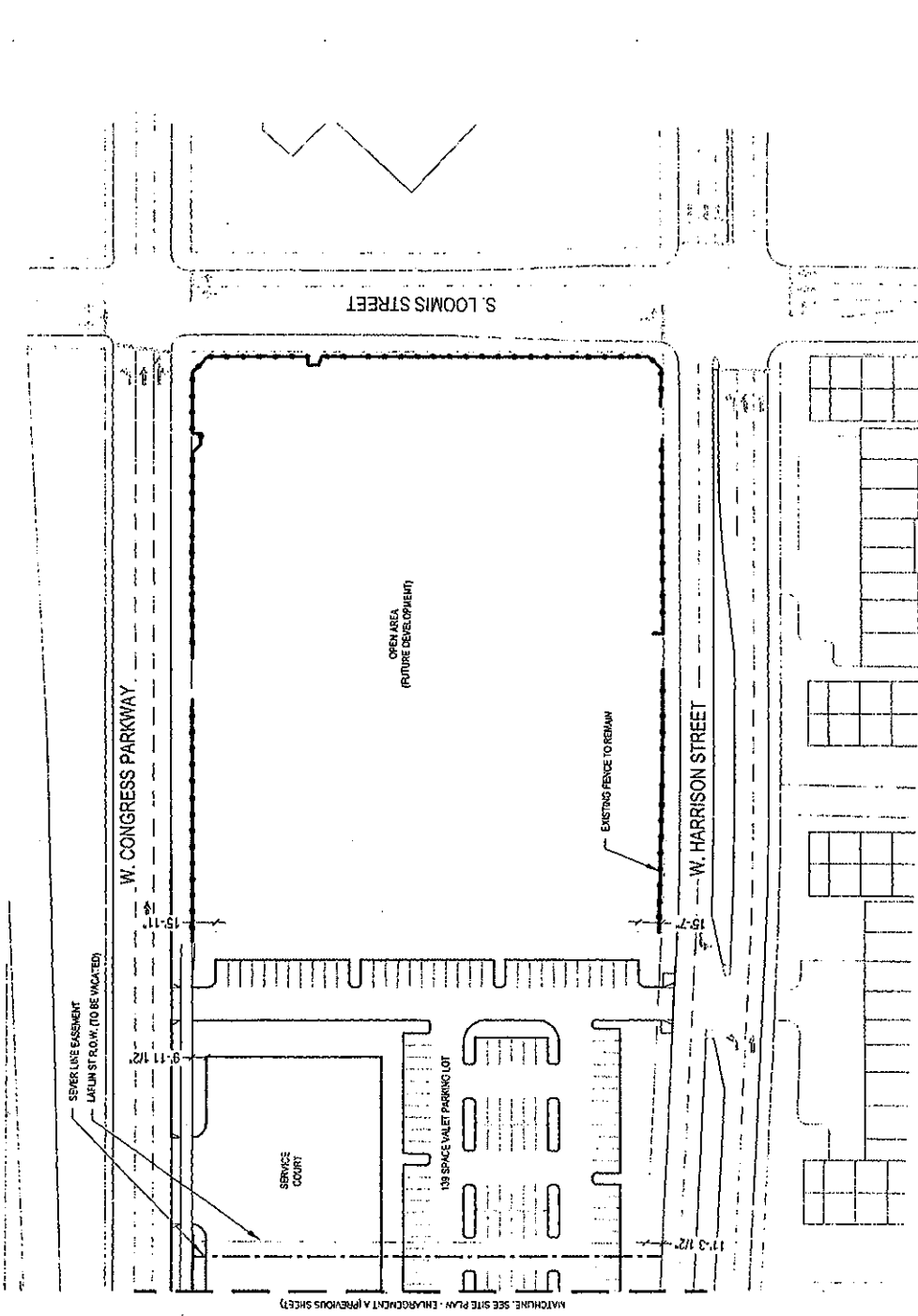


Final Location of the bridge and tunnel subject to the approval of the Chicago Department of Transportation and the Department of Planning and Development.

SITE PLAN - ENLARGEMENT A

APPLICANT: RUSH UNIVERSITY MEDICAL CENTER
ADDRESS: 1401-1555 W. CONGRESS PARKWAY, 500-532 S. LOOMIS AVENUE, 1400-1554 W. HARRISON STREET, 501-531 S. ASHLAND AVENUE
DATE INTRODUCED: JUNE 27, 2018 PLAN COMMISSION: SEPTEMBER 13, 2018

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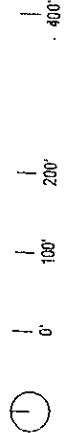
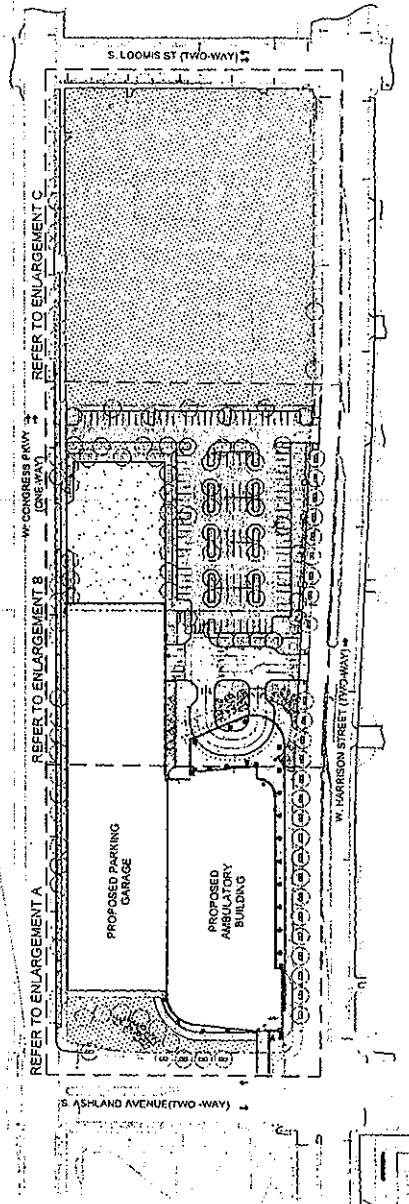


SITE PLAN - ENLARGEMENT B

APPLICANT: RUSH UNIVERSITY MEDICAL CENTER
 ADDRESS: 1401-1555 W. CONGRESS PARKWAY; 500-532 S. LOOMIS AVENUE; 1400-1554 W. HARRISON STREET; 501-531 S. ASHLAND AVENUE
 DATE INTRODUCED: JUNE 27, 2018 PLAY COMMISSION: SEPTEMBER 13, 2018

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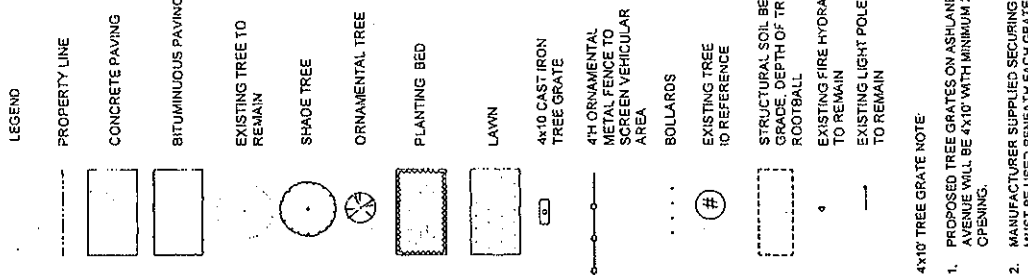
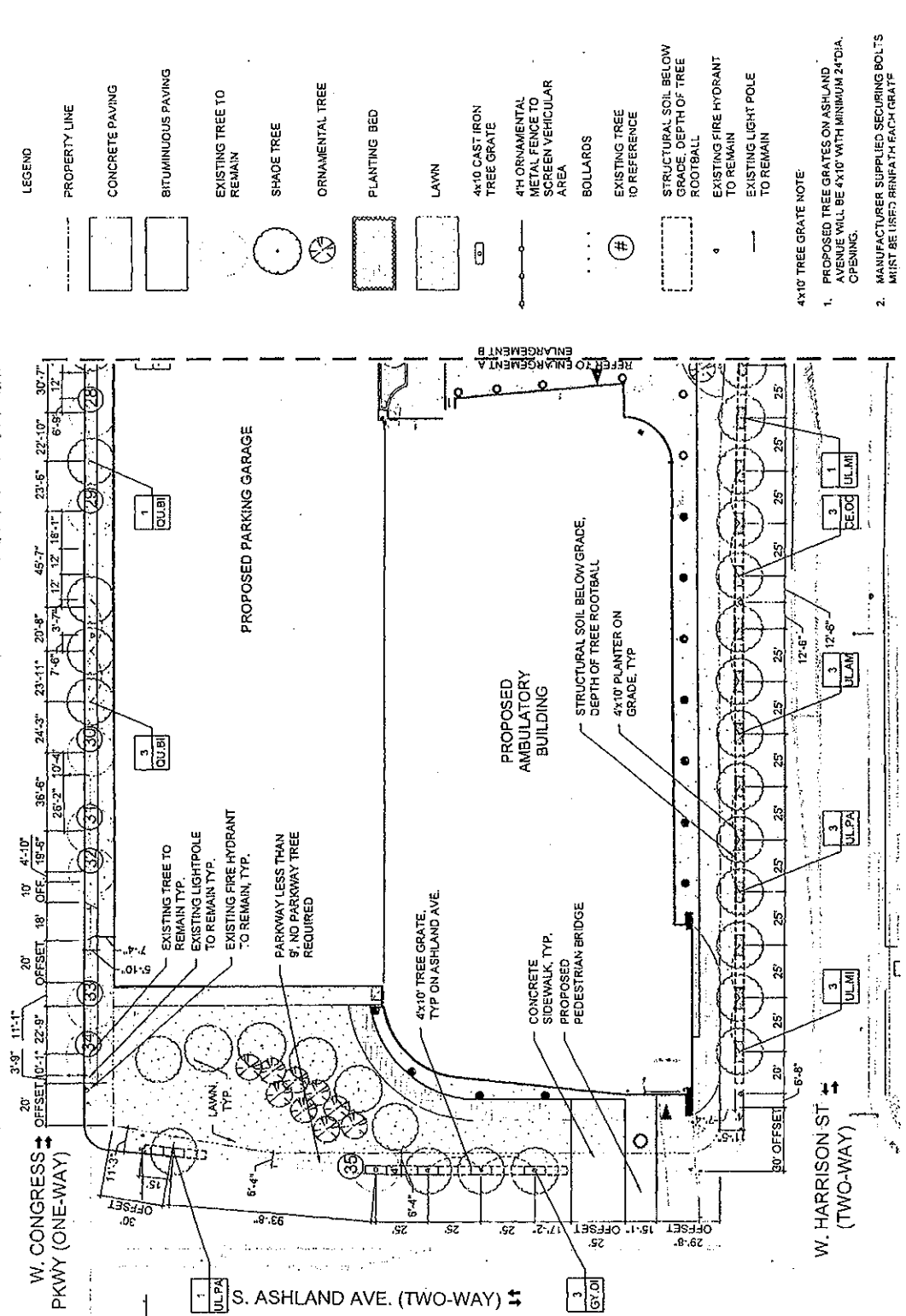
- LEGEND
- PROPERTY LINE
 - CONCRETE PAVING
 - 8" UNIFORM PAVING
 - EXISTING TREE TO REMAIN
 - SHADE TREE
 - ORNAMENTAL TREE
 - PLANTING BED
 - LAWN
 - 4" TO 10" CAST IRON TREE GRATE
 - ORNAMENTAL METALLIC SCREEN VEGICULAR AREA
 - BOLLARDS



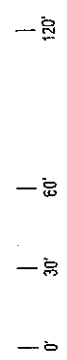
OVERALL LANDSCAPE PLAN

APPLICANT: RUSH UNIVERSITY MEDICAL CENTER
 ADDRESS: 1401-1555 W. CONGRESS PARKWAY, 500-532 S. LOOMIS AVENUE, 1400-1554 W. HARRISON STREET, 501-531 S. ASHLAND AVENUE
 DATE INTRODUCED: JUNE 27, 2018 PLAN COMMISSION: SEPTEMBER 13, 2018

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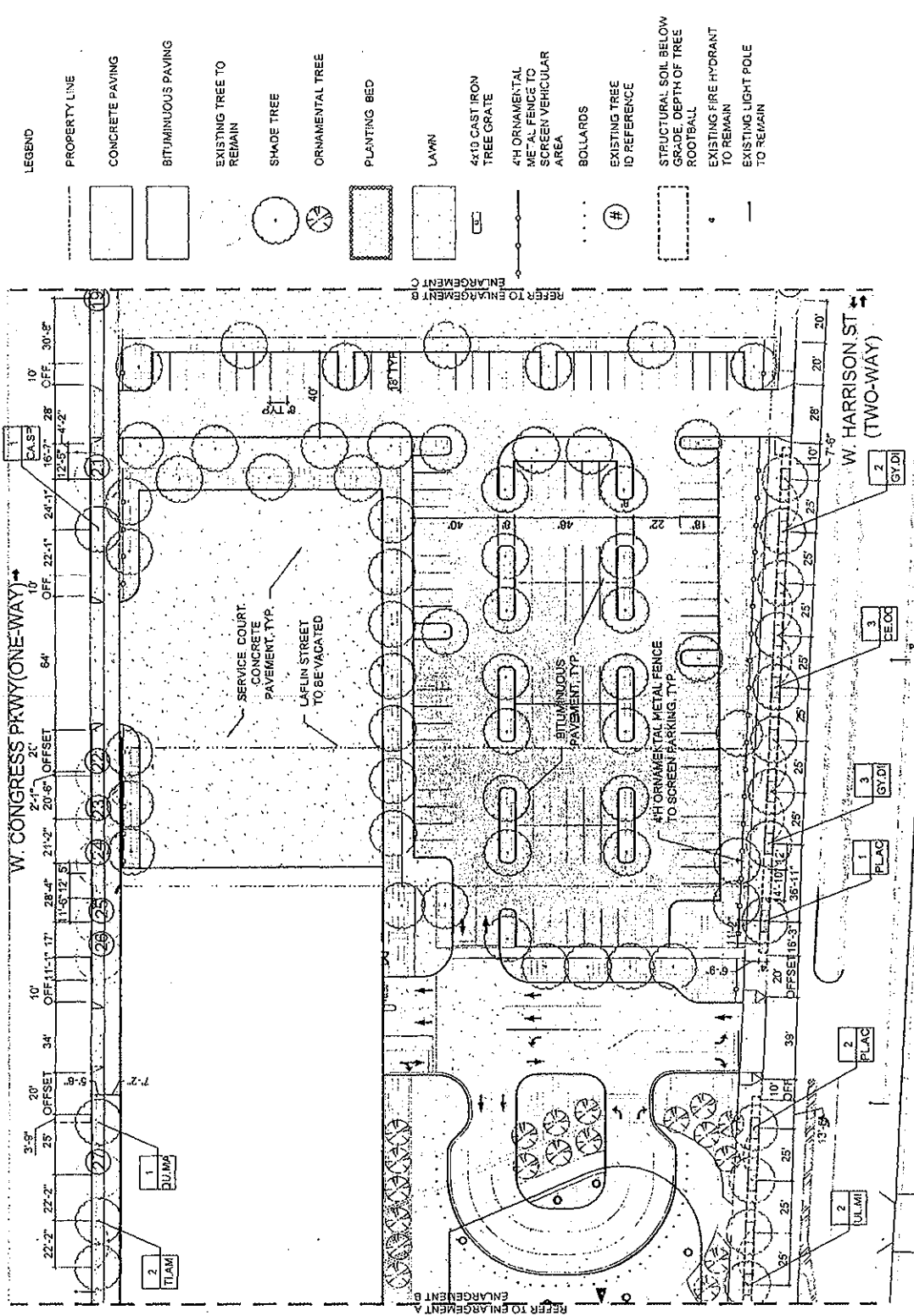
- 4x10' TREE GRATE NOTE**
- PROPOSED TREE GRATES ON ASHLAND AVENUE WILL BE 4x10' WITH MINIMUM 24" DIA. OPENING.
 - MANUFACTURER SUPPLIED SECURING BOLTS MUST BE USED REINFORCE EACH GRATE



LANDSCAPE PLAN - ENLARGEMENT A

APPLICANT: RUSH UNIVERSITY MEDICAL CENTER
 ADDRESS: 1401-1555 W. CONGRESS PARKWAY, 500-532 S. LOOMIS AVENUE, 1400-1554 W. HARRISON STREET, 501-531 S. ASHLAND AVENUE
 DATE INTRODUCED: JUNE 27, 2018 PLAN COMMISSION: SEPTEMBER 13, 2018

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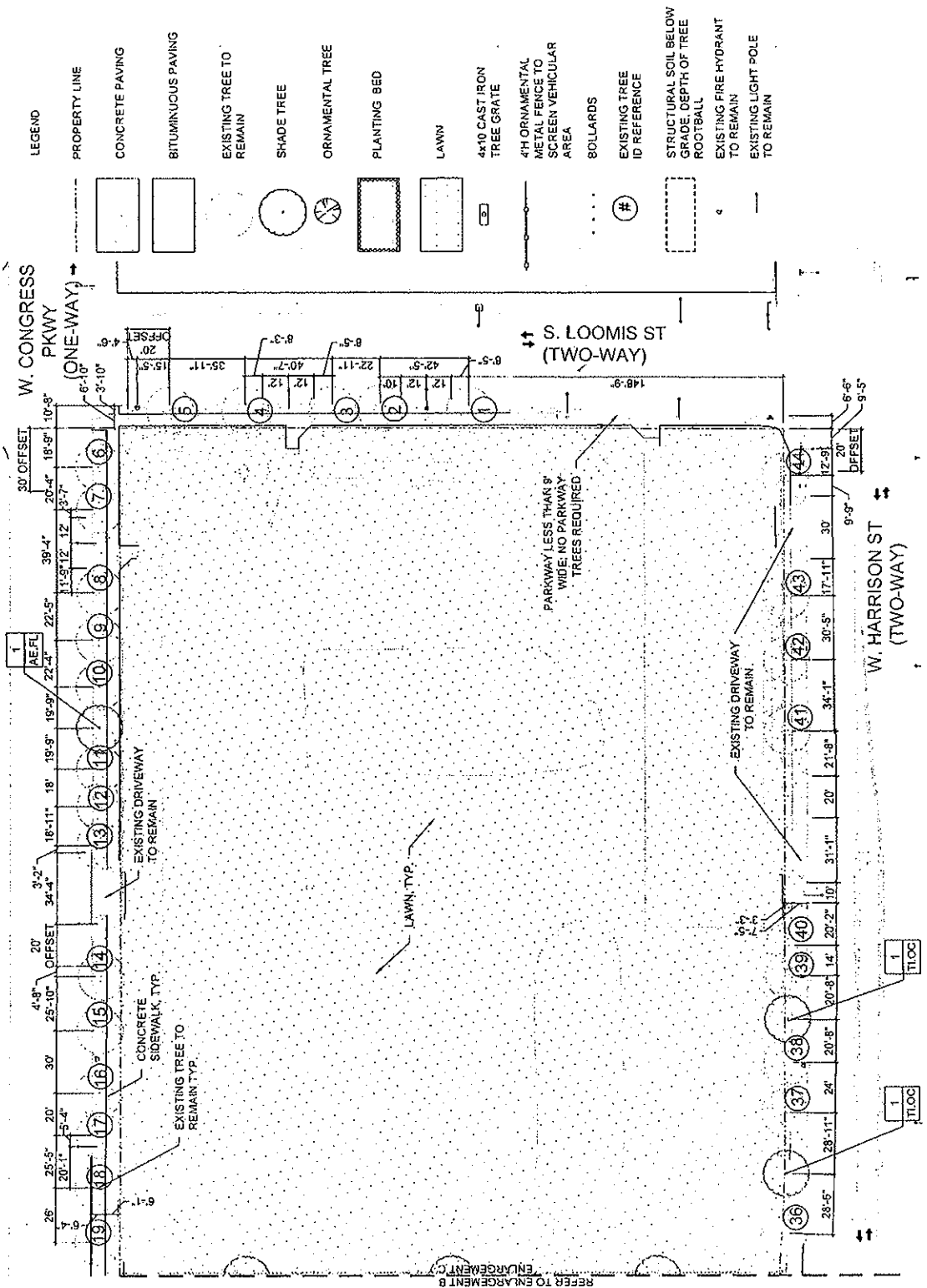


- LEGEND**
- PROPERTY LINE
 - CONCRETE PAVING
 - BITUMINOUS PAVING
 - EXISTING TREE TO REMAIN
 - SHADE TREE
 - ORNAMENTAL TREE
 - PLANTING BED
 - LAWN
 - 4x10 CAST IRON TREE GRATE
 - 4H ORNAMENTAL METAL FENCE TO SCREEN VEHICULAR AREA
 - BOLLARDS
 - EXISTING TREE ID REFERENCE
 - STRUCTURAL SOIL BELOW GRADE DEPTH OF TREE ROOTBALL
 - EXISTING FIRE HYDRANT TO REMAIN
 - EXISTING LIGHT POLE TO REMAIN

LANDSCAPE PLAN - ENLARGEMENT B

APPLICANT: RUSH UNIVERSITY MEDICAL CENTER
 ADDRESS: 1401-1555 W. CONGRESS PARKWAY, 500-532 S. LOOMIS AVENUE, 1400-1554 W. HARRISON STREET, 501-531 S. ASHLAND AVENUE
 DATE INTRODUCED: JUNE 27, 2018 PLAN COMMISSION: SEPTEMBER 13, 2018

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- LEGEND
- PROPERTY LINE
 - CONCRETE PAVING
 - BITUMINOUS PAVING
 - EXISTING TREE TO REMAIN
 - SHADE TREE
 - ORNAMENTAL TREE
 - PLANTING BED
 - LAWN
 - 4x10 CAST IRON TREE GRATE
 - 4" ORNAMENTAL METAL FENCE TO SCREEN VEHICULAR AREA
 - BOLLARDS
 - EXISTING TREE ID REFERENCE
 - STRUCTURAL SOIL BELOW GRADE, DEPTH OF TREE ROOTBALL
 - EXISTING FIRE HYDRANT TO REMAIN
 - EXISTING LIGHT POLE TO REMAIN



LANDSCAPE PLAN - ENLARGEMENT B

APPLICANT: RUSH UNIVERSITY MEDICAL CENTER
 ADDRESS: 1401-1555 W. CONGRESS PARKWAY, 500-532 S. LOOMIS AVENUE, 1400-1654 W. HARRISON STREET, 501-531 S. ASHLAND AVENUE
 DATE INTRODUCED: JUNE 27, 2018 PLAN COMMISSION: SEPTEMBER 13, 2018

REFER TO ENLARGEMENT B

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CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
SHADE TREES IN R.O.W.					
AE.FI.	<i>Aesculus flava</i>	Yellow Buckeye	B&B	4"	Single-stem
GE.CO.	<i>Celtis occidentalis</i> 'Chicoyland'	Hackberry	B&B	4"	Single-stem
CA.SP.	<i>Castanea speciosa</i>	Catalpa	B&B	4"	Single-stem
GY.DI.	<i>Gymnocladus dioica</i> 'Espresso'	Kentucky Coffeetree	B&B	4"	Single-stem
PL.AC.	<i>Platanus acerifolia</i> 'Exclamation'	Exclamation Plane Tree	B&B	4"	Single-stem
QU.BI.	<i>Quercus bicolor</i>	Swamp Oak	B&B	4"	Single-stem
QU.MA.	<i>Quercus macrocarpa</i>	Burr Oak	B&B	4"	Single-stem
TI.AM.	<i>Tilia americana</i> 'McKenzie'	Sentry Linden	B&B	4"	Single-stem
TI.AM.	<i>Tilia americana</i> 'Princeton'	Princeton Elm	B&B	4"	Single-stem
UL.MI.	<i>Ulmus minor</i> 'New Horizon'	New Horizon Elm	B&B	4"	Single-stem
UL.PA.	<i>Ulmus</i> 'Palmer'	Palmer Elm	B&B	4"	Single-stem
SHADE TREES IN PLANTED AREAS WITH-IN PROPERTY					
AC.FR.	<i>Acer x freemanii</i> 'Majestic'	Majestic Maple	B&B	4"	Single-stem
QU.BI.	<i>Quercus bicolor</i>	Swamp Oak	B&B	4"	Single-stem
TA.OI.	<i>Taxodium distichum</i> 'Shamane Brave'	Shamane Brave Baldcypress	B&B	4"	Single-stem
TI.MO.	<i>Tilia mongolica</i> 'Harvest Gold'	Harvest Gold Linden	B&B	4"	Single-stem
UL.NH.	<i>Ulmus</i> 'New Horizon'	New Horizon Elm	B&B	4"	Single-stem
ZE.SE.	<i>Zelkova serrata</i> 'Village Green'	Japanese Zelkova	B&B	4"	Single-stem
ORNAMENTAL TREES					
BE.PO.	<i>Betula populifolia</i> 'WhiteSpire'	WhiteSpire Birch	B&B	8'H.	3-3/8"
CR.VI.	<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn	B&B	8'H.	Multi-stem
MA.PR.	<i>Malus 'PrairieFire'</i>	PrairieFire Crabapple	B&B	8'H.	Multi-stem
SHRUBS					
AR.ME.	<i>Artemisia tridentata</i> 'Inquist Beauty'	Black Chokeberry	pot	#3	3' o.c.
CO.BC					
HY.PA.	<i>Hydrangea paniculata</i> 'SIMPLOF'	Little Quickfire Hydrangea	pot	#3	3' o.c.
JU.CH.	<i>Juniperus chinensis</i> 'Bakaura'	Gold Star Juniper	pot	#3	3' o.c.
BH.AR.	<i>Rhus aromatica</i> 'Sco-Low'	Fragrant Sumac	pot	#3	3' o.c.
BH.AL.	<i>Rhus alpinum</i> 'Green Mound'	Alpine Currant	pot	#3	3' o.c.
RO.CO.	<i>Rosa x 'Noah's'</i>	Coral Flower Carpet Rose	pot	#3	3' o.c.
SY.ME.	<i>Syringa meyeri</i> 'Palibin'	Palibin Lilac	pot	#3	4' o.c.
TA.CU.	<i>Taxus cuspidata</i> 'Emerald Spreader'	Emerald Spreader Yew	pot	#5	3' o.c.
VI.CA.	<i>Viburnum cainese</i> 'Compactum'	Carolinian Viburnum	pot	#3	3' o.c.
ORNAMENTAL GRASSES, PERENNIALS, AND GROUNDCOVER					
AL.SB.	<i>Alopecurus</i> 'Summer Beauty'	Summer Beauty Ailium	pot	#1	15" o.c.
CA.AC.	<i>Chamaecrista x scutellifera</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	pot	#1	18" o.c.
GE.RO.	<i>Geranium</i> 'Garwat'	Rozanne Geranium	pot	#1	18" o.c.

1 LANDSCAPE PLANT PALETTE

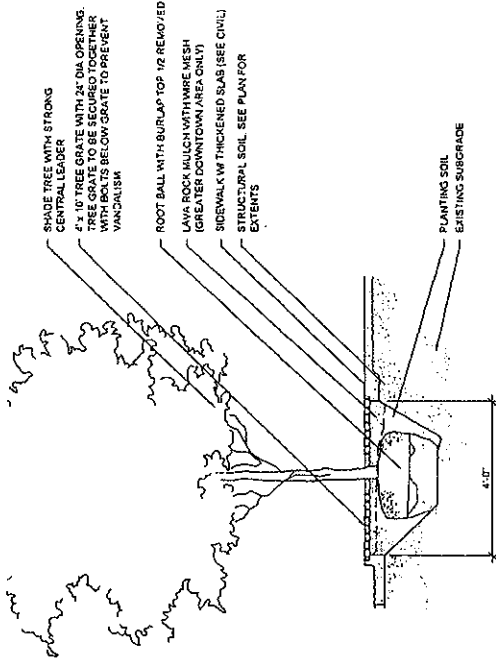
PLANT PALETTE

APPLICANT: RUSH UNIVERSITY MEDICAL CENTER
 ADDRESS: 1401-1555 W. CONGRESS PARKWAY; 500-532 S. LOOMIS AVENUE; 1400-1554 W. HARRISON STREET; 501-531 S. ASHLAND AVENUE
 DATE INTRODUCED: JUNE 27, 2018 PLAN COMMISSION: SEPTEMBER 13, 2018

TREE #	DBH (INCHES)	BOTANICAL NAME	COMMON NAME	CONDITION	REMARKS
1	14	<i>Gleditsia tracanthos</i>	Honeylocust	Fair	
2	7	<i>Gleditsia tracanthos</i>	Honeylocust	Fair	Has thorns
3	17	<i>Gleditsia tracanthos</i>	Honeylocust	Good	Has thorns
4	17	<i>Gleditsia tracanthos</i>	Honeylocust	Good	Has thorns
5	18	<i>Gleditsia tracanthos</i>	Honeylocust	Fair	Has thorns
6	6	<i>Ginkgo biloba</i>	Ginkgo	Good	
7	14	<i>Gleditsia tracanthos</i>	Honeylocust	Good	
8	16	<i>Tilia americana</i>	American Linden	Good	
9	12	<i>Gleditsia tracanthos</i>	Honeylocust	Fair	
10	12	<i>Gleditsia tracanthos</i>	Honeylocust	Fair	
11	10	<i>Gleditsia tracanthos</i>	Honeylocust	Good	
12	14	<i>Gleditsia tracanthos</i>	Honeylocust	Good	
13	12	<i>Gleditsia tracanthos</i>	Honeylocust	Good	
14	2	<i>Gleditsia tracanthos</i>	Honeylocust	Good	
15	12	<i>Gleditsia tracanthos</i>	Honeylocust	Good	
16	9	<i>Gleditsia tracanthos</i>	Honeylocust	Good	
17	11	<i>Gleditsia tracanthos</i>	Honeylocust	Good	
18	11	<i>Gleditsia tracanthos</i>	Honeylocust	Good	
19	10	<i>Gleditsia tracanthos</i>	Honeylocust	Good	
20	11	<i>Gleditsia tracanthos</i>	Honeylocust	Good	
21	12	<i>Gleditsia tracanthos</i>	Honeylocust	Good	
22	12	<i>Gleditsia tracanthos</i>	Honeylocust	Good	
23	10	<i>Gleditsia tracanthos</i>	Honeylocust	Good	
24	12	<i>Gleditsia tracanthos</i>	Honeylocust	Good	
25	11	<i>Gleditsia tracanthos</i>	Honeylocust	Good	
26	12	<i>Gleditsia tracanthos</i>	Honeylocust	Good	
27	15	<i>Gleditsia tracanthos</i>	Honeylocust	Good	
28	13	<i>Tilia americana</i>	American Linden	Good	
29	2	<i>Quercus muhlenbergii</i>	Chinquapin Oak	Good	
30	13	<i>Gleditsia tracanthos</i>	Honeylocust	Good	
31	2	<i>Quercus bicolor</i>	Swamp White Oak	Good	
32	2	<i>Gymnocladus dioica</i>	Kentucky Coffeetree	Good	
33	2	<i>Gymnocladus dioica</i>	Kentucky Coffeetree	Good	
34	9	<i>Tilia americana</i>	American Linden	Fair	
35	4	<i>Gleditsia tracanthos</i>	Honeylocust	Fair	
36	2	<i>Ulmus X</i>	Hybrid Elm	Good	
37	2	<i>Tilia americana</i>	American Linden	Good	
38	12	<i>Fraxinus americana</i>	White Ash	Fair	
39	12	<i>Pyrus calleryana</i>	Callery Pear	Fair	
40	3	<i>Ulmus X</i>	Hybrid Elm	Fair	

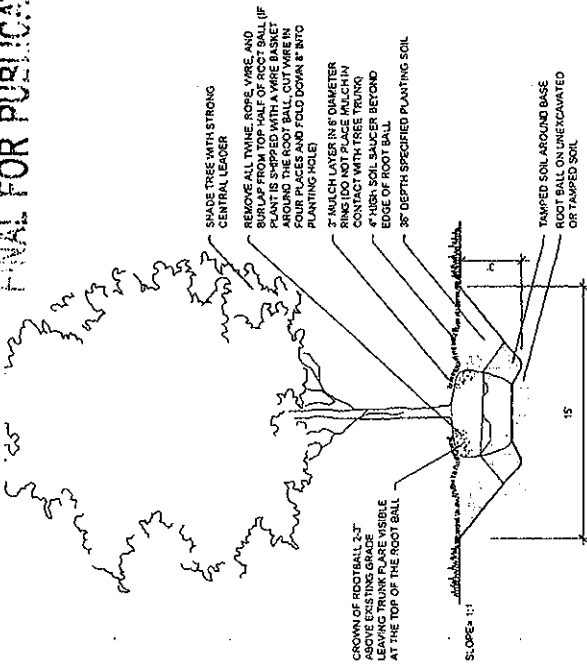
2 EXISTING TREES TO REMAIN

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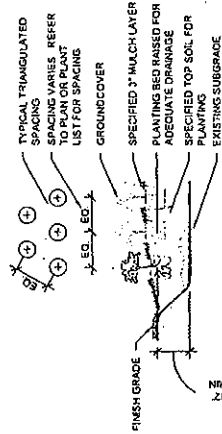


- NOTE
1. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL. CUT WIRE IN FOUR PLACES AND FOLD DOWN 8\"/>
 - 2. TREE FIT AS WIDE AS POSSIBLE, GIVEN THE CONSTRAINED CONDITIONS. EDGES OF RT. TO BE ROUBERISED.

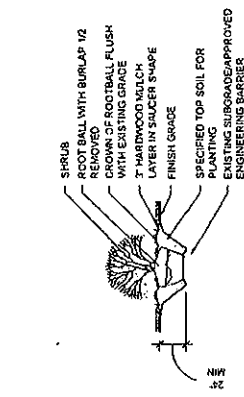
1 SHADE TREE PLANTING DETAIL



2 SHADE TREE PLANTING DETAIL



3 SHRUB PLANTING DETAIL

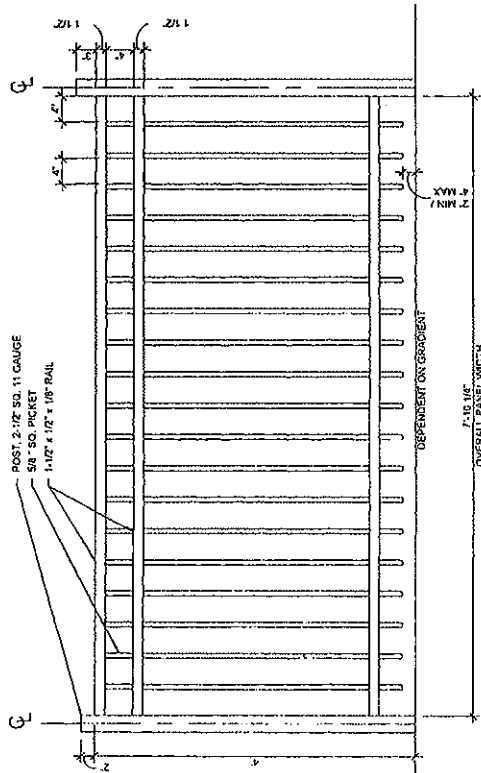
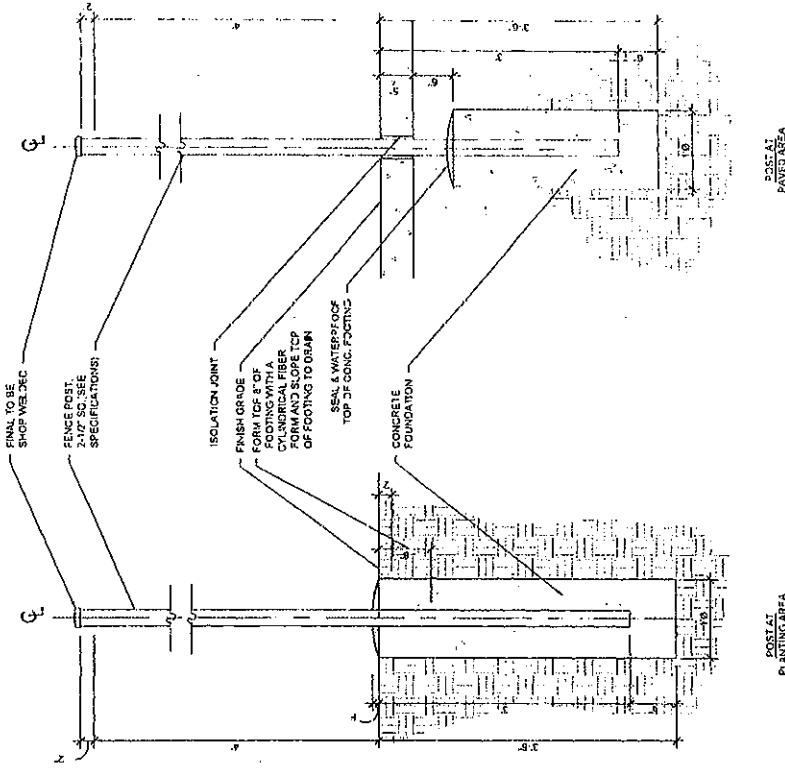


4 PERENNIAL PLANTING DETAIL

LANDSCAPE DETAILS

APPLICANT: RUSH UNIVERSITY MEDICAL CENTER
 ADDRESS: 1401-1555 W. CONGRESS PARKWAY, 580-532 S. LOOMIS AVENUE, 1400-1556 W. HARRISON STREET, 501-531 S. ASHLAND AVENUE
 DATE INTRODUCED: JUNE 27, 2018 PLAN COMMISSION: SEPTEMBER 13, 2018

FINAL FOR PUBLICATION



- NOTE:
- IF POST IS LESS THAN 1" FROM EDGE OF CONCRETE FOUNDATION, THE CONTRACTOR SHALL BE REQUIRED TO REMOVE AND RECONSTRUCT THAT POST FOUNDATION.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
 - INTERMEDIATE POSTS: 2-1/2" SQ.

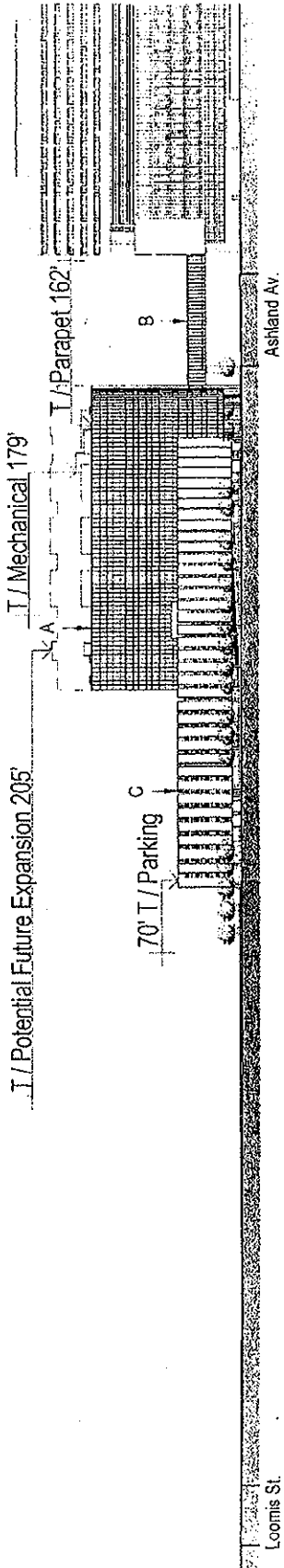
A. ELEVATION

B. POST SECTION

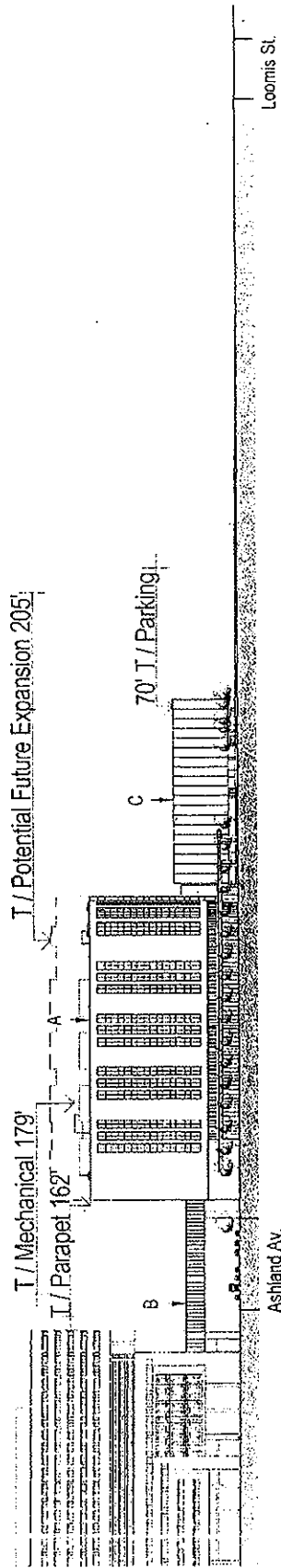
FENCE DETAILS

APPLICANT: RUSH UNIVERSITY MEDICAL CENTER
 ADDRESS: 1401-1555 W. CONGRESS PARKWAY; 500-532 S. LOOMIS AVENUE; 1400-1554 W. HARRISON STREET; 501-531 S. ASHLAND AVENUE
 DATE INTRODUCED: JUNE 27, 2018 PLAN COMMISSION: SEPTEMBER 13, 2018

FINAL FOR PUBLICATION



North Elevation



South Elevation

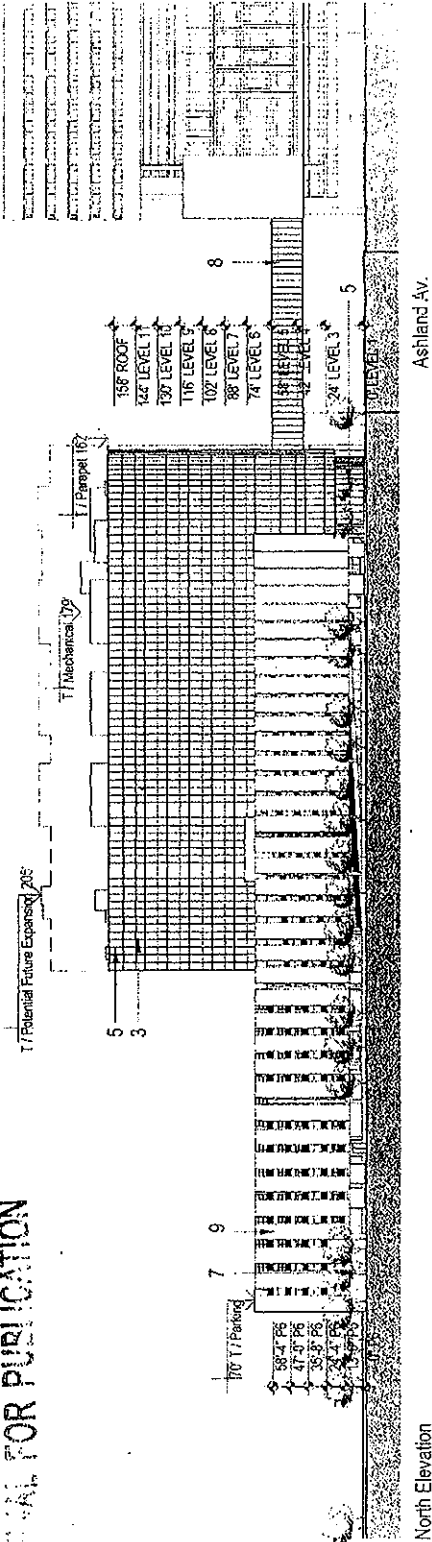
A. New Ambulatory Building, B. Bridge Over Ashland Avenue, C. Parking Garage

A-PD0 - NORTH AND SOUTH ELEVATIONS

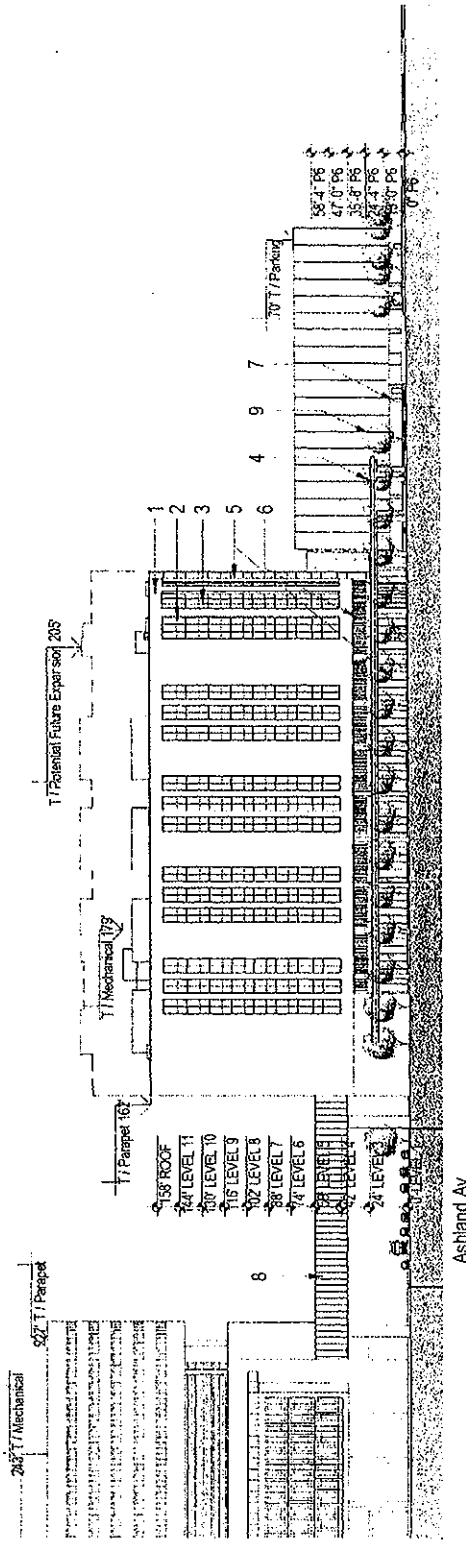
APPLICANT: RUSH UNIVERSITY MEDICAL CENTER
 ADDRESS: 1401-1555 W. CONGRESS PARKWAY, 500-532 S. LOOMIS AVENUE, 1400-1554 W. HARRISON STREET, 501-531 S. ASHLAND AVENUE
 DATE INTRODUCED: JUNE 27, 2018 PLAN COMMISSION: SEPTEMBER 13, 2018



NOT FOR PUBLICATION



North Elevation

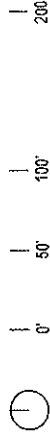


South Elevation

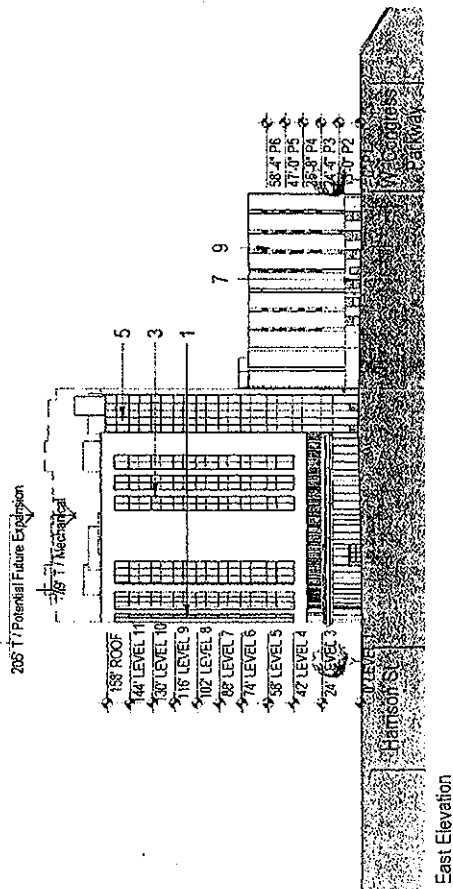
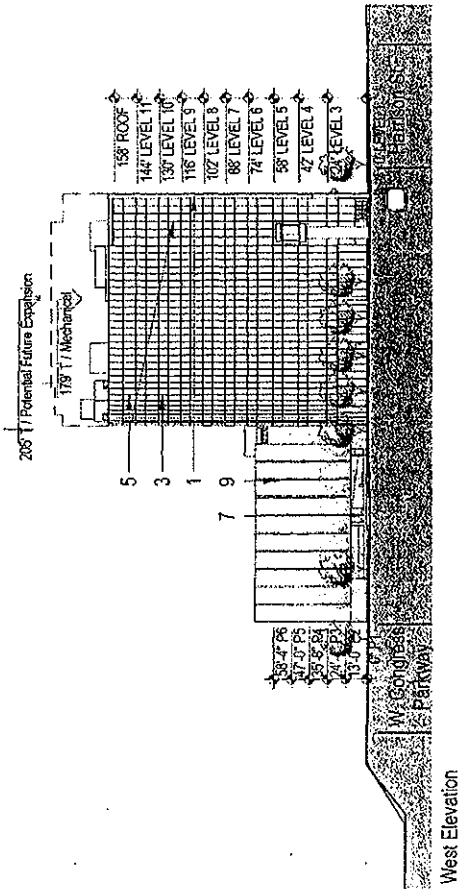
- 1. Masonry, 2. Glazing, 3. Spandrel Panel, 4. Canopy, 5. Curtain Wall, 6. Metal Louver, 7. Concrete, 8. Bridge Over Ashland Avenue, 9. Perforated Screen

A-PD1 - NORTH & SOUTH BUILDING ELEVATIONS

APPLICANT: RUSH UNIVERSITY MEDICAL CENTER
 ADDRESS: 1401-1555 W. CONGRESS PARKWAY, 500-532 S. LOOMIS AVENUE, 1400-1554 W. HARRISON STREET, 501-531 S. ASHLAND AVENUE
 DATE INTRODUCED: JUNE 27, 2018 PLAN COMMISSION: SEPTEMBER 13, 2018



FINAL FOR PUBLICATION



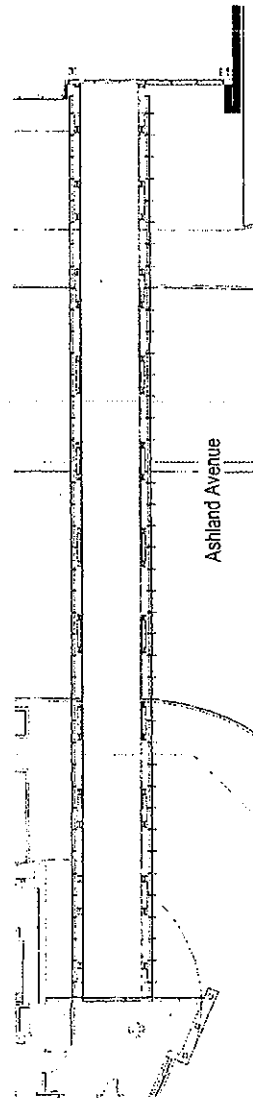
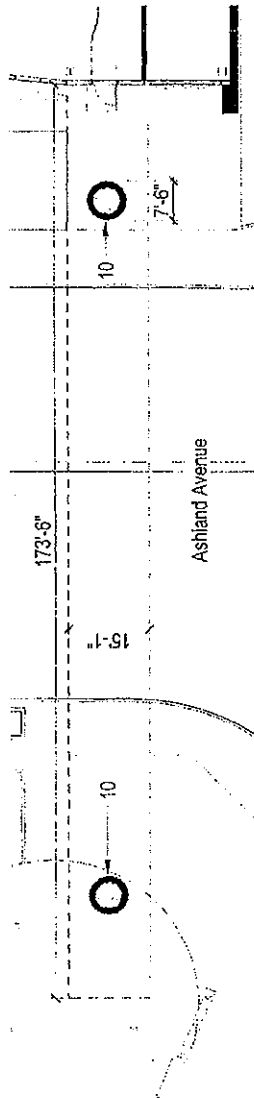
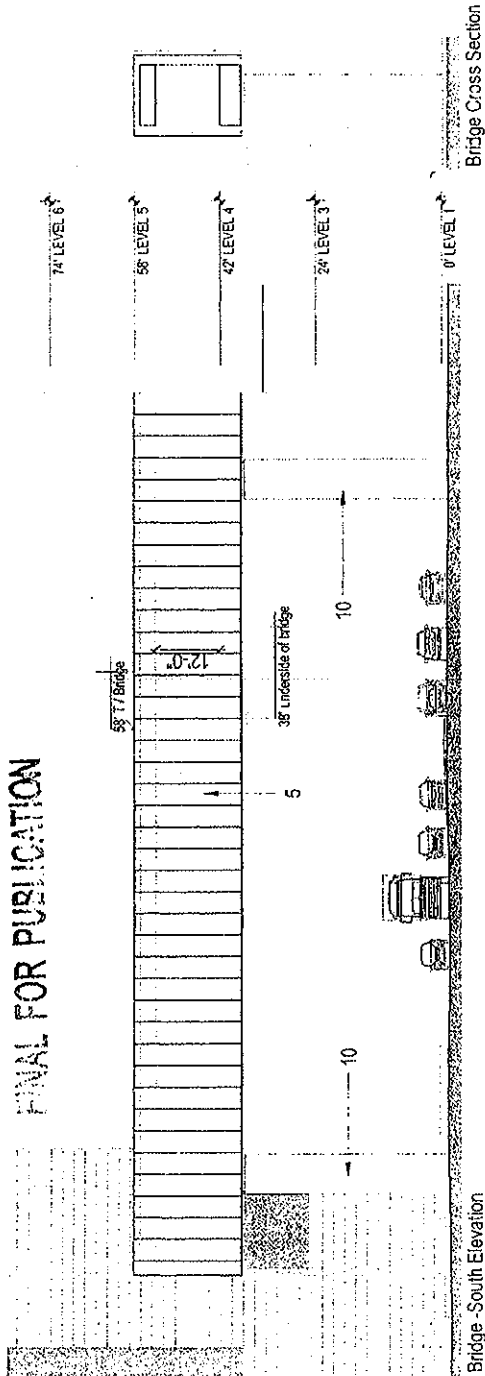
- 1. Masonry, 2. Glazing, 3. Spandrel Panel, 4. Canopy, 5. Curtain Wall, 6. Metal Louver, 7. Concrete, 8. Bridge Over Ashland Avenue, 9. Perforated Screen

A-PD2 - EAST & WEST BUILDING ELEVATIONS

APPLICANT: RUSH UNIVERSITY MEDICAL CENTER
 ADDRESS: 1401-1555 W. CONGRESS PARKWAY, 500-532 S. LOOMIS AVENUE, 1400-1554 W. HARRISON STREET, 531-531 S. ASHLAND AVENUE
 DATE INTRODUCED: JUNE 27, 2018 PLAN COMMISSION: SEPTEMBER 13, 2018

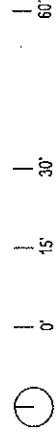


FINAL FOR PUBLICATION



1. Masonry, 2. Glazing, 3. Spandrel Panel, 4. Canopy, 5. Curtain Wall, 6. Metal Louver, 7. Concrete, 8. Bridge Over Ashland Avenue, 9. Perforated Screen, 10. Metal Panel

A-PD3 - BRIDGE



APPLICANT: RUSH UNIVERSITY MEDICAL CENTER
 ADDRESS: 1401-1555 W. CONGRESS PARKWAY; 500-532 S. LOOMIS AVENUE; 1400-1554 W. HARRISON STREET; 501-531 S. ASHLAND AVENUE
 DATE INTRODUCED: JUNE 27, 2018 PLAN COMMISSION: SEPTEMBER 13, 2018

*Cancellation of Existing Water Rates and
for Exemption from Future Rates:*

BY ALDERMAN HAGOPIAN (30TH WARD):
Full Gospel Center, No. 1700 N. Keystone Avenue.

BY ALDERMAN GUTSTEIN (40TH WARD):
Mary Bartelme Home, Nos. 2735-2739 W. Peterson
Avenue.

BY ALDERMAN SCHULTER (47TH WARD):
Queen of Angles Church, Nos. 4412-4423 N. West-
ern Avenue.

Refunds of Fees:

BY ALDERMAN WASHINGTON (28TH WARD):
Off The Street Club Day Care Center, No. 23 N.
Karlov Avenue—license fee.

BY ALDERMAN GABINSKI (32ND WARD):

El Rincon Community Center, No. 1874 N. Mil-
waukee Avenue—dispensary license fee.

BY ALDERMAN MELL (33RD WARD):

First Spanish United Church of Christ Day Care
Center, No. 2609 N. Kimball Avenue—license fee.

BY ALDERMAN CASEY (37TH WARD):

Trinity Evangelical Lutheran Church, No. 1400 N.
Laramie Avenue—installation of a gas burner.

BY ALDERMAN BLOCK (48TH WARD):

Selfhelp Home for the Aged, No. 908 W. Argyle
Street—No Parking signs.

APPROVAL OF JOURNAL OF PROCEEDINGS.

JOURNAL (May 4, 1977).

The City Clerk submitted the printed Official Journal of the Proceedings of the regular meeting held on Wednesday, May 4, 1977, at 10:00 A.M., signed by him as such City Clerk.

Alderman Vrdolyak moved to *Correct* said printed Official Journal, as follows:

Page 5127—left-hand column—by substituting the word "communication" in place of the words "committee report" appearing on the twenty-fifth line from the top of the page;

Page 5168—left-hand column—by substituting the number "18" in place of the number "19" appearing on the sixteenth line from the bottom of the page.

The motion to *Correct* in each case *Prevailed*.

Alderman Laurino next moved to *Correct* said printed Official Journal, as follows:

Page 5247—right-hand column—by substituting in the twelfth line from the bottom of the page the word "*prohibit*" in place of the word "*provide*".

The motion to *Correct* *Prevailed*.

Alderman Vrdolyak then moved to *Approve* said printed Official Journal *as corrected*, and to dispense with the reading thereof. The question being put, the motion *Prevailed*.

UNFINISHED BUSINESS.

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Vrdolyak the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of May 4, 1977, pages 5222-5223, recommending that the City Council pass nine proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Vrdolyak moved to *Concur In* the committee's recommendations and *each* of the nine proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Humes, Adduci, Vrdolyak, Huels, Kwak, Madrzyk, Burke, Jaksy, Barden, Shannon, Kellam, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Oberman, Simpson, Fifielski, Cohen, Schullter, Block, Saperstein, Stone—50.

Nays—None.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

Said ordinances, as passed, read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

Reclassification of Area Shown on Map No. 2-G.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all M1-3 Restricted Manufacturing District designations as shown on the attached Zoning Map in the area bounded by

S. Ashland Boulevard; W. Congress Parkway; S. Loomis Street and W. Harrison Street

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 5438 to 5442 of this Journal]

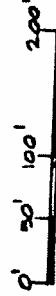
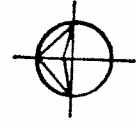
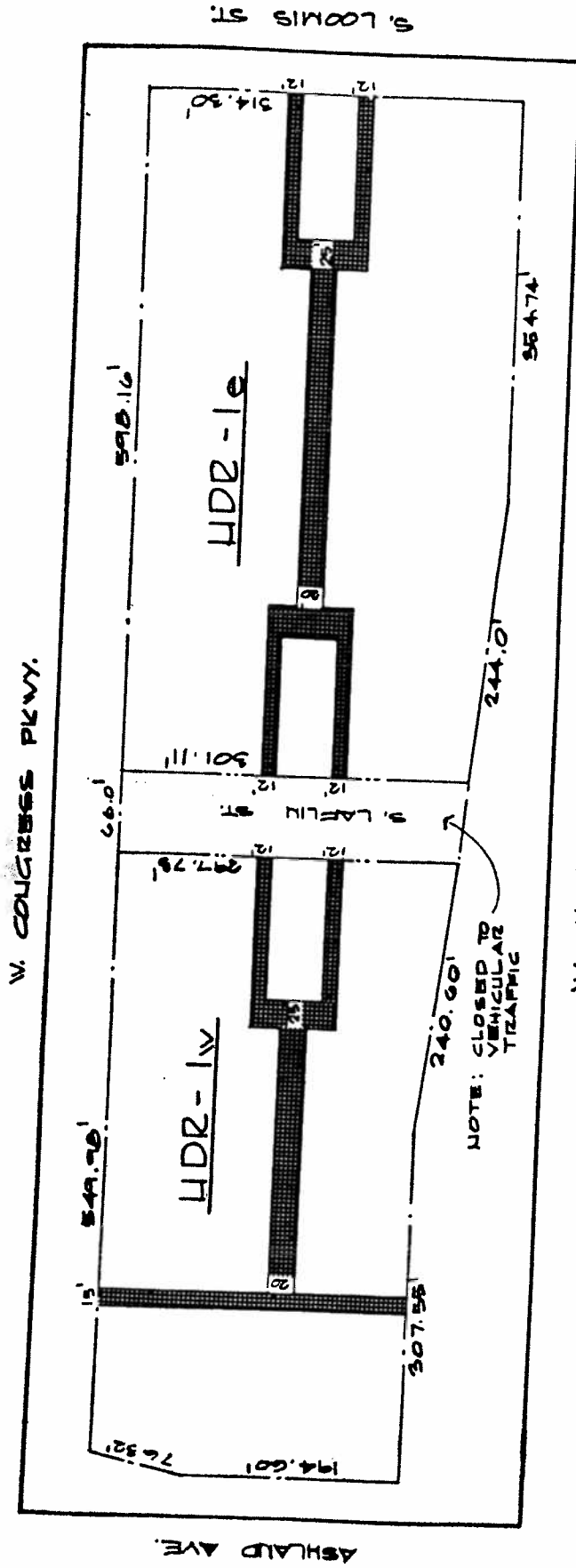
SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.




RESIDENTIAL PLANNED DEVELOPMENTS #168
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned or controlled by the Department of Urban Renewal of the City of Chicago and designated as the Area Redevelopment Project Congress, Racine & Near West Side Urban Renewal Project.
2. Any dedication or vacation of streets or resubdivision of parcels, shall require a separate submittal on behalf of the Department of Urban Renewal or its successors and approval by the City Council.
3. Off-street parking and off-street loading facilities shall be provided in compliance with the Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
4. All applicable official reviews, approvals or permits are required to be obtained by the Department of Urban Renewal or its successors upon conveyance of the Property.
5. Any dedication or vacation of streets and alleys or easements, or adjustments or right-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal or its successor and approval by the City Council.
6. Service drives or any other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles.
7. Use of the land will consist of low-rise Apartment Structures, off-street parking and private recreation areas.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in relation to Planned Developments", as adopted by the Commissioner of the Department of Development and Planning.

APPLICANT: CENTER COURT GARDENS, LIMITED

DATE: FEBRUARY, 1977



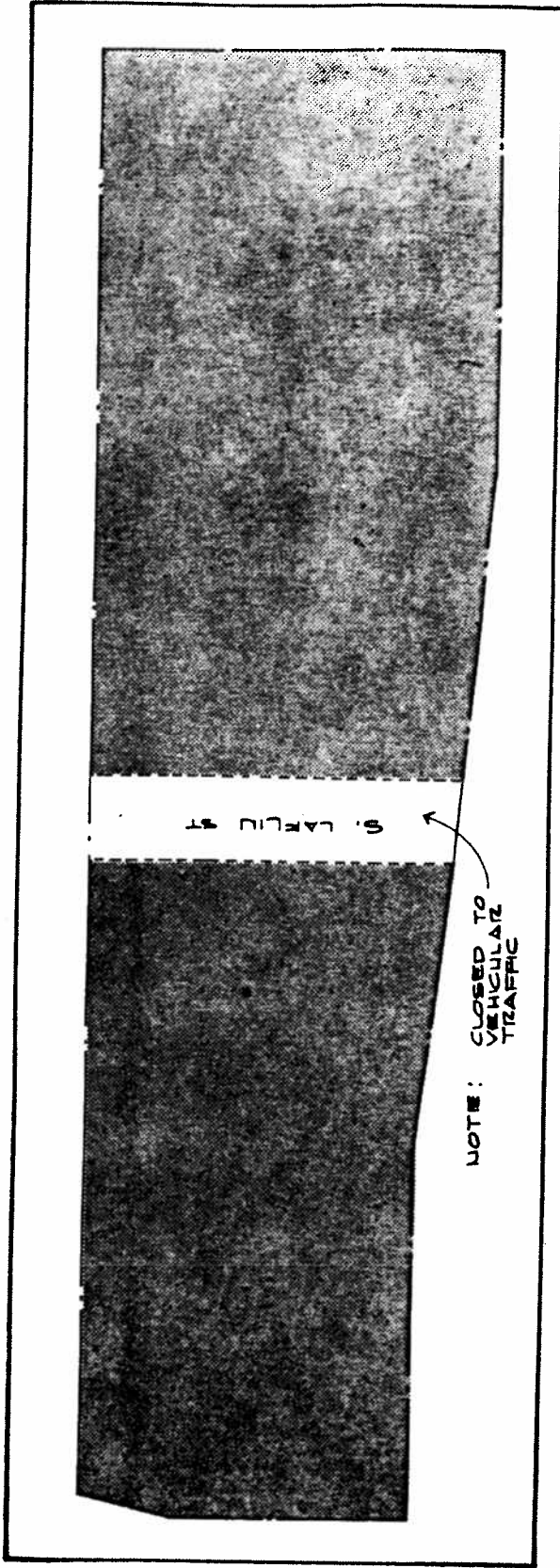
-  PLANNED DEVELOPMENT BOUNDARY
-  PARCELS HDR-1W & HDR-1E
-  STREET AND ALLEYS TO BE VACATED

RESIDENTIAL PLANNED DEVELOPMENT
PROPERTY LINE MAP & RIGHT-OF-WAY ADJUSTMENTS
 APPLICANT: CENTER COURT GARDEIN'S, LIMITED
 DATE: FEBRUARY, 1977

W. CONGRESS PKWY.

S. ASHLAND AVE.

S. LOOMIS ST.



NOTE: CLOSED TO VEHICULAR TRAFFIC

OFFICE

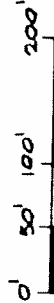
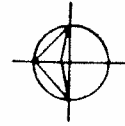
W. HARRISON ST.



PLANNED DEVELOPMENT BOUNDARY



APARTMENT STRUCTURES WITH OFF-STREET PARKING AND LOADING AND PRIVATE RECREATION AREAS



RESIDENTIAL PLANNED DEVELOPMENT
 GENERALIZED LAND USE PLAN
 APPLICANT: CENTER COURT GARDENS, LIMITED
 DATE: FEBRUARY, 1977

RESIDENTIAL PLANNED DEVELOPMENT
 PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM % OF LAND COVERED
Sq. Feet	Acres				
347,696	7.98	3-story apartment buildings, off- street loading and parking, and private recreation areas	293	1.0	30%

GROSS SITE AREA = NET SITE AREA + AREA OF PUBLIC STREETS AND ALLEYS		
17.85	7.98	9.87

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA:
1.0

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA:
36.6

MINIMUM NUMBER OF OFF-STREET PARKING SPACES:
234

MINIMUM NUMBER OF OFF-STREET LOADING SPACES:
Off-street loading facilities will be provided as authorized by the
Chicago Zoning Ordinance R-5 General Residence District.

MINIMUM SETBACKS:
All boundaries 15 feet
Facing buildings 60 feet
Buildings facing Laflin Street (to be closed) 0'

MAXIMUM PERCENT OF LAND COVERED:
30%

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT
CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO,
EXISTING STRUCTURES, OR WHERE NECESSARY BECAUSE OF TECHNICAL REASONS,
SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

APPLICANT: CENTER COURT GARDENS, LIMITED

DATE: FEBRUARY, 1977