



MEMORANDUM

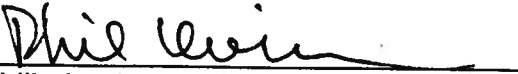
City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Christopher R. Hill  
Commissioner

1 North LaSalle Street  
Chicago, Illinois 60602  
2) 744-4190  
2) 744-2271 (FAX)  
http://www.ci.chi.il.us

TO: The Honorable William J.P. Banks  
Chairman, City Council Committee on Zoning

FROM:   
Philip Levin  
Assistant Commissioner

DATE: December 29, 1998

RE: Journal Correction for Institutional-Residential Planned  
Development No. 102 (5200 South Ellis Avenue)

On July 8, 1998, the City Council passed the ordinance for an amendment to Institutional-Residential Planned Development No. 102. Since that time it has been brought to our attention that an error was made in calculating the Floor Area Ratio for the proposed residential development in Subarea A.

We are therefore requesting your assistance in re-publishing the Bulk Regulations and Data Table for the Planned Development reflecting the corrected F.A.R. (attached). If you have any questions regarding this matter, please do not hesitate to contact me (744-4182).

Thank you for your attention to this matter.

cc: Paul Woznicki  
Christine Slattery  
Michael Marmo

Enclosure



**INSTITUTIONAL-RESIDENTIAL PLANNED DEVELOPMENT NO. 102, AS AMENDED**  
**BULK REGULATIONS AND DATA TABLE**

**Gross Site Area:**

**Total Site:** 16.5 acres (718,740 s.f.)  
**Net Site Area (Total):** 12.0 acres (523,133 s.f.)

**Net Site Area (By Sub-Area):**

- A. Total = Gross Site Area (224,149 s.f.) - (area in public and private streets and alleys (36,125 s.f.)) = Net Site Area of 188,024 s.f. (4.32 ac.)
- B. Net Site Area = 155,017 s.f. (3.5 acres)
- C. Net Site Area = 100,959 s.f. (2.3 acres)
- D. Total = Gross Site Area (83,735 s.f.) - (area in public and private streets and alleys (4,502 s.f.)) = Net Site Area of 79,233 s.f. (1.82 ac.)

**Maximum Floor Area Ratio:**

- A. 1.66 (Total for site)
- B. 2.2 (Total for site)
- C. 2.2 (Total for site)
- D. 1.4 (Total for site)

**Maximum Number of Residential Units:**

- A. 253 units
- B. 0 units
- C. 50 units
- D. 16 units

**Maximum Site Coverage:** In accordance with site plans for Sub-Areas A and D.

Sub-Area B: 45%  
Sub-Area C: 40%

**Minimum Number of Off Street Parking Spaces:**

- A. 275 spaces
- B. 0 spaces
- C. 50 spaces
- D. 32 spaces

**Minimum Building Setbacks:**

In accordance with site plans for Sub-Areas A and D.

**Maximum Building Height:**

Sub-Area A = For existing buildings, as they exist;  
New buildings - 45 ft.  
Sub-Area B = Existing  
Sub-Area C = Existing  
Sub-Area D = 45 ft.

**Applicant:** Harold Lichterman  
Kenard Corporation  
**Property:** 5200 S. Ellis  
Chicago, IL 60615

**Submitted:** March 11, 1998

**Revised:** June 16, 1998

bic/zoning apps/lichterman/bulk-table-subarea

*Reclassification Of Area Shown On Map Number 12-D.  
(As Amended)  
(Application Number 12332)*

*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 Institutional Residential Planned Development Number 102 symbols and indications as shown on Map Number 12-D:

to those of Institutional Residential Planned Development Number 102, as amended, and a corresponding use district is hereby established in the area above described.

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

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

*Institutional-Residential Planned Development Number 102,  
As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Institutional Residential Planned Development Number 102, as amended, which is controlled by Harold Lichterman, the Kenard Corporation (the "Applicant") with the consent of the other owners within the Planned Development for purposes of this Institutional Residential Planned Development Amendment. The net site area of the entire Planned Development totals five hundred twenty-three thousand one hundred thirty-three (523,133) square feet (twelve (12) acres).
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Plan of Development. The proposed dedication of a portion of 53<sup>rd</sup> Street shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council. Prior to Part II approval the

Applicant shall obtain approvals necessary to assign official street addresses to lots or units in the Planned Development, for the Part II approval which is being sought.

3. The requirements, obligations and conditions within this Planned Development shall be binding upon the Applicant, its successors and assigns and if different than the Applicant, the legal title holder and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant, successors and assigns and, if different than the applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any modifications or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, or its direct successor, or the owners of all the property or any homeowners association which is formed to represent property owners.
4. This Plan of Development consists of these fifteen (15) statements, a Bulk Regulations and Data Table; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Existing Zoning and Land-Use Map; Site Plan Subarea A; Building Elevations Subarea A; Site Plan Subarea D; Building Elevations and Roof Plans Subarea D, as prepared by Fitzgerald Associates Architects dated June 16, 1998, and Landscape Plan Subarea A, as prepared by Artemesia dated June 16, 1998, which are all incorporated herein. This Plan of Development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a Planned Development. These and no other zoning controls shall apply to the area delineated herein.
5. The following uses shall be permitted within the subareas delineated herein:
  - A. Multi-family and single-family attached residential dwelling units, accessory uses and accessory parking.
  - B. Public elementary school.
  - C. Single-family attached residential units.

- D. Single-family detached residential units.
6. Identification signs shall be permitted within the Planned Development subject to review and approval of the Department of Planning and Development. Temporary construction and marketing signs shall be permitted within the Planned Development subject to review and approval of the Department of Planning and Development. Temporary sales offices shall be allowed.
  7. Ingress and egress shall be subject to the review of the Department of Transportation and the Department of Planning and Development. Private roads shall be subject to review by the Department of Transportation, but are not required to meet public street construction standards.
  8. Off-street parking shall be provided in compliance with this Plan of Development subject to review of the Departments of Transportation and Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table.
  9. The height restriction of any building or any appurtenance attached hereto shall not exceed the height established in the Bulk Regulations and Data Table and shall also be subject to height limitations established by the Federal Aviation Administration.
  10. The maximum permitted floor area ratio for the entire parcel shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the City of Chicago Zoning Ordinance shall apply.
  11. Improvements of the property, specifically being Subareas A and D, including landscaping and all entrances and exits to the parking and private streets, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site Plan, Building Elevations and the Landscape Plan attached hereto and made a part hereof. As depicted on the Site Plan for Subarea A, all exterior common open spaces and exterior connecting walks shall be publicly accessible from dawn to dusk and shall not be fenced/gated. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the landscape plan and the parkway tree provisions of the Chicago Zoning Ordinance and correspondence regulations and guidelines.
  12. Driveways as noted on the Site Plan for Subareas A and D which are

private streets and alleys to be constructed by the Developer, shall thereafter be maintained by a homeowners' association which shall be formed covering the entire property. Maintenance of private streets and alleys including snow plowing, paving and maintenance of underground utilities shall become the responsibility of the to be formed homeowners' association subject to a declaration of covenants and conditions which shall be recorded against the subject property prior to the sale of any units thereof.

13. The terms, conditions and exhibits of this Planned Development ordinance may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the application for such modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development, that such modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this Planned Development. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses 4 and 5 of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks, an increase in the maximum percent of land covered, or subsequent setback reductions pertaining to individual residential units.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
15. Unless substantial construction of the improvements contemplated by this Planned Development in Subareas A and D has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the property shall automatically revert to that of Institutional-Residential Planned Development as of November 15, 1989.

[Existing Zoning and Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site Plans; Landscape Plan; Building Elevation Drawings; and Elevations and Roof Plan referred to in these Plan of Development Statements printed on pages 73408 through 73424 of this Journal.]

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

*Institutional-Residential Planned Development Number 102,  
As Amended.*

*Bulk Regulations And Data Table.*

Gross Site Area:

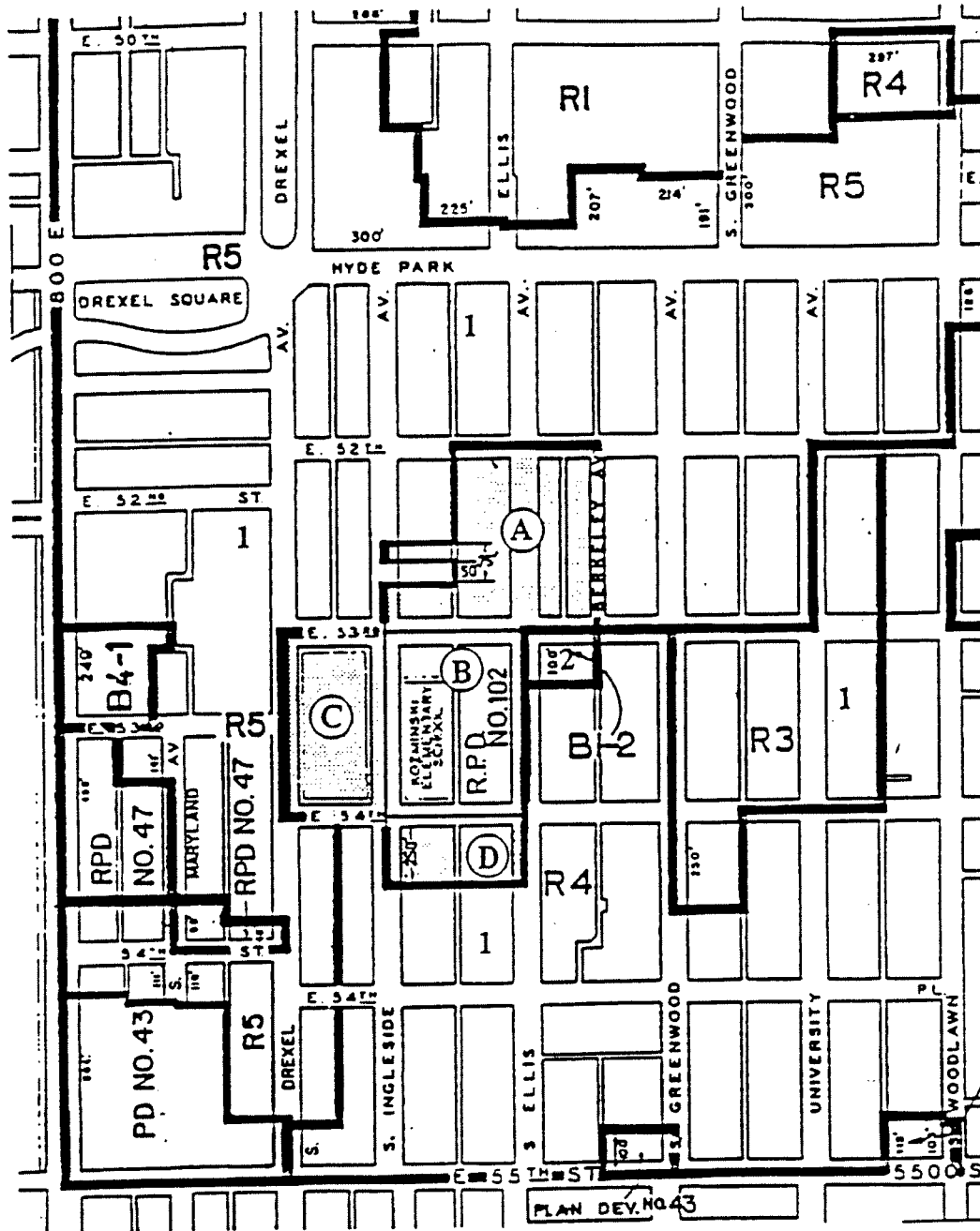
Total Site:	16.5 acres (718,740 square feet).
Net Site Area (Total):	12.0 acres (523,133 square feet).

Net Site Area (By Subarea):

- A. Total = Gross Site Area (224,149 square feet) – Area in Public and Private Streets and Alleys (36,125 square feet) = Net Site Area of 188,024 square feet (4.32 acres).
- B. Net Site Area = 155,017 square feet (3.5 acres).
- C. Net Site Area = 100,959 square feet (2.3 acres).
- D. Total = Gross Site Area (83,735 square feet) – Area in Public and Private Streets and Alleys (4,502 square feet) = Net Site Area of 79,233 square feet (1.82 acres).

- Maximum Floor Area Ratio:
- A. 1.4 (total for site).
  - B. 2.2 (total for site).
  - C. 2.2 (total for site).
  - D. 1.4 (total for site).
- Maximum Number of Residential Units:
- A. 253 units.
  - B. 0 units.
  - C. 50 units.
  - D. 16 units.
- Maximum Site Coverage:
- In accordance with Site Plans for Subareas A and D.
- Subarea B: 45%.
- Subarea C: 40%.
- Minimum Number of Off-Street Parking Spaces:
- A. 275 spaces.
  - B. 0 spaces.
  - C. 50 spaces.
  - D. 32 spaces.
- Minimum Building Setbacks:
- In accordance with Site Plans for Subareas A and D.
- Maximum Building Height:
- Subarea A = for existing buildings, as they exist; new buildings -- 45 feet.
- Subarea B = existing.
- Subarea C = existing.
- Subarea D = 45 feet.

Existing Zoning And Land-Use Map.



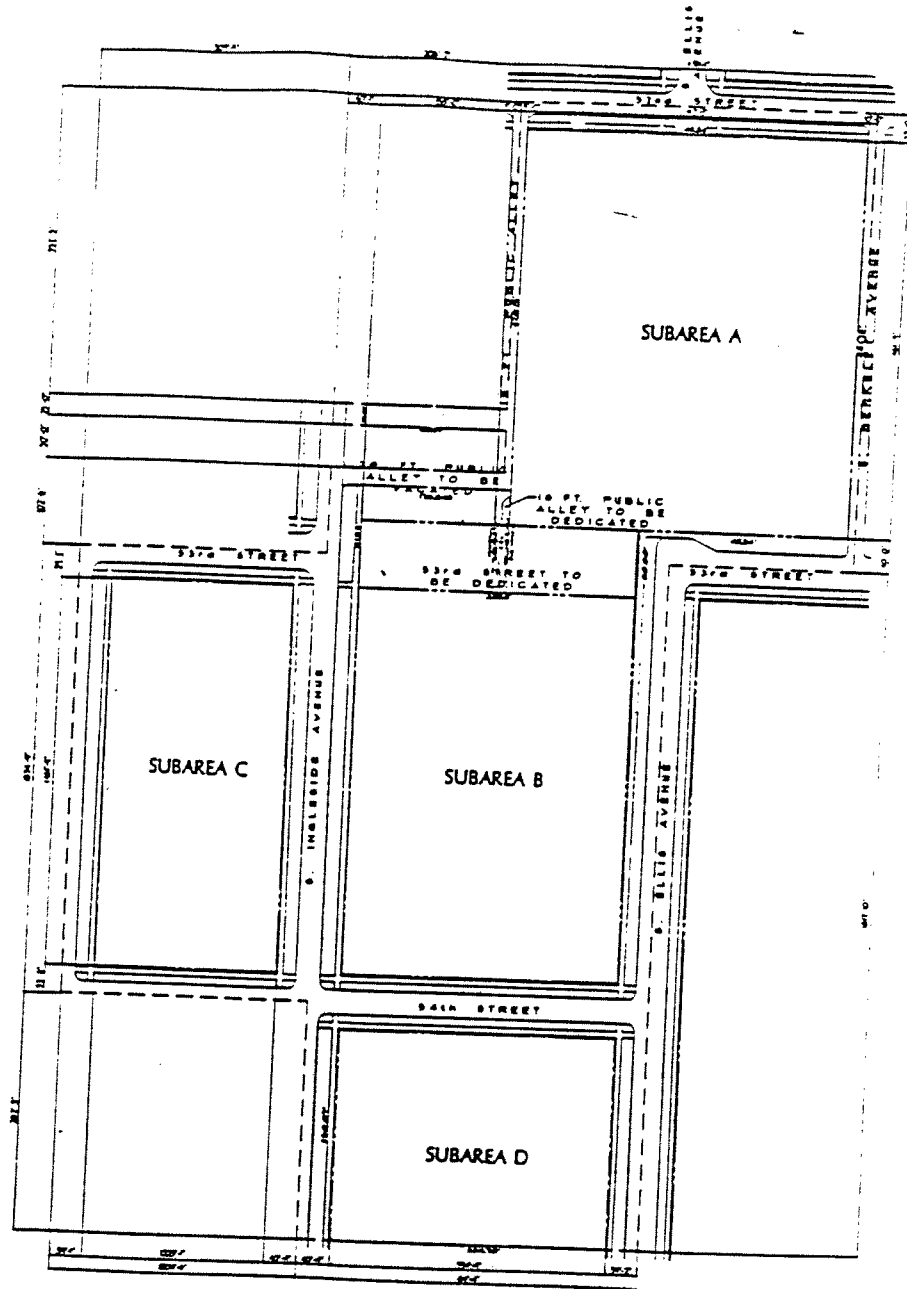
EXISTING ZONING AND LAND USE MAP

- |                       |                     |
|-----------------------|---------------------|
| 1. RESIDENTIAL        | A. RESIDENTIAL USES |
| 2. RETAIL/RESIDENTIAL | B. SCHOOL           |
|                       | C. TOWNHOMES        |
|                       | D. RESIDENTIAL      |

Applicant: Harold Lichterman  
 Kenard Corporation  
 Property: 5200 S. Ellis  
 Chicago, Illinois 60615

Submitted: March 11, 1998  
 Revised: June 16, 1998

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



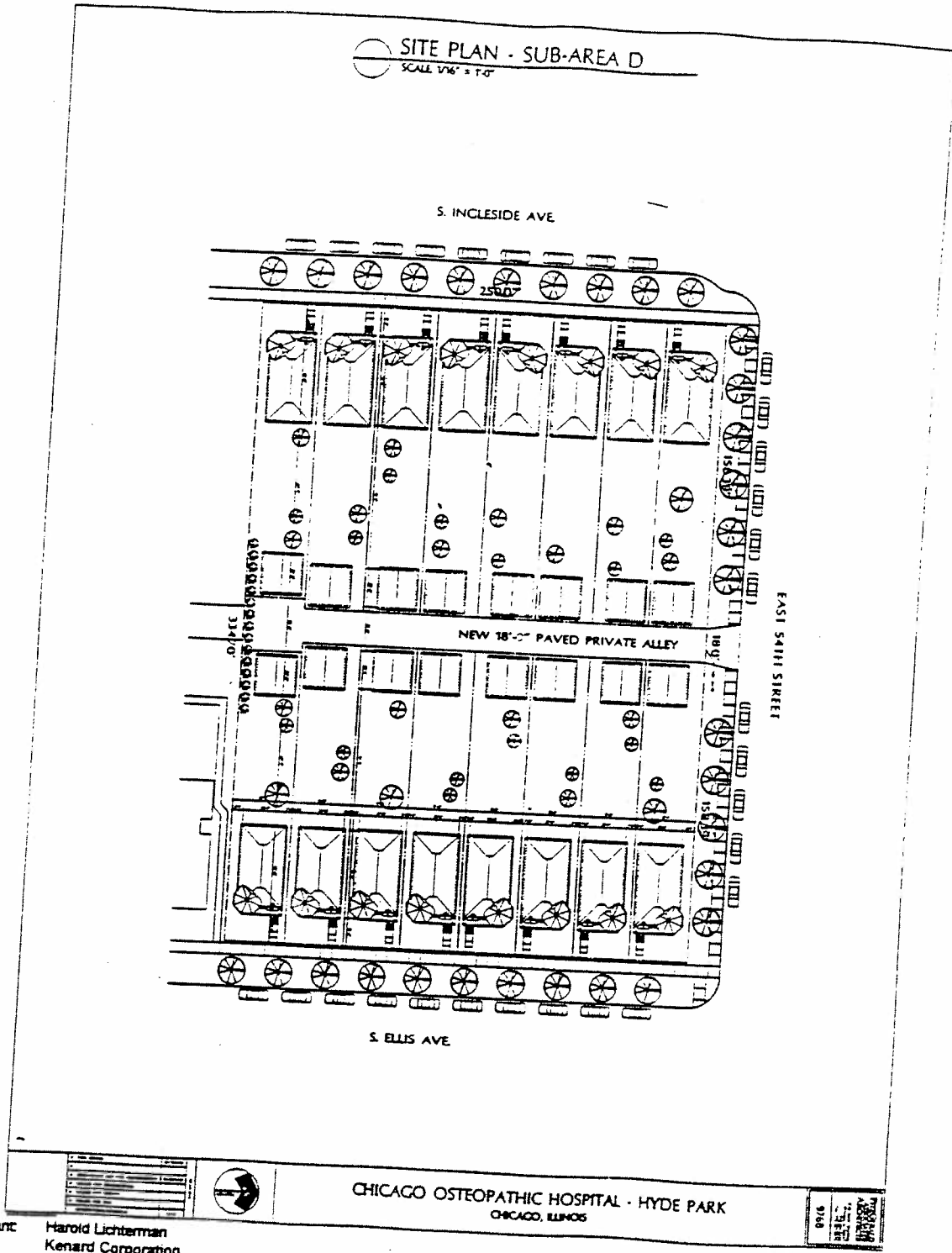
PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE AND R.O.W. ADJUSTMENT MAP

— PROPERTY LINE  
- - - BOUNDARY LINE

Applicant: Harold Lichterman  
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Site Plan.  
(Subarea "D")



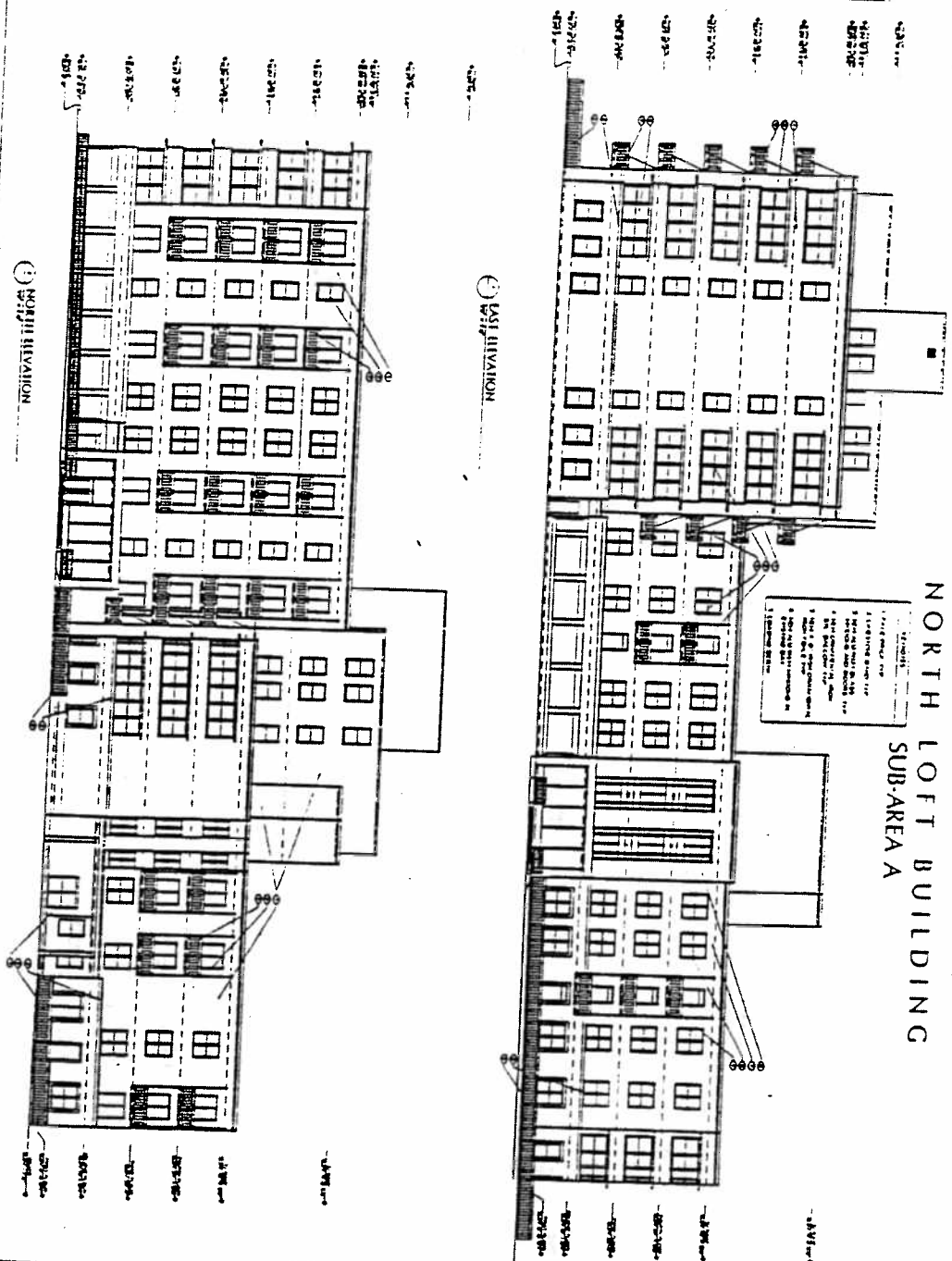
Applicant: Harold Lichterman  
 Kenard Corporation  
 Property: 5200 S. Ellis  
 Chicago, IL 60615  
 Submitted: March 11, 1998  
 Revised: June 16, 1998

CHICAGO OSTEOPATHIC HOSPITAL - HYDE PARK  
 CHICAGO, ILLINOIS

1998  
 06/16/98  
 11:00 AM



Building Elevation.  
(Subarea "A")  
(Page 1 of 8)



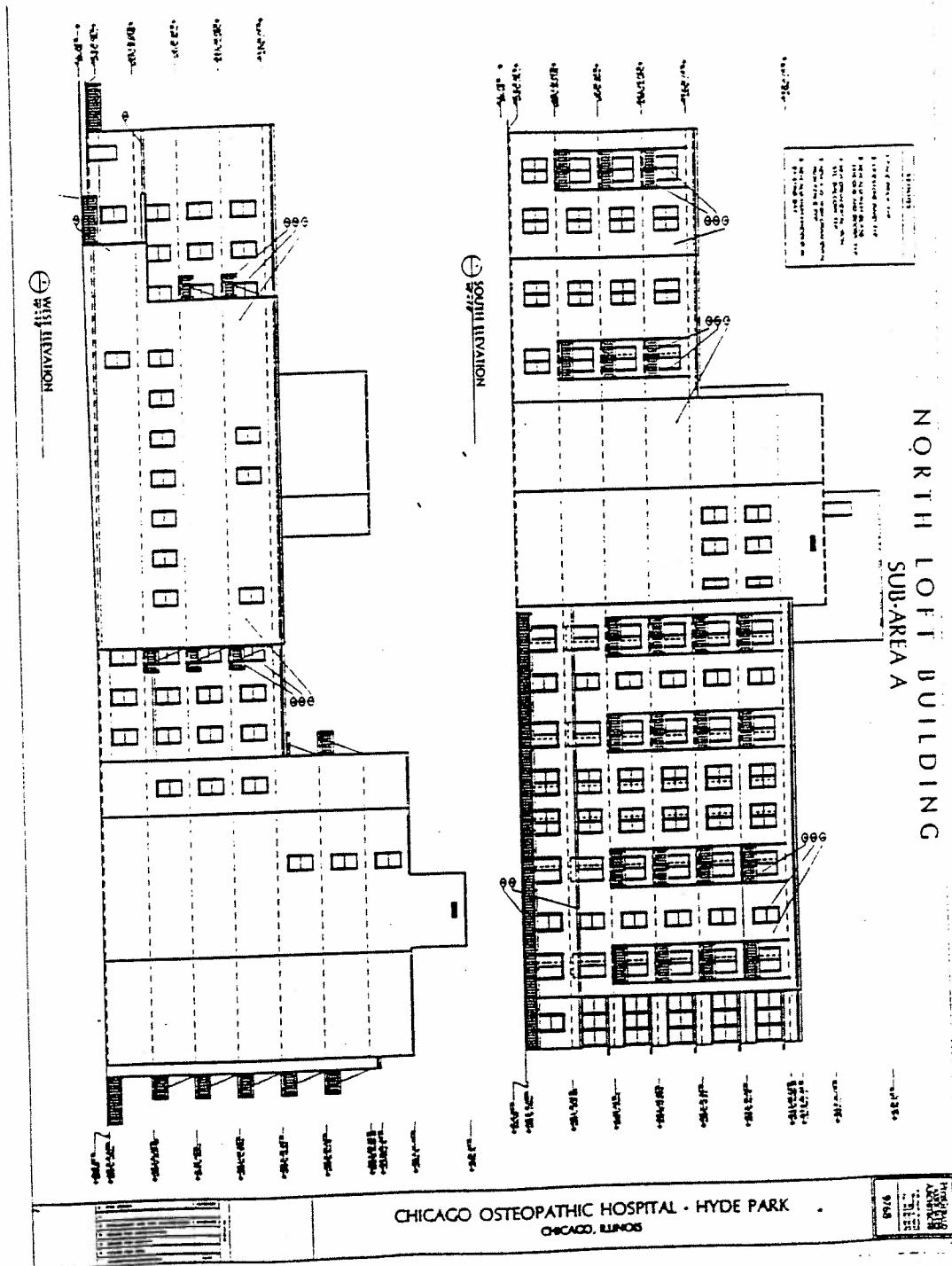
NORTH LOFT BUILDING  
SUB-AREA A

CHICAGO OSTEOPATHIC HOSPITAL - HYDE PARK  
CHICAGO, ILLINOIS

Applicant: Harold Lichterman  
 Kenard Corporation  
 Property: 5200 S. Ellis  
 Chicago, IL 60615  
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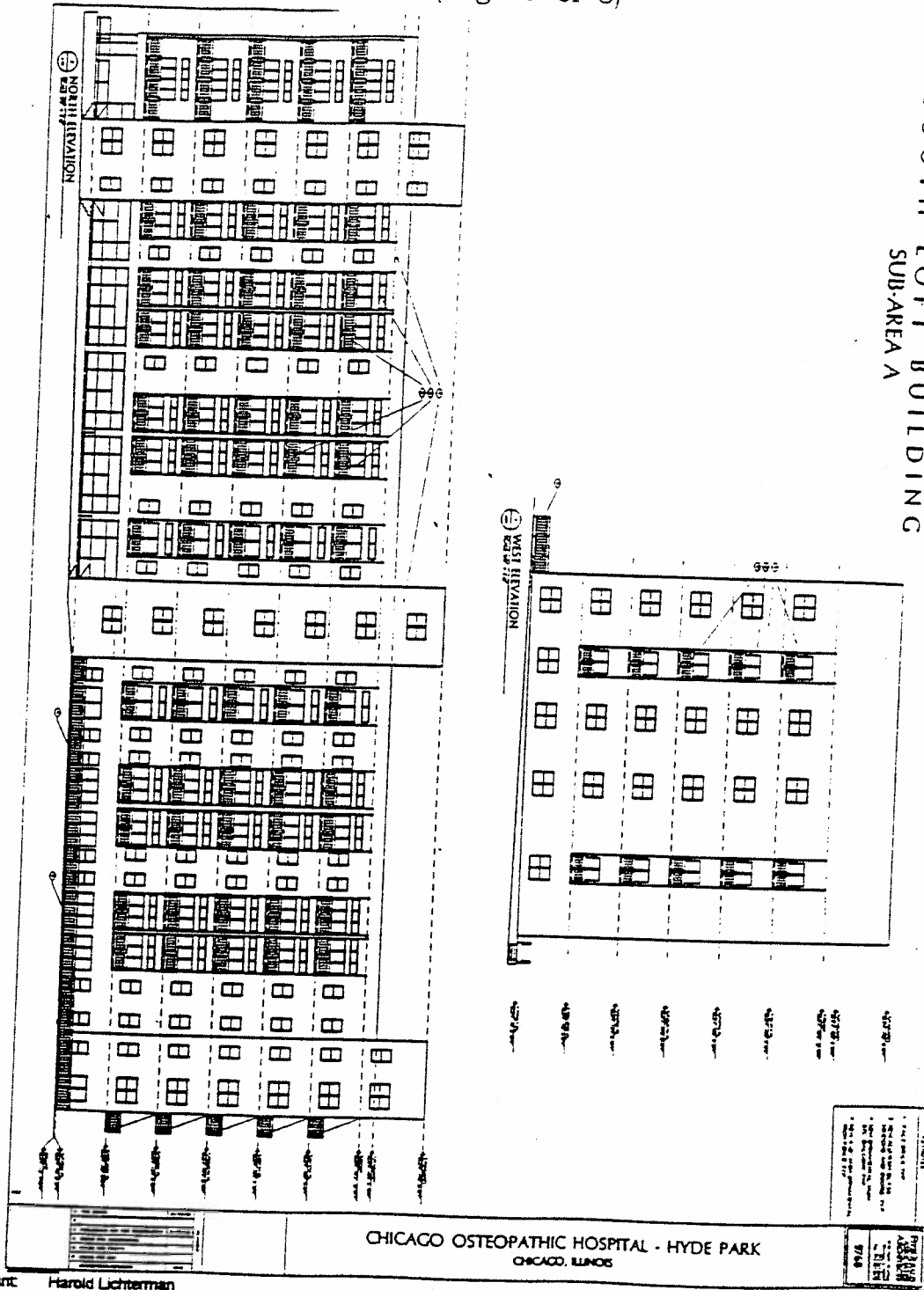


Building Elevation.  
(Subarea "A")  
(Page 2 of 8)



Applicant: Harold Lichterman  
 Kenard Corporation  
 Property: 5200 S. Ellis  
 Chicago, IL 60615  
 Submitted: March 11, 1998  
 Revised: June 16, 1998

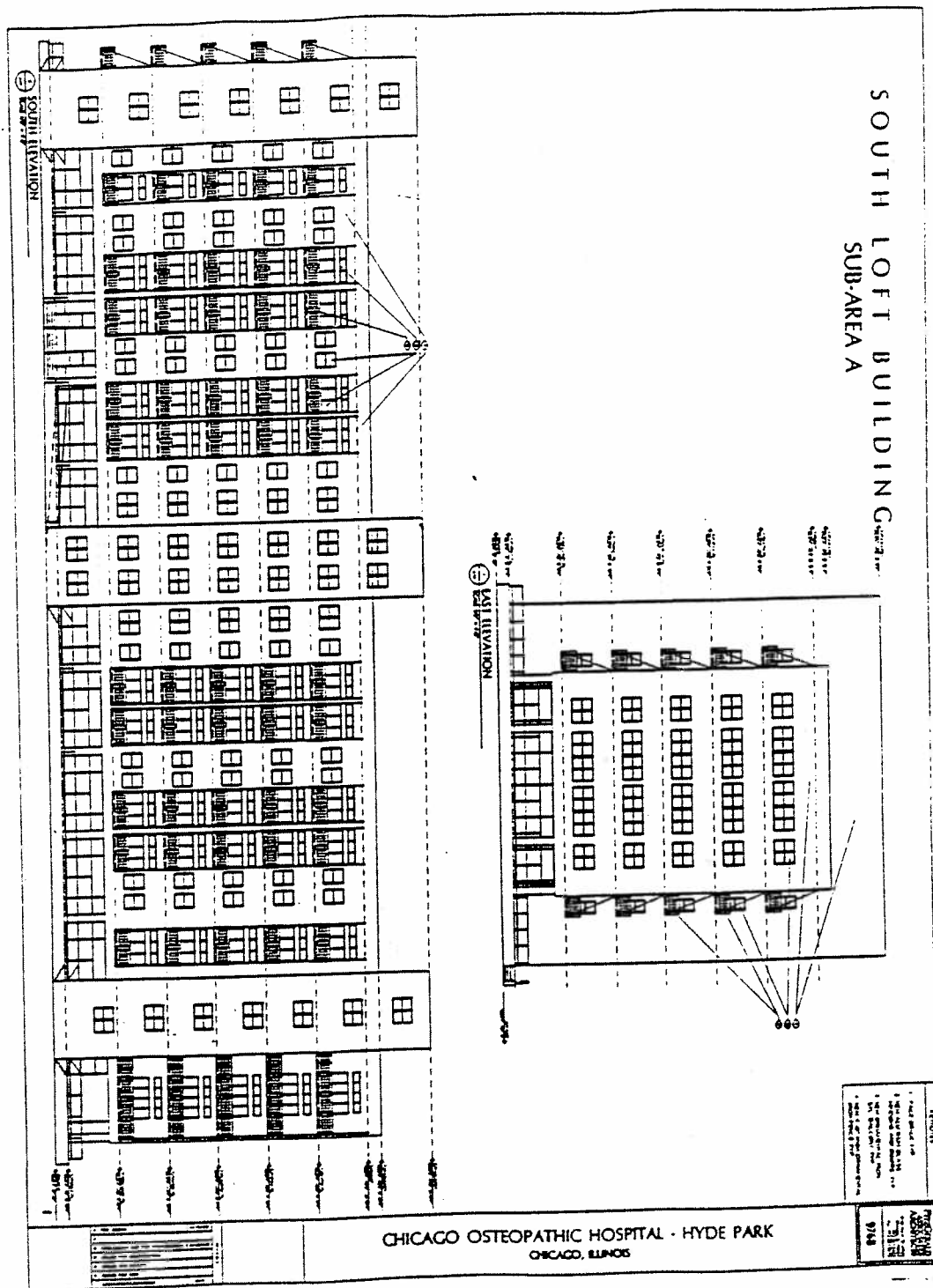
Building Elevation.  
(Subarea "A")  
(Page 3 of 8)



Applicant: Harold Lichterman  
 Kenard Corporation  
 Property: 5200 S. Ellis  
 Chicago, IL 60615  
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CHICAGO OSTEOPATHIC HOSPITAL - HYDE PARK  
 CHICAGO, ILLINOIS

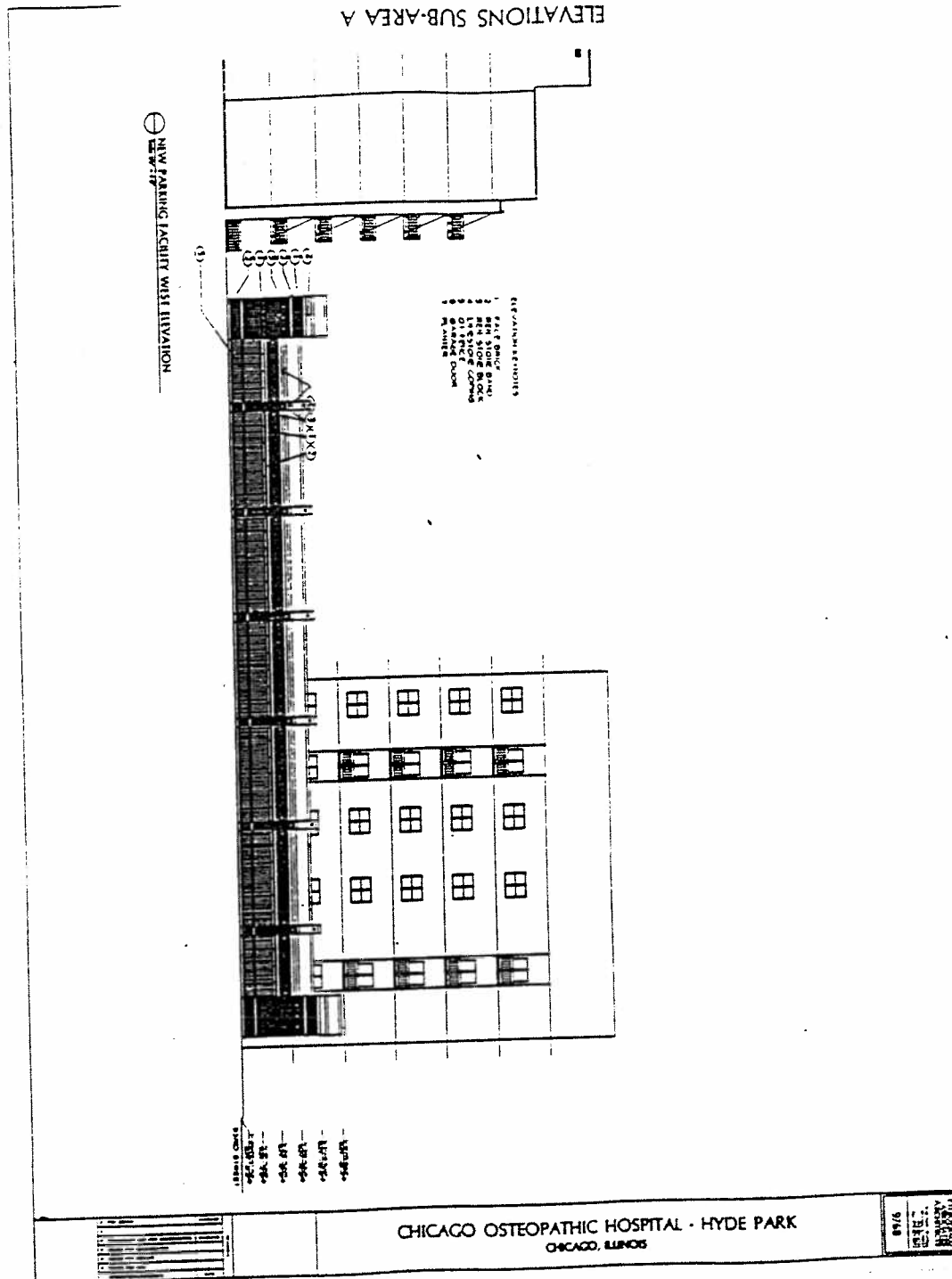
Building Elevation.  
(Subarea "A")  
(Page 4 of 8)



Applicant: Harold Lichtenman  
 Kenard Corporation  
 Property: 5200 S. Ellis  
 Chicago, IL 60615  
 Submitted: March 11, 1998  
 Revised: June 16, 1998



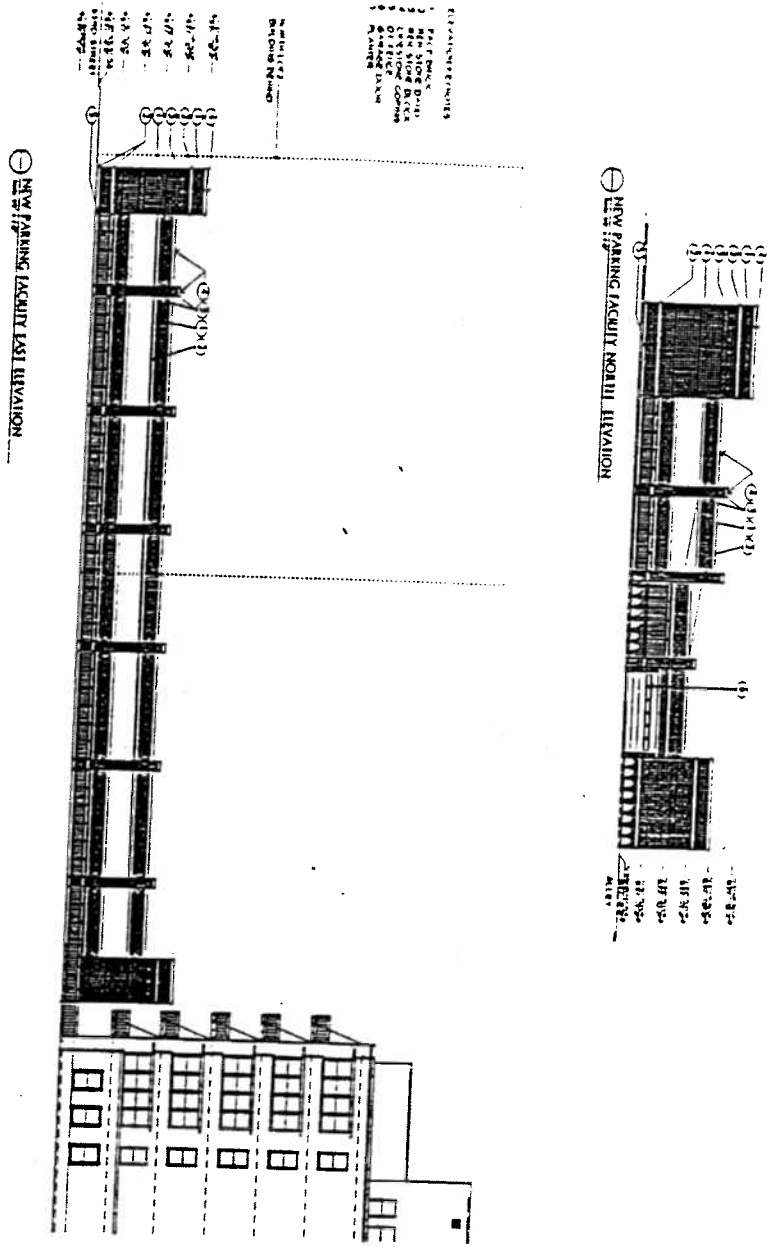
Building Elevation.  
(Subarea "A")  
(Page 6 of 8)



Applicant: Harold Lichterman  
 Kenard Corporation  
 Property: 5200 S. Ellis  
 Chicago, IL 60615  
 Submitted: March 11, 1998  
 Revised: June 16, 1998

Building Elevation.  
(Subarea "A")  
(Page 7 of 8)

ELEVATIONS SUB-AREA A

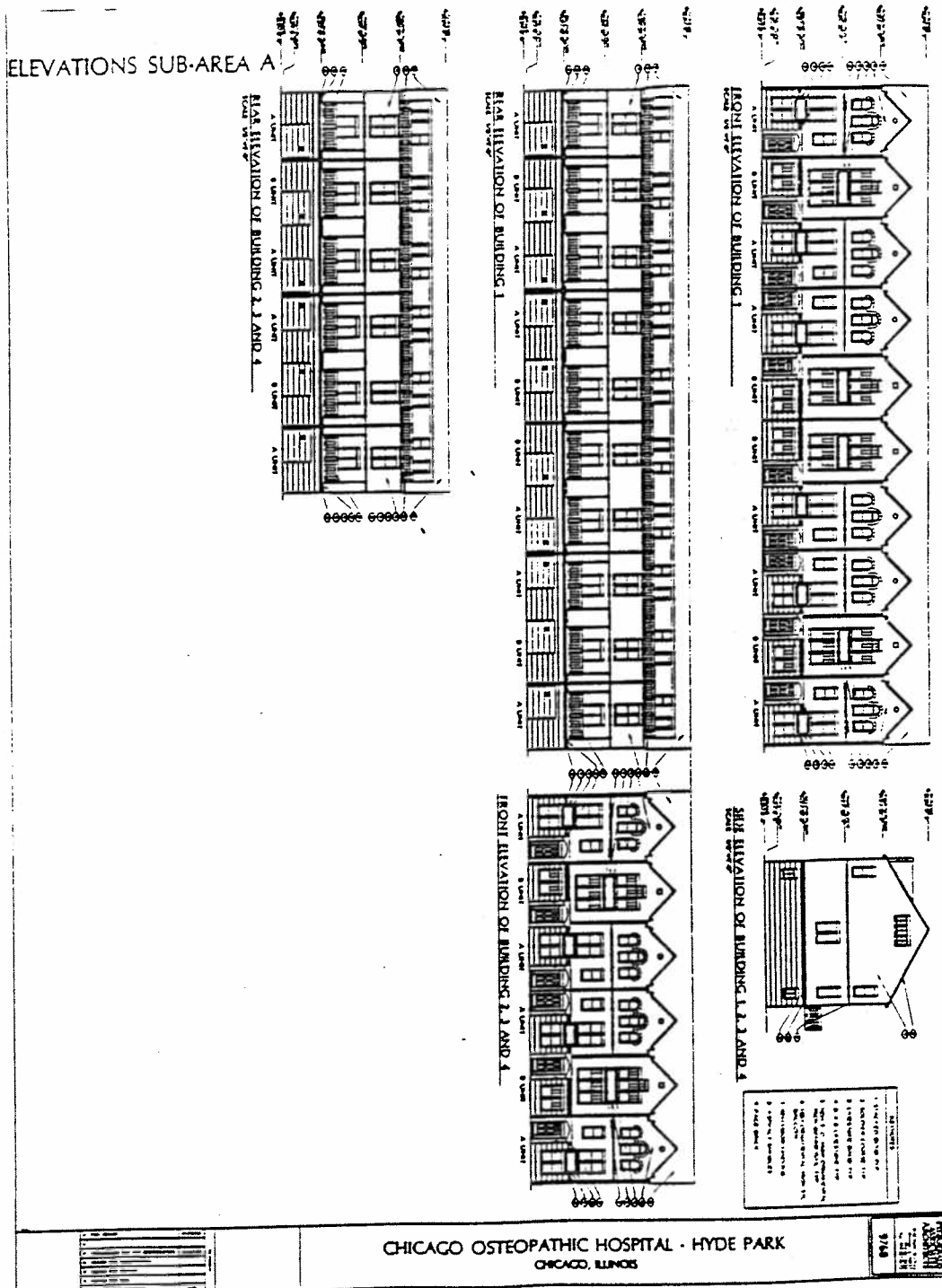


CHICAGO OSTEOPATHIC HOSPITAL - HYDE PARK  
CHICAGO, ILLINOIS

Applicant: Harold Lichterman  
 Kenard Corporation  
 Property: 5200 S. Ellis  
 Chicago, IL 60615  
 Submitted: March 11, 1998  
 Revised: June 16, 1998

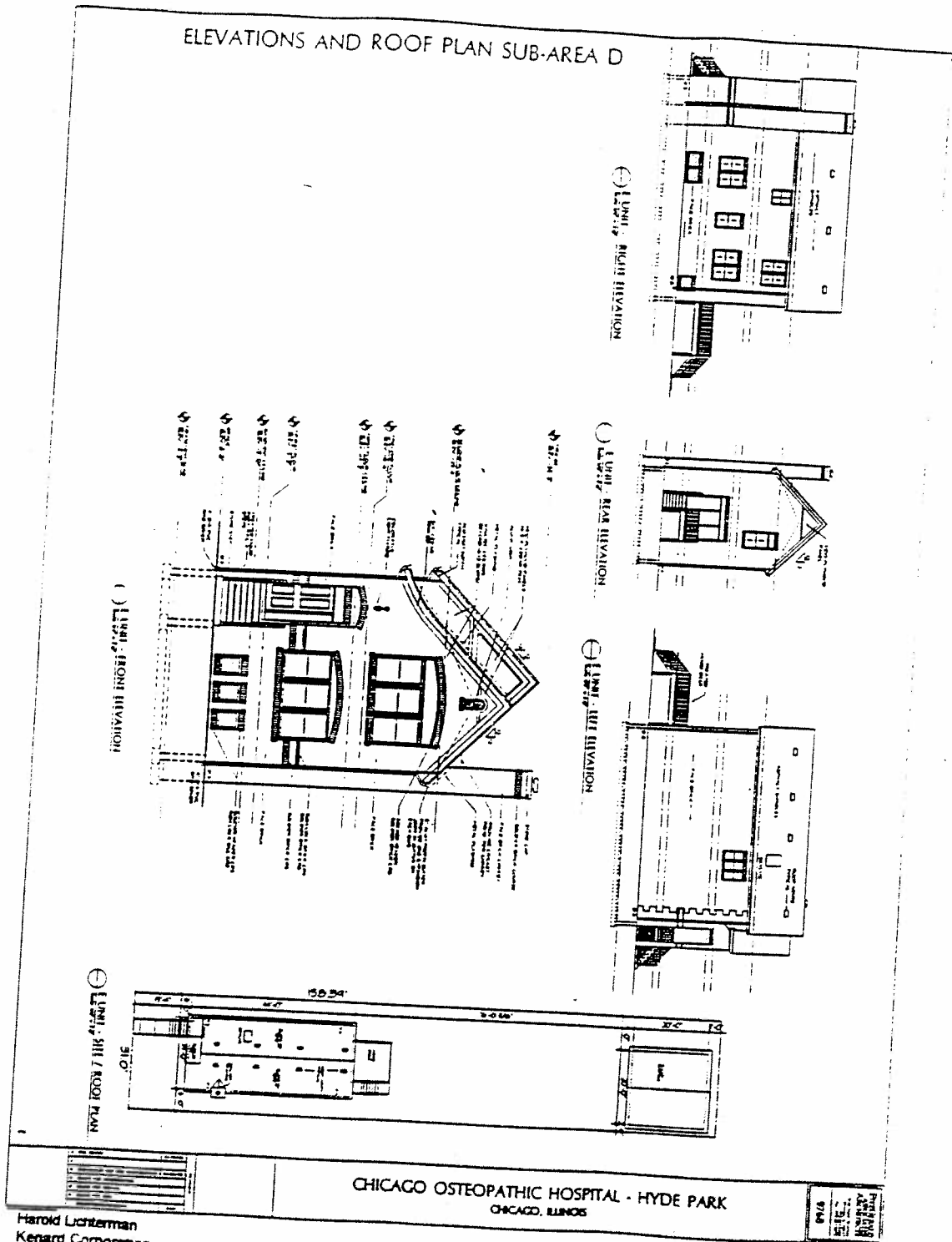


Building Elevation.  
(Subarea "A")  
(Page 8 of 8)



Applicant: Harold Lichterman  
 Kenard Corporation  
 Property: 5200 S. Ellis  
 Chicago, IL 60615  
 Submitted: March 11, 1998  
 Revised: June 16, 1998

Elevations And Roof Plan.  
(Subarea "D")  
(Page 1 of 3)

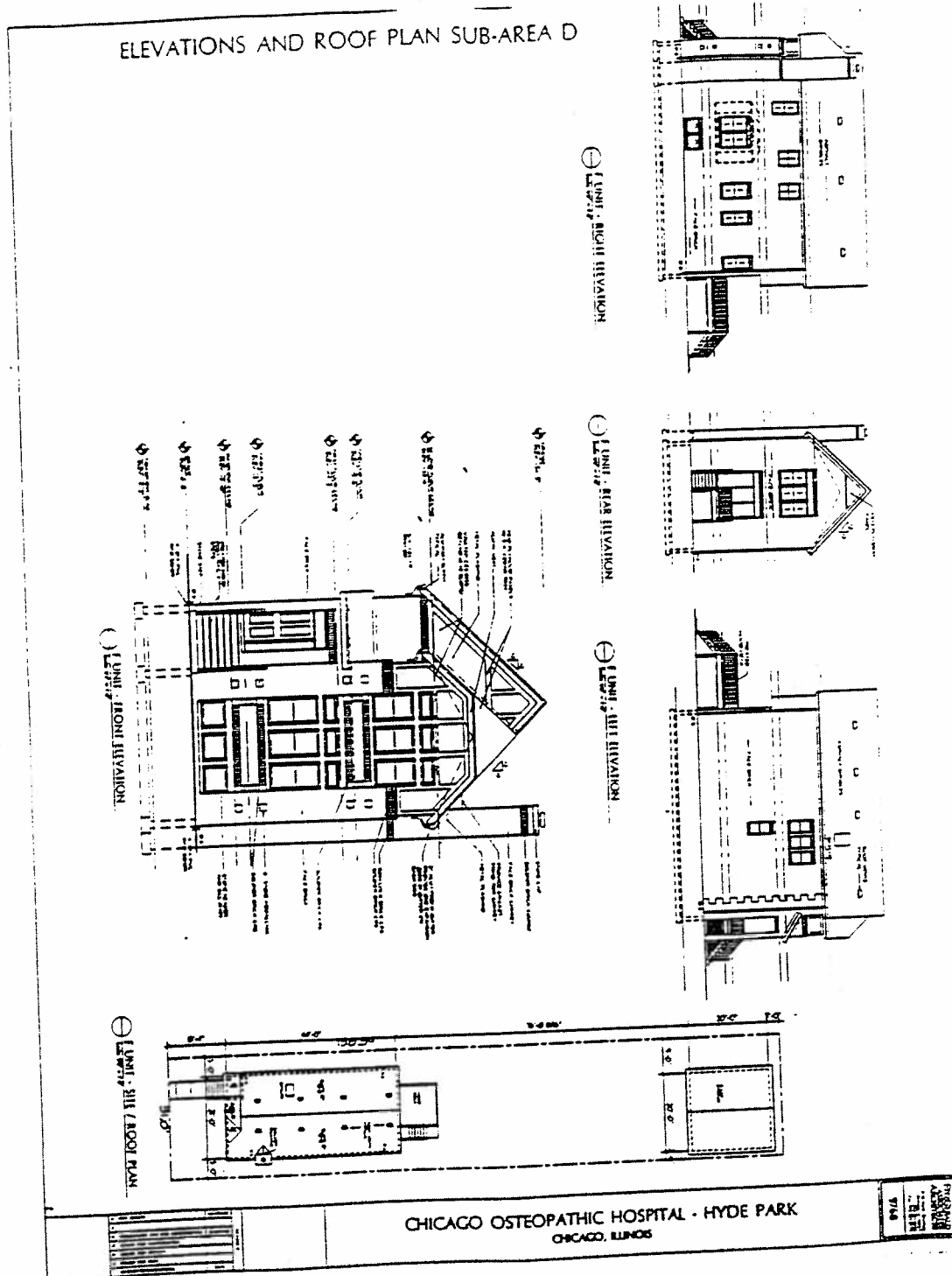


Applicant: Harold Lichterman  
 Kenard Corporation  
 Property: 5200 S. Ellis  
 Chicago, IL 60615  
 Submitted: March 11, 1998  
 Revised: June 16, 1998

CHICAGO OSTEOPATHIC HOSPITAL - HYDE PARK  
 CHICAGO, ILLINOIS



Elevations And Roof Plan.  
(Subarea "D")  
(Page 2 of 3)

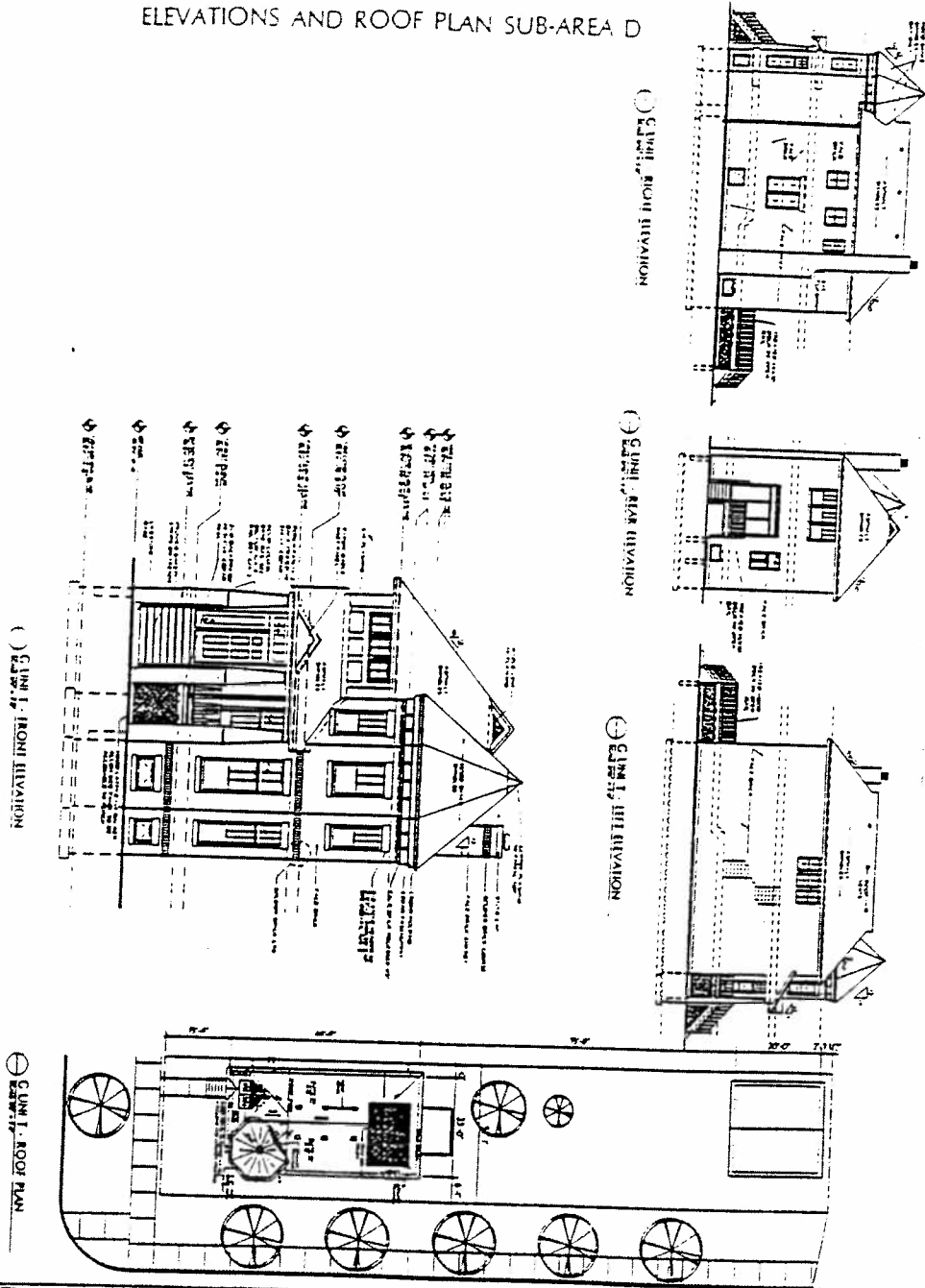


Applicant: Harold Lichsterman  
 Kenard Corporation  
 Property: 5200 S. Ellis  
 Chicago, IL 60615  
 Submitted: March 11, 1998  
 Revised: June 16, 1998

BY: [Signature]  
 DATE: [Date]  
 TITLE: [Title]

Elevations And Roof Plan.  
(Subarea "D")  
(Page 3 of 3)

ELEVATIONS AND ROOF PLAN SUB-AREA D



CHICAGO OSTEOPATHIC HOSPITAL - HYDE PARK  
CHICAGO, ILLINOIS

Applicant: Harold Lichterman  
 Kenard Corporation  
 Property: 5200 S. Ellis  
 Chicago, IL 60615  
 Submitted: March 11, 1998  
 Revised: June 16, 1998



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

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

—

*Reclassification Of Area Shown On Map No. 12-D.*

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

# 102

SECTION 1. That the Chicago Zoning Ordinance be amended by changing Institutional Planned Development No. 102 symbols and indications as shown on Map No. 12-D in the area bounded by:

East 52nd Street; South Berkeley Avenue; East 53rd Street; South Ellis Avenue; a line 250.13 feet south of East 54th Street, or the line thereof if extended where no street exists; South Ingleside Avenue; East 54th Street; South Drexel Avenue; East 53rd Street; South Ingleside Avenue; the alley next north of and parallel to East 53rd Street, or the line thereof if extended where no street exists; the alley next east of and parallel to South Ingleside Avenue; a line 50 feet north of the alley next north of and parallel to East 53rd Street, or the line thereof if extended where no street exists; South Ingleside Avenue, a line 75 feet north of the alley next north of and parallel to East 53rd Street, or the line thereof if extended where no street exists; and the alley next east of and parallel to South Ingleside Avenue,

to the designation of Institutional/Residential Planned Development No. 102, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

Plan of Development attached to this ordinance reads as follows:

*Institutional/Residential Planned Development Number 102  
(As Amended)*

*Plan Of Development*

*Statements.*

1. The area delineated hereon as "Institutional Planned Development" No. 102, as amended, is owned or controlled by the Chicago Osteopathic Medical Centers.
2. Off-street parking and loading facilities will be provided in compliance with the Plan of Development as authorized by the R5 General Residence District classification of the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets and alleys or adjustment of right-of-way or consolidation of 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.
4. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees, or grantees.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord 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.
6. Use of land will consist of medical and related uses, student housing, townhouses and related uses, research and educational facilities, public elementary school, and off-street parking as authorized by the Chicago Zoning Ordinance. Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 Zoning District of the Chicago Zoning Ordinance.
7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to an R5 General Residence District classification and with the regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as

promulgated by the Commissioner of the Department of Development and Planning.

[Property Line Map and Right-of-Way Adjustments Map, Generalized Land Use Plan and Existing Zoning and Preferential Street System Map printed on pages 6981 through 6983 of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

*Institutional/Residential Planned Development Number 102  
(As Amended)*

*Planned Development*

*Use And Bulk Regulations And Data.*

Sub-area	Net Site Area		General Description Of Land	No. Of Dwelling Units	Max. Floor Area Ratio	Max. % Of Land Coverage
	Sq. Ft.	Acres				
A	316,207	7.3	Medical and Related Uses, Student Housing and Related Uses, Research and Educational Facilities, Laboratories, (Clinical and Research) and Off-Street Parking.	44	2.2	45%

Sub-area	Net Site Area		General Description Of Land	No. Of Dwelling Units	Max. Floor Area Ratio	Max. % Of Land Coverage
	Sq. Ft.	Acres				
B	155,017	3.5	Public Elementary School.		2.2	45%
C	100,859	2.3	Townhouses with Off-Street Parking.	50	2.2	40%
	572,083	13.1		94	2.2	43.3%

The above noted regulations relate to the ultimate development within the planned development area. Interim stages of development may exceed these permitted standards, subject to the approval of the Department of Development and Planning.

Gross Site Area = Net Site Area + Area of Public Right-of-Way: (16.5 acres = 13.1 acres + 3.4 acres)

#### Proposed Population.

##### A. Medical and Related Uses:

1. Number of beds	295
2. Number of attending doctors	75
3. Number of employees per shift	400

## B. Housing:

1. Dwelling units	32
2. Efficiency units	12

C. Townhouses: 50

Maximum Permitted F.A.R. for Total Net Site Area: 2.2

Off-street parking and loading requirements for proposed medical and related uses and student housing shall be provided as required by an R5 General Residence District Classification of the Chicago Zoning Ordinance. Minimum number of parking spaces: 422

Off-street parking requirements for proposed townhouses shall be provided as required by an R5 General Residence District Classification of the Chicago Zoning Ordinance. Minimum number of parking spaces: 50

## Minimum Setbacks.

## A. Medical and Related Uses:

Boundary and front yard:	15 feet 0 inches
Boundary and side yard:	8 feet 0 inches

## B. Housing:

Boundary and front yard:	10 feet 0 inches
Boundary and reverse corner lot:	0 feet 0 inches

## Minimum Distances Between Buildings.

A. Medical and Related Uses:

Patient room facings:	24 feet 0 inches
End and face walls:	24 feet 0 inches

B. Housing:

None required.

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architecturally related to, existing structures, or when necessary because of technical reasons, subject to the approval of the Department of Development and Planning.

Maximum Percent of Land Covered (Net Site Area) = 43.3%

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*Reclassification Of Area Shown On Map No. 12-K.  
(As Amended)*

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

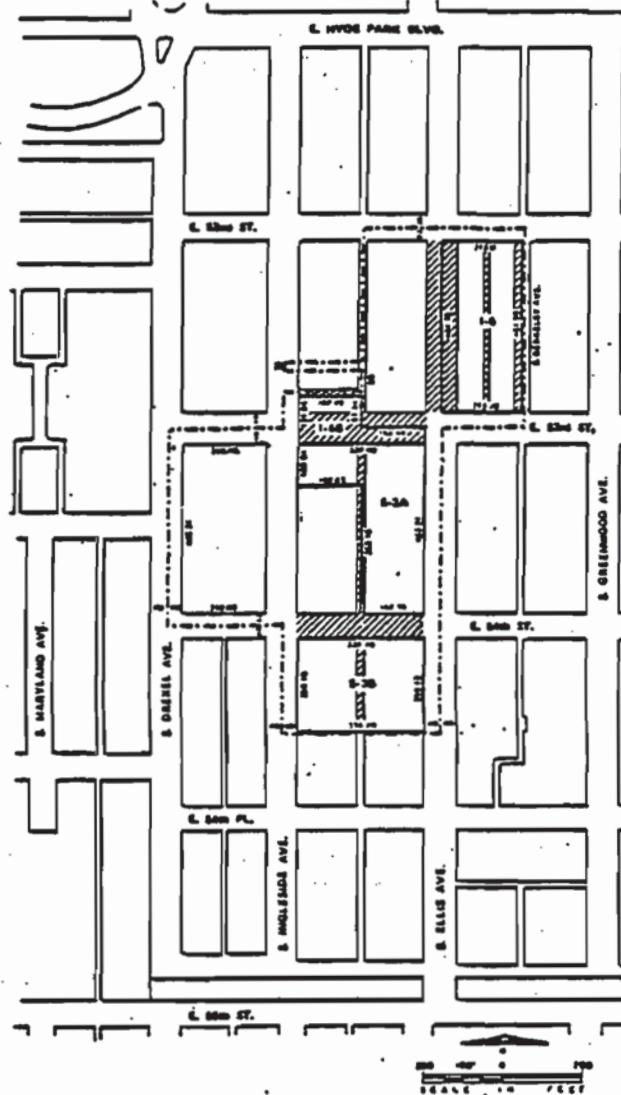
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R2 Single-Family Residence District symbols and indications as shown on Map No. 12-K in the area bounded by:

West 53rd Street; South Keating Avenue; a line 120 feet south of West 53rd Street; the alley next west of and parallel to South Keating Avenue,

to those of an M1-1 Restricted Manufacturing District and a corresponding use district is hereby established in the area above described.

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

FOR PD #102 AS AMENDED  
 RESIDENTIAL PLANNED DEVELOPMENT  
 INSTITUTIONAL/RESIDENTIAL  
 PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS

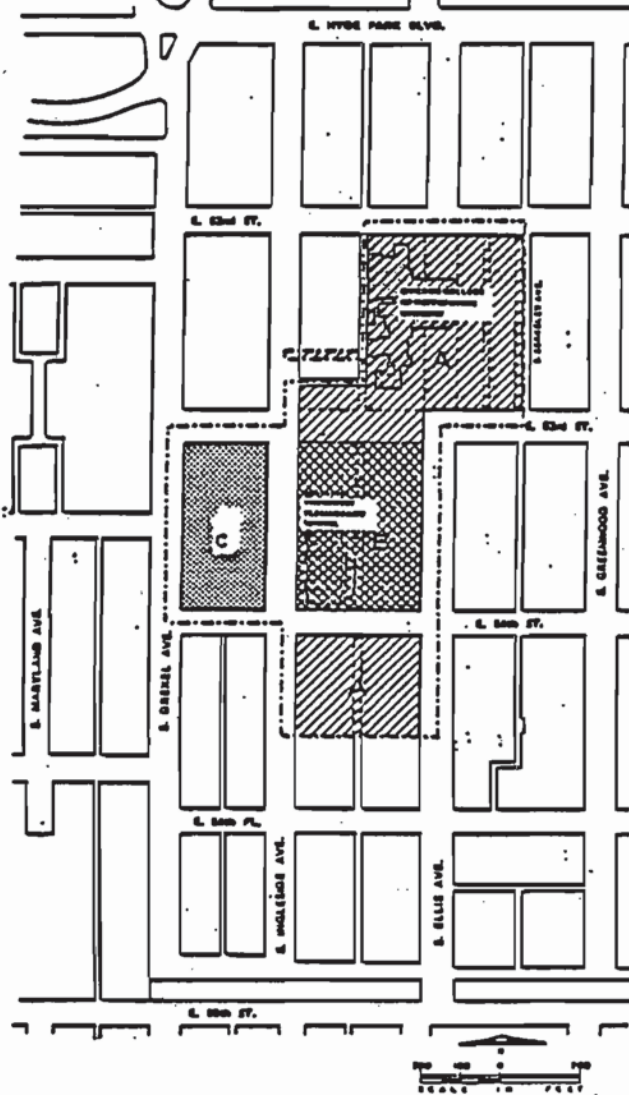


LEGEND






-  PLANNED DEVELOPMENT BOUNDARY
-  HYDE PARK-LEWISWOOD DISPOSITION PARCELS 1-A, 1-B, 5-3A & 5-3B
-  STREETS & ALLEYS HERETOFORE VACATED BY ORDINANCE
-  ALLEY HERETOFORE DEDICATED BY ORDINANCE
-  STREET HERETOFORE VACATED BY ORDINANCE; TO BE REDEDICATED

APPLICANT: Chicago Osteopathic Medical Centers  
 DATE: September 1, 1989

PROPOSED CHANGES FOR PD #102 AS AMENDED  
 RESIDENTIAL PLANNED DEVELOPMENT  
 INSTITUTIONAL/RESIDENTIAL  
 GENERALIZED LAND USE PLAN



LEGEND

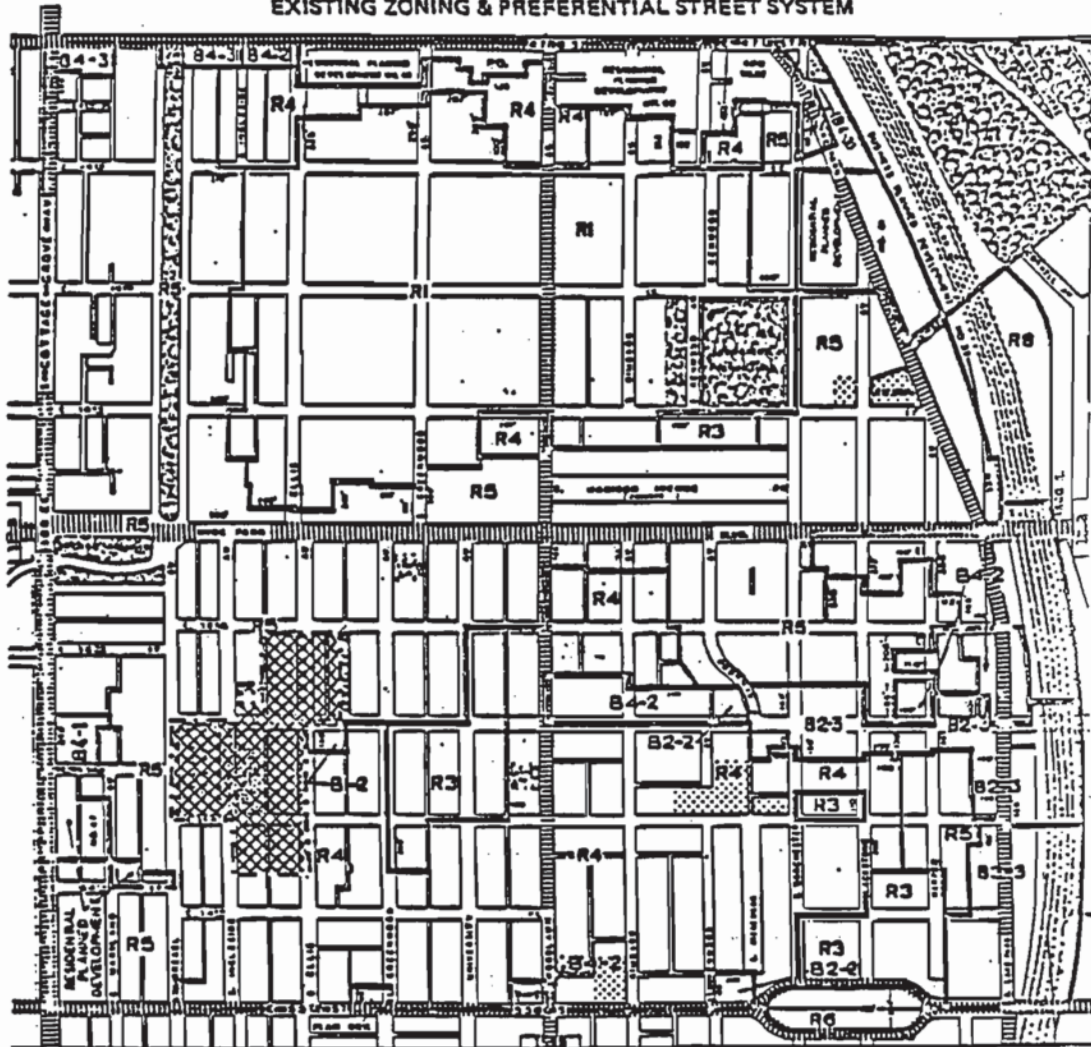
-  RESIDENTIAL PLANNED DEVELOPMENT BOUNDARY
-  MEDICAL & RELATED USES, STUDENT HOUSING & RELATED USES, RESEARCH & EDUCATIONAL FACILITIES, LABORATORIES RELATIONAL & RESEARCH, AND OFF STREET PARKING
-  PUBLIC ELEMENTARY SCHOOL
-  EXISTING INSTITUTIONAL STRUCTURES
-  Residential Townhouses

APPLICANT: Chicago Osteopathic Medical Centers  
 DATE: September 1, 1989

# RESIDENTIAL PLANNED DEVELOPMENT

## INSTITUTIONAL/RESIDENTIAL

### EXISTING ZONING & PREFERENTIAL STREET SYSTEM



PD #102 AS AMENDED

#### LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  PLANNED DEVELOPMENT AREA
-  ZONING DISTRICT BOUNDARY
-  PARKS & PLAYGROUNDS
-  PUBLIC AND QUASI-PUBLIC FACILITIES
-  PREFERENTIAL STREETS



APPLICANT: Chicago Osteopathic Medical Centers  
 DATE: September 1, 1989

- (Sept. 11, 1973) State Farm Ins. and Willie Thames
- (Sept. 11, 1973) Victor Salgado
- (Sept. 11, 1973) State Farm Mutual Ins. and Adam Blomarz
- (Sept. 11, 1973) Craig William Phillips
- (Sept. 11, 1973) Theroux Gray
- (Sept. 11, 1973) George T. Butler.

*Compensation for Damage to Property:*

- (Mar. 10, 1971) Ellen Couty
- (Mar. 10, 1971) Robert J. Will
- (July 28, 1971) Homer Thews—Hegewisch United Methodist Church
- (Oct. 16, 1972) Maria Boulas
- (June 6, 1973) Allstate Ins. Co. and Cecil Blake
- (July 6, 1973) Charles F. Davis.

*Compensation for Various Refunds:*

- (Mar. 10, 1971) Master Builders Inc.
- (June 22, 1973) Kenneth J. Dunn
- (July 6, 1973) Frank Joy
- (Sept. 11, 1973) Anna M. Pedersen

(Sept. 11, 1973) The Diana Theatre Corp, d/b/a The McVickers Theatre.

Having had the same under advisement begs leave to report and recommend that your Honorable Body *Do Not Pass* said claims for payment.

This recommendation was concurred in by a viva voce vote of the members of the committee.

Respectfully submitted,  
(Signed) THOMAS E. KEANE,  
*Chairman.*

On motion of Alderman Keane the committee's recommendations were *Concurred In* and the foregoing claims *Failed to Pass*, by yeas and nays as follows:

*Yeas*—None.

*Nays*—Aldermen Roti, Barnett, Kenner, Despres, Sawyer, Wilinski, Cousins, Adduci, Vrdolyak, Bilandic, Kwak, Burke, Lawlor, Langford, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Potempa, Rhodes, Marzullo, Ray, Washington, Cross, Filippini, Keane, Gabinski, Sande, Frost, Laskowski, Aiello, Laurino, Simon, Pucinski, Natarus, Singer, Simpson, Fifielski, Cohen, Hoellen, Hedlund, Wigoda, Stone—45.

**COMMITTEE ON BUILDINGS AND ZONING.**

**Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 12-D.**

On motion of Alderman Fitzpatrick 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 June 6, 1973, page 5586 recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify a particular area shown on Map No. 12-D.

Alderman Fitzpatrick moved to *Concur In* the committee's recommendation and pass said proposed ordinance. The motion *Prevailed*, and said proposed ordinance was *Passed*, by yeas and nays as follows:

*Yeas*—Aldermen Roti, Barnett, Kenner, Despres, Sawyer, Wilinski, Cousins, Adduci, Vrdolyak, Bilandic, Kwak, Burke, Lawlor, Langford, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Potempa, Rhodes, Marzullo, Ray, Washington, Cross, Filippini, Keane, Gabinski, Sande, Frost, Laskowski, Aiello, Laurino, Simon, Pucinski, Natarus, Singer, Simpson, Fifielski, Cohen, Hoellen, Hedlund, Wigoda, Stone—45.

*Nays*—None.

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

The following is said ordinance as passed:

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 and R5 General Residence District symbols and indications as shown on Map No. 12-D in the area bounded by

E. 52nd Street; S. Berkeley Avenue; E. 53rd Street; S. Ellis Avenue; a line 250.13 feet south of E. 54th Street, or the line thereof if extended where no street exists; S. Ingleside Avenue; E. 54th Street; S. Drexel Avenue; E. 53rd Street; S. Ingleside Avenue; the alley next north of and parallel to E. 53rd Street, or the line thereof if extended where no street exists; the alley next

east of and parallel to S. Ingleside Avenue; a line 50 feet north of the alley next north of and parallel to E. 53rd Street, or the line thereof if extended where no street exists; S. Ingleside Avenue; a line 75 feet north of the alley next north of and parallel to E. 53rd Street, or the line thereof if extended where no street exists; and the alley next east of and parallel to S. Ingleside Avenue,

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 are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development attached to the foregoing ordinance printed on pages 6272 to 6276 of this Journal]

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

**Action Deferred—ON PROPOSED ORDINANCES FOR AMENDMENT OF CHICAGO ZONING ORDINANCE TO RECLASSIFY PARTICULAR AREAS.**

The Committee on Buildings and Zoning submitted the following report, which was on motion of Alderman Fitzpatrick, *Deferred* and ordered published:

CHICAGO, October 2, 1973.

*To the President and Members of the City Council:*

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body pass nine proposed ordinances (under separate committee reports) transmitted herewith (referred to Your Committee on July 25, September 11 and 12, 1973) to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

This recommendation was concurred in by 9 members of the committee, with no dissenting vote.

Respectfully submitted,  
(Signed) THOMAS F. FITZPATRICK,  
*Chairman.*

(continued on page 6277)

PLAN OF DEVELOPMENT

A-1308

PASSED 10/3/73

CJF 6271

RESIDENTIAL PLANNED DEVELOPMENT #102  
(INSTITUTIONAL)

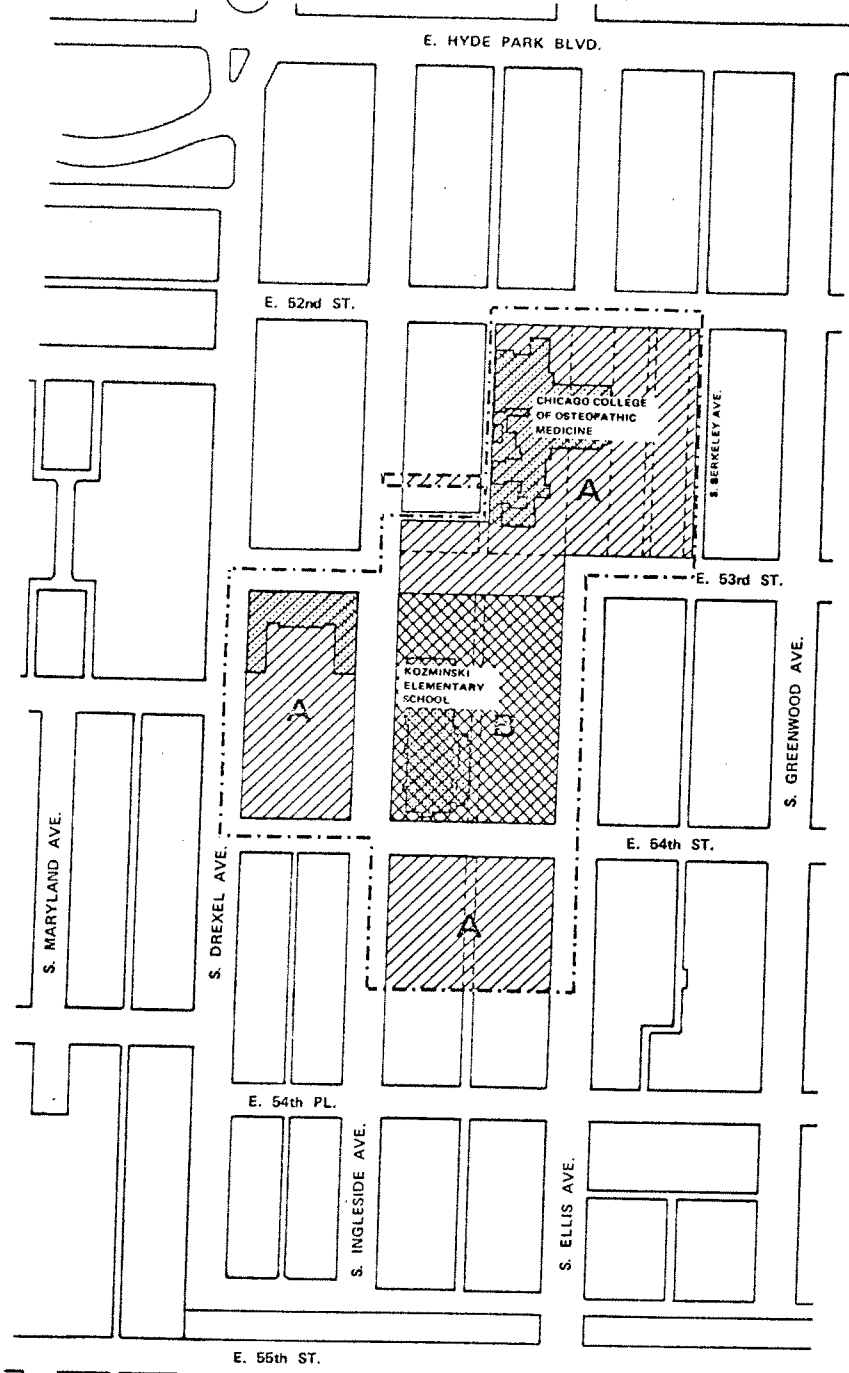
STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned or controlled by the Department of Urban Renewal of the City of Chicago.
2. Off-Street parking and loading facilities will be provided in compliance with the Plan of Development as authorized by the R5 General Residence District classification of the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets and alleys or adjustment of right-of-way or consolidation or re-subdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal or its successors and approval by the City Council.
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 Hyde Park-Kenwood Disposition Parcels I-5, I-5B, S-3A and S-3B.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord 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. There shall be no parking permitted within such paved areas.
6. Use of land will consist of medical and related uses, student housing, and related uses, research and educational facilities, public elementary school, and off-street parking as authorized by the Chicago Zoning Ordinance. Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 zoning district of the Chicago Zoning Ordinance.
7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to an R5 General Residence District classification and with the regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of the Department of Development and Planning.

APPLICANT: The Department of Urban Renewal

DATE: June 6, 1973

# RESIDENTIAL PLANNED DEVELOPMENT INSTITUTIONAL GENERALIZED LAND USE PLAN



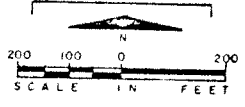
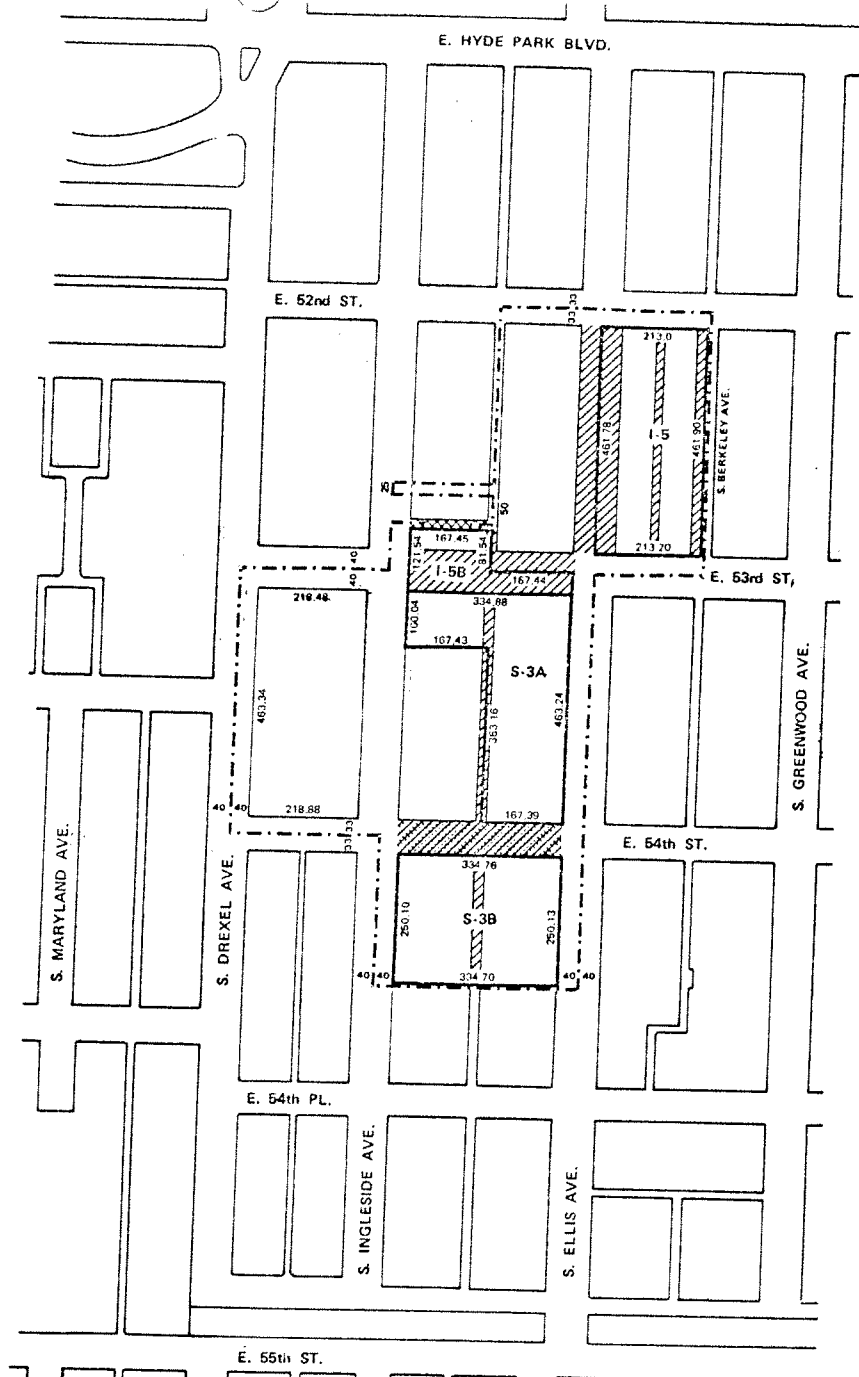
### LEGEND

- RESIDENTIAL PLANNED DEVELOPMENT BOUNDARY
- MEDICAL & RELATED USES, STUDENT HOUSING & RELATED USES, RESEARCH & EDUCATIONAL FACILITIES, LABORATORIES (CLINICAL & RESEARCH), AND OFF STREET PARKING
- PUBLIC ELEMENTARY SCHOOL
- EXISTING INSTITUTIONAL STRUCTURES

**APPLICANT:** DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO  
**DATE:** JUNE 6, 1973

# RESIDENTIAL PLANNED DEVELOPMENT INSTITUTIONAL

## PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



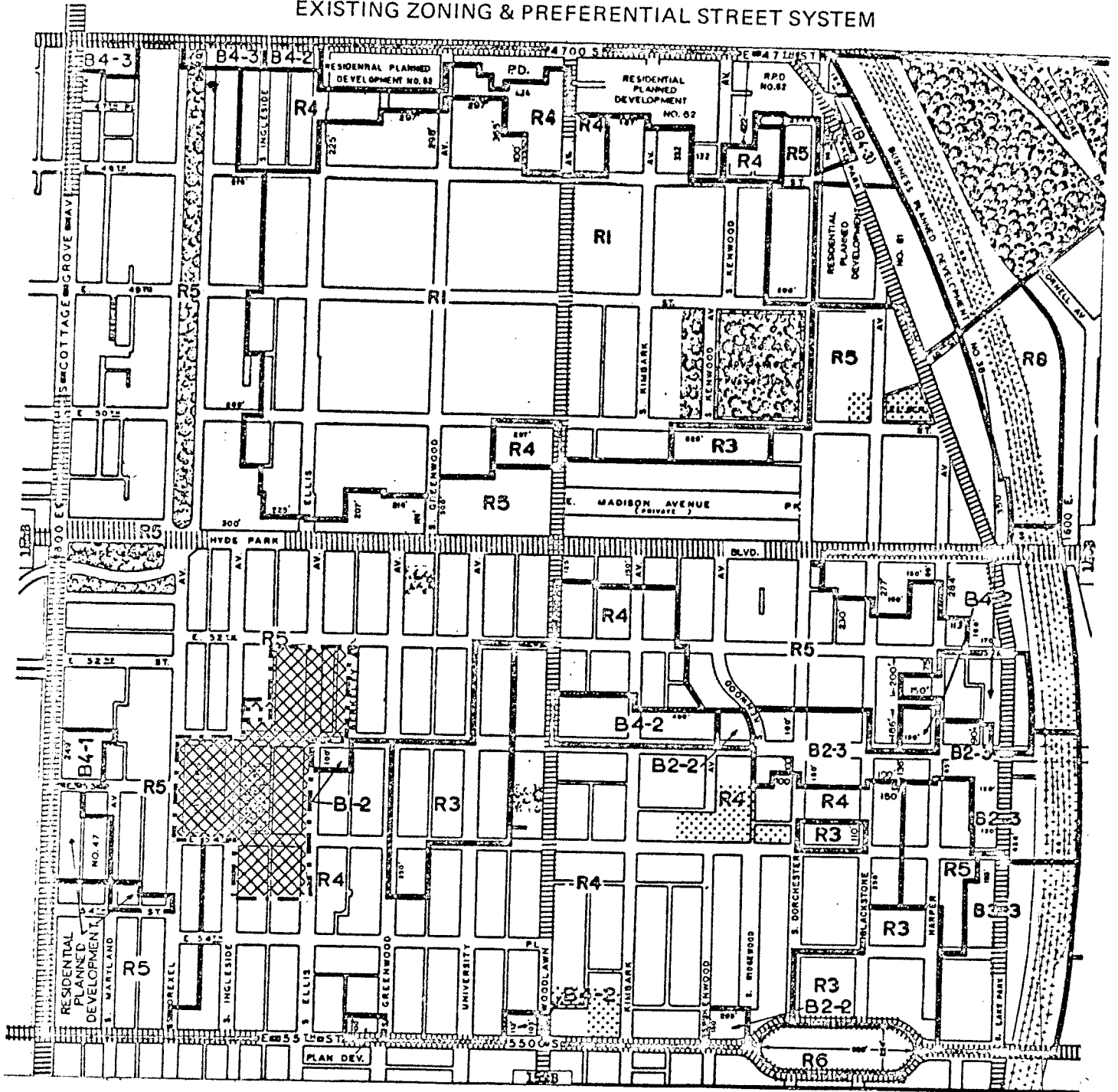
### LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- HYDE PARK-KENWOOD DISPOSITION PARCELS: I-5, I-5B, S-3A & S-3B
- STREETS & ALLEYS HERETOFORE VACATED BY ORDINANCE
- ALLEY HERETOFORE DEDICATED BY ORDINANCE
- STREET HERETOFORE VACATED BY ORDINANCE; TO BE REDEDICATED







**APPLICANT:** DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO  
**DATE:** JUNE 6, 1973

# RESIDENTIAL PLANNED DEVELOPMENT INSTITUTIONAL

## EXISTING ZONING & PREFERENTIAL STREET SYSTEM



### LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  PLANNED DEVELOPMENT AREA
-  ZONING DISTRICT BOUNDARY
-  PARKS & PLAYGROUNDS
-  PUBLIC AND QUASI-PUBLIC FACILITIES
-  PREFERENTIAL STREETS



APPLICANT: THE DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO  
 DATE: JUNE 6, 1973



BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO

#102

Section 1. That the Chicago Zoning Ordinance be amended by changing all the R4 and R5 General Residence District symbols and indications as shown on Map No. 12-D in the area bounded by:

E. 52nd Street; S. Berkeley Avenue; E. 53rd Street; S. Ellis Avenue; a line 250.13 feet south of E. 54th Street, or the line thereof if extended where no street exists; S. Ingleside Avenue; E. 54th Street; S. Drexel Avenue; E. 53rd Street; S. Ingleside Avenue; the alley next north of and parallel to E. 53rd Street; or the line thereof if extended where no street exists; the alley next east of and parallel to S. Ingleside Avenue; a line 50 feet north of the alley next north of and parallel to E. 53rd Street, or the line thereof if extended where no street exists; S. Ingleside Avenue; a line 75 feet north of the alley next north of and parallel to of E. 53rd Street, or the line thereof if extended where no street exists; and the alley next east of and parallel to S. Ingleside Avenue,

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 are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

*PUBLIC HEARING*

*A-1308*

*M. 5*

*MAP NO. 12-D*

*147-B*

ORDINANCE

- 0 -

Amendment of Chicago Zoning Ordinance

Map No. 12-D

Area bounded by

- E. 52nd St.
- S. Berkeley Ave.
- E. 53rd St.
- S. Ellis Ave.
- Line 250.13' S. of E. 54th St., Etc.
- S. Ingleside Ave.
- E. 54th St.
- S. Drexel Ave.
- E. 53rd St.
- S. Ingleside Ave., Etc.

REFERRED TO COMMITTEE ON  
BUILDINGS AND ZONING

JUN 6 1972 AME (COMM. JCR.)

*Richard L. Morrison*

City Clerk, City of Chicago