



City of Chicago
Richard M. Daley, Mayor

Department of Housing
and Economic Development

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190 (Voice)
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
<http://www.cityofchicago.org>

February 25, 2011

Donna J. Pugh
Foley & Lardner LLP
321 North Clark Street
Suite 2800
Chicago, IL 60654-5313

Re: Administrative Relief request for Institutional Planned Development No. 12, Saints Mary and Elizabeth Medical Center and the proposed Resurrection University Nursing School at 1431 North Claremont Street

Dear Ms. Pugh:

Please be advised that your request for a minor change to Institutional Planned Development No. 12 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

On February 14, 2011, an advisory opinion was issued by this Department to permit Resurrection University Nursing School as an accessory use. They are proposing to relocate in an existing, vacant hospital building at Saints Mary and Elizabeth Medical Center at 1431 North Claremont Street. No external alterations are planned at this time for the building.

Resurrection University has a current student enrollment of 275 and has a projected expansion to approximately 500 students. They will implement alternative educational delivery methods, including on-line courses, evening and off-site courses. Their estimates project the on-ground student population will be 300 students, the on-line population will be 200 students, and the off-site resident nurse and clinical programs will hold 40 students. They also plan to schedule classes in a blocked sequence to alleviate parking shortages during busy peak times.

PD No. 12 requires a total of 566 parking spaces, however there are currently only 554 parking spaces on-site, a shortage of 12 spaces. Also, the Chicago Zoning Code, pursuant to Section 17-11-0202C, requires a five (5) foot setback for ornamental fencing surrounding vehicular use areas. Currently, the surface parking lot is bordered by a chain link fence which will be replaced with an ornamental fence. However, the required setback of five (5) feet would necessitate the removal of seven (7) existing, mature trees along the north and east parkways.

Therefore, you are requesting the following changes:

Reduce the minimum number of required parking spaces from 566 to the current total of 554 spaces.



Reduce the minimum required setback for ornamental fencing surrounding a vehicular use area from 5.0 feet to 0.5 feet in order to preserve seven existing mature trees on the north and east parkways and as shown on the revised Landscape Plan, dated February 18, 2011.

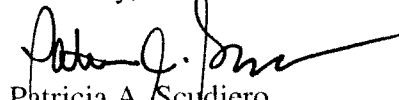
Based on the information you provided, approximately 37,000 square feet of the current hospital is vacant and approximately 34,000 square feet of that vacant space would be occupied by the nursing school. Furthermore, you have indicated that there are currently 240 hospital beds, 46 doctors, and 115 daytime employees, all of which are lower than the maximums provided for in the Planned Development upon which the original 566 parking space requirement was calculated. Even with the addition of 300 on-ground nursing students and 26 full-time employees of the proposed nursing school, the Department has determined that the current 554 parking spaces provided will be sufficient for both the existing hospital operations and the proposed nursing school.

Also, the Planned Development allows a maximum percentage of site coverage of 37%. The last part II permit issued by this Department was on July 16, 2001 for a one-story building addition. The total site/land coverage to date at that time was 109,990 square feet which translates to site coverage of 36.08%. This is consistent with the information you provided, which indicates that the existing and proposed improvements would have site coverage of 36.6%.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these revisions will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, 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 Institutional Planned Development No. 12, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

c: Commissioner Andrew J. Mooney, Mike Jasso, Bill Eager, Mary Bonome, Jim Horan, Jim Cox, Heather Gleason, Mike Marmo, Erik Glass, Main file



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February 14, 2011

Donna J. Pugh
Foley & Lardner LLP
321 North Clark Street
Suite 2800
Chicago, IL 60654-5313

**Re: Advisory Opinion request for Institutional Planned Development
No. 12, Saints Mary and Elizabeth Medical Center and the proposed
Resurrection University Nursing School at 1431 North Claremont
Street**

Dear Ms. Pugh:

Please be advised that your request for an advisory opinion in regards to Institutional Planned Development No. 12 has been considered by the Department of Housing and Economic Development pursuant to the Chicago Zoning Ordinance.

Resurrection University, currently located at the West Suburban Medical Center hospital facility, is proposing to relocate in an existing, vacant hospital building of Saints Mary and Elizabeth Medical Center at 1431 North Claremont Street. No external alterations are planned at this time to the building.

Institutional Planned Development No. 12, which was last amended by City Council on June 4, 1997, permits the following uses: hospital, medical office, research, residential units for the elderly, accessory parking and related uses incidental thereto. Resurrection University collectively offers nursing, health informatics, information management, residency programs for emergency medicine, family medicine and sports medicine, and will soon offer other allied health programs such as EMT, radiology, and a range of clinical training programs.

You are requesting an advisory opinion in regards to the following:

- Resurrection University's proposed nursing school is permitted as an accessory use.
- The term "site coverage" as stated in Planned Development No. 12 is synonymous with "lot coverage" as defined by the Chicago Zoning Ordinance.

According to the information provided, Saints Mary and Elizabeth Medical Center contains a total of 231,025 square feet, not including the basement. Resurrection University's nursing school would occupy a total of 34,105



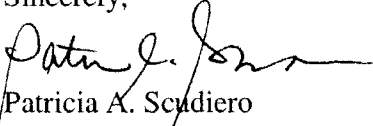
square feet (or 12.9% of the total square footage of the hospital) and therefore, it would be considered incidental and subordinate to the primary hospital use.

A nursing school in which students will have training within the hospital itself is similar to other teaching hospitals throughout the City and is considered a related use pursuant to Statement No. 5 of the Planned Development (PD), which currently permits hospital, medical office, research...and related uses incidental thereto. Furthermore, a nursing school was previously allowed in the PD, as indicated in a prior amendment which was passed by City Council on July 24, 1991, and referenced one of the three buildings on the property as the Margaritas Hall School of Nursing. Therefore, the Department of Housing and Economic Development has determined that Resurrection University's proposed nursing school would be both accessory to the hospital use and permitted as a related use within Institutional Planned Development No. 12.

Your second inquiry is whether site coverage as stated in the PD is synonymous with lot coverage as defined in Section 17-17-0286 of the Chicago Zoning Ordinance. Since a separate definition of site coverage is not included in the Chicago Zoning Ordinance, the Department of Housing and Economic Development has determined that the existing lot coverage definition can serve as the definition for site coverage within Institutional Planned Development No. 12.

If you have any questions or require any additional information, please contact Heather Gleason of my staff at (312) 744-0063.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

cc: Commissioner Andrew J. Mooney, Mike Jasso, Bill Eager, Mary Bonome, Jim Horan, Jim Cox, Heather Gleason, Mike Marmo, Erik Glass, Main file

*Reclassification Of Area Shown On Map Number 3-H.
(As Amended)
(Application Number A-3693)*

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 12 symbols and indications as shown on Map Number 3-H in the area bounded by:

West Le Moyne Street; North Oakley Avenue; West Hirsch Street; and North Western Avenue,

to those of Institutional Planned Development Number 12, as amended, 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.

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 12,
As Amended.*

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development Number 12, as amended, consists of approximately three hundred four thousand eight hundred twenty-one (304,821) square feet (six and ninety-nine one-hundredths (6.99) acres) net site area which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and which is owned or controlled by the Applicant, Saint Elizabeth's Hospital of Chicago, Inc..
2. The Applicant ("Applicant") shall obtain all applicable official reviews, approvals or permits which are necessary to implement this

- Planned Development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or their successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns, grantees and lessees, if different than the Applicant, the legal title holders or any ground lessors. All rights granted hereunder to the Applicants shall inure to the benefit of the Applicants successors and assigns and, if different than the Applicant, the legal title holder or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.
 4. This Planned Development consists of thirteen (13) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Generalized Land-Use Map; a Site/Landscape Plan (south addition); and Building Elevations. Full size sets of the Site/Landscape Plan and Building Elevations (south addition) are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
 5. The uses permitted within the area delineated herein as "Institutional Planned Development" shall be hospital, medical office, research, residential units for the elderly, accessory parking and related uses incidental thereto.
 6. Identification and other necessary signs, including temporary construction signs, may be permitted within the area delineated herein as "Institutional Planned Development", subject to the review and approval by the Department of Planning and Development.

7. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development, subject to review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.
8. Any service drives or any other means of ingress or egress, including for emergency vehicles shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas or within fire lanes. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
9. In addition to the maximum height of any building or any appurtenance thereto, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio (F.A.R.) 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 Chicago Zoning Ordinance shall apply.
11. Improvements of the Property, including landscaping and all entrances and exits to the parking areas, shall be designed and installed in substantial conformance with the Site/Landscape Plan, Building Elevations, and the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Site/Landscape Plan and the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineer ("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.
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 a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate, and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. 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.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Generalized Land-Use Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 46823 through 46829 of this Journal.]

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

Institutional Planned Development Number 12, As Amended.

Bulk Regulations And Data Table.

Gross Site Area	Net Site Area	Area Remaining In Public Right- Of-Way
429,501.6 square feet (9.86 acres)	6.99 acres	2.87 acres
Maximum Permitted Floor Area Ratio:	1.45.	

Setbacks from Property Line:

 All Improvements (except for
 South Addition):

 Boundary and front yard -- 15 feet.

 Side yard -- 8 feet.

South Addition:

 In substantial conformance with
 Site/Landscape Plan.

Maximum Percentage of Site
Coverage:

 37 percent.

Maximum Number of Beds:

 240.

Maximum Number of Dwelling
Units:

 100.

Minimum Number of Off-Street
Parking Spaces:

 536 (hospital, medical office,
 related uses).

 30 (elderly housing).

Minimum Number of Off-Street
Loading Berths:

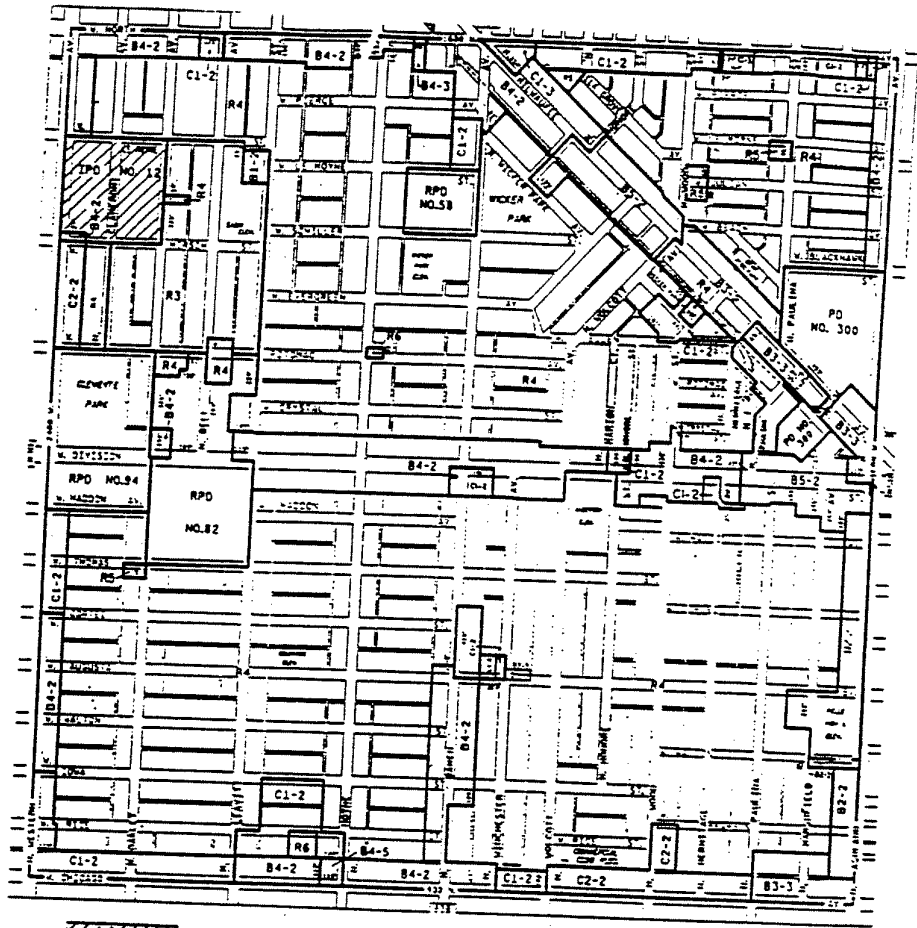
 2.

Maximum Building Height:

 South Addition:

 In substantial conformance with
 Building Elevations.

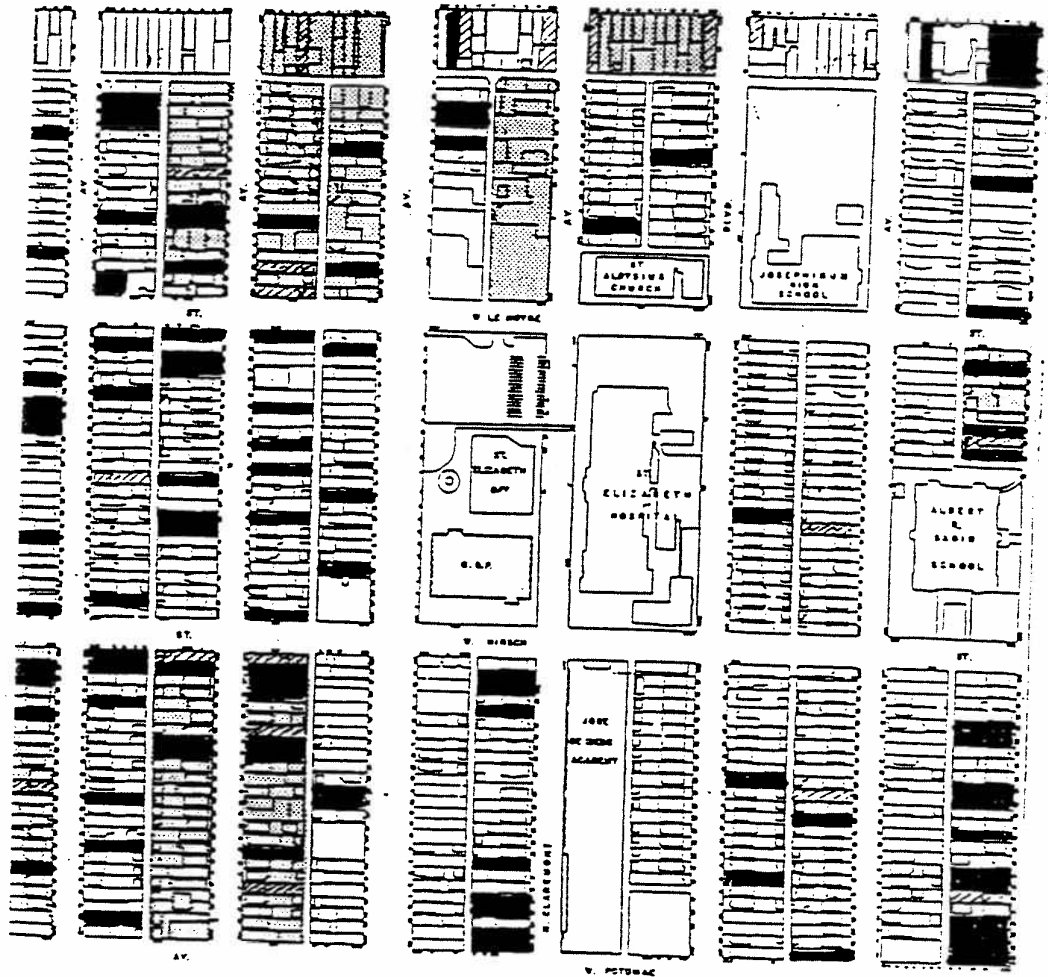
Existing Zoning Map.



INSTITUTIONAL PLANNED DEVELOPMENT NO. 12

APPLICANT: St. Elizabeth's Hospital of Chicago, Inc.
ADDRESS: W. LeMoyne & N. Oakley Avs.
 W. Hirsch St. & N. Western Av.
DATE: March 19, 1997
REVISED: May 15, 1997

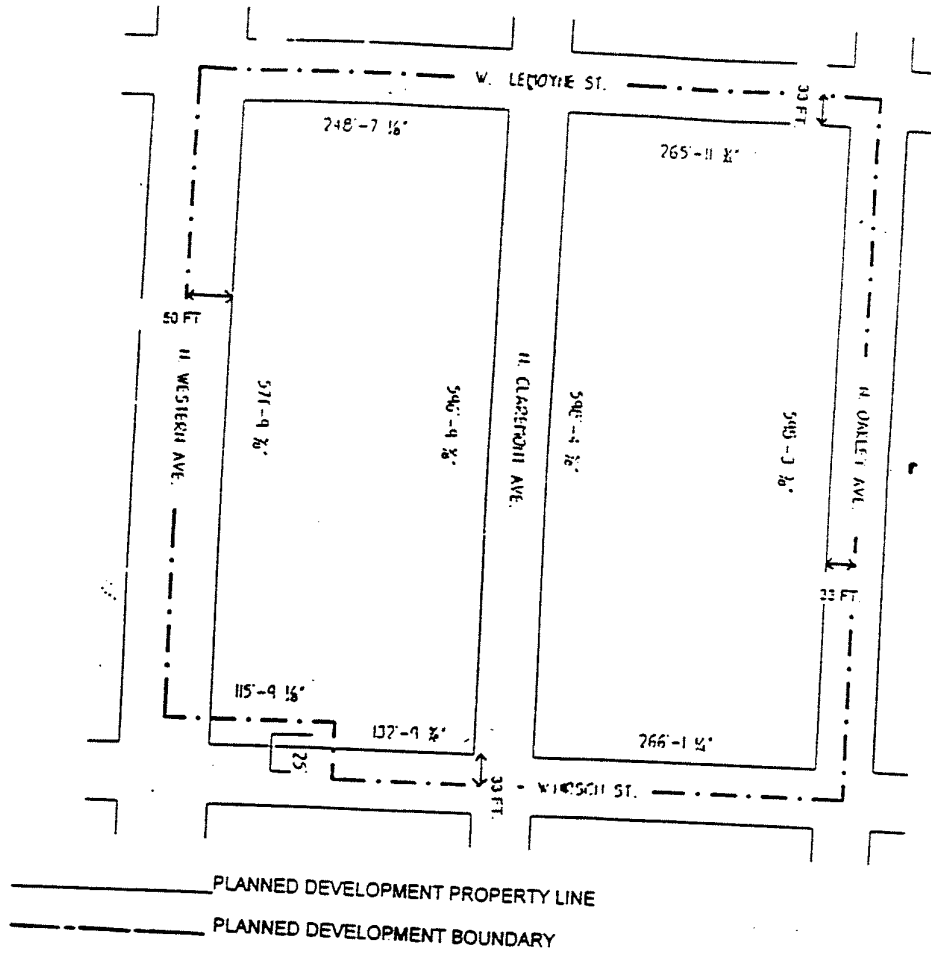
Existing Land-Use Map.



APPLICANT:
 ADDRESS:
 DATE:
 REVISED:

St. Elizabeth's Hospital of Chicago, Inc.
 W. LeMoyne & N. Oakley Aves.
 W. Hirsch St. & N. Western Av.
 March 19, 1997
 May 15, 1997

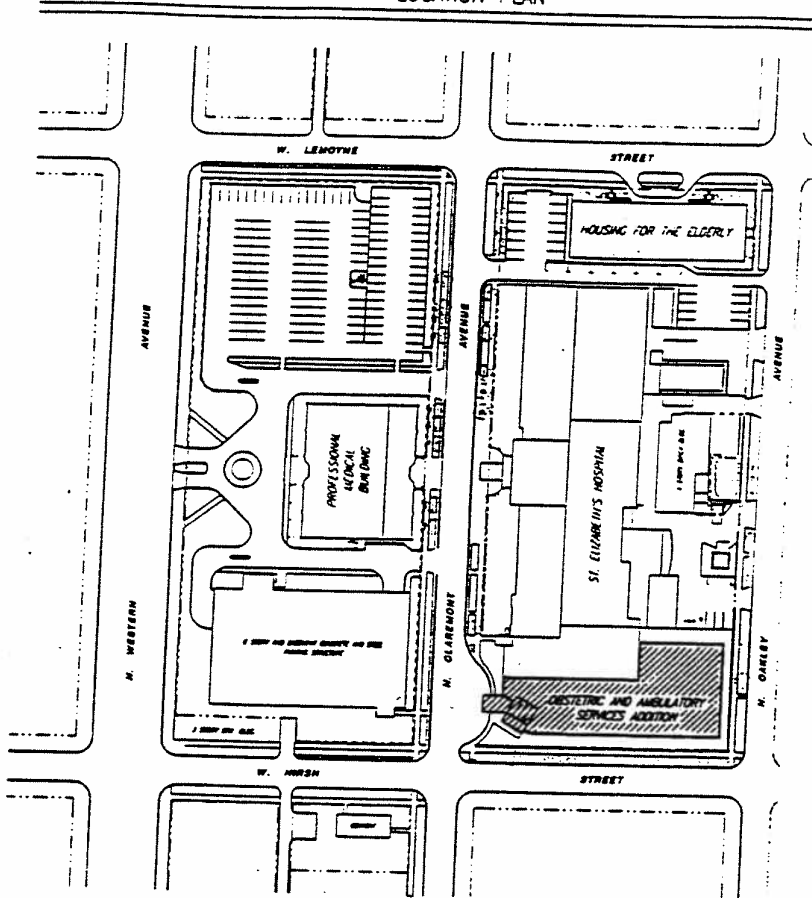
Planned Development Boundary And Property Line Map.



AFFLICANT: St. Elizabeth's Hospital of Chicago, Inc.
 ADDRESS: W. LeMoine & N. Oakley Avs.
 W. Hirsch St. & N. Western Av.
 DATE: March 19, 1997
 REVISED: May 15, 1997

Generalized Land-Use Map.

LOCATION PLAN



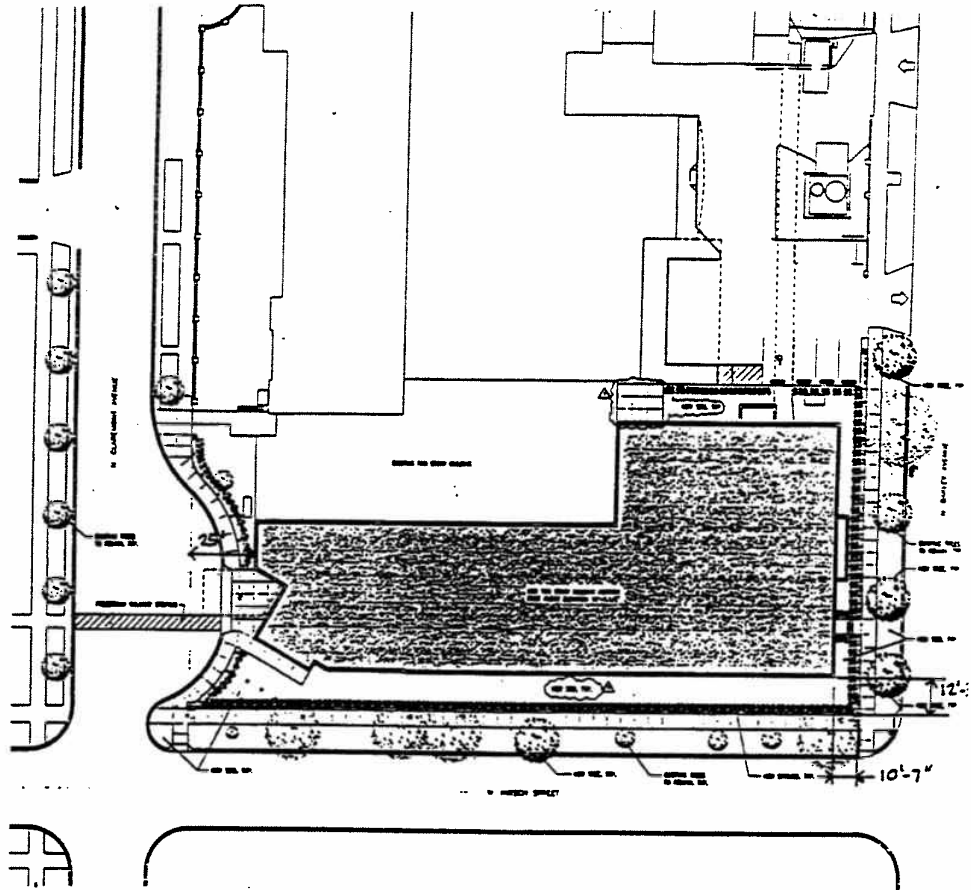
APPLICANT:
ADDRESS:

St. Elizabeth's Hospital of Chicago, Inc.
W. LeMoine & N. Oakley Aves.

DATE:
REVISED:

W. Hirsch St. & N. Western Av.
March 19, 1997
May 15, 1997

Site/Landscape Plan.
(South Addition)



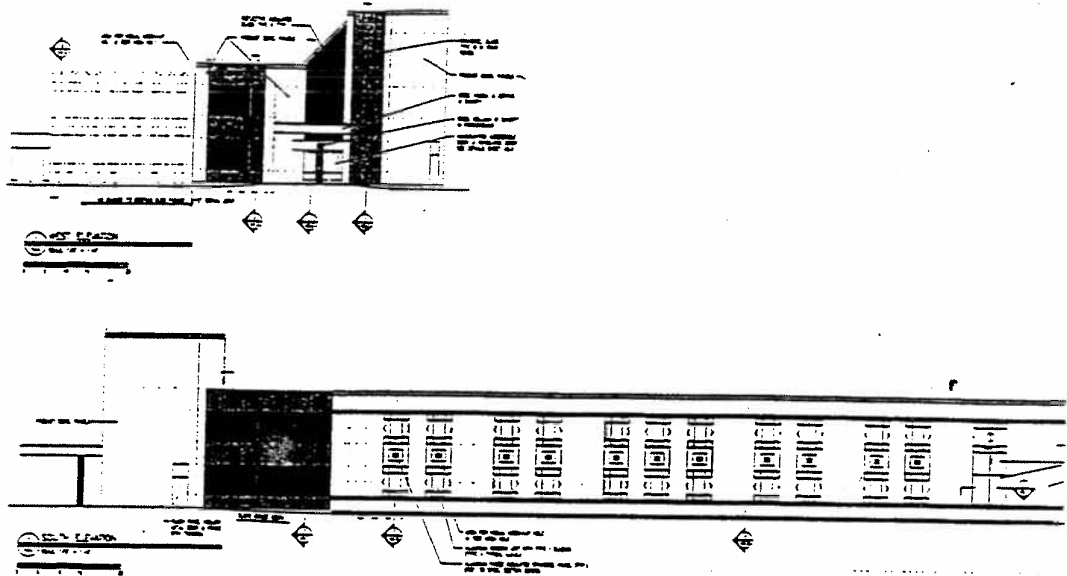
NOTE: Curb cut subject to review and approval of Department of Transportation

Fence location is on property line.

APPLICANT: St. Elizabeth's Hospital of Chicago, Inc.
ADDRESS: W. LeMoyné & N. Oakley Aves.
W. Hirsch St. & N. Western Av.
DATE: March 19, 1997
REVISED: May 15, 1997

Building Elevations.
(South Addition)

(Page 1 of 2)

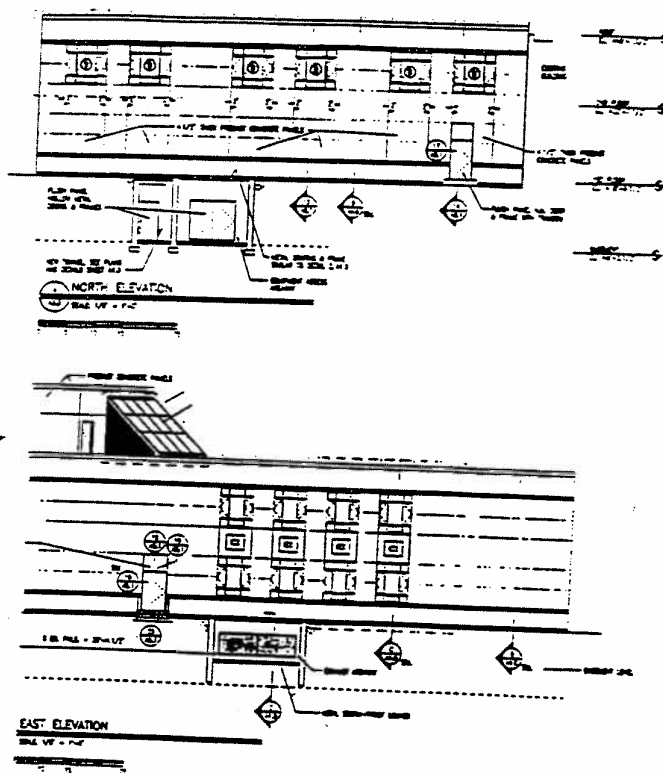


- NOTES:
- Light gray precast concrete panels match limestone wall of existing building
 - Tinted glass windows match existing building windows
 - Two story portion is 28 feet high
 - Three story stair tower is 40 feet high
 - Entrance canopy does not extend beyond property line

APPLICANT: St. Elizabeth's Hospital of Chicago, Inc.
 ADDRESS: W. LeMoine & N. Oakley Avs.
 W. Hirsch St. & N. Western Av.
 DATE: March 19, 1997
 REVISED: May 15, 1997

Building Elevations.
(South Addition)

(Page 2 of 2)



NOTES:

- Light gray precast concrete panels match limestone wall of existing building
- Tinted glass windows match existing building windows
- Two story portion is 28 feet high
- Three story stair tower is 40 feet high
- Entrance canopy does not extend beyond property line

APPLICANT:
ADDRESS:
DATE:
REVISED:

St. Elizabeth's Hospital of Chicago, Inc.
W. LeMoyné & N. Oakley Aves.
W. Hirsch St. & N. Western Av.
March 19, 1997
May 15, 1997



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Acting Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

January 21, 1992

Ms. Monica Sofranko
Vice President
Older Adult Support Services
West Town Senior Residents
Ancilla Systems
111 E. Wacker Drive
Suite 1910
Chicago, Illinois 60601-4884

Dear Ms. Sofranko:

RE: Institutional Planned Development
Development No. 12, As Amended
Location: 1431 North Claremont Avenue

Please be advised that your request for a minor change to Institutional Planned Development No. 12, as amended, has been considered by the Department of Planning pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance.

Specifically, you requested relief to reduce the required northern front yard, at the above referenced address, from fifteen feet to 14.4 feet. The reduction in the front yard setback is required to permit better access to a mobile magnetic resonance building located immediately south of the elderly housing project.

With regards to your request, the Department of Planning and Development has determined that the modification would constitute a minor change pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and that this minor change will not:

1. Change the character of this development;
2. Increase the number of units per acre;
3. Increase the maximum permitted floor area ratio for the site;
4. Increase the maximum permitted percent of land coverage for the site;
5. Reduce the periphery setbacks or distance between structures... except "where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures".

According to our files, the school, church and a number of the low-density residential structures in the immediate area of the senior housing have small setbacks or no setbacks along

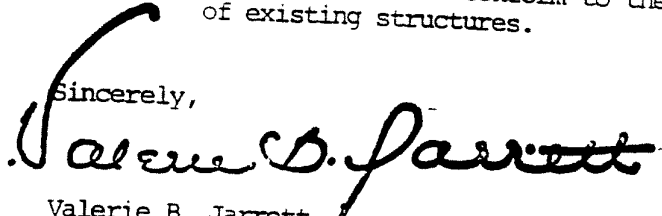


the area streets. The small setback reduction proposed for 1431 North Claremont would make this building consistent with this pattern of minimal or non-existent front yards in the area.

Therefore, pursuant to the authority granted by the Chicago Zoning Ordinance, the Commissioner of the Department of Planning and Development hereby authorizes and approves the following minor changes to institutional Planned Development No. 12:

1. A reduction of eight inches in the requires north front yard setback, from 15 to 14.4 feet, in order for the addition to conform to the pattern and footprint of existing structures.

Sincerely,



Valerie B. Jarrett
Acting Commissioner *BJ.*

cc: Michael J. Mazer
Joseph J. Duffy Project
Management Corporation

(Continued from page 4263)

~~the alley next north of West Fulton Street; a line 52.4 feet east of North Kilpatrick Avenue; West Fulton Street; and North Kilpatrick Avenue,~~

~~to those of an R3 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 Number 3-H.
(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 Institutional Planned Development No. 12 symbols and indications as shown on Map No. 3-H in the area bounded by:

LeMoyne Avenue on the north; Oakley Boulevard on the east; Hirsch Street on the south; and Western Avenue on the west,

to those of Institutional Planned Development No. 12, 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 thereof 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:

Plan Of Development.

*Institutional Planned Development No. 12.
(As Amended)*

Statements.

1. The area delineated herein as Institutional Planned Development No. 12, as amended, consists of approximately 304,821 square feet (or 6.99 acres) of real property. Title to all property in Institutional Planned Development No. 12 is vested in St. Elizabeth's Hospital of Chicago, Inc., an Illinois not-for-profit corporation and American National Bank and Trust Company, as Trustee under Trust Agreement dated September 19, 1989 and known as Trust No. 109008-01. Briar/Margaritas Limited Partnership, an Illinois limited partnership, is the owner of 100% of the beneficial interest in said Trust. The northeast portion of the property will be further developed. This property will be conveyed to Su Casa Senior Residence, Inc., another Illinois not-for-profit corporation which is a related corporation to applicant. Both corporations have the same parent organization, Ancilla Systems, Incorporated.
2. This Plan of Development consists of sixteen statements, an Existing Land Use Area Map, a Property Line Map and Right-of-Way Adjustment Map, an Existing Zoning and Street System Map, a Table of Use and Bulk Regulations and Related Controls, development drawings, Site Plan (the "Site Plan") and Landscape Plan (the "Landscape Plan") (to be filed with the Department of Planning), and Generalized Land Use Plan. Full size sets of the Site Plan, Landscape Plan and the building elevations are to be kept on file with the Department of Planning. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago ("Chicago Zoning Ordinance") and all requirements thereof, and satisfies the established criteria for approval as a planned development.
3. There are three buildings currently on the property. One building is the St. Elizabeth's Hospital Building; the second building is the Professional Office Building; and the third building is the Margaritas Hall School of Nursing. There are presently five hundred fifty-five (555) parking spaces. One additional building will be constructed on the northeast portion of the site. This additional building will be a seven-story, brick and stucco, 100-unit rental

structure for low-income persons aged 62 or older, with twenty-nine (29) additional off-street parking spaces (27 non-handicapped and 2 handicapped) dedicated solely for this building.

4. All applicable governmental reviews, approvals, or permits are required to be obtained by the Applicant or its successors, assigns, or grantees.
5. Any dedication or vacation 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 Applicant, its successors or assigns.
6. Off-street parking and loading facilities will be provided in compliance with this Plan of Development, as authorized by the Chicago Zoning Ordinance and as determined by the Department of Planning.
7. Any service drives or any other ingress or egress must be adequately designed and paved in accordance with the regulations of the Department of Public Works in effect at the time of construction 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. Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 18 feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and the Commissioner of the Department of Planning.
8. Identification signs may be permitted with the approval of the Commissioner of Planning. Temporary signs, such as construction and marketing signs, shall be permitted, subject to the review and approval of the Commissioner of the Department of Planning.
9. Height restriction of any building or any appurtenance thereto shall, in addition to the Table of Use and Bulk Regulations, be subject to:
 - (a) Height limitations as certified on Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
 - (b) Airport zoning regulations as established by the Department of Planning, Department of Aviation, and Department of Law, and approved by the City Council.

10. The property subject to this Planned Development shall be used and developed in substantial conformance with the Site Plan.
11. The following uses of land shall be permitted within the area delineated herein as "Institutional Planned Development No. 12": hospital, research, medical, housing, housing for elderly persons (as defined in Article III, Section 3.2 of the Chicago Zoning Ordinance), and related and incidental 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.
12. The improvements on the Property, including all entrances and exits to the parking and loading areas, shall be designed and constructed in general conformance with the Site Plan and Landscape Plan. The landscaping (including street trees in the adjacent right-of-way) shall be installed in general conformance with the Site Plan and Landscape Plan. The landscaping within the property shall be maintained at all times in accordance with the Site Plan and Landscape Plan. The Applicant shall, for a period of five (5) years from the adoption of this Ordinance, be responsible for watering and fertilizing parkway trees required to be provided by the Site and Landscape Plans and for routine care of the parkway lawn. Routine care of the parkway lawn shall include periodic watering, weeding and mowing. The building facades shall be designed, constructed and maintained in general conformance with the elevation plans included as exhibits to this Planned Development. The requirements of this statement may be modified administratively by the Commissioner of the Department of Planning upon the request of the Applicant and after a determination by the Commissioner of the Department of Planning that such a modification is consistent with the nature of the improvements contemplated in this Planned Development and is appropriate. Such a modification 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.
13. Unless substantial construction has commenced within ten (10) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development amendment shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided for by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory

- ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the pre-existing zoning classifications, i.e., Institutional Planned Development No. 12.
14. 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 Planning.
 15. For purposes of Floor Area Ratio (F.A.R.) calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
 16. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the successors and assigns of the Applicant and the Property owner of record title. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property and all portions thereof shall throughout the period this Planned Development is in effect, be held under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that a single person, corporation, association or other entity has been designated and authorized by the owner or owners of all of the Property as Authorized Agent of the Property for the limited purposes of (1) receiving any and all zoning enforcement related or other zoning-related communication from the City in relation to and on behalf of the affected property owner or owners, and (2) making application to the City for any subsequent amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) on behalf of the affected owner or owners of the Property. Nothing herein shall be construed to mean that any owner of the Property or any portion thereof is relieved of any obligation hereunder or any rights in relation thereto, or may not receive directly such communications or is not subject to City action pursuant to this Planned Development. Nothing herein shall, however, prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights therein.

[Existing Zoning and Street System Map, Property Line and Right-of-Way Adjustment Map, Generalized Land Use Map and Existing Land Use Area Map attached to this Plan of Development printed on pages 4275 through 4278 of this Journal.]

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

Planned Development.

*Use And Bulk Regulations Table And Related Data
And Controls.*

Maximum Total Number of Dwelling Units

Net Site:	100 units
Site Area (Net):	304,821 square feet
Site Acreage (Net):	6.99 acres
Maximum Floor Area Ratio:	1.45
Minimum Number of Off-Street Parking Spaces:	429 total spaces
A. Existing Medical, Laboratories, Housing and Related Uses	400 spaces
B. Housing for Elderly Persons	29 spaces

Minimum Periphery Setbacks:

A. Boundary and Front Yard Setbacks	15 feet
B. Side Yard Setbacks	8 feet

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of architectural arrangement related to existing

structures, or when necessary, because of technical reasons, subject to the approval of the Commissioner of the Department of Planning.

Minimum Distances Between Buildings:

A.	Patient Room Facings	24 feet
B.	End and Face Walls	24 feet
C.	Front Face	50 feet
D.	Rear Face	28 feet

Maximum Percentage of Land Covered for
Total Net Site Area: 33%

Use: Medical, laboratory, housing, housing for elderly persons, and Related and Incidental Uses.

Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 zoning district of the Chicago Zoning Ordinance.

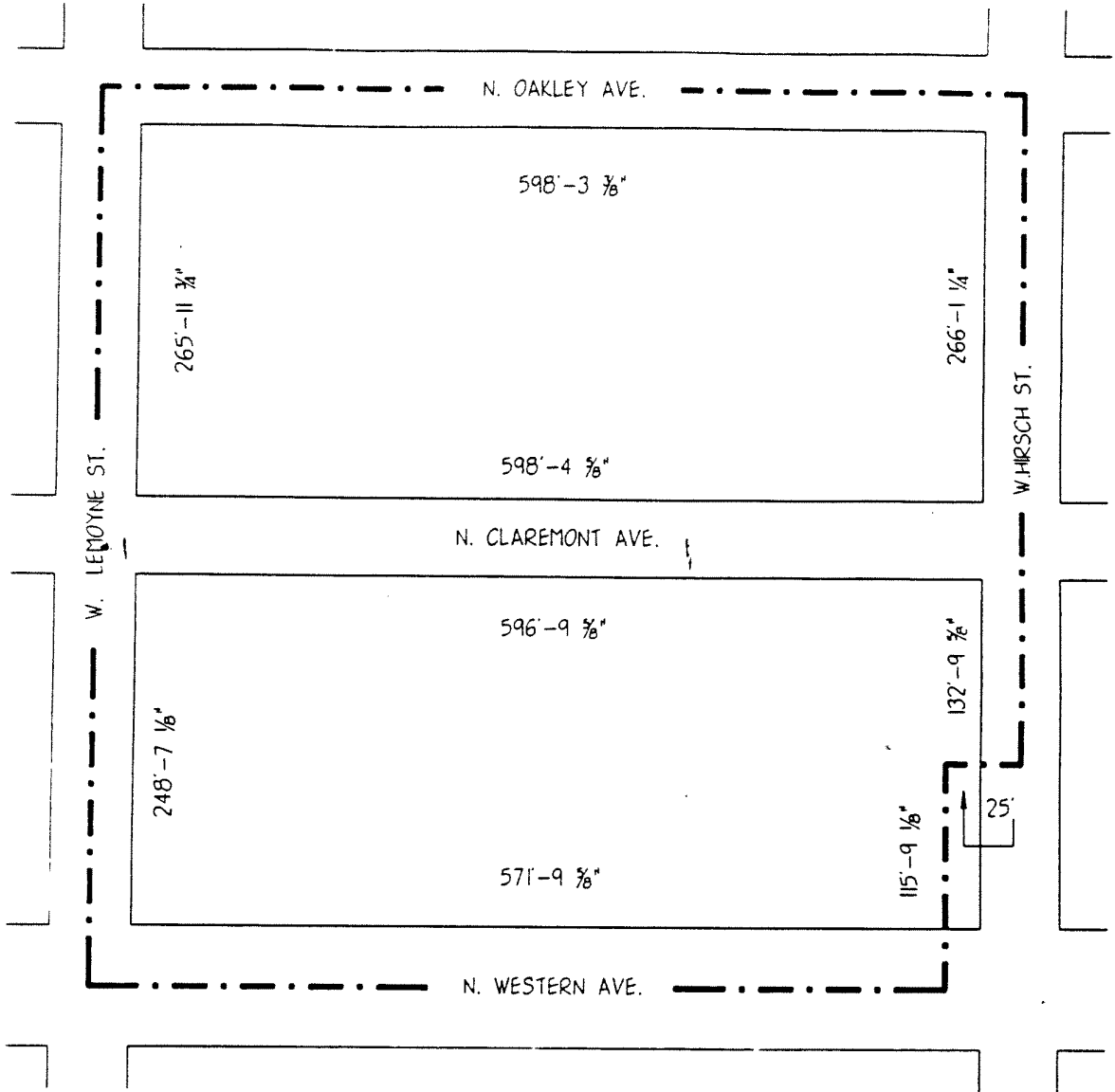
Existing Gross Area:

St. Elizabeth's Hospital	231,264
Margaritas Hall	52,716
Professional Office Building	<u>78,296</u>
Subtotal:	362,276

New Structure	
Housing for Elderly Persons	<u>78,141</u>

Total Existing and New Structure	
Square Footage as proposed	440,417

INSTITUTIONAL PLANNED DEVELOPMENT No. 12, AS AMENDED
PROPERTY LINE AND RIGHT-OF-WAY ADJUSTMENT MAP.

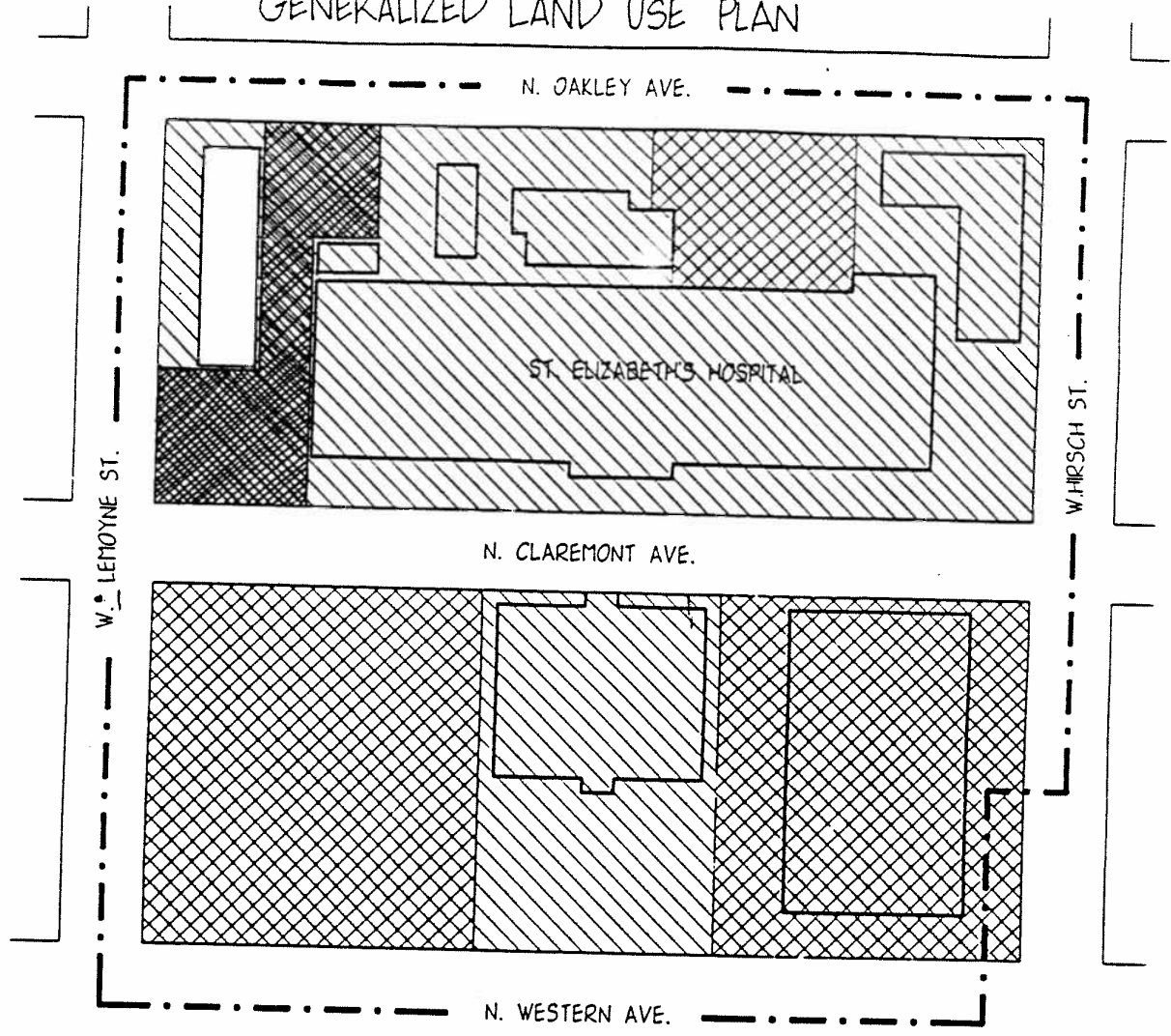



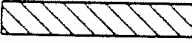



--- PLANNED DEVELOPMENT BOUNDARY

APPLICANT: ST. ELIZABETH'S HOSPITAL



INSTITUTIONAL PLANNED DEVELOPMENT No. 12, AS AMENDED GENERALIZED LAND USE PLAN

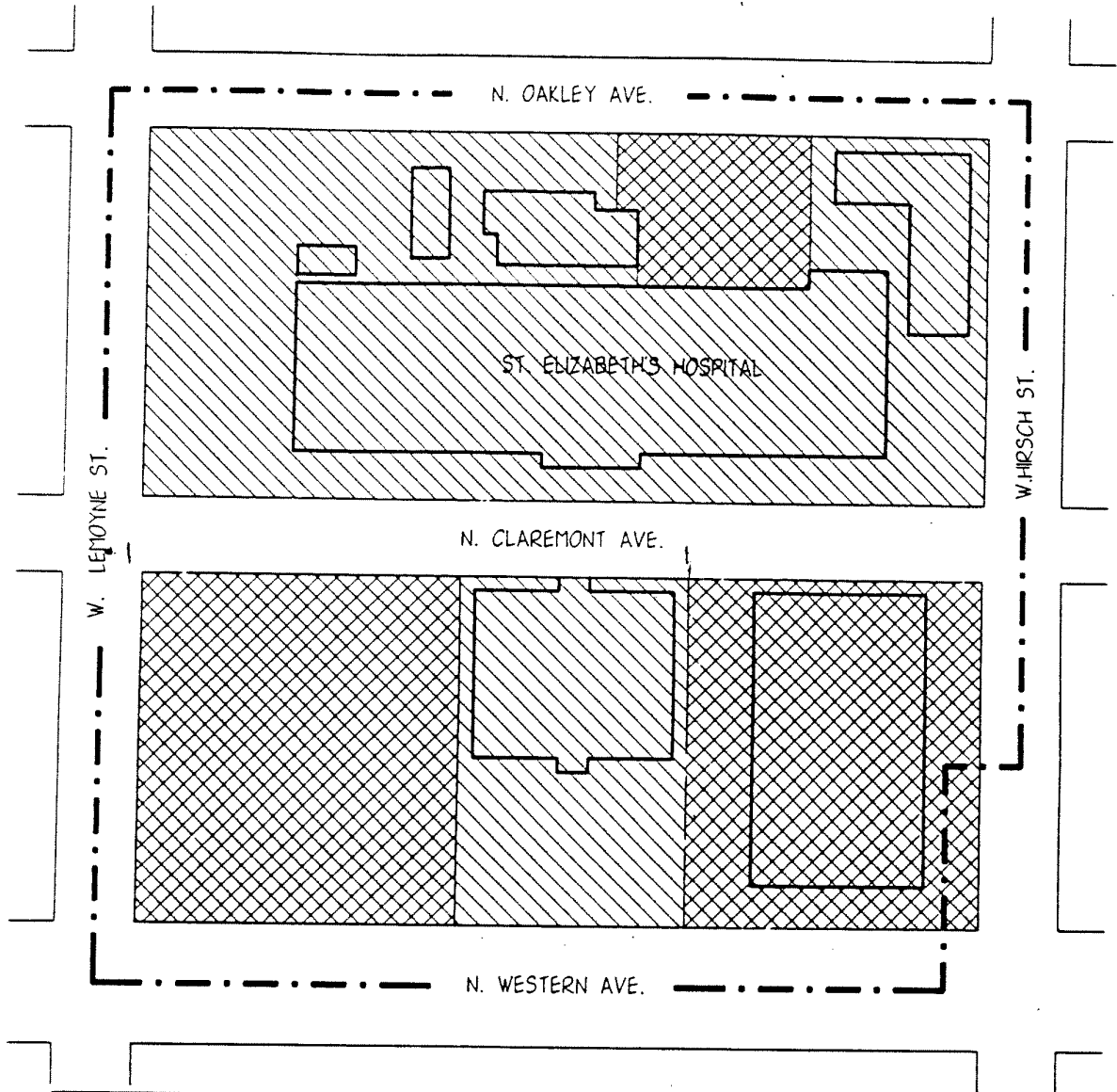


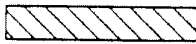


-  HOUSING FOR ELDERLY PERSONS
-  MEDICAL, LABORATORIES, AND RELATED USES
-  PARKING AREAS
-  PARKING AREAS FOR ELDERLY PERSONS
-  PLANNED DEVELOPMENT BOUNDARY

APPLICANT: ST. ELIZABETH'S HOSPITAL



INSTITUTIONAL PLANNED DEVELOPMENT No. 12, AS AMENDED
EXISTING LAND USE AREA MAP



-  MEDICAL, LABORATORIES, AND RELATED USES
-  PARKING AREAS
-  PLANNED DEVELOPMENT BOUNDARY

APPLICANT: ST. ELIZABETH'S HOSPITAL



Yeas—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Humes, Adduci, Vrdolyak, Huels, Kwak, Madrzyk, Burke, Jaksy, 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, Schalter, Saperstein, Stone—47.

Nays—None.

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-L.

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. 2-L in the area bounded by

the alley next north of and parallel to W. Harrison Street; S. Lockwood Avenue; W. Harrison Street and S. Lotus Avenue

to those of a B1-1 Local 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.

Reclassification of Area Shown on Map No. 3-H.

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 Planned Development, R4 General Residence District and B4-2 Restricted Service District Symbols and indications as shown on Map No. 4-I in the area bounded by

W. LeMoyné Street; N. Oakley Boulevard; W. Hirsch Street; the alley next west of and parallel to N. Claremont Avenue; a line 25 feet north of W. Hirsch Street and N. Western Avenue

to the designation of an Institutional Planned Development, 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 thereof and to no others.

[Plan of Development printed on pages 7770-7774 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. 4-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 Residential Planned Development No. 49, R4 General Residence and R5 General Residence District symbols and indications as shown on Map No. 4-I in the area bounded by

W. Ogden Boulevard; a line 134 feet west of and parallel to S. Washtenaw Avenue; the alley next south of W. Ogden Boulevard; S. Washtenaw Avenue; W. 15th Street; a line 66.6 feet east of and parallel to S. Washtenaw Avenue; the alley next north of and parallel to W. 15th Place; S. Washtenaw Avenue; W. 15th Place; the alley next east of and parallel to S. California Avenue; W. 16th Street and S. California Avenue

to the designation of a Residential Planned Development, 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.

[Plan of Development printed on pages 7775-7779 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. 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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 6-F in the area bounded by

W. 26th Street; the alley next east of and parallel to S. Union Avenue; a line 72 feet south of and parallel to W. 26th Street and S. Union Avenue

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. 14-E (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 B4-3 Restricted Service District symbols and indications as shown on Map No. 14-E in the area bounded by

the south drive of E. Garfield Boulevard; S. Indiana Avenue; a line 142 feet south of and parallel to the south drive of E. Garfield Boulevard and the alley next west of and parallel to S. Indiana Avenue

to those of an R5 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 Nos. 14-J and 16-J (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 CI-1 Restricted Commercial District symbols and indications as shown on Map Nos. 14-J and 16-J in the area bounded by

W. 63rd Street; S. St. Louis Avenue; the alley next south of and parallel to W. 63rd Street; and S. Central Park Avenue

to those of a B2-1 Restricted 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.

PLAN OF DEVELOPMENTINSTITUTIONAL PLANNED DEVELOPMENT, NO. 12 AS AMENDEDSTATEMENTS

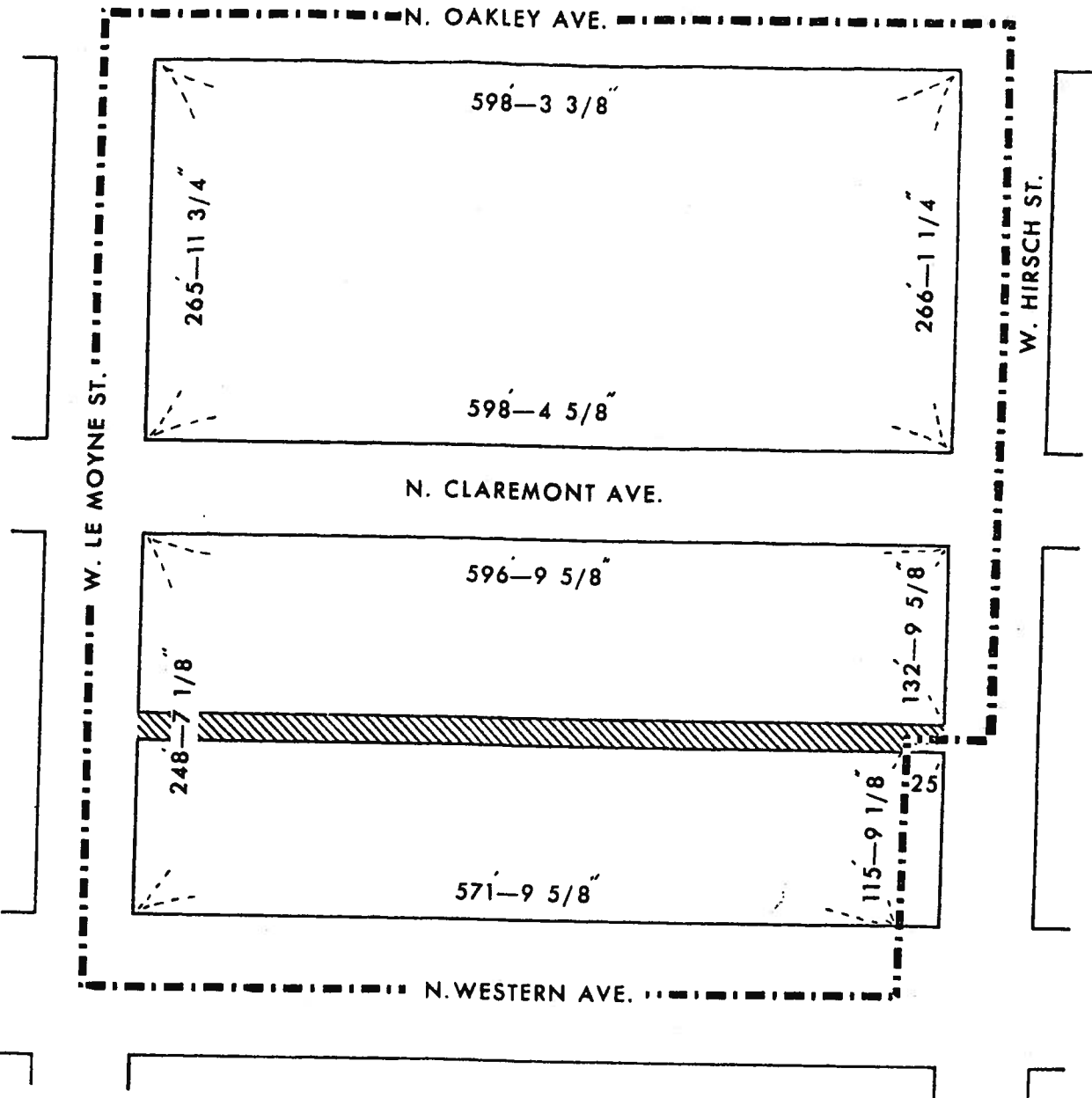
1. The area delineated hereon as an "Institutional Planned Development" is owned or controlled by St. Elizabeth's Hospital.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R4 General Residence District of the Chicago Zoning Ordinance.
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 St. Elizabeth's Hospital and approval by the City Council.
4. All applicable reviews, approvals or permits are required to be obtained by St. Elizabeth's 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, housing, 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 the review of and approval by the Department of Planning, City and Community Development 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 as related to R4 General Residence District classification and 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 Planning, City and Community Development.

APPLICANT: St. Elizabeth's Hospital

DATE: March 7, 1978

INSTITUTIONAL PLANNED DEVELOPMENT NO. 12, AS AMENDED PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



----- PLANNED DEVELOPMENT BOUNDARY

 ALLEY PROPOSED TO BE VACATED

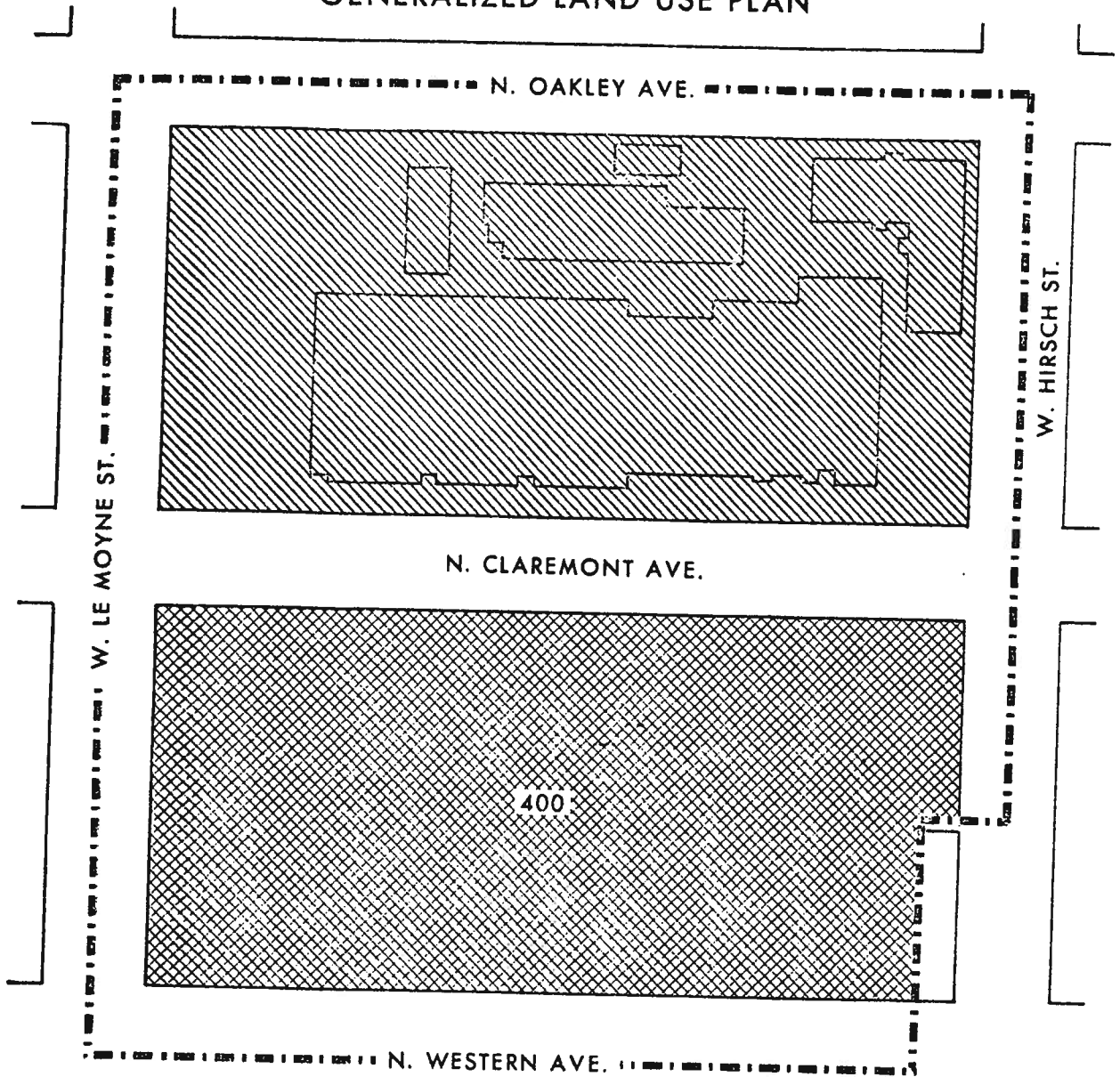
APPLICANT: ST. ELIZABETH'S HOSPITAL

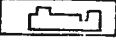


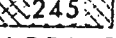
DATE: REVISED APRIL 13, 1978



SCALE: 1" = 100' - 0"

INSTITUTIONAL PLANNED DEVELOPMENT NO. 12, AS AMENDED GENERALIZED LAND USE PLAN



-  EXISTING BUILDINGS
-  MEDICAL, LABORATORIES, HOUSING, AND RELATED USES
-  PLANNED DEVELOPMENT BOUNDARY
-  245 PARKING AREAS WITH NUMBER OF SPACES

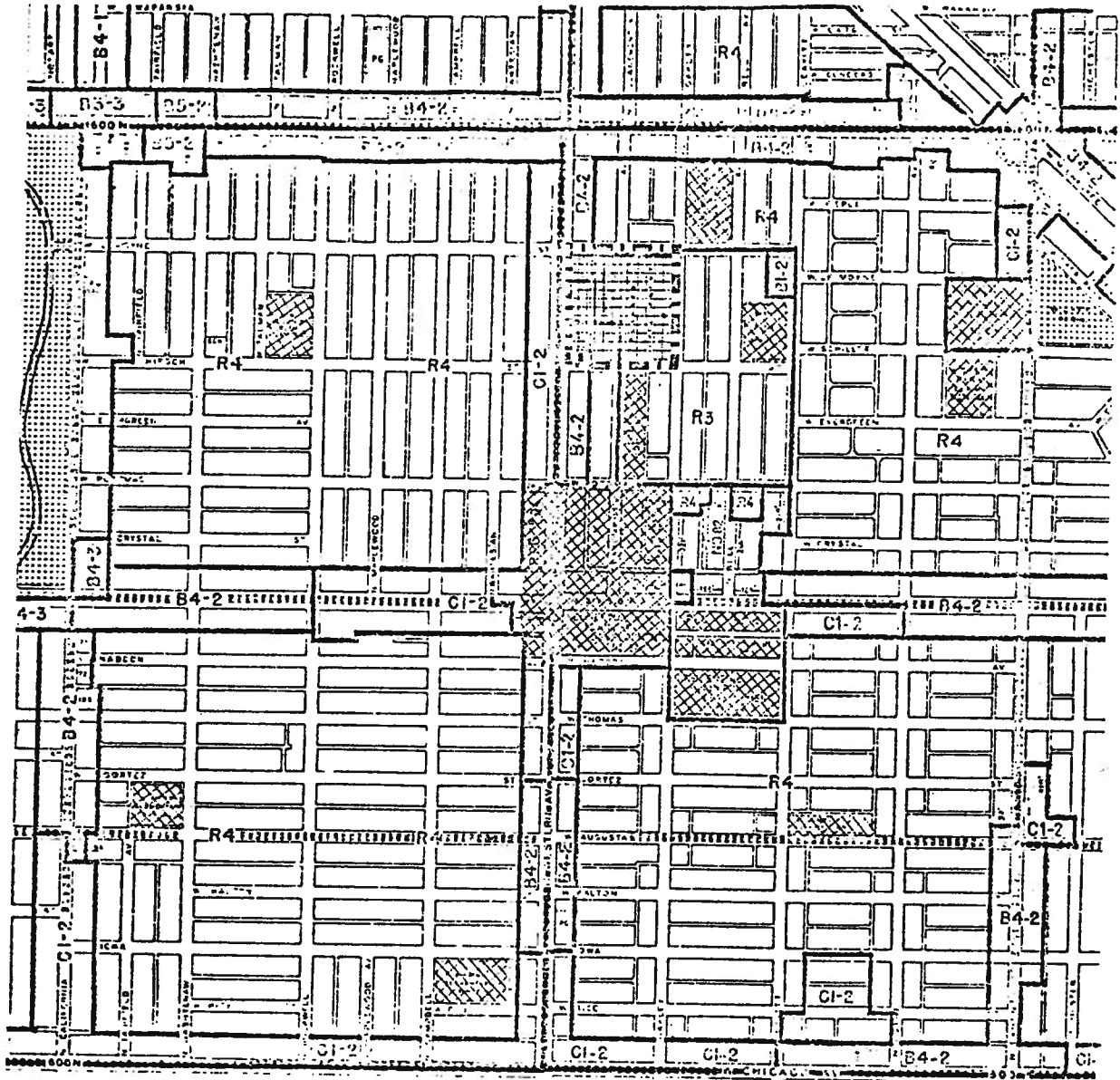
APPLICANT: ST. ELIZABETH'S HOSPITAL






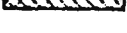
DATE: REVISED APRIL 12 1978



SCALE: 1" = 100'

INSTITUTIONAL PLANNED DEVELOPMENT NO. 12, AS AMENDED EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



-  ZONING DISTRICTS
-  PREFERENTIAL STREET SYSTEM
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
-  PROPOSED PLANNED DEVELOPMENT BOUNDARY
-  PUBLIC PARKS AND PLAYGROUNDS
-  OTHER PUBLIC, QUASI-PUBLIC AND PRIVATE FACILITIES AND INSTITUTIONS

APPLICANT: ST. ELIZABETH'S HOSPITAL

DATE: DEvised APRIL 13 1978



INSTITUTIONAL PLANNED DEVELOPMENT, NO. 12 AS AMENDEDPLANNED DEVELOPMENT USE AND BULK REGULATIONS

Net Site Sq. Ft.	Area Acres	General Description of Lane Use	Maximum F.A.R.	Maximum % of Land Covered
304,821	6.99	Medical, Laboratory, Housing and related uses	1.2	31%

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 Planning, City and Community Development.

GROSS SITE AREA = NET SITE AREA 6.99 ACRES + AREA OF RIGHT-OF-WAY 2.87 ACRES EQUALS 9.86 ACRES.

PRESENT POPULATION

A. Medical and related uses

1. Number of Beds 345
2. Number of Attending Doctors 181
3. Number of Employees
(Maximum in one shift) 430
(Includes 92 Nurses, interns and residents)

B. Housing

1. Nurses 24
2. Interns and residents 7

Minimum number of off-street parking spaces for existing Medical, Laboratories, housing, and related uses 400 spaces.

Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 zoning district of the Chicago Zoning Ordinance.

Minimum Periphery Setbacks

- A. Boundary and front yard setbacks 15 feet.
- B. Side yard setbacks 8 feet.

Minimum Distances Between Buildings

- A. Patient room facings 24 feet.
- B. End and face walls 24 feet.
- C. Front and rear face 50 feet.

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

APPLICANT: ST. ELIZABETH'S HOSPITAL

DATE: MARCH 7, 1978
REVISED: APRIL 13, 1978

BY ALDERMAN COHEN (46TH WARD):

Frank Cuneo Memorial Hospital, No. 750 W. Montrose Avenue—(2) mechanical ventilation, fuel burning and refuse burning inspections.

BY ALDERMAN WIGODA (FOR ALDERMAN HEDLUND, 48TH WARD):

The Admiral (Old Peoples Home), No. 909 W. Foster Avenue—(2) environmental control fees.

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

BY ALDERMAN LAURINO (39TH WARD):

Telshe Yeshiva (Chicago Branch), No. 3535 W. Foster Avenue, premises located at No. 5437 N. St. Louis Avenue.

Reunds of Fees:

BY ALDERMAN MARZULLO (25TH WARD):

Ray Heat and Power Company (Board of Education, Washington Irving Elementary School, No. 2140 W. Lexington Street), No. 1122 W. Jackson Boulevard—installation permit.

BY ALDERMAN NATUSUS (42ND WARD):

Anti Cruelty Society, No. 157 W. Grand Avenue—building permit.

Waiver of Fee.

BY ALDERMAN PUCINSKI (41ST WARD):

St. Paul Evangelical Lutheran Church, No. 5650 N. Canfield Avenue, Park Ridge, Illinois—for cut off water services to be rendered.

UNFINISHED BUSINESS.

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

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 July 10, 1974, 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 Fitzpatrick 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, Sawyer, Jones, Cousins, Adduci, Vrdolyak, Bilandic, Kwak, Madrzyk, Langford, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Rhodes, Marzullo, Zydlo, Washington, Cross, Filippini, Keane, Sande, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Simon, Pucinski, Natarus, Singer, Simpson, Fifielski, Cohen, Wigoda, Stone—41.

Nays—None.

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. 1-E.

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 B6-7 Restricted Central Business District symbols and indications as shown on Map No. 1-E in the area bounded by

E. Hubbard Street, N. Rush Street, E. North Water Street, N. Wabash Avenue,

to the designation of a Residential-Business 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 8763 to 8771 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. 3-H.

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, R4 General Residence District and B4-2 Restricted Service District symbols and indications as shown on Map No. 3-H in the area bounded by

W. LeMoyné Street; N. Oakley Boulevard; W. Hirsch Street; the alley next east of and parallel to N. Western Avenue; a line 225 feet north of W. Hirsch Street; N. Western Avenue; a line 445.8 feet north of W. Hirsch Street; and the alley next east of and parallel to N. Western 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 and to no others.

[Plan of Development printed on pages 8772 to 8776 of this Journal]

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

No. 8581

PLAN OF DEVELOPMENT
RESIDENTIAL PLANNED DEVELOPMENT #12 AMENDED

(INSTITUTIONAL)

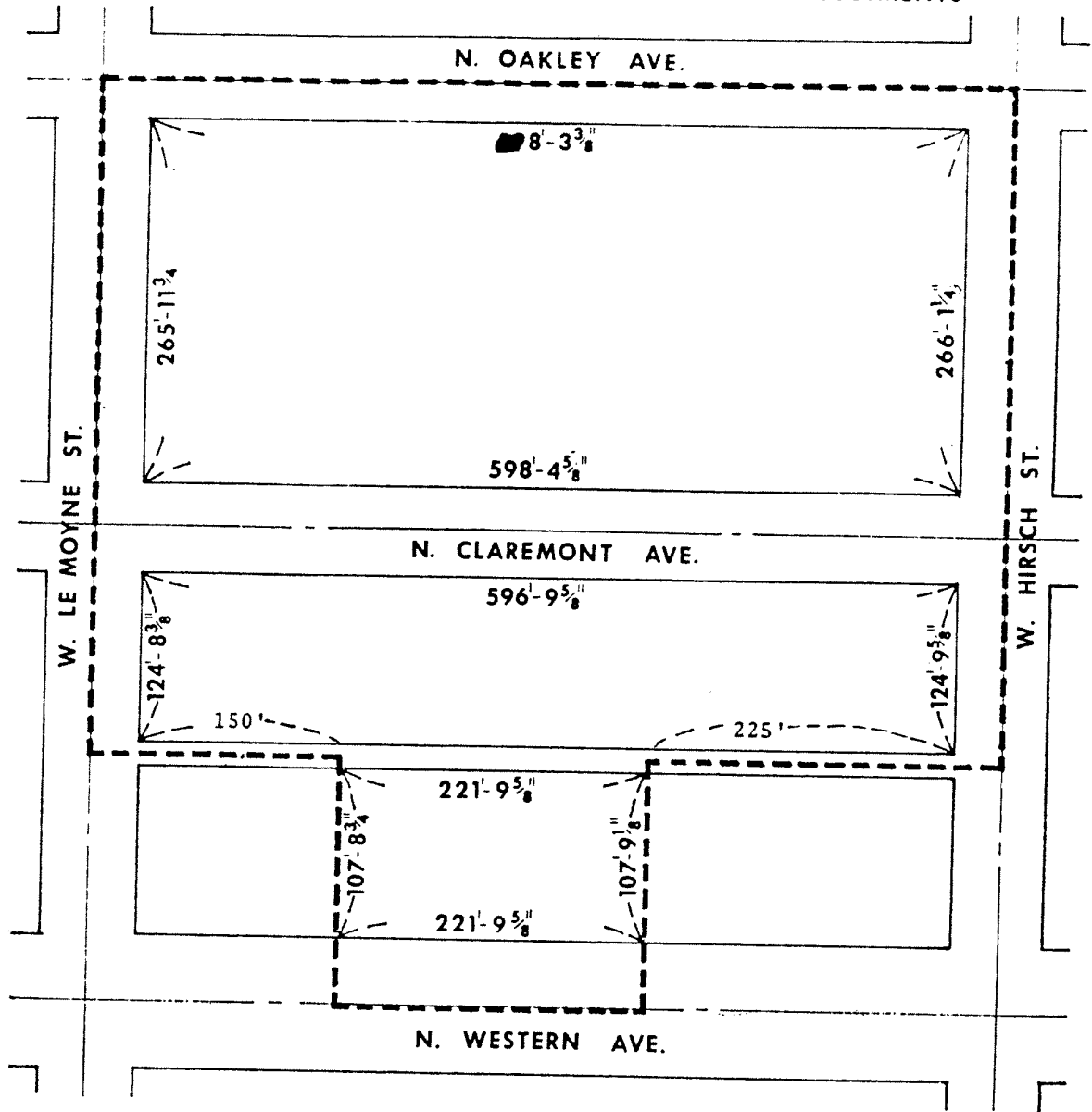
STATEMENTS

1. The area delineated hereon as a "Residential Planned Development" is owned or controlled by ST. ELIZABETH'S HOSPITAL
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R4 General Residence District of the Chicago Zoning Ordinance.
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 ST. ELIZABETH'S HOSPITAL and approved by the City Council.
4. All applicable reviews, approvals or permits are required to be obtained by St. ELIZABETH'S 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, housing, 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. 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 R4 General Residence District classification and with 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 Development and Planning.

APPLICANT: ST. ELIZABETH'S HOSPITAL

DATE: May 8, 1974

RESIDENTIAL PLANNED DEVELOPMENT NO. 12 AS AMENDED
(INSTITUTIONAL)
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



SCALE: 1" = 100'-0"

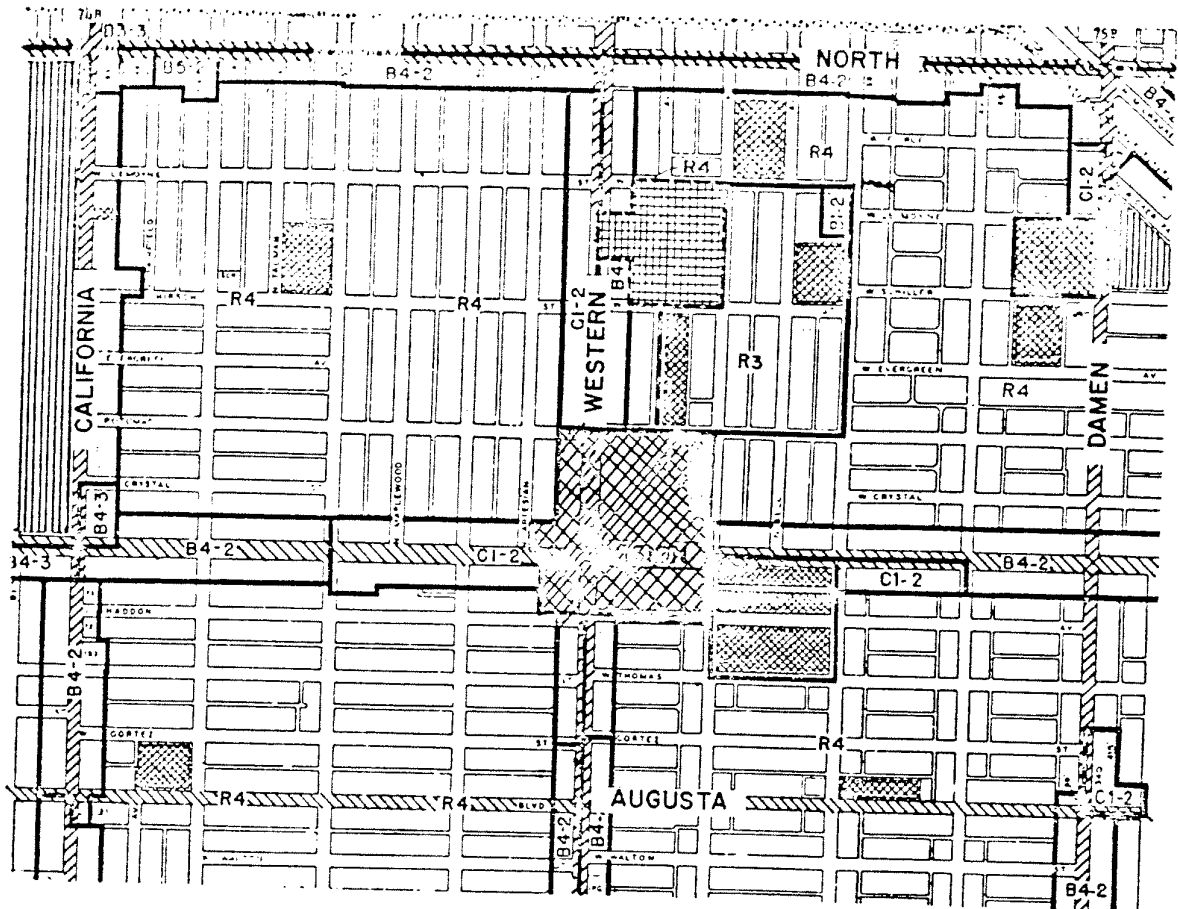





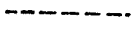


PLANNED DEVELOPMENT BOUNDARY

APPLICANT: ST. ELIZABETH'S HOSPITAL
DATE: May 8, 1974

RESIDENTIAL PLANNED DEVELOPMENT NO. 12 AS AMENDED (INSTITUTIONAL)

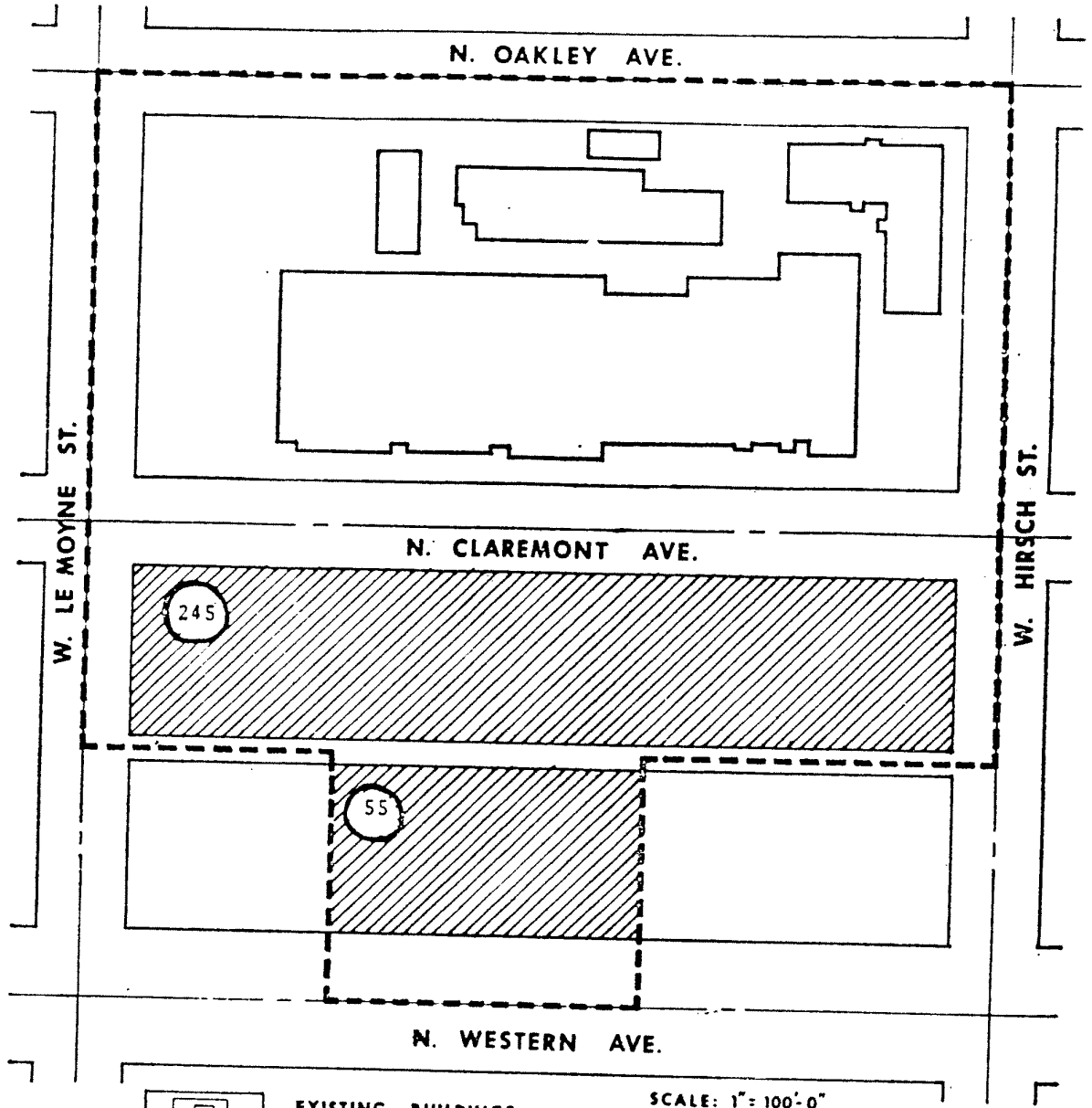
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM

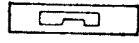





-  ZONING DISTRICTS
-  PREFERENTIAL STREET SYSTEM
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
-  PROPOSED PLANNED DEVELOPMENT BOUNDARY
-  PUBLIC PARKS AND PLAYGROUNDS
-  OTHER PUBLIC, QUASI-PUBLIC AND PRIVATE FACILITIES AND INSTITUTIONS

APPLICANT : ST. ELIZABETH'S HOSPITAL
 DATE : May 8, 1974

RESIDENTIAL PLANNED DEVELOPMENT NO. 12 AS AMENDED
(INSTITUTIONAL)
GENERALIZED LAND USE PLAN



-  EXISTING BUILDINGS
-  MEDICAL, LABORATORIES, HOUSING, OFF STREET PARKING AND RELATED USES
-  PLANNED DEVELOPMENT BOUNDARY
-  Number of offstreet parking spaces

SCALE: 1" = 100'-0"

APPLICANT: ST. ELIZABETH'S HOSPITAL
DATE: May 8, 1974

RESIDENTIAL PLANNED DEVELOPMENT NO. 12 AS AMENDED
(INSTITUTIONAL)

PLANNED DEVELOPMENT USE AND BULK REGULATIONS

Net Site Area		General Description of Land Use	Maximum F.A.R.	Maximum % of Land Covered
Sq. Ft.	Acres			
257,232	5.90	Medical, Laboratory, Housing and related uses	1.2	39%

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 City Planning.

GROSS SITE AREA = NET SITE AREA 5.90 ACRES PLUS AREA OF RIGHT-OF-WAY 2.52 ACRES, EQUALS 8.42 ACRES.

PRESENT POPULATION

- A. Medical and related uses
1. Number of Beds 345
 2. Number of Attending Doctors 168
 3. Number of Employees (Maximum in one shift) 300
(Includes 100 Nurses, interns and residents)
- B. Housing
1. Nurses 24
 2. Interns and residents 7

Minimum number of off-street parking spaces for existing Medical, Laboratories, housing, and related uses 300 spaces.

Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 Zoning district of the Chicago Zoning ordinance.

Minimum Periphery Setbacks

- A. Boundary and front yard setbacks 15 feet.
- B. Side yard setbacks 8 feet.

Minimum Distances between buildings.

- A. Patient room facings 24 feet.
- B. End and face walls 24 feet.
- C. Front and rear face 50 feet.

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

APPLICANT: ST. ELIZABETH'S HOSPITAL

DATE: May 8, 1974

effect from and after its passage and due publication.

The motion prevailed and said proposed ordinance was passed, by yeas and nays as follows:

Yeas—Aldermen D'Arco, Harvey, Metcalfe, Holman, Despres, Bohling, Condon, Lupo, Pacini, Nowakowski, Zelezinski, Egan, J. P. Burke, Kraska, Sheridan, Slight, Murray, Fitzpatrick, Campbell, Bonk, Janousek, Tourek, Lewis, Marzullo, Sain, Girolami, T. F. Burke, Ronan, Keane, Sulski, Sande, Laskowski, Massey, Corcoran, Cullerton, Shapiro, Simon, Bell, Bauler, Rosenberg, Hoellen, Hirsh, Wigoda, Sperling—44.

Nays—None.

Area Shown on Map No. 3-E Reclassified.

Alderman Pacini moved to pass the proposed ordinance recommended in the pending report of the Committee on Buildings and Zoning which reads as follows:

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 R7 General Residence District symbols and indications as shown on Map No. 3-E in the area bounded by

a line 75 feet north of E. Banks Street; a line 131 feet 10 3/8 inches east of N. State Street; a line 109 feet 9 3/8 inches north of E. Banks Street; N. Astor Street; E. Banks Street; and N. State Street,

to those of an R8 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.

The motion prevailed and said proposed ordinance was passed, by yeas and nays as follows:

Yeas—Aldermen D'Arco, Harvey, Metcalfe, Holman, Despres, Bohling, Condon, Lupo, Pacini, Nowakowski, Zelezinski, Egan, J. P. Burke, Kraska, Sheridan, Slight, Murray, Fitzpatrick, Campbell, Bonk, Janousek, Tourek, Lewis, Marzullo, Sain, Girolami, T. F. Burke, Ronan, Keane, Sulski, Sande, Laskowski, Massey, Corcoran, Cullerton, Shapiro, Simon, Bell, Bauler, Rosenberg, Hoellen, Hirsh, Wigoda, Sperling—44.

Nays—None.

PD-#12

Area Shown on Map No. 3-H Reclassified.

Alderman Pacini moved to pass the proposed ordinance recommended in the pending report of the Committee on Buildings and Zoning which reads as follows:

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. 3-H in the area bounded by

W. LeMoyne Street; N. Oakley Boulevard; W.

Hirsch Street; N. Claremont Avenue; a line 100 feet 3 3/8 inches south of W. LeMoyne Street; and the alley west of and parallel to N. Claremont Avenue,

to those of a Planned Development.

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

The motion prevailed and said proposed ordinance was passed, by yeas and nays as follows:

Yeas—Aldermen D'Arco, Harvey, Metcalfe, Holman, Despres, Bohling, Condon, Lupo, Pacini, Nowakowski, Zelezinski, Egan, J. P. Burke, Kraska, Sheridan, Slight, Murray, Fitzpatrick, Campbell, Bonk, Janousek, Tourek, Lewis, Marzullo, Sain, Girolami, T. F. Burke, Ronan, Keane, Sulski, Sande, Laskowski, Massey, Corcoran, Cullerton, Shapiro, Simon, Bell, Bauler, Rosenberg, Hoellen, Hirsh, Wigoda, Sperling—44.

Nays—None.

Area Shown on Map No. 7-L Reclassified.

Alderman Pacini moved to pass the proposed ordinance recommended in the pending report of the Committee on Buildings and Zoning which reads as follows:

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 B2-1 Restricted Retail District symbols and indications as shown on Map No. 7-L in the area bounded by

a line 57 feet south of W. Wrightwood Avenue; N. Laramie Avenue; W. Deming Place; and the alley next west of and parallel to N. Laramie Avenue,

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.

The motion prevailed and said proposed ordinance was passed, by yeas and nays as follows:

Yeas—Aldermen D'Arco, Harvey, Metcalfe, Holman, Despres, Bohling, Condon, Lupo, Pacini, Nowakowski, Zelezinski, Egan, J. P. Burke, Kraska, Sheridan, Slight, Murray, Fitzpatrick, Campbell, Bonk, Janousek, Tourek, Lewis, Marzullo, Sain, Girolami, T. F. Burke, Ronan, Keane, Sulski, Sande, Laskowski, Massey, Corcoran, Cullerton, Shapiro, Simon, Bell, Bauler, Rosenberg, Hoellen, Hirsh, Wigoda, Sperling—44.

Nays—None.

Area Shown on Map No. 7-N Reclassified.

Alderman Pacini moved to pass the proposed ordinance recommended in the pending report of the

ORIGINAL ORDINANCE

Marzullo, Sain, T. F. Burke, Ronan, Keane, Sulski, Sande, Laskowski, Cullerton, Kaplan, Scholl, Goldberg, Rosenberg, Fifielski, Kerwin, Hoellen, O'Rourke, Wigoda, Sperling—40.

Nays—None.

Said ordinance as passed reads as follows:

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 and Planned Development symbols and indications as shown on Map No. 3-H in the area bounded by

W. Le Moyne Street; N. Oakley Boulevard; W. Hirsch Street; N. Claremont Avenue; a line 250 feet north of W. Hirsch Street; the alley next west of and parallel to N. Claremont Avenue; a line 346.8 feet north of W. Hirsch Street; N. Claremont Avenue; a line 471.8 feet north of W. Hirsch Street; and the alley next west of and parallel to N. Claremont 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.

[The Plan of Development attached to the foregoing ordinance is printed on pages 3446-3450.]

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Ronan the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published on November 16, 1964, pages 3317-3318, recommending that the City Council pass twenty-one proposed ordinances transmitted with the committee's report for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

On separate motions made by Alderman Ronan sixteen of the said proposed ordinances (which were recommended by the committee without change) were Passed, by yeas and nays as follows:

Yeas—Aldermen Harvey, Metcalfe, Holman, Despres, Miller, Bohling, Condon, Lupo, Buchanan, Danaher, Zelezinski, Healy, J. P. Burke, Krska, Chew, Murray, Fitzpatrick, Campbell, Yaksic, Janousek, Tourek, Marzullo, Sain, T. F. Burke, Ronan, Keane, Sulski, Sande, Laskowski, Cullerton, Kaplan, Scholl, Goldberg, Rosenberg, Fifielski, Kerwin, Hoellen, O'Rourke, Wigoda, Sperling—40.

Nays—None.

Said sixteen ordinances as passed read respectively as follows:

Reclassification of Area Shown on Map No. 8-H.

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 C2-2 General Commercial District symbols and indications as shown on Map No. 8-H in the area bounded by

W. 33rd Street; a line 125 feet west of S. Wood

Street; the alley next south of and parallel to W. 33rd Street; and a line 150 feet west of S. Wood Street,

to those of an R3 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. 9-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 C1-4 Restricted Commercial District symbols and indications as shown on Map No. 9-F in the area bounded by

a line 200 feet north of W. Waveland Avenue; a line 150 feet east of N. Broadway; a line 150 feet north of W. Waveland Avenue; a line 85 feet east of N. Broadway; a line 100 feet north of W. Waveland Avenue; and N. Broadway,

to those of an R7 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. 11-K.

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 symbols and indications as shown on Map No. 11-K in the area bounded by

a line 125.37 feet north of W. Belle Plaine Avenue; the alley next east of and parallel to N. Keeler Avenue; W. Belle Plaine Avenue; and N. Keeler Avenue,

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:

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. 12-D in the area bounded by

E. 50th Street; the alley next west of and parallel to S. Dorchester Avenue; the alley next south of and parallel to E. 50th Street; and a line 525 feet west of the alley next west of S. Dorchester Avenue,

to those of an R3 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:

SECTION 1. That the Chicago Zoning Ordinance

[Continued on page 3451]

PP
12

PLAN OF DEVELOPMENT
RESIDENTIAL PLANNED DEVELOPMENT NO. 12 AS AMENDED
(INSTITUTIONAL)

7179
PASSED 34
11-27-64

STATEMENTS

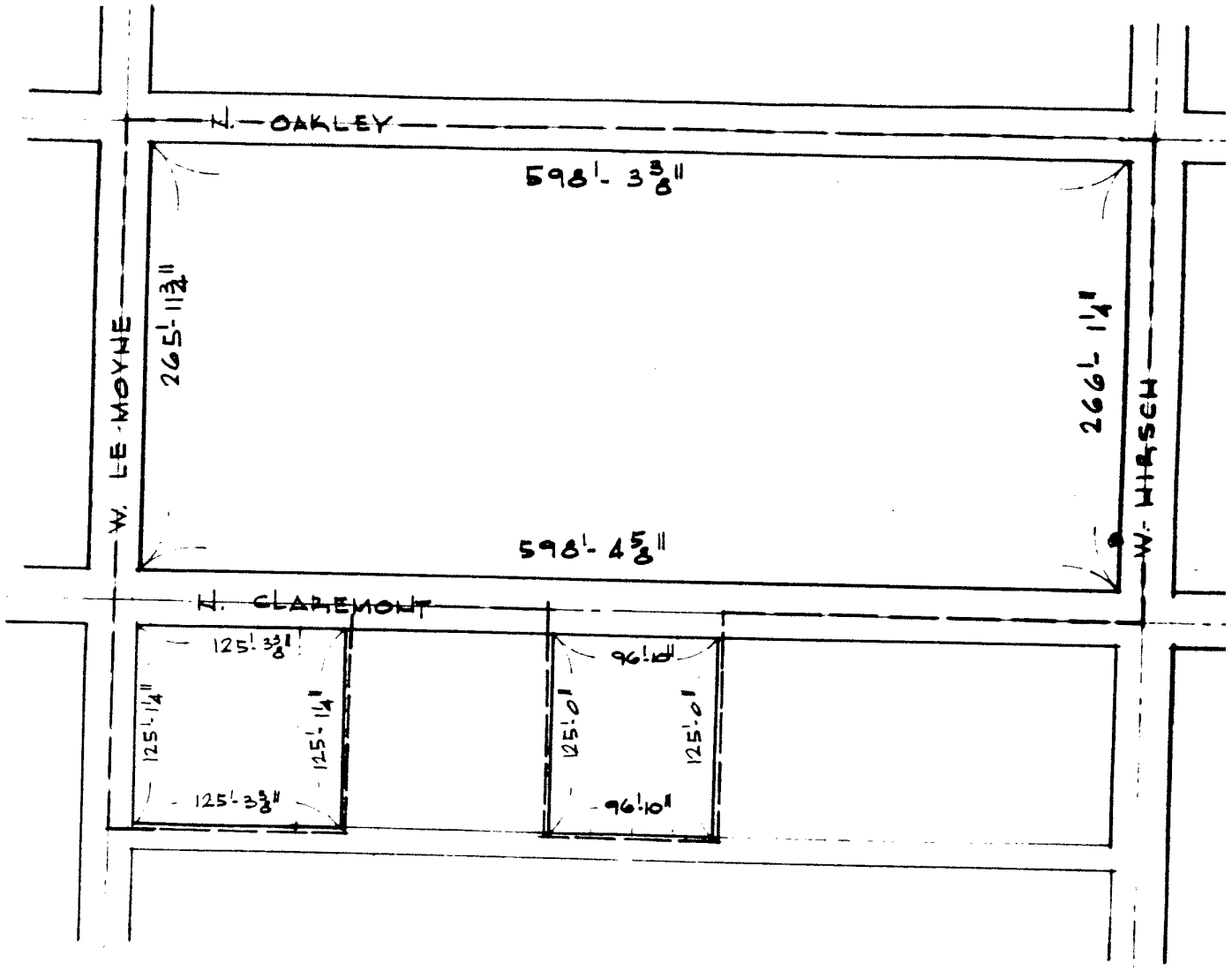
1. The area delineated hereon as a "Residential Planned Development" is owned and controlled by The Handmaids of Jesus Christ Ancilla Domini Sisters.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.
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 Poor Handmaids of Jesus Christ Ancilla Domini Sisters, and approval by the City Council.
4. Service drives or any other ingress or egress shall be adequately designed and paved to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
5. Use of land will consist of research, medical, housing, 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. 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 a R4 General Residence District classification and with regulations hereby made applicable thereto.
7. 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 City Planning.

APPLICANT: St. Elizabeth's Hospital

DATE: September 15, 1964

RESIDENTIAL PLANNED DEVELOPMENT NO. 12 AS AMENDED
(INSTITUTIONAL)

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



NORTH  1" = 100'-0"

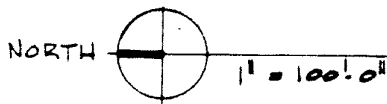
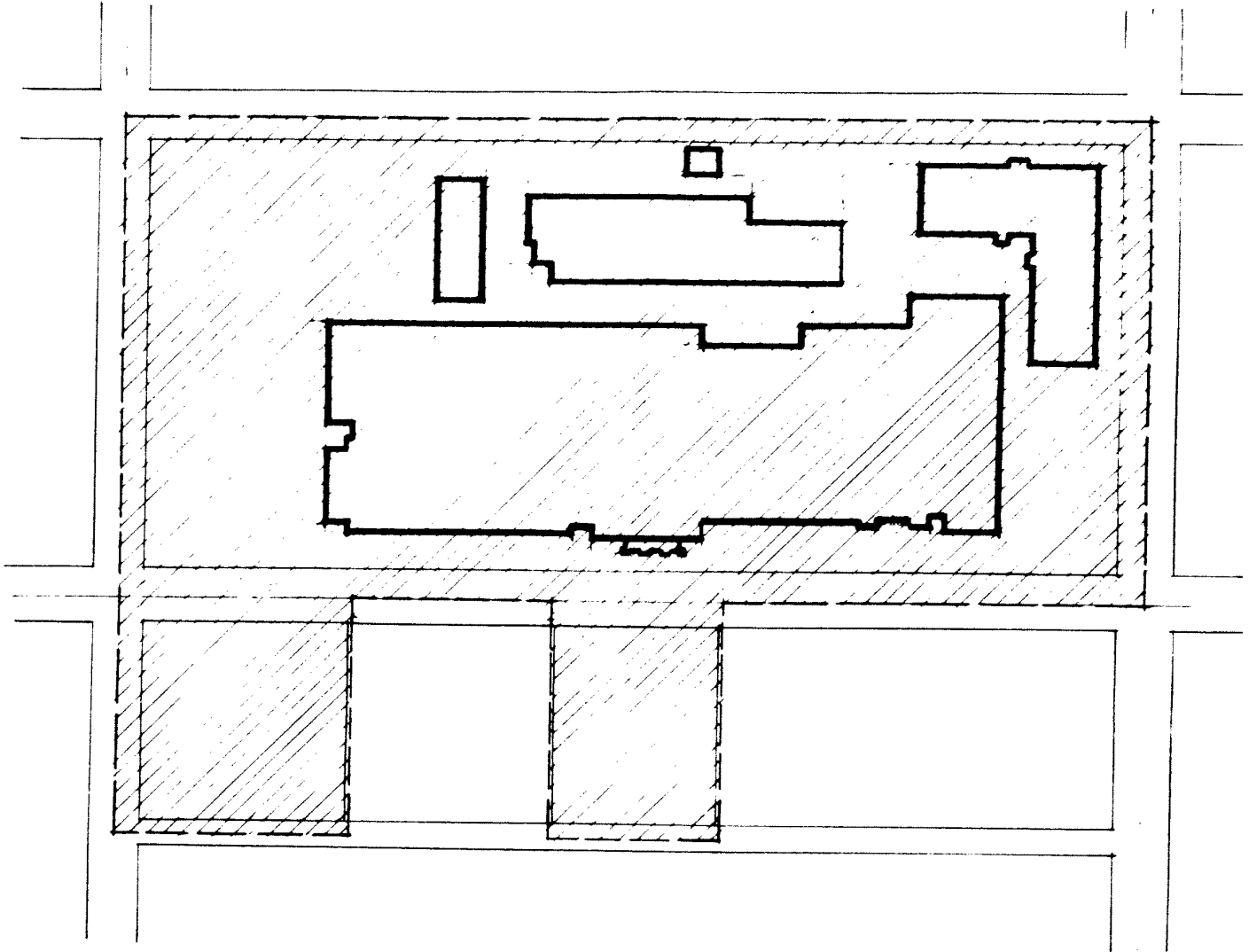
PLANNED DEVELOPMENT BOUNDARY 

APPLICANT: ST. ELIZABETH'S HOSPITAL


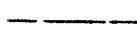
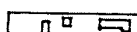
DATE: September 15, 1964

RESIDENTIAL PLANNED DEVELOPMENT NO. 12 AS AMENDED
(INSTITUTIONAL)

GENERALIZED LAND USE PLAN



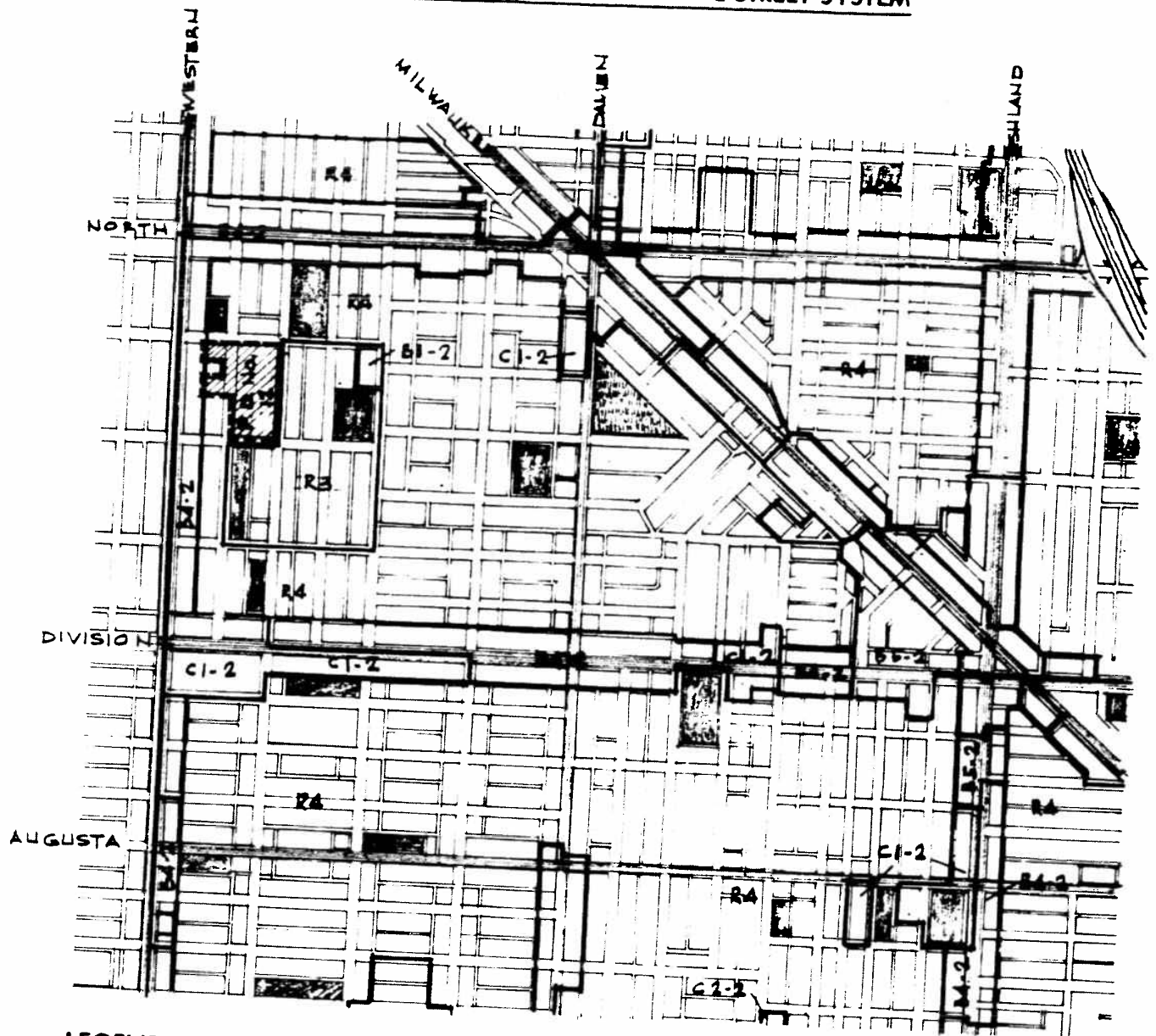
LEGEND

-  Medical, Laboratories, Housing, and related uses
-  Planned Development Boundary
-  Existing Buildings




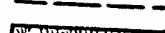


APPLICANT: ST. ELIZABETH'S HOSPITAL
DATE: September 15, 1964

RESIDENTIAL PLANNED DEVELOPMENT NO. 12 AS AMENDED
(INSTITUTIONAL)

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND

-  Zoning Districts
-  Preferential Street System
-  Residential Planned Development
-  Planned Development Boundary
-  Parks and Playgrounds
-  Public and Quasi-public facilities

APPLICANT: ST. ELIZABETH'S HOSPITAL

DATE: September 15, 1964

RESIDENTIAL PLANNED DEVELOPMENT NO. 12 AS AMENDED
(INSTITUTIONAL)

PLANNED DEVELOPMENT USE AND BULK REGULATIONS

Net Site Area		General Description of Land Use	Maximum F.A.R.	Maximum % of Land
Sq. Ft.	Acres			
187,351	4.3	Medical, Laboratory, Housing and related uses	1.2	39%

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 City Planning.

GROSS SITE AREA = NET SITE AREA 4.3 ACRES PLUS AREA OF RIGHT-OF-WAY .34 ACRES, EQUALS 4.64 ACRES.

PRESENT POPULATION

A. Medical and related uses

1. Number of beds 350
2. Number of Attending Doctors 130
3. Number of Employees (Maximum in one shift) 267
(Includes 95 Nurses, interns and residents)

B. Housing

1. Nurses 100
2. Interns and residents 0

Minimum number of off-street parking spaces for existing Medical, Laboratories, housing, and related uses 126

Off-street parking requirements for proposed Medical, Laboratories, Housing, and related uses shall be provided 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.

Minimum Perimeter Setbacks.

- A. Boundary and front yard setbacks 15 feet.
- B. Side yard setbacks 8 feet.

Minimum Distances between buildings

- A. Patient room facings 24 feet
- B. End and face walls 24 feet
- C. Front and rear face 50 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 City Planning.

APPLICANT: ST. ELIZABETH'S HOSPITAL

DATE: September 15, 1964