

17164

2/9/2011

REPORTS OF COMMITTEES

112525

~~the alley next north of and parallel to West Leiland Avenue; a line 140.67 feet west of and parallel to North Clarendon Avenue; West Leiland Avenue; the alley next west of and parallel to North Clarendon Avenue; the alley next south of and parallel to West Leiland Avenue; a line 314.9 feet west of and parallel to North Clarendon Avenue; West Leiland Avenue; and a line 263.71 feet west of and parallel to North Clarendon Avenue,~~

~~to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding use district is hereby established in the area above described.~~

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

*Reclassification Of Area Shown On Map No. 11-1.*  
 (As Amended)  
 (Applicatibn No. 17164)  
 (Common Address: 2554 N. Montrose Ave.)

IPD 112, 99

[SO2010-6651]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the zoning classification as shown on Map Index Number 11-1 in the area bounded by:

North Rockwell Street on the west; the alley next north of and parallel to West Montrose Avenue; North Maplewood Avenue on the east; West Montrose Avenue on the south; and North Maplewood Avenue on the west; the alley next north of and parallel to West Montrose Avenue; North Campbell Avenue on the east and West Montrose Avenue on the south; and a line 395 feet east of the Chicago River and parallel to North Campbell Avenue; West Montrose Avenue on the north; a line 100 feet west of and parallel to North Campbell Avenue; and the alley next south of and parallel to West Montrose Avenue,

from a B3-2 Community Shopping District and Institutional Planned Development 112 to a C2-2 Commercial District and a corresponding use district is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the C2-2 symbols and indications as shown on Map Index Number 11-1 in the area bounded by:

North Rockwell Street on the west; the alley next north of and parallel to West Montrose Avenue; North Maplewood Avenue on the east; West Montrose Avenue on the south; and North Maplewood Avenue on the west; the alley next north of and parallel to West Montrose Avenue; North Campbell Avenue on the east and West Montrose Avenue on the south; and a line 395 feet east of the Chicago River and parallel to North Campbell Avenue; West Montrose Avenue on the north; a line 100 feet west of and parallel to North Campbell Avenue; and the alley next south of and parallel to West Montrose Avenue,

to those of Institutional Planned Development Number 112, as amended, and a corresponding use district is hereby established in the area above described.

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. 112, As Amended.*

*Plan Of Development Statements.*

1. The area delineated hereon as an "Institutional Planned Development" is owned or controlled by THC-Chicago, Inc., doing business as Kindred Hospital -- Chicago.
2. The applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this plan of development. Any dedication or vacation of streets or alleys, or easements or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions applicable within this planned development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the owners of all the property within the planned development, the legal titleholder 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 titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-13-0602-A 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 modification or change

thereto (administrative, legislative or otherwise) shall be made by the applicant or the owners of all the property within the planned development.

4. This plan of development consists of these seventeen (17) statements; a Bulk Regulations and Data Table; a Generalized Land-Use Plan; and a Property Line Map. The planned development is applicable to the area delineated herein and these and no other zoning controls shall apply. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance and all requirements thereof and satisfies the established criteria for approval of a planned development.
5. The following uses shall be permitted subject to the terms of this planned development: hospital, medical services, offices, accessory parking and related uses as authorized by the Chicago Zoning Ordinance.
6. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Any changes to ingress and egress as depicted in the plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department of \_\_\_\_\_. Off-street parking and loading facilities shall be provided in compliance with this planned development.
7. Off-street parking facilities shall be provided in compliance with this plan of development, subject to review of the Departments of Transportation and Housing and Economic Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table.
8. On-premises signs shall be permitted in accordance with the regulations set forth in the Chicago Zoning Ordinance and subject to the review and approval of the Commissioner of the Department of Housing and Economic Development. Temporary signs shall also be permitted, subject to the review and approval of the Commissioner of the Department of Housing and Economic Development.
9. Improvements of the property, including landscaping and all entrances and exits to the parking lots shall be designed and installed in substantial conformance with the plans noted herein, attached hereto and made a part hereof. Said landscaping will be maintained by the applicant or its subsequent assignees and grantees.
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 floor area ratio ("FAR") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. Height restriction of any building or any appurtenance thereto shall, in addition to the Table of Use and Bulk Regulations, be subject to the height limitations established by the Federal Aviation Administration.

12. The applicant acknowledges that it is in the public interest to design, construct and maintain new projects in a manner which promotes, enables and maximizes universal access throughout the property. When new building permits are sought, plans for all new buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each new building or improvement.
13. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of Zoning and Land Use Planning upon the request of the applicant and after determination by the Commissioner that such modification is minor in nature, and consistent with the nature of the development of the Property contemplated in this planned development ordinance. Any such modification shall be deemed to be a minor change in the planned development ordinance 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 all buildings in a manner which promotes the maximized conservation of energy resources. The applicant shall design and construct all new buildings to be located within this planned development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-conditioning Engineers ("ASHRAE") and the Illuminating Engineering ("IES"). Copies of these standards may be obtained from the Department of Housing and Economic Development.
15. The applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that code.
16. The City of Chicago established a Part II Review Fee for the total buildable square feet (floor area). The Part II Review Fee will be assessed by the department during the actual Part II review. The fee as determined by the department staff at that time is final and binding on the applicant and must be paid to the department prior to the issuance of any Part II approval.
17. Unless landscape improvements have been completed within six years of the effective date of this planned development, this amended planned development shall expire upon the sixth anniversary of the effective date hereof. If this amended planned development expires pursuant to the foregoing provision, the zoning of the property shall automatically revert to the Institutional Planned Development Number 112 and C2-2 Motor Vehicle Related Commercial District in effect immediately prior to this

amendment. Such reversion shall not render any building existing at the time to be nonconforming. The six year period may be extended for up to one additional year if, before expiration, the Commissioner determines that good cause for an extension is shown.

[Zoning Map; Plat of Survey; Property and Planned Development Boundary Plan; Site Plan; South Parking Lot; Landscape Site Plan; and East Parking Lot referred to in these Plan of Development Statements printed on pages 112530 through 112540 of this *Journal*.]

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

*Institutional Planned Development No. 112, As Amended.*

*Bulk Regulations And Data Table.*

|  |  |
|--|--|
| Gross Site Area:   | 150,610.82 square feet or 3.4593 acres   |
| Net Site Area:   | Total = Gross Site Area (150,610.82 square feet or 3.4593 acres) - Area in Public and Private Streets and Alleys (49,561.82 square feet or 1.1396 acres) = Net Site Area (101,049 square feet or 2.3197 acres) |
| Maximum Floor Area Ratio:                                    | 2.1  |
| Number of Hospital Beds:                                     | 170 beds   |
| Minimum Number of Parking Spaces:                            | 180  |
| Minimum Building Setbacks:                                   | 0 feet   |
| Maximum Building Height as measured by the Zoning Ordinance: | 78 feet  |

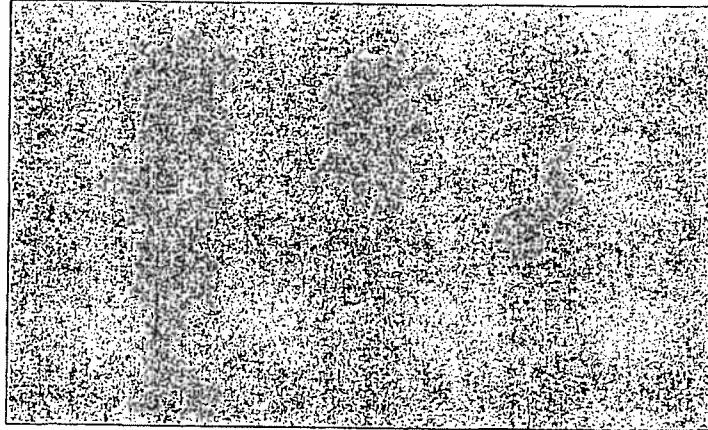
Zoning Map.  
(Page 1 of 2)

Building Certification:

|                                  |                                     |  |
|----------------------------------|-------------------------------------|--|
| Energy Star building             | <input type="checkbox"/>            |  |
| LEED certification               | <input checked="" type="checkbox"/> |  |
| LEED Certified                   |                                     |  |
| LEED Silver                      |                                     |  |
| LEED Gold                        |                                     |  |
| LEED Platinum                    |                                     |  |
| Chicago Green Homes              | <input type="checkbox"/>            |  |
| Chicago Green Homes (one-star)   |                                     |  |
| Chicago Green Homes (two-star)   |                                     |  |
| Chicago Green Homes (three-star) |                                     |  |

Energy efficiency strategies  
not captured above:

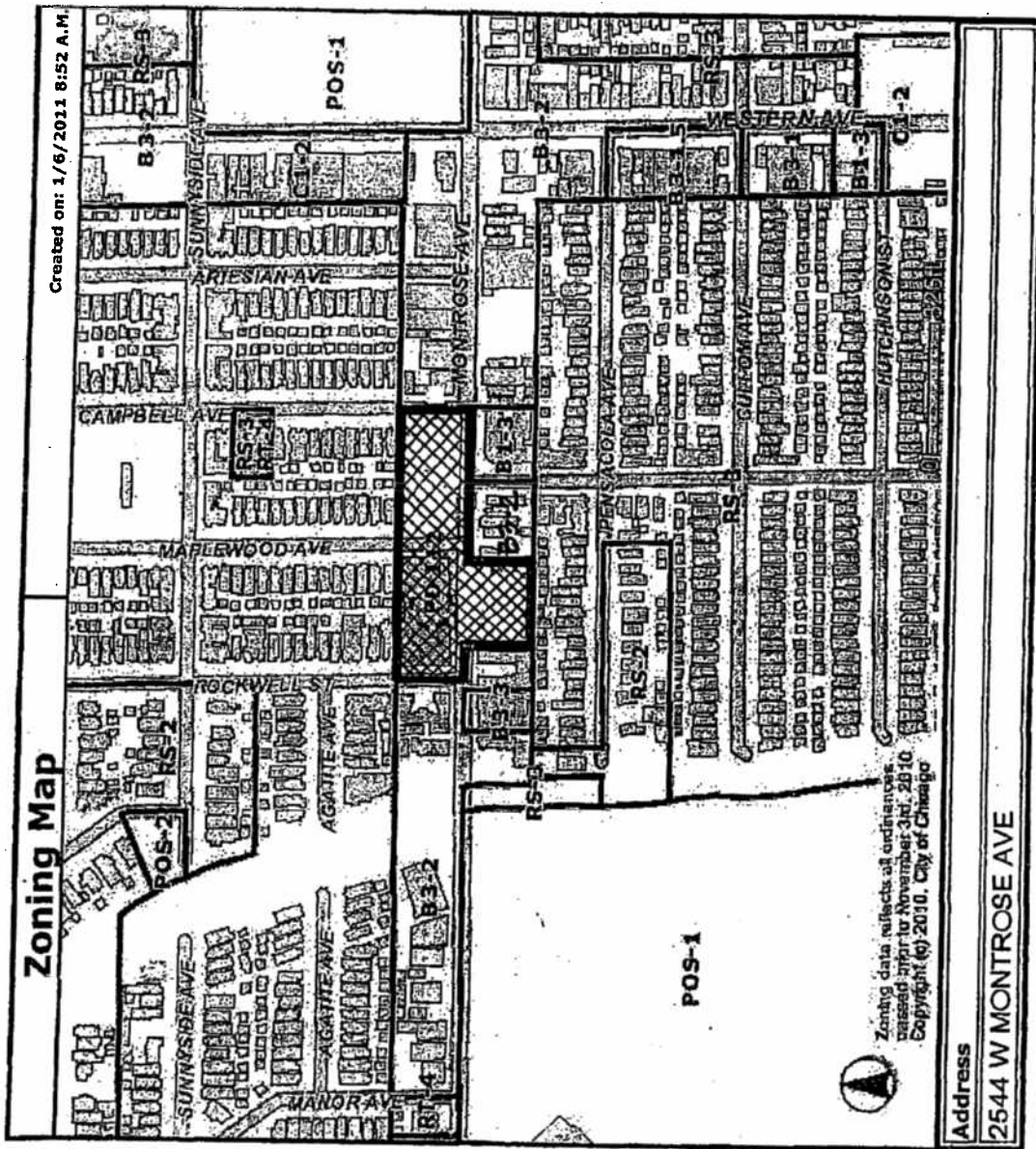
*-IE Other than Energy Star Roof-- or Energy Star Building Certification-*



Other sustainable strategies  
and/or Project Notes:

1: LEED Certification is specific to the forthcoming Mariano's tenant buildout plans.  
 2: Number of interior trees does not include trees provided within required 7' wide landscape setback along property lines.  
 3: Total number of trees on site:  
 Parkway: 40  
 7' buffer: 59 (26 of which are existing to remain)  
 Interior: 124 (1 of which is existing to remain)  
 Total: 223 trees (180 new, 27 existing to remain)

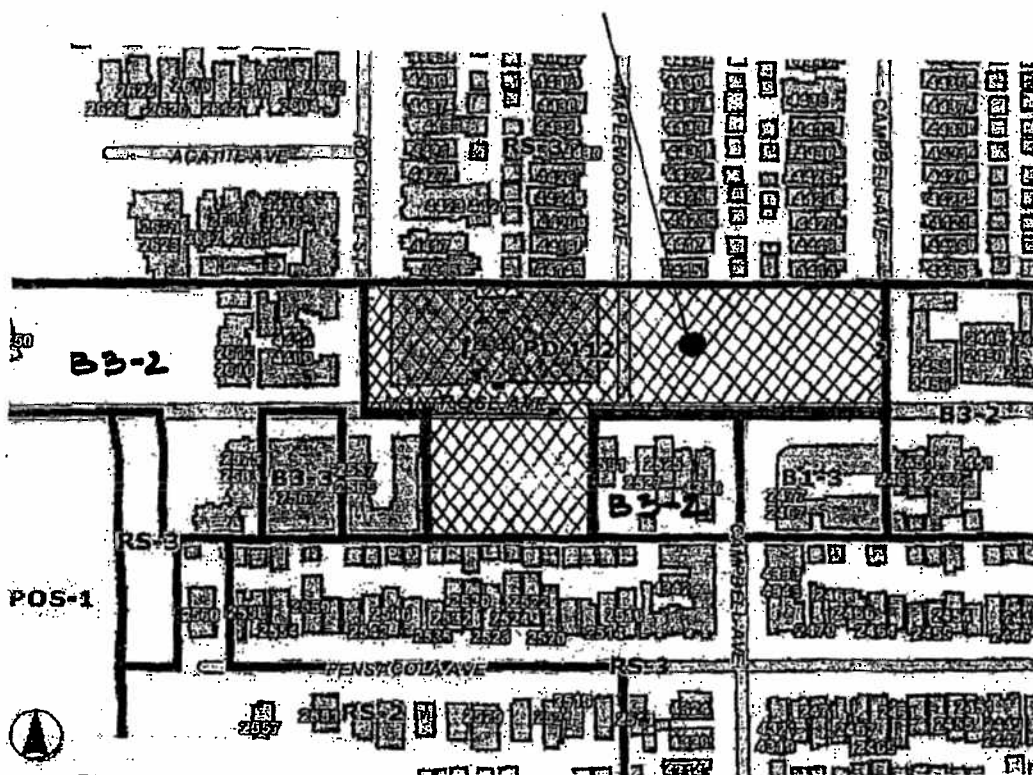
Zoning Map.  
(Page 2 of 2)



THC - Chicago, Inc. DBA Kindred Hospital  
 2544 West Montrose Avenue, Chicago, Illinois  
 January 20, 2011

Address  
 2544 W MONTROSE AVE

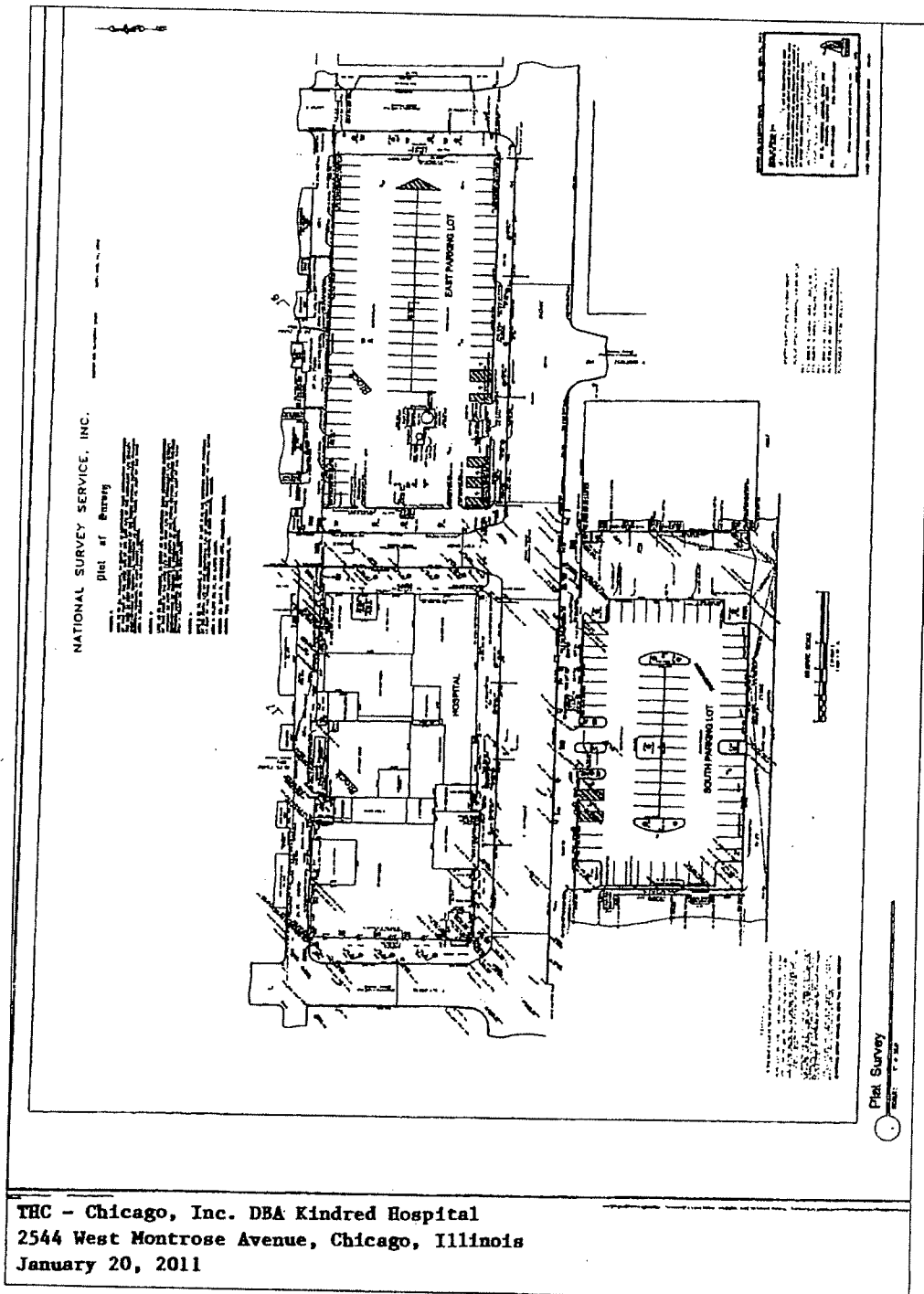
Plat Of Survey.



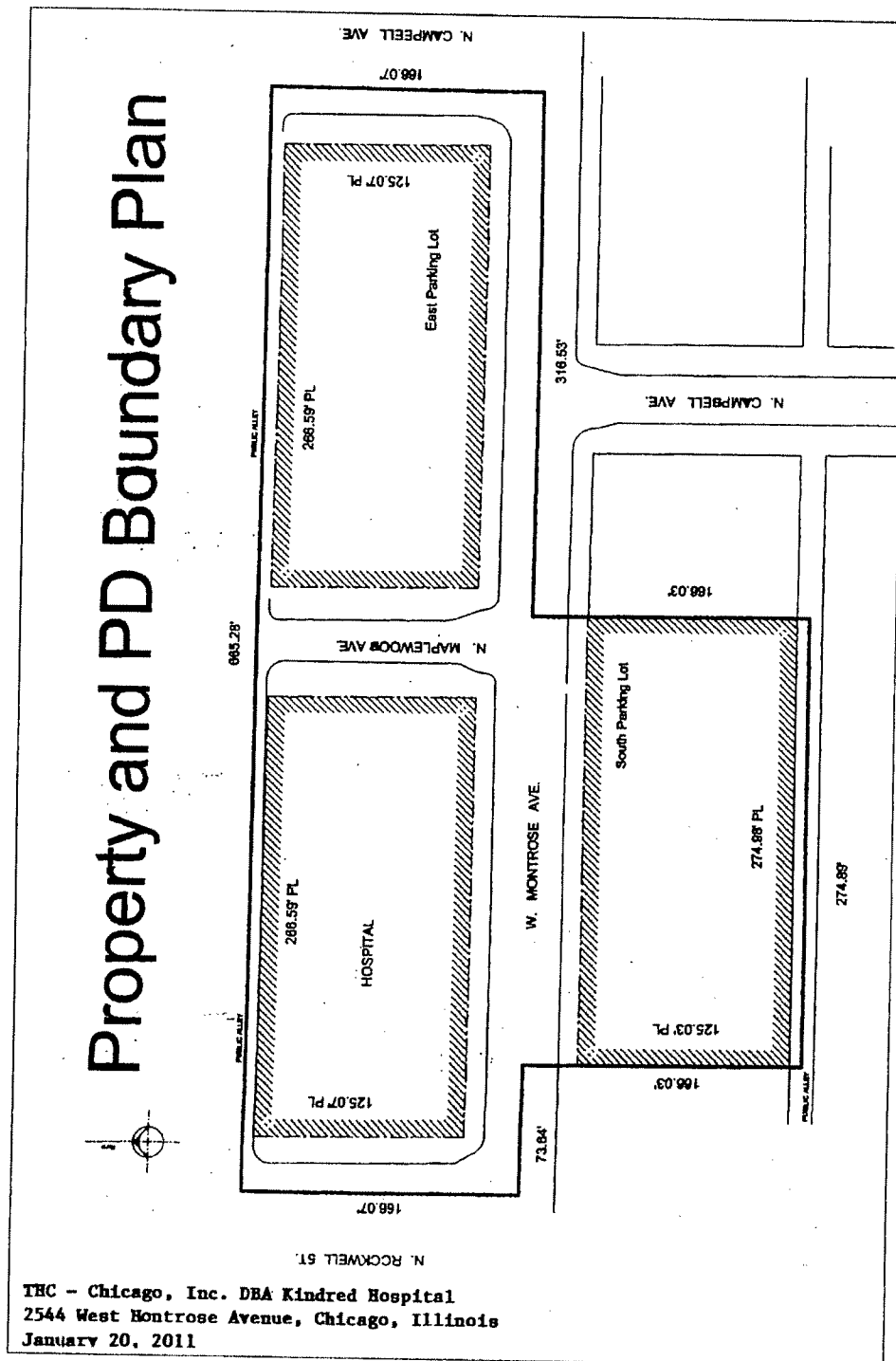
ZONING MAP

THC - Chicago, Inc. DBA Kindred Hospital  
2544 West Montrose Avenue, Chicago, Illinois  
January 20, 2011

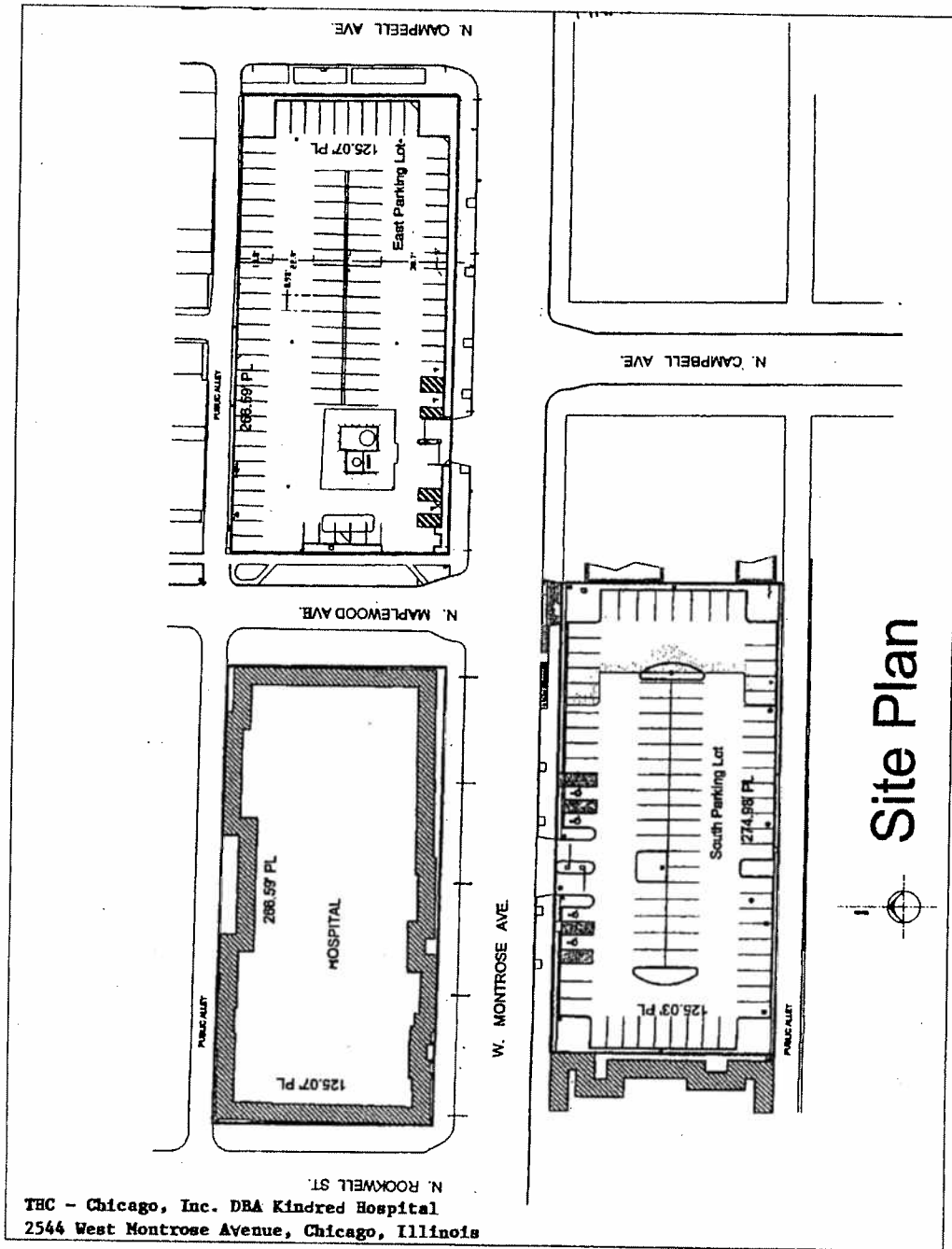
Property And Planned Development Boundary Plan.



Site Plan.

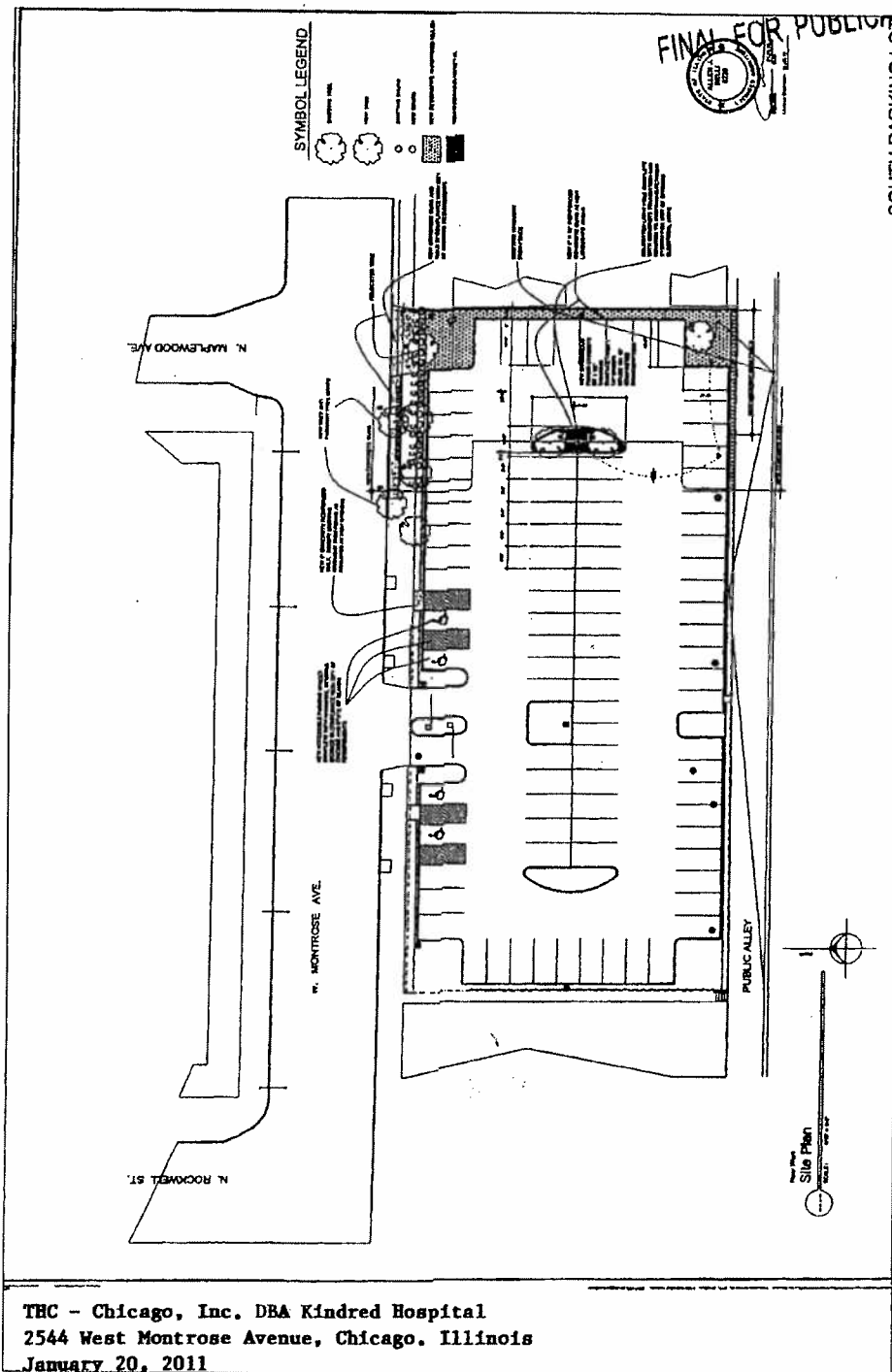


South Parking Lot.  
(Page 1 of 4)



THC - Chicago, Inc. DBA Kindred Hospital  
2544 West Montrose Avenue, Chicago, Illinois

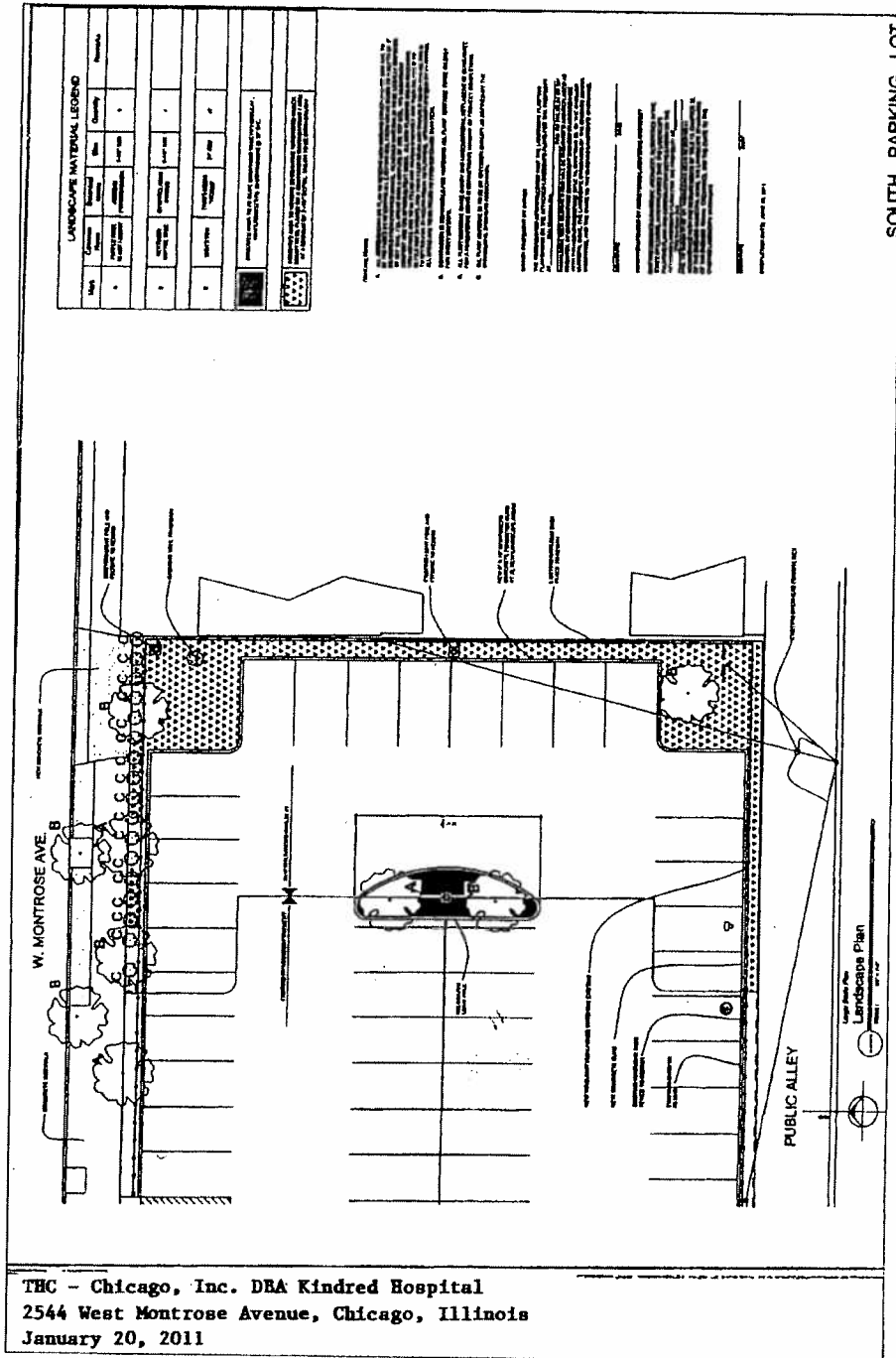
South Parking Lot.  
(Page 2 of 4)



THC - Chicago, Inc. DBA Kindred Hospital  
2544 West Montrose Avenue, Chicago, Illinois  
January 20, 2011



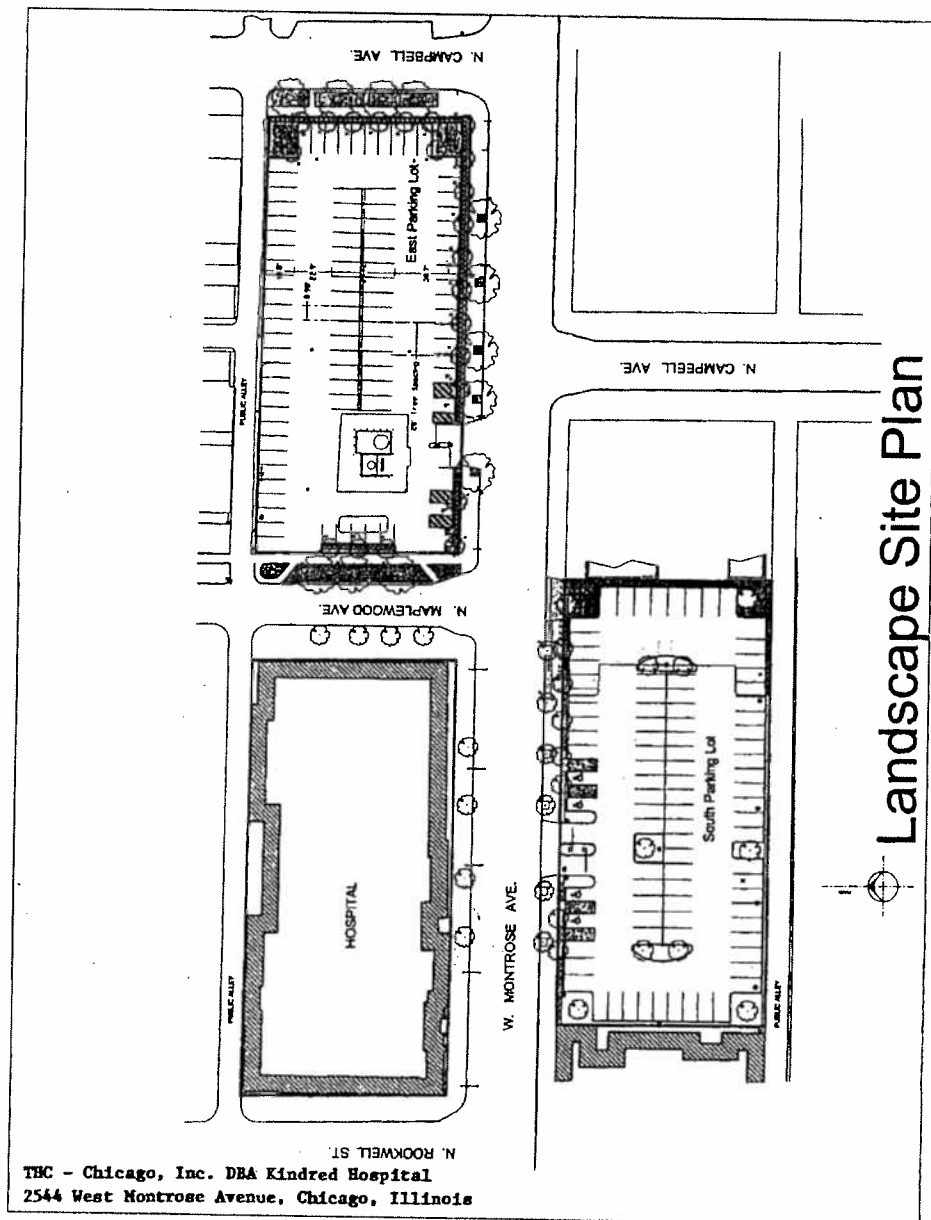
South Parking Lot.  
(Page 4 of 4)



THC - Chicago, Inc. DBA Kindred Hospital  
 2544 West Montrose Avenue, Chicago, Illinois  
 January 20, 2011



East Parking Lot.



|   |                    |
|---|--------------------|
| Maximum Permitted Floor Area Ratio for Total Net Site Area: | 1.40.              |
| Minimum Number of Off-Street Parking Spaces:                | 170.               |
| Minimum Number of Off-Street Loading Spaces:                | 1.                 |
| Maximum Building Height:                                    | 75 feet, 0 inches. |
| Minimum Setback:  | Per Site Plan.     |

*Reclassification Of Area Shown On Map Number 11-I.  
(As Amended)*

(Application Number A-4327) *IPD 112 AA*

*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 Planned Development Number 112 symbols and indication as shown on Map Number 11-I in the area bounded by:

the alley next north of and parallel to West Montrose Avenue; a line 158.0 feet east of and parallel to North Maplewood Avenue; West Montrose Avenue; and North Rockwell Street;

and

the public alley next north of and parallel to West Montrose Avenue; North Campbell Avenue; West Montrose Avenue; and a line 85 feet, 5 inches west of and parallel to North Campbell Avenue,

(Continued on page 48559)

(Continued from page 48553)

to those of Institutional Planned Development Number 112, 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 Planned Development Number 112, As Amended.*

*Plan Of Development Statements.*

1. The area delineated hereon as an "Institutional Planned Development" is owned or controlled by Vencor Hospital, an Illinois not-for-profit corporation.
2. The applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this plan of development. Any dedication or vacation of streets or alleys, or easements or adjustments of rights-of-way, or consolidation or re-subdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions applicable within this Planned Development shall be binding upon the applicant, its successors and assigns and if different than the applicant, the owners of all the property within the Planned Development or any homeowners association(s) formed to succeed the applicant for purposes of control and management of any portion of the Planned Development, 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 modification or change thereto (administrative, legislative or otherwise) shall be made by the applicant, the owners of all the property within the Planned Development or any homeowners association(s) formed to succeed the applicant for purposes of control and management of any portion of the Planned Development. No amendment may be sought without written approval by the homeowners association.

4. This Plan of Development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; a Generalized Land-Use Plan, Property Line and Right-of-Way Adjustment Map. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance and all requirements thereof and satisfies the established criteria for approval of a planned development.
5. The following uses shall be permitted subject to the terms of this Planned Development: hospital, research, medical, doctors' offices and related uses 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.
6. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic Engineering and Operations and of the Commissioner of the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation, Bureau of Traffic Operations.
7. Off-street parking facilities 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.

8. Ground floor business signs shall be permitted in accordance with the regulations set forth in the Chicago Zoning Ordinance and subject to the review and approval of the Commissioner of the Department of Planning and Development. Temporary signs shall also be permitted, subject to the review and approval of the Commissioner of the Department of Planning and Development.
9. Improvements of the property, including landscaping and all entrances and exits to the parking garage shall be designed and installed in substantial conformance with the plans noted herein, attached hereto and made a part hereof. Said landscaping will be maintained by the applicant or its subsequent assignees and grantees.
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 floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. Height restriction of any building or any appurtenance thereto shall, in addition to the Table of Use and Bulk Regulations, be subject to the height limitations established by the Federal Aviation Administration.
12. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
13. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of Department of Planning and Development upon the request of the applicant and after determination by the Commissioner that such modification is minor in nature, and consistent with the nature of the development of the Property contemplated in this planned development ordinance. Any such modification shall be deemed to be a minor change in the planned development ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses 4 and 5 of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor

changes may include a reduction in minimum required distance between structures, a reduction in periphery setbacks or an increase of the maximum percentage of land covered.

14. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes the maximized conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings to be located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

[Generalized Land-Use Plan; and Property Line and Right-of-Way Adjustment Map referred to in these Plan of Development Statements printed on pages 48564 through 48565 of this Journal.]

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

*Institutional Planned Development Number 112, As Amended.*

*Bulk Regulations And Data Table.*

Gross Site Area: 101,454 square feet (2.33 acres).

Net Site Area: Total = Gross Site Area (101,454 square feet) - Area in Public and Private Streets and Alleys (8,985 square feet) = Net Site Area (64,375 square feet/1.48 acres).

Note: Net Site Area is net of public streets and alleys.

|                                   |           |
|-----------------------------------|-----------|
| Maximum Floor Area Ratio:         | 21.       |
| Number of Hotel Hospital Beds:    | 170 beds. |
| Number of Medical Offices:        | 30.       |
| Minimum Number of Parking Spaces: | 180.      |
| Minimum Building Setbacks         | 0 feet.   |

*Reclassification Of Area Shown On Map Number 11-K.*  
 (As Amended)  
 (Application Number A-4495)

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

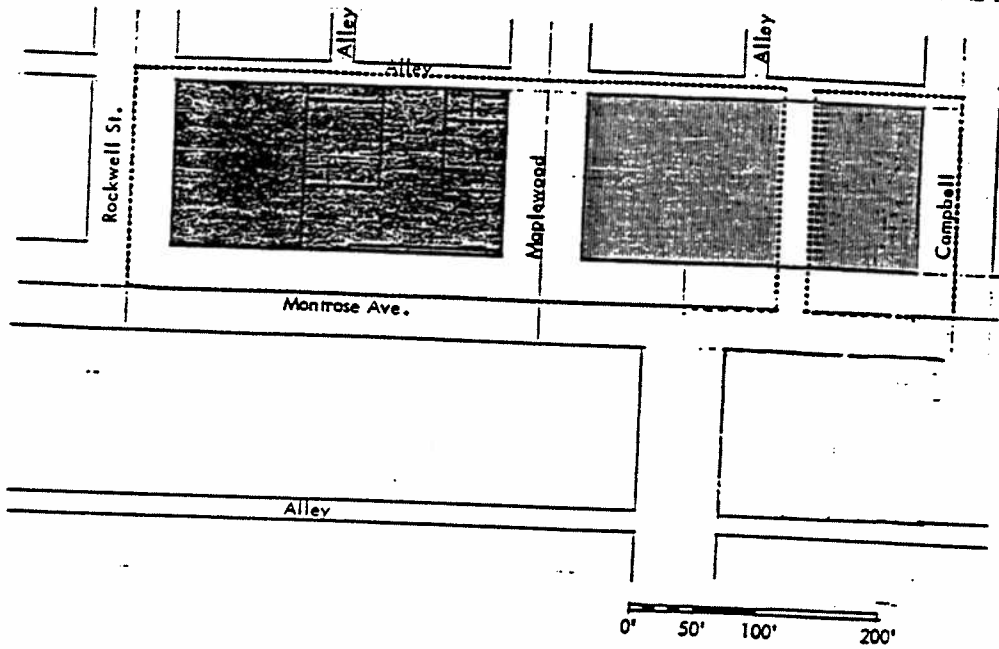
**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District and B4-1 Restricted Service District symbols and indications as shown on Map Number 11-K in the area bounded by:

a line 47.25 feet south of West Montrose Avenue; North Kildare Avenue; a line 97.25 feet south of West Montrose Avenue; the alley next west of and parallel to North Tripp Avenue; West Cullom Avenue; the alley next east of and parallel to North Tripp Avenue; a line 100 feet north of West Berteau Avenue; North Keeler Avenue; West Berteau Avenue; the alley next east of and parallel to North Keeler Avenue; a line 247.25 feet south of West Berteau Avenue; North Keeler Avenue; a line 347.25 feet south of West Berteau Avenue; North Tripp Avenue; West Berteau Avenue; North Kildare Avenue; a line 50 feet north of West Berteau Avenue; the alley next west of and parallel to North Kildare Avenue; a line 200 feet north of West Berteau Avenue, or the line thereof if extended where no street exists; North Lowell Avenue; West Cullom Avenue; a line 150 feet west of North

(Continued on page 48566)

General Land-Use Plan.

GENERALIZED LAND USE PLAN  
INSTITUTIONAL PLANNED DEVELOPMENT



Medical & Related uses, Laboratories & doctors offices

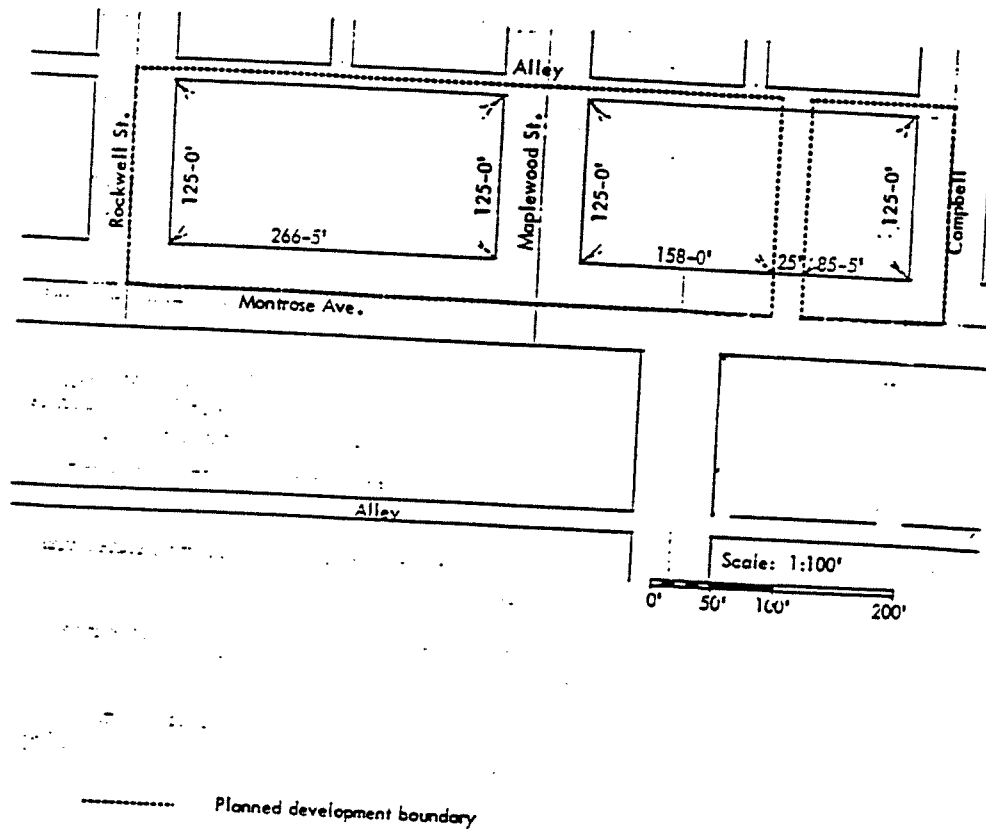
Hospital Parking

Applicant:  
City of Chicago  
Alderman Eugene Schuler  
47th Ward  
Submitted: September 14, 2000



### Property Line And Right-Of-Way Adjustment Map.

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS  
INSTITUTIONAL PLANNED DEVELOPMENT



Applicant:  
City of Chicago  
Alderman Eugene Schuler  
47th Ward  
Submitted: September 14, 2000



*Reclassification of Area Shown on Map No. 6-F.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 6-F in the area bounded by

W. 26th Street; S. Shields Avenue; a line 224.25 feet south of and parallel to W. 26th Street; and S. Stewart 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 printed on pages 8508 to 8512 of this Journal]

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. 7-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 the C1-3 Restricted Commercial District symbols and indications as shown on Map No. 7-G in the area bounded by

W. Barry Avenue; N. Halsted Street; a line 230 feet south of W. Barry Avenue; a line 264 feet west of N. Halsted Street; the north line of W. Nelson Street; and a line 297 feet west of N. Halsted Street,

to those of a B5-3 General Service 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. 9-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 the R-4 General Residence District symbols and indications as shown on Map No. 9-G in the area bounded by

the center line of West Byron Avenue as vacated; North Seminary Avenue; West Grace Street; and North Racine Avenue,

to the designation of an Institutional 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 to no others.

[Plan of Development printed on pages 8513 to 8518 of this Journal]

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. 11-I.*

*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 B4-2 Restricted Service District symbols and indications as shown on Map No. 11-I in the area bounded by

the alley next north of and parallel to W. Montrose Avenue; a line 158 feet east of N. Maplewood Avenue; W. Montrose Avenue; a line 183 feet east of N. Maplewood Avenue; the alley next north of and parallel to W. Montrose Avenue; N. Campbell Avenue; W. Montrose Avenue; a line 149.5 feet east of N. Campbell Avenue; the alley next south of and parallel to W. Montrose Avenue; N. Campbell Avenue; W. Montrose Avenue; and N. Rockwell Street,

to the designation of an Institutional 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 printed on pages 8519 to 8523 of this Journal]

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. 13-I.*

*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 B4-2 Restricted Service District symbols and indications as shown on Map No. 13-I in the area bounded by

a line 178 feet 11 1/2 inches north of W. Foster Avenue; the alley next east of N. Lincoln Avenue; a line 145 feet north of W. Foster Avenue; and N. Lincoln Avenue,

to those of a B3-2 General Retail 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.

**Issuance of Permit Authorized for Erection of Illuminated Sign.**

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 12, 1974, page 8361, recommending that the City Council pass a proposed order to authorize the issuance of a permit for the erection and maintenance of an illuminated sign.

On motion of Alderman Fitzpatrick said proposed order was *Passed*, by yeas and nays as follows:

*Yeas*—Aldermen Roti, Barnett, Kenner, Evans, Despres, Sawyer, Cousins, Vrdolyak, Bilandic, Kwak, Madrzyk, Burke, Lawlor, Langford, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Keane, Gabinski, Sande, Frost, Aiello, Cas... Laurino, Simon, Pucinski, Natarus, Fifebki, Cohen, Hoellen, Wigoda... e.

8569 #111

PD 112

8570

8573

8579

8566

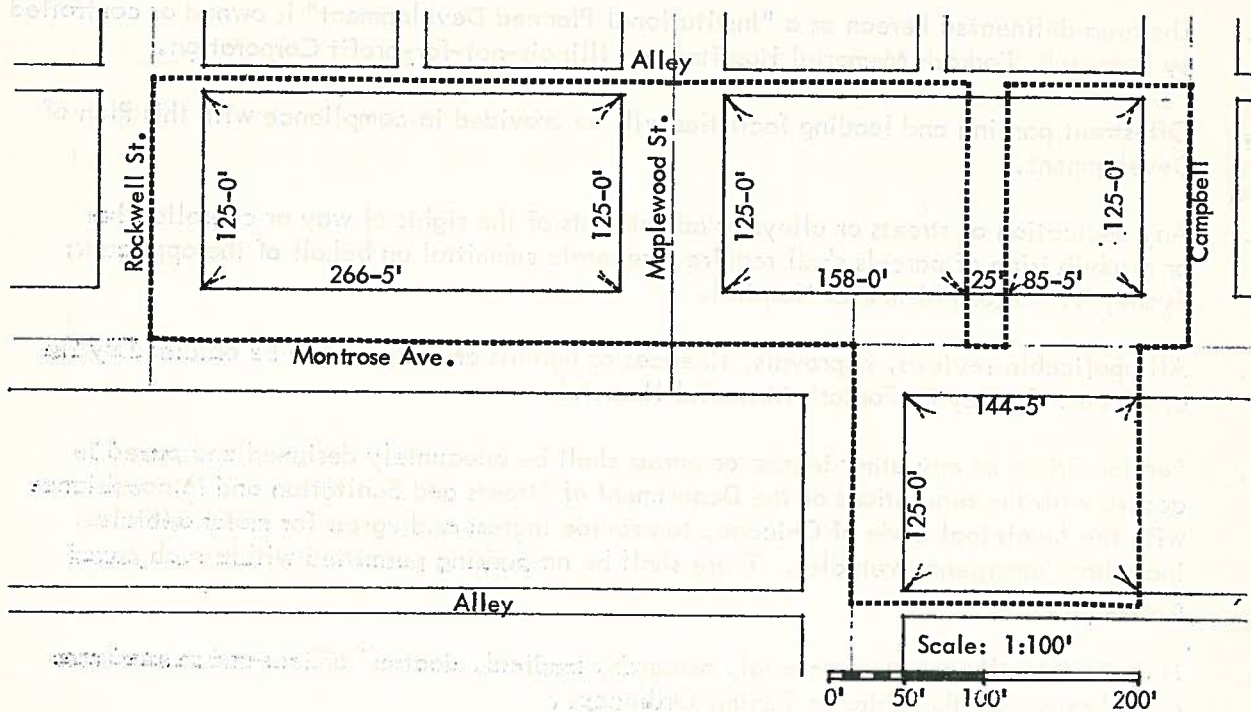
PLAN OF DEVELOPMENT  
INSTITUTIONAL PLANNED DEVELOPMENT #112  
STATEMENTS

1. The area delineated hereon as a "Institutional Planned Development" is owned or controlled by Sydney R. Forkosh Memorial Hospital, an Illinois-not-for-profit Corporation.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
3. Any dedication of streets or alleys or adjustments of the rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the applicant: Sydney R. Forkosh Memorial Hospital.
4. All applicable reviews, approvals, licences or permits are required to be obtained by the applicant: Sydney R. Forkosh Memorial Hospital.
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 hospital, research, medical, doctors' offices and related uses 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. Identification and other necessary signs may be permitted, subject to review of and approval by the Department of Development and Planning and the Department of Buildings.
8. 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 with regulations hereby made applicable thereto.
9. 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 Development and Planning.

APPLICANT: SYDNEY R. FORKOSH MEMORIAL HOSPITAL

DATE: March 22, 1974

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS  
INSTITUTIONAL PLANNED DEVELOPMENT

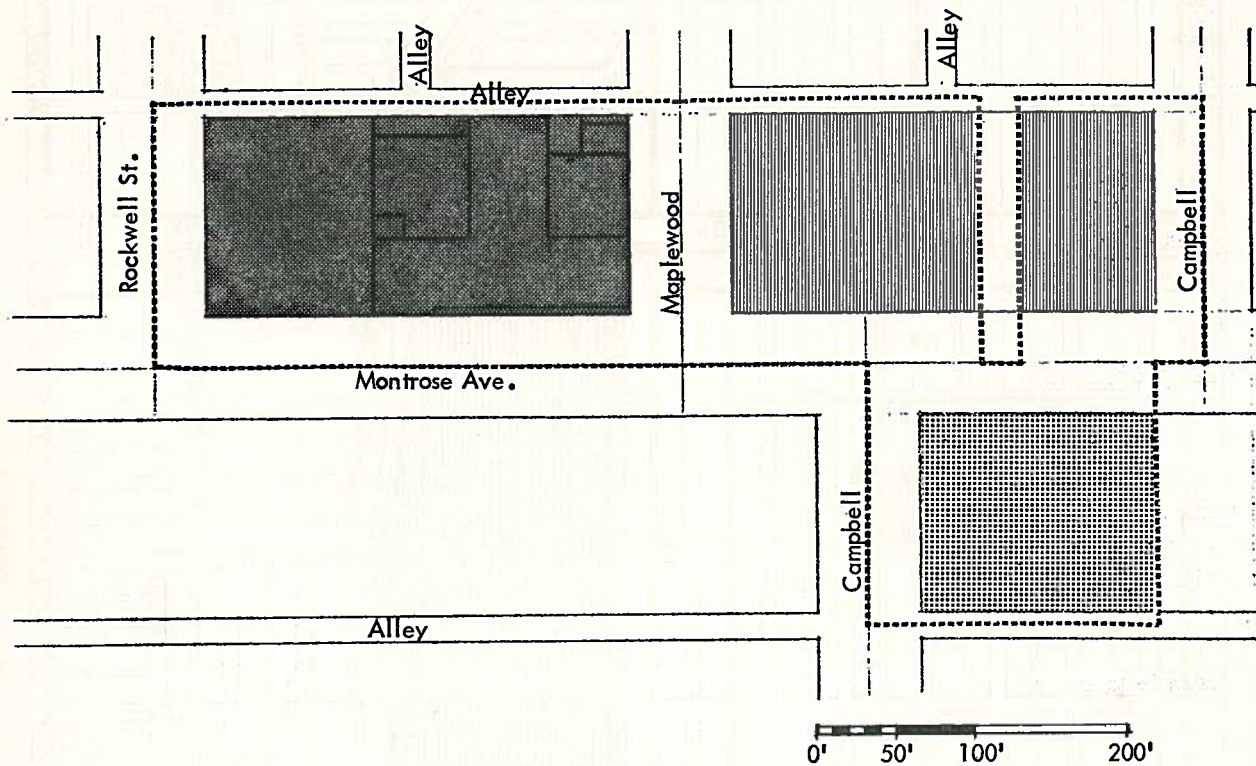





..... Planned development boundary



APPLICANT: SYDNEY R. FORKOSH MEMORIAL HOSPITAL  
DATE: MARCH 22, 1974

GENERALIZED LAND USE PLAN  
INSTITUTIONAL PLANNED DEVELOPMENT

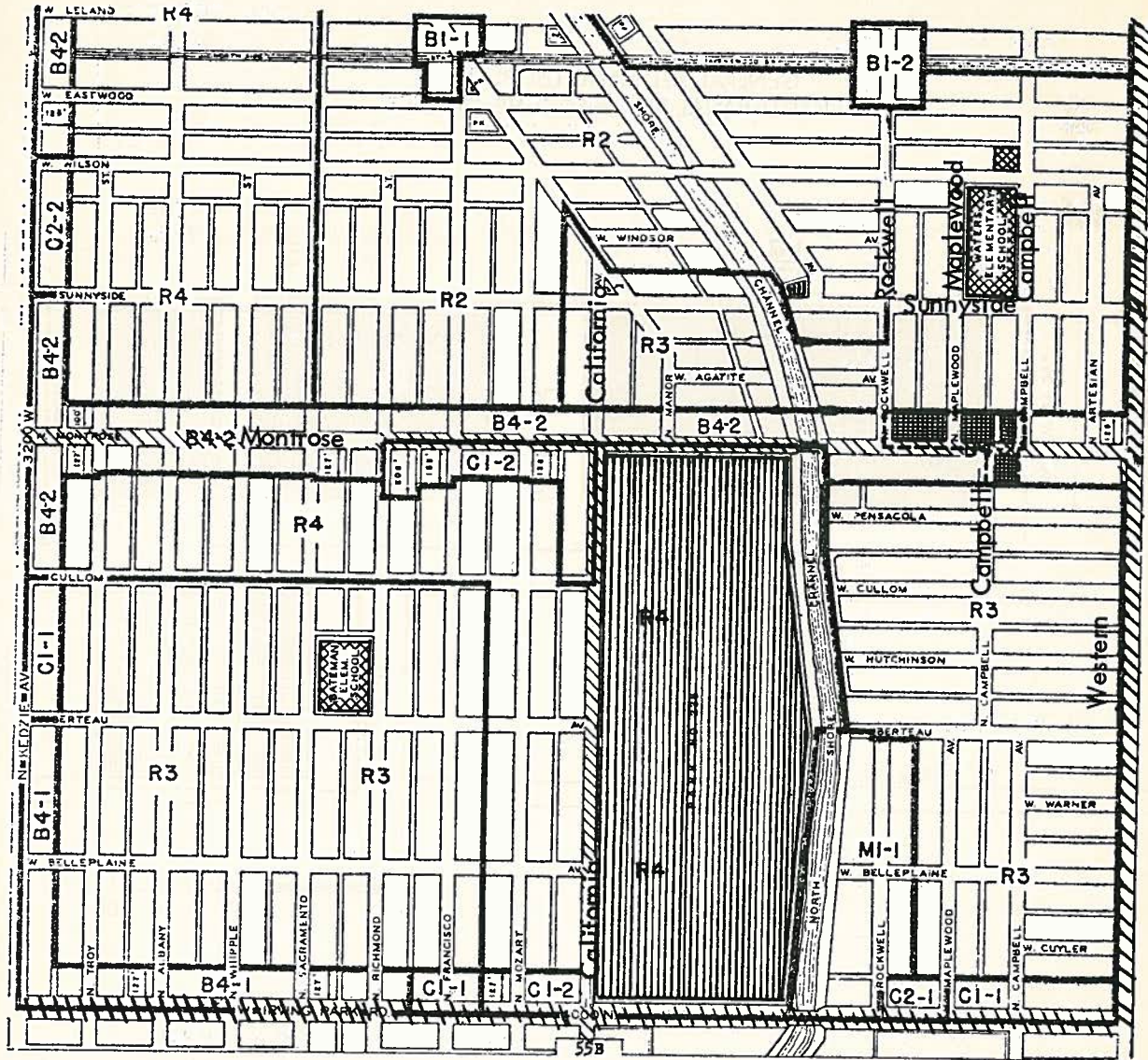








-  Medical & Related uses, Laboratories & doctors offices
-  Hospital Parking
-  Medical & Related uses, Laboratories & Doctors Offices & Parking



APPLICANT: SYDNEY R. FORKOSH MEMORIAL HOSPITAL  
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EXISTING ZONING AND PREFERENTIAL STREET SYSTEM  
INSTITUTIONAL PLANNED DEVELOPMENT



-  Zoning Districts
-  Preferential Street System
-  Proposed Institutional Planned Development
-  Proposed Planned Development Boundary
-  Public Parks
-  Other Public, Quasi-Public and Private Institutions and Facilities



APPLICANT: SYDNEY R. FORKOSH MEMORIAL HOSPITAL  
DATE: MARCH 22, 1974

PLANNED DEVELOPMENT USE AND BULK REGULATIONS

INSTITUTIONAL PLANNED DEVELOPMENT

| Net Site Area |       | General Description of Land Use and Type                       | Max. F.A.R. | Max. % of Land Covered |
|---------------|-------|--|-------------|------------------------|
| Square Feet   | Acres |  |             |                        |
| 82437.5       | 1.89  | Medical and Related Uses<br>Laboratories (Clinical & Research) | 1.7         | 40%                    |

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 & PLANNING.

Gross Site Area = Net Site Area (1.89 Acres) plus Area of Right-of-Way of Public Streets and Alleys, (1.06 Acres) = 2.95 Acres.

Maximum permitted F.A.R. for Total Net Site Area = 1.7

Present Population:

A. Medical and Related Uses

- 1. Number of Hospital Beds 150
- 2. Number of Attending Doctors 20
- 3. Number of Employees (Maximum in one shift) 125
- 4. Doctors' Offices 6

Future Population:

A. Medical and Related Uses

- 1. Number of Hospital Beds 170
- 2. Number of Attending Doctors 30
- 3. Number of Employees (Maximum in one shift) 150
- 4. Doctors' Offices 30

Minimum number of off-street parking spaces; 180

Off-street loading requirements for proposed Medical and Related uses, Laboratories (Clinical and Research), shall be provided as authorized by B4-2 General Restricted Service District Classification of the Chicago Zoning Ordinance.

Minimum Periphery Setbacks:

- A. Boundary and Front Yard Setbacks 0 FEET
- B. Boundary and Side Yard Setbacks 0 FEET

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

Maximum percent of land covered (for total Net Site Area) = 40%

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