

~~North Hiawatha Avenue; the public alley next east of and parallel to North Cicero Avenue; a 107-foot long perpendicular line to North Cicero Avenue 184.25 feet south of the southwest boundary line of North Hiawatha Avenue (as measured along the east boundary line of North Cicero Avenue); and North Cicero Avenue,~~

~~to those of a B1-1 Neighborhood Shopping District.~~

~~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. 16-F.
(As Amended)
(Application No. 18011)*

IPD 122,001

(Common Address: 6301 -- 6321 S. Stewart Ave., 6325 -- 6329 S. Stewart Ave., 307 -- 319 W. 63rd St., 327 -- 361 W. 63rd St., 6300 -- 6316 S. Harvard Ave., 6301 -- 6315 S. Harvard Ave., 6320 -- 6332 S. Harvard Ave., 6319 -- 6333 S. Harvard Ave., 6312 -- 6356 S. Yale Ave., 6400 -- 6424 S. Yale Ave. 244 -- 344 W. 64th St., 245 -- 319 W. 64th St. and 6401 -- 6425 S. Harvard Ave.)

[SO2014-2348]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the B3-2 Community Shopping District, RT4 Residential Two-Flat, Townhouse and Multi-Unit District, and Institutional Planned Development Number 122 symbols and indications as shown on Map Number 16-F in the area bounded by:

West 63rd Street; a line 187.29 feet west of and parallel to South Yale Avenue; a line 121.13 feet south of and parallel to West 63rd Street; South Yale Avenue; a line from a point 250.79 feet south of West 64th Street and the west right-of-way line of South Yale Avenue to a point 251.16 feet south of West 64th Street and the east right-of-way line of South Harvard Avenue; South Harvard Avenue; West 64th Street; a line 170.0 feet east of and parallel to South Stewart Avenue; a line 300.29 feet north of and parallel to West 64th Street; and South Stewart Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 16-F in the area bounded by:

West 63rd Street; a line 187.29 feet west of and parallel to South Yale Avenue; a line 121.13 feet south of and parallel to West 63rd Street; South Yale Avenue; a line from a point 250.79 feet south of West 64th Street and the west right-of-way line of South Yale Avenue to a point 251.16 feet south of West 64th Street and the east right-of-way line of South Harvard Avenue; South Harvard Avenue; West 64th Street; a line 170.0 feet east of and parallel to South Stewart Avenue; a line 300.29 feet north of and parallel to West 64th Street; and South Stewart Avenue,

to those of Institutional Planned Development Number 122, as amended, which is hereby established in the area above described, subject to such use and bulk regulation as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance shall be in full 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. 122,
As Amended.*

Plan of Development Statements.

1. The area delineated herein as Institutional Planned Development Number 122, as amended ("Planned Development") consists of approximately 467,715 square feet of net site area which is depicted on the attached Planned Development Boundary, Property Line and Subarea Map (the "Property"). For purposes of this amended Planned Development, the Property consists of two subareas, delineated as Subarea A and Subarea B. The "Applicant" for purposes of this amended Planned Development is St. Bernard Hospital, the owner of Subarea A (herein referred to as "STBH" or the "Applicant"). The owner of Subarea B is the Chicago Transit Authority, which has consented to the inclusion of the Subarea B property into the Planned Development.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined Section 17-8-0400 of the Zoning Ordinance.

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

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

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of seventeen (17) statements; a Bulk Regulations Table; the following plans pertaining to the Applicant's proposed project (the "Project") prepared by Proteus Group, LLC dated June 19, 2014: an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Subarea Map; Overall Site Plan; Enlarged Site Plan; Enlarged Landscape Plan; Perimeter Planting Section; Green Roof Plan; and Building Elevations (North and South, and East and West), submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a planned development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses shall be permitted on the Property:
 - Subarea A: Hospital, Related Uses (including Convent, Professional Offices, Research, Laboratory, Medical Facilities, Student and Staff Residences, and related uses); Accessory Uses (including Commercial and Retail Uses); and Accessory Parking.
 - Subarea B: Transit Facilities; Related and Accessory Uses; Accessory and Non-Accessory Parking.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundaries of Subarea A of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 467.715 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. The new improvements on Subarea A of the Property, including the on-site exterior landscaping, as well as the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed, and maintained in substantial conformance with the Subarea A Enlarged Site Plan, the Subarea A Enlarged Landscape Plan, and the Subarea A Building Elevations. In addition, parkway trees shall be planted and maintained in accordance with the Parkway Tree Planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) of any additional improvements in Subarea A or Subarea B, the Applicant shall submit a site plan, landscape plan and building elevations for the review and approval by the Department of Planning and Development. Review and approval by the Department of Planning and Development is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Site Plan Approval Submittals need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II Approval for any such improvement on the Property shall be granted until Site Plan Approval has been granted. If the Site Plan Approval Submittals substantially conform to the provisions of the Planned Development, the Department of Planning and Development shall approve the submittal in a prompt and timely manner. Following approval by the Department of Planning and Development, the approved Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

After approval of the Site Plan, changes or modifications may be made pursuant to the provisions of Statement 14. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and
- statistical information applicable to the subject subarea, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

12. The Applicant acknowledges that the Planned Development includes a building commonly known as the St. Bernard Hospital Building, originally built in 1904 as the St. Bernard's Hotel Dieu and identified as potentially significant in the Chicago Historic Resources Survey. Pursuant to the Zoning Ordinance, Section 17-8-0911 and Section 13-32-230 of the Municipal Code, the Applicant acknowledges that planned developments should give priority to the adaptive reuse of historic buildings which have been designated as a "Chicago Landmark" or color-coded red or orange in the Chicago Historic Resources Survey. Therefore, the Applicant agrees to retain and preserve, as much as reasonably possible, the character-defining features of the building. The character-defining features are identified as all exterior elevations, including rooflines, visible from the public rights-of-way. Such work to the character-defining features shall be subject to the review and approval of the Department of Planning and Development as a part of the Part II Review.
13. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

14. The terms and conditions of development under this the Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain all improvements on the Property in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
16. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. A green roof of not less than 75 percent of the net roof area (approximately 20,250 square feet) shall be provided on the Ambulatory Care/Medical Office Building in Subarea A. The Applicant agrees to exceed the ASHRAE 90.1-2004 standards for energy efficiency by at least 14 percent. Any future developments in Subarea A or Subarea B shall be subject to the Chicago Sustainable Development Policy in effect at the time of such development.
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Unless substantial construction of the proposed improvements as contemplated in this Planned Development has commenced within six years following the adoption of this Planned Development, and is diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provision of this section, then the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Subarea Map; Overall Site Plan; Enlarged Site Plan; Landscape Layout Plan; Perimeter Planting Section; Green Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 84285 through 84294 of this *Journal*.]

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

Institutional Planned Development No. 122, As Amended.

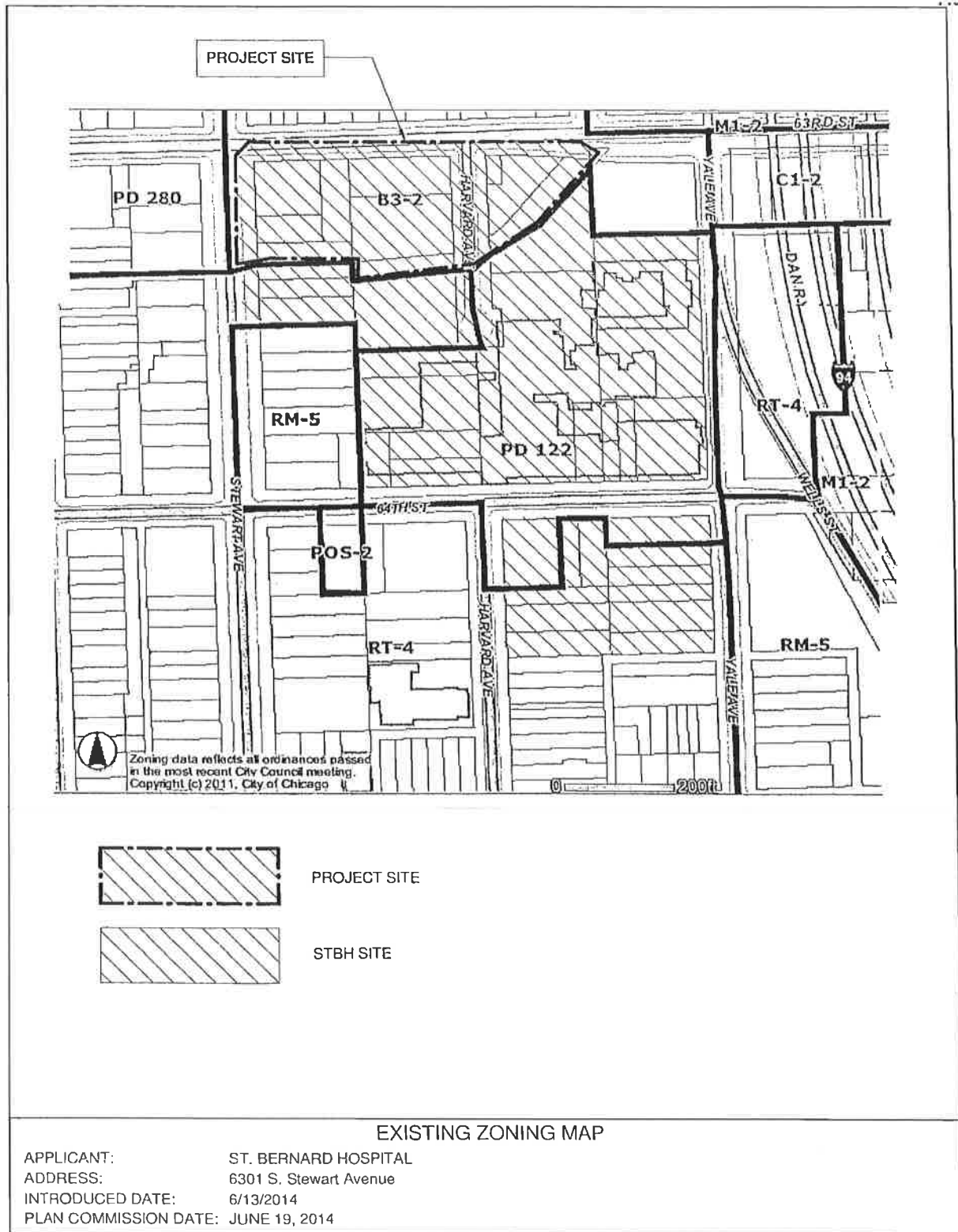
Plan Of Development.

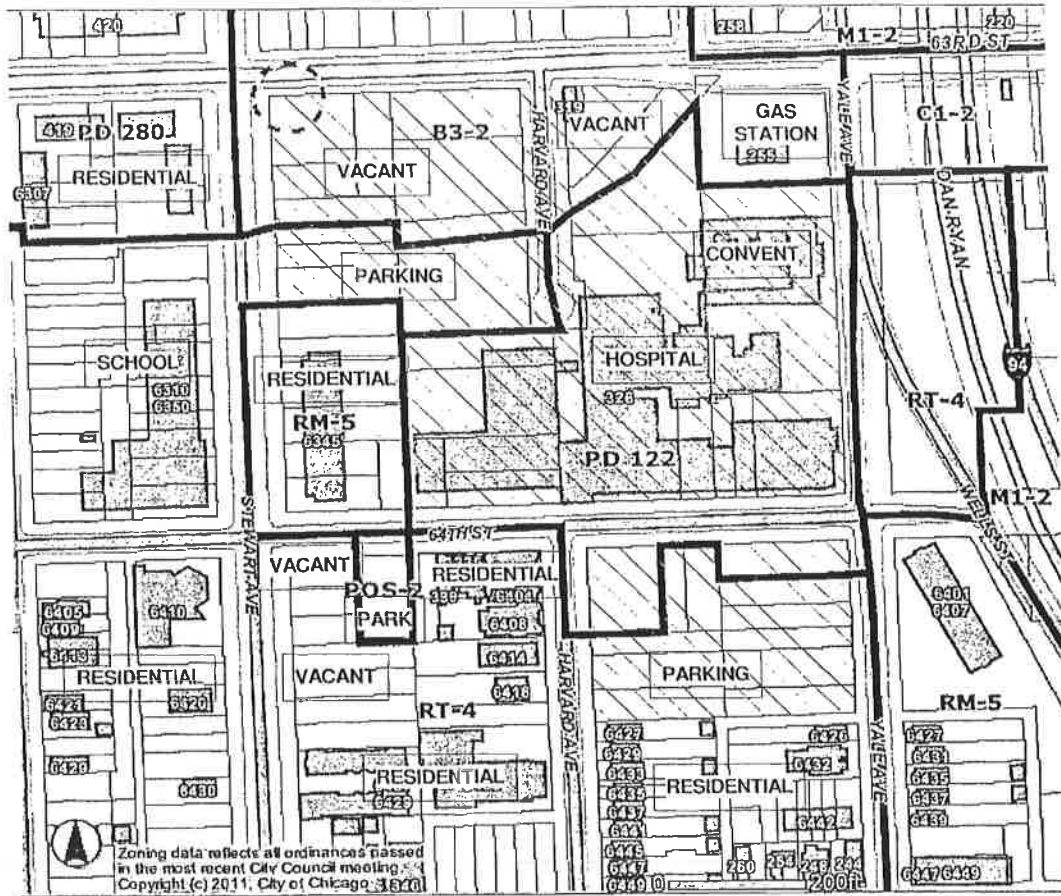
Bulk Regulations And Data Table.

Gross Site Area:	585,328 square feet (13.44 acres)
Area Remaining in Public Right-of-Way:	117,613 square feet (2.70 acres)
Net Site Area:	467,715 square feet (10.74 acres)
Subarea A:	444,288 square feet (10.20 acres)
Subarea B:	23,427 square feet (0.54 acre)
Maximum Floor Area Ratio:	1.20 (561,258 square feet floor area)
Subarea A:	1.20 (533,146 square feet floor area)*
Subarea B:	1.20 (28,112 square feet floor area)
Maximum Height:	No maximum height for non-residential principal buildings
Minimum Accessory Parking:	As per Section 17-10-0207-G of the Zoning Code**
Minimum Loading Spaces:	As per Section 17-10-1101 of the Zoning Code
Minimum Bicycle Spaces:	50 bicycle spaces
Minimum Setbacks:	As existing or per approved Site Plans

* Applicant estimates that Subarea A currently contains approximately 374,000 square feet of FAR floor area.

** St. Bernard Hospital is a 24-hour hospital with over 800 employees, 70 beds and 100+ doctors. The minimum parking standard in 17-10-0207-G can be achieved with the calculation of "shifts" and not a total of all categories present at one time.



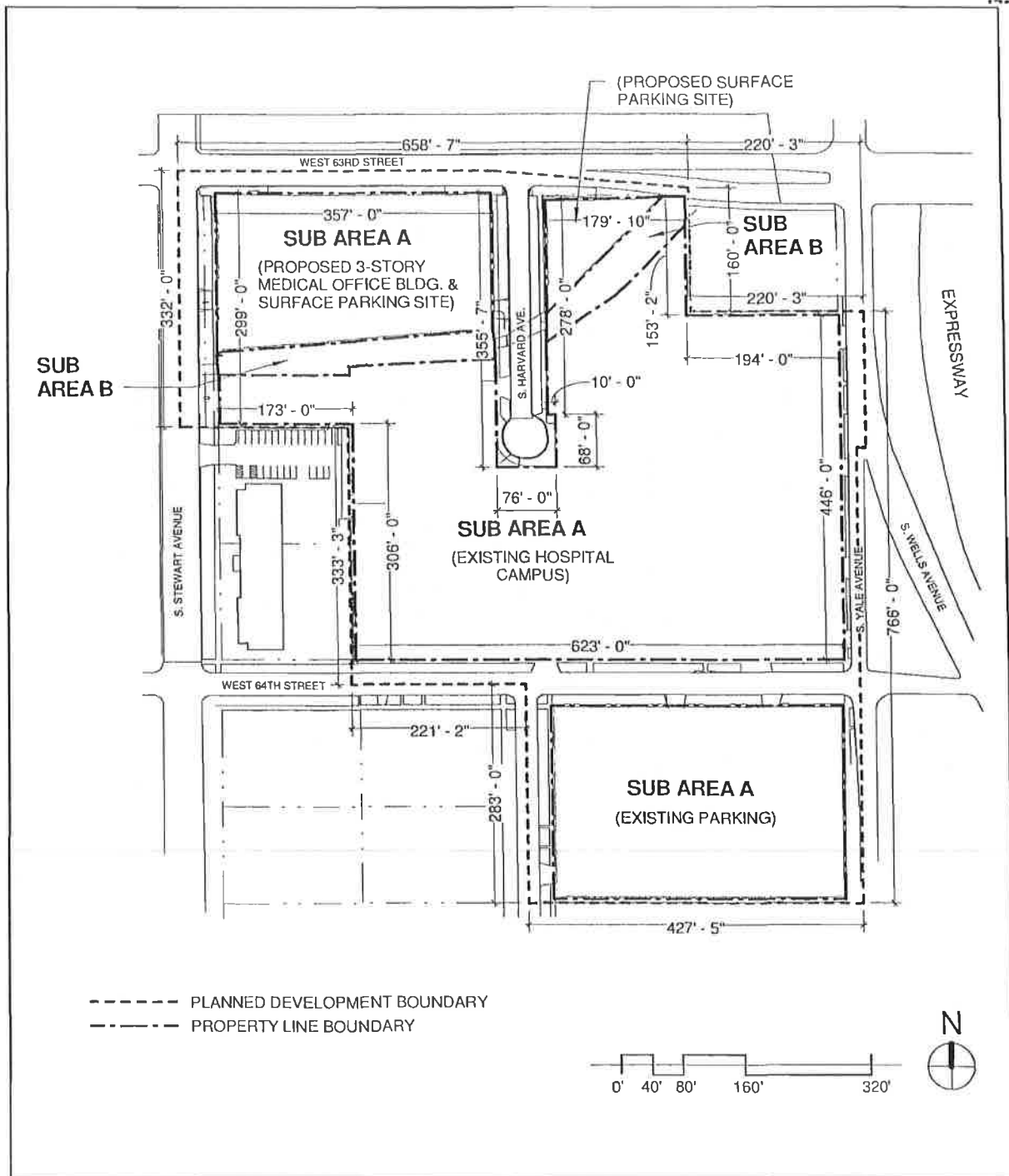


Zoning data reflects all ordinances passed in the most recent City Council meeting. Copyright (c) 2011, City of Chicago.

 STBH SITE

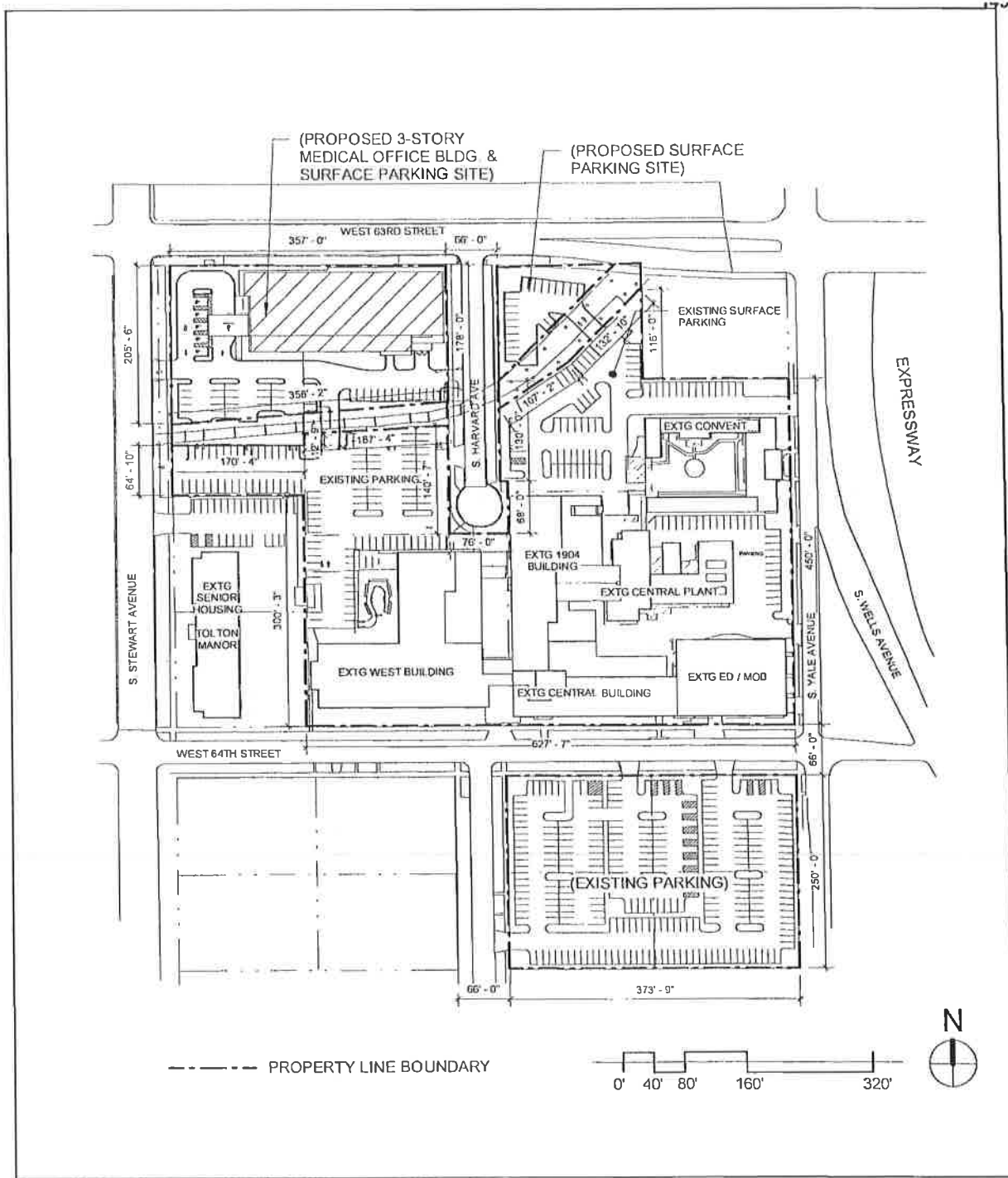
EXISTING LAND USE MAP

APPLICANT: ST. BERNARD HOSPITAL
 ADDRESS: 6301 S. Stewart Avenue
 INTRODUCED DATE: 6/13/2014
 PLAN COMMISSION DATE: JUNE 19, 2014



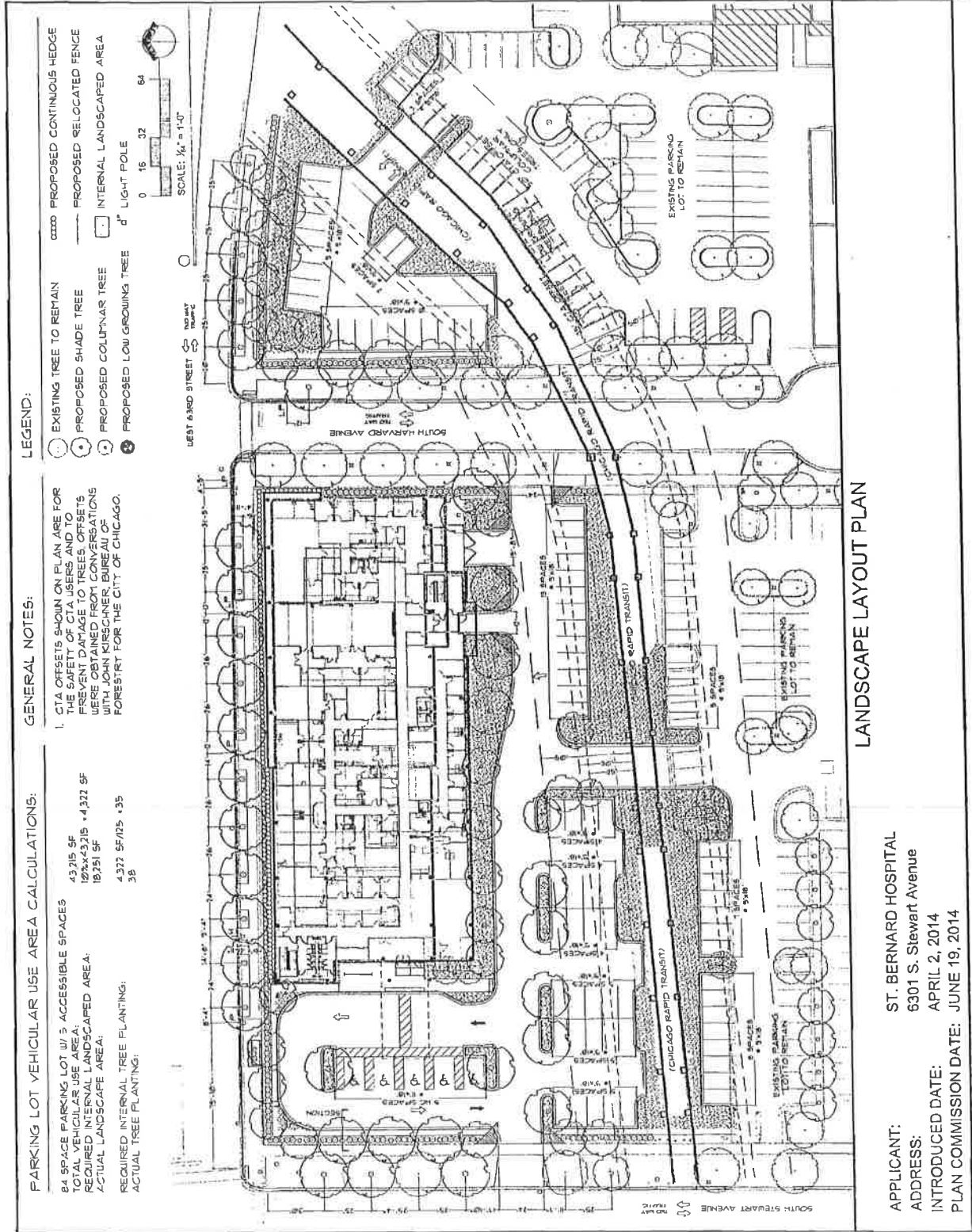
PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE AND SUB AREA MAP

APPLICANT: ST. BERNARD HOSPITAL
 ADDRESS: 6301 S. Stewart Avenue
 INTRODUCED DATE: 6/13/2014
 PLAN COMMISSION DATE: JUNE 19, 2014



OVERALL SITE PLAN

APPLICANT: ST. BERNARD HOSPITAL
 ADDRESS: 6301 S. Stewart Avenue
 INTRODUCED DATE: APRIL 2, 2014
 PLAN COMMISSION DATE: JUNE 19, 2014



PARKING LOT VEHICULAR USE AREA CALCULATIONS:

64 SPACE PARKING LOT (W/ 5' ACCESSIBLE SPACES)	43,215 SF
VEHICULAR USE AREA:	107% x 43,215 = 46,322 SF
REQUIRED INTERNAL LANDSCAPED AREA:	18,251 SF
ACTUAL LANDSCAPE AREA:	4,322 SF / 125 = 35
REQUIRED INTERNAL TREE PLANTING:	
ACTUAL TREE PLANTING:	

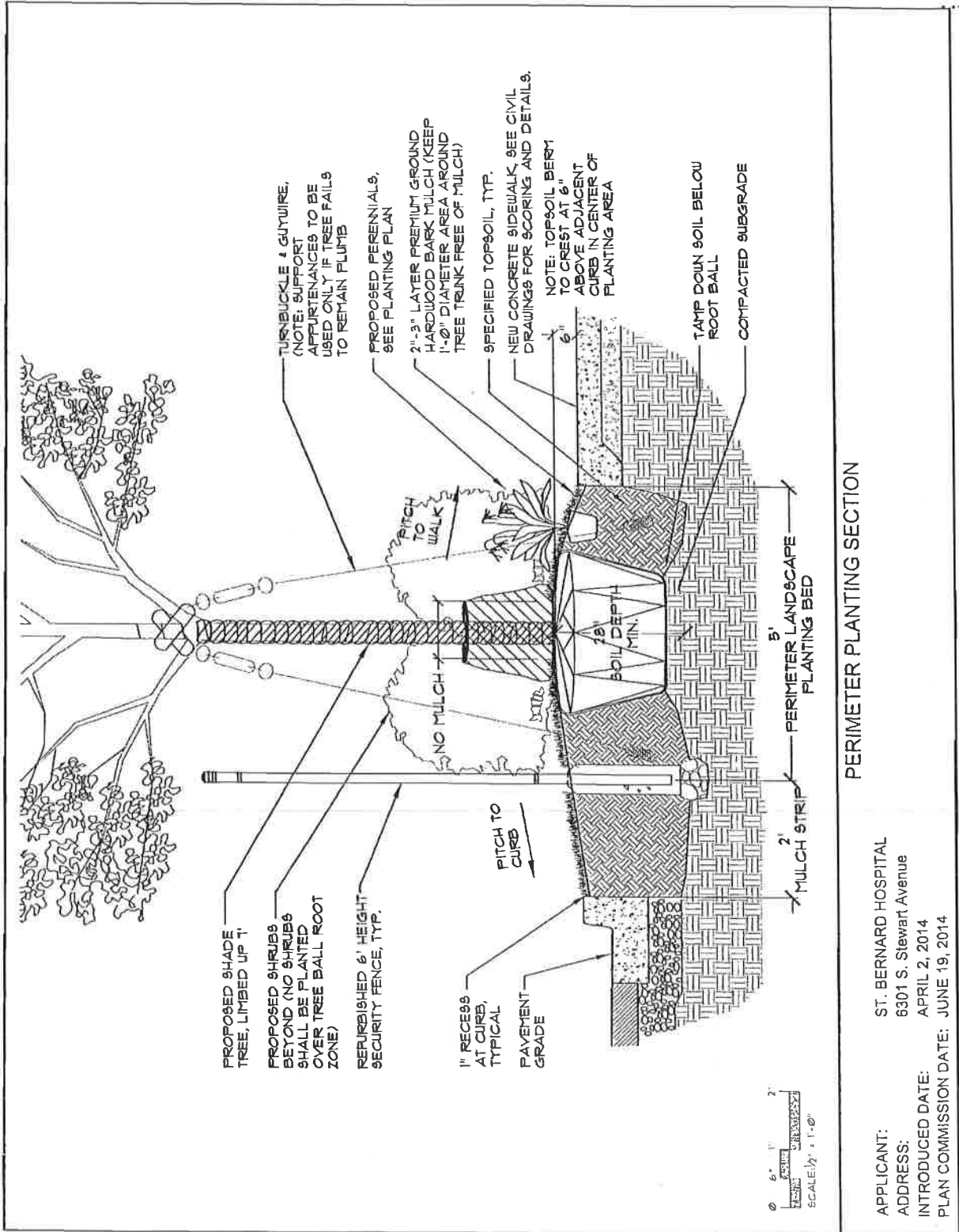
GENERAL NOTES:

- CTA OFFSETS SHOWN ON PLAN ARE FOR THE SAFETY OF CTA USERS AND TO PREVENT DAMAGE TO TREES. OFFSETS WERE OBTAINED FROM CONVERSATIONS WITH JOHN KIRSCHNER, BUREAU OF FORESTRY FOR THE CITY OF CHICAGO.

- LEGEND:**
- (●) EXISTING TREE TO REMAIN
 - (○) PROPOSED SHADE TREE
 - (◐) PROPOSED COLUMNAR TREE
 - (◑) PROPOSED LOW GROWING TREE
 - (---) PROPOSED CONTINUOUS HEDGE
 - (---) PROPOSED RELOCATED FENCE
 - (□) INTERNAL LANDSCAPED AREA
 - (○) 1" LIGHT POLE

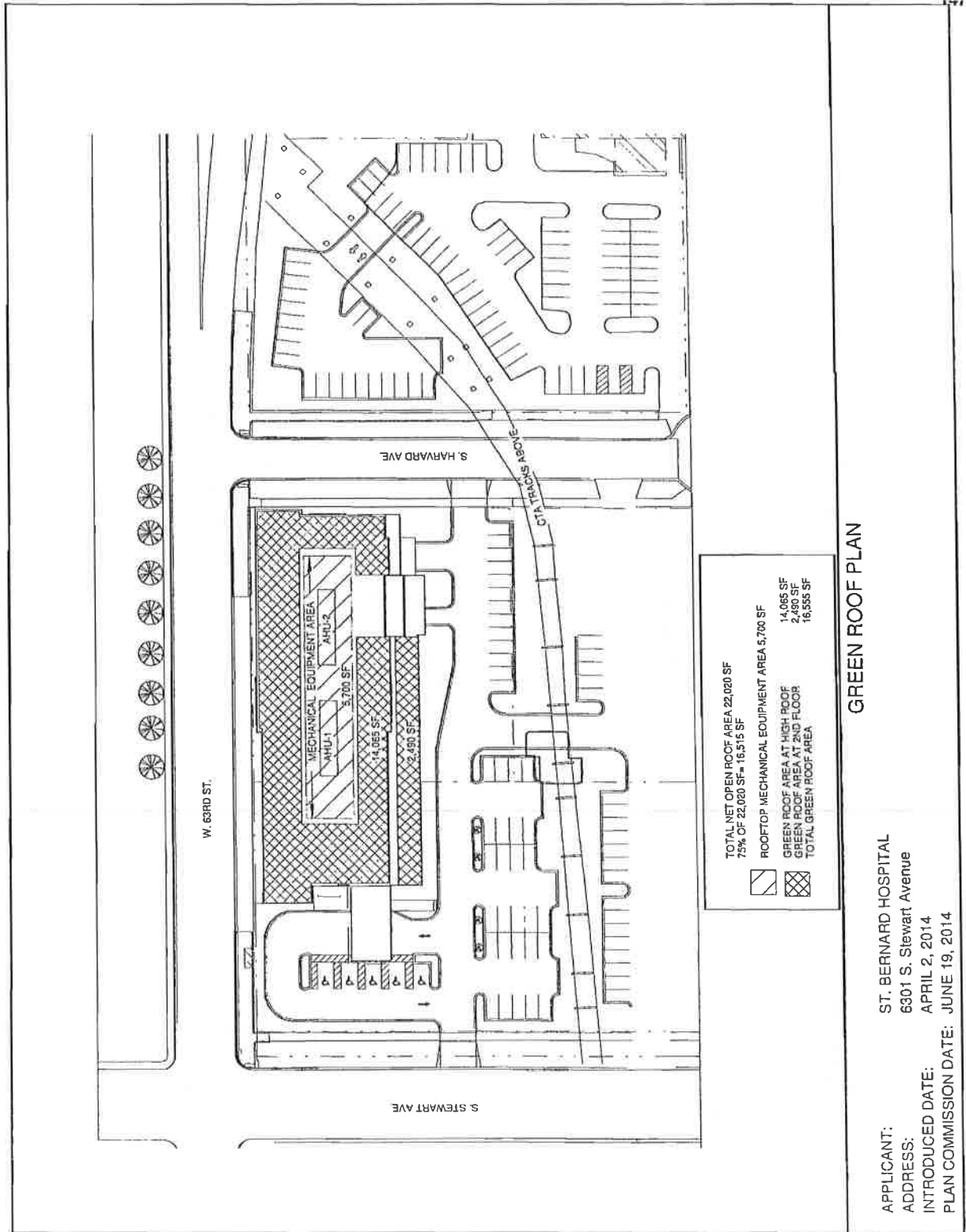
LANDSCAPE LAYOUT PLAN

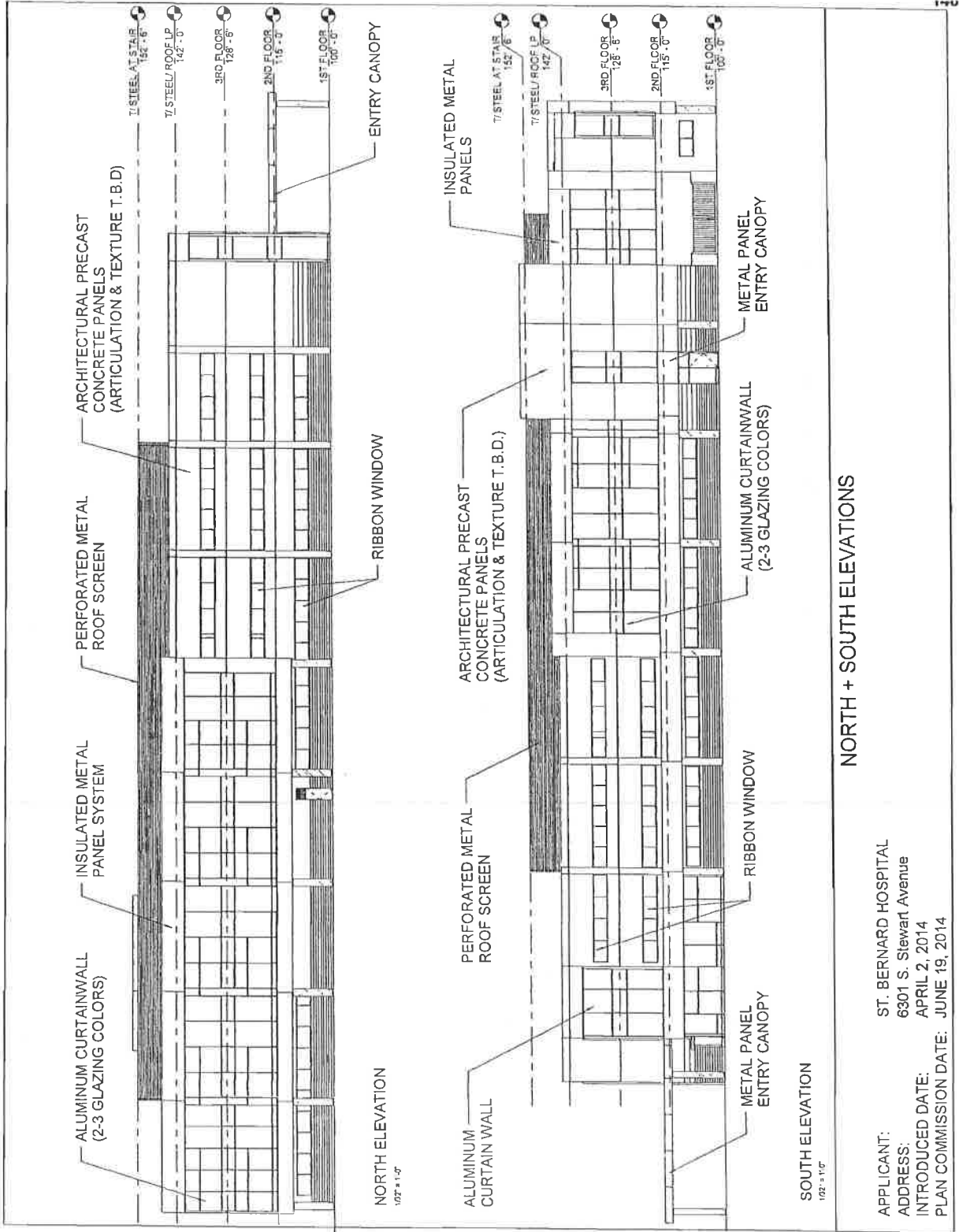
APPLICANT: ST. BERNARD HOSPITAL
ADDRESS: 6301 S. Stewart Avenue
INTRODUCED DATE: APRIL 2, 2014
PLAN COMMISSION DATE: JUNE 19, 2014



PERIMETER PLANTING SECTION

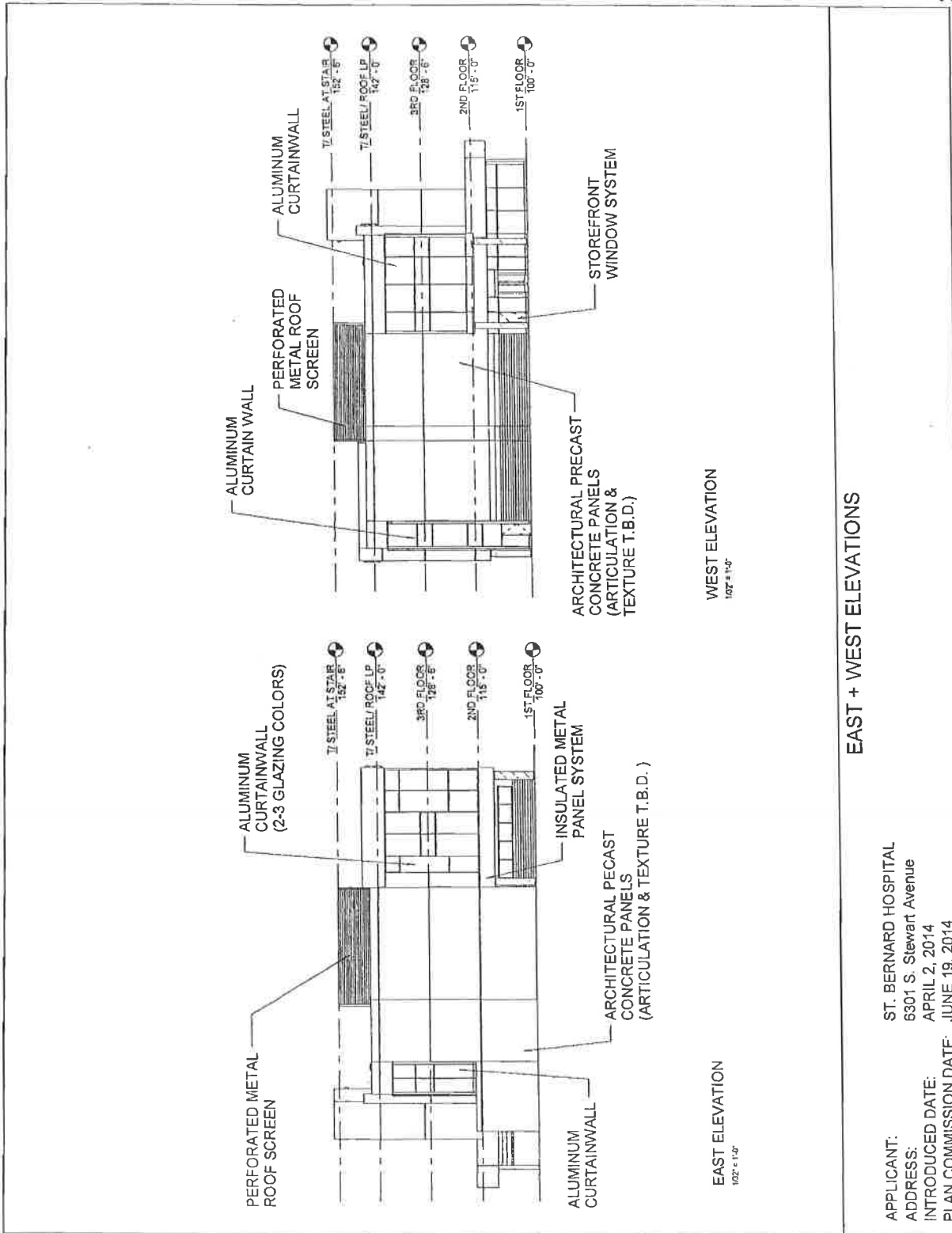
APPLICANT: ST. BERNARD HOSPITAL
 ADDRESS: 6301 S. Stewart Avenue
 INTRODUCED DATE: APRIL 2, 2014
 PLAN COMMISSION DATE: JUNE 19, 2014





NORTH + SOUTH ELEVATIONS

APPLICANT: ST. BERNARD HOSPITAL
 ADDRESS: 6301 S. Stewart Avenue
 INTRODUCED DATE: APRIL 2, 2014
 PLAN COMMISSION DATE: JUNE 19, 2014



(Continued from page 9838)

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.

Reclassification of Area Shown on Map No. 16-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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 16-E in the area bounded by

a line 100 feet south of and parallel to E. 63rd Street, S. Cottage Grove Avenue; a line 60 feet north of and parallel to E. 65th Street; and the alley next west of and parallel to S. Cottage Grove Avenue,

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. 16-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 Institutional Planned Development No. 122 and R4 General Residence District symbols and indications as shown on Map No. 16-F in the area bounded by

S. Harvard Avenue; the southeasterly right-of-way line of the C.T.A.; a line 187 feet west of S. Yale Avenue; a line 150 feet south of W. 63rd Street; S. Yale Avenue; a line 51 feet south of W. 64th Street; a line 187 feet west of S. Yale Avenue; W. 64th Street; a line 104 feet east of S. Harvard Avenue; a line 126 feet south of W. 64th Street; S. Harvard Avenue; W. 64th Street; a line 263 feet west of S. Harvard Avenue; and a line 250 feet north of W. 64th Street,

to the designation of Institutional Planned Development No. 122, 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.

[Planned Development printed on pages 9853 thru 9857 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. 17-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 B4-2 Restricted Service District symbols and indications as shown on Map No. 17-H in the area bounded by

(Continued on page 9858)

PLANNED DEVELOPMENTINSTITUTIONAL PLANNED DEVELOPMENT NO. 122, AS AMENDED,STATEMENTS

1. The area delineated hereon as an "Institutional Planned Development" is owned or controlled by St. Bernard 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: St. Bernard Hospital
4. All applicable reviews, approvals, licenses or permits are required to be obtained by the applicant: St. Bernard 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; convent; research and medical facilities and related uses; and parking as authorized by the Chicago Zoning Ordinance.

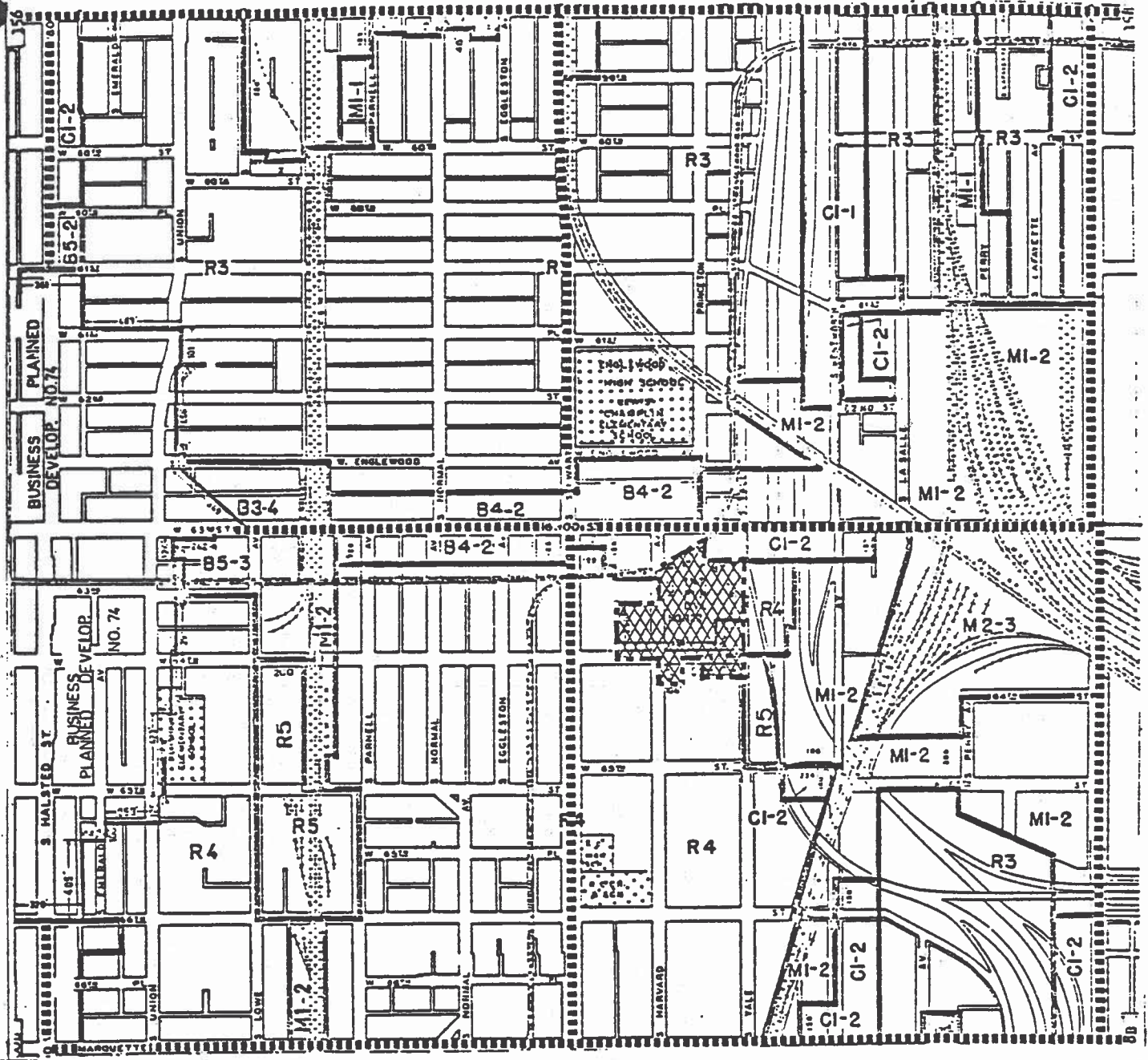
Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 zoning district of the Chicago Zoning Ordinance.
7. Identification and other necessary signs may be permitted, subject to review of and approval by the Department of Planning and the Department of Buildings.
8. The following information sets forth data concerning the property included in said Planned Development and data concerning a general 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 the Department of Planning.

APPLICANT: ST. BERNARD HOSPITAL

DATE: October 22, 1981

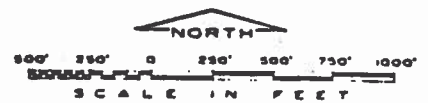
INSTITUTIONAL PLANNED DEVELOPMENT No. 122,
AS AMENDED

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND

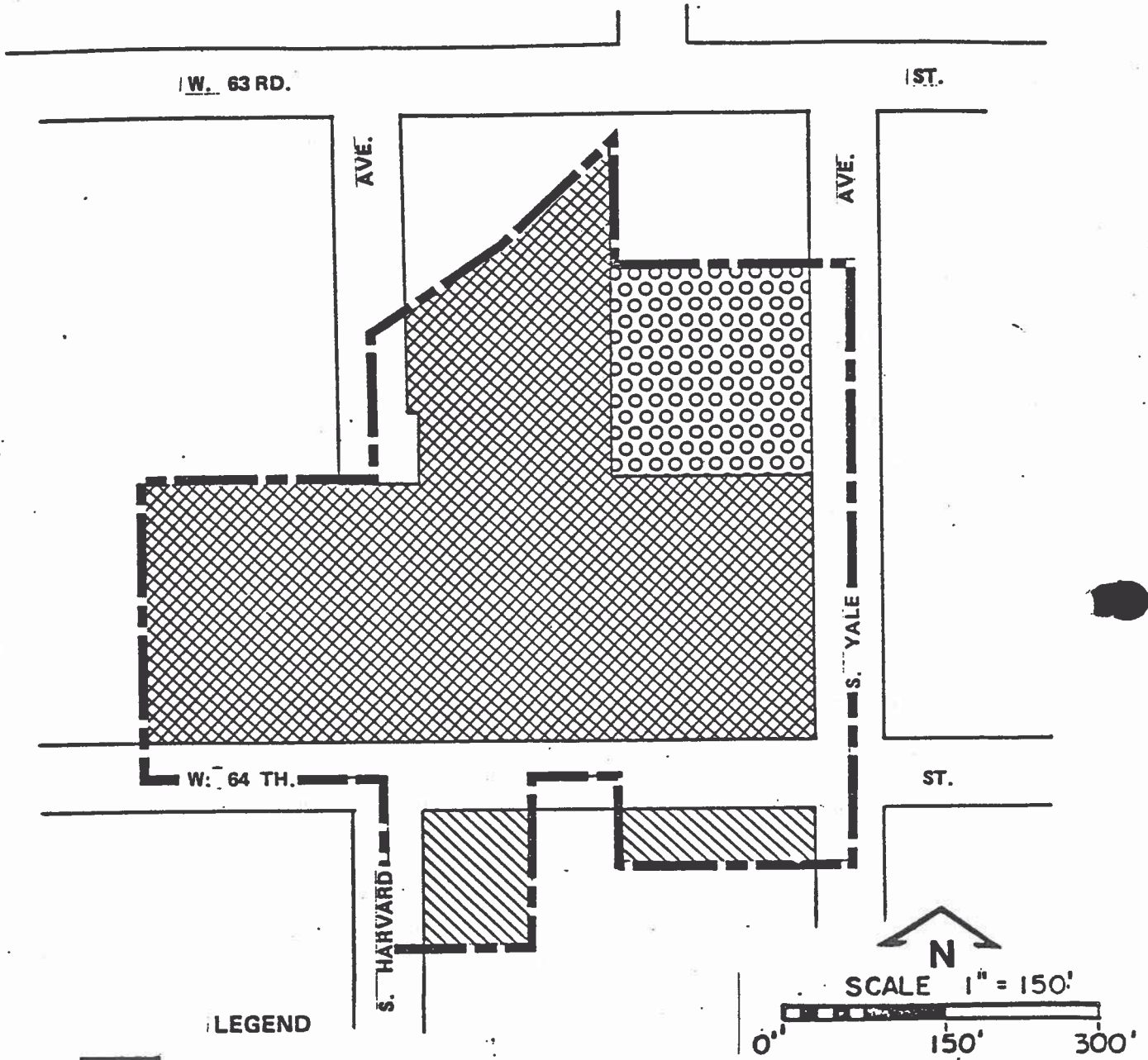
-  INSTITUTIONAL PLANNED DEVELOPMENT BOUNDARIES
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREET SYSTEM
-  PUBLIC & QUASI-PUBLIC FACILITIES







APPLICANT : ST. BERNARD HOSPITAL
DATE : OCTOBER 22, 1981

INSTITUTIONAL PLANNED DEVELOPMENT No. 122, AS AMENDED

GENERALIZED LAND USE PLAN



- LEGEND**
-  PLANNED DEVELOPMENT BOUNDARY
 -  CONVENT AND PAKING
 -  HOSPITAL, RESEARCH, MEDICAL FACILITIES AND PARKING
 -  HOSPITAL PARKING

APPLICANT : ST. BERNARD HOSPITAL
 DATE: OCTOBER 22, 1981

PLANNED DEVELOPMENT USE AND BULK REGULATIONS
INSTITUTIONAL PLANNED DEVELOPMENT NO. 122, AS AMENDED,

Net Site Area		General Description of Land Use and Type	Max. F.A.R.	Max. % of Land Covered
Square Feet	Acres			
260,258	5.97	Medical and Related Uses Laboratories (Clinical & Research)	1.2	40%

THE ABOVE NOTED REGULATIONS RELATED 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 (5.97 Acres) plus Area of Right-of-Way of Public Steets and Alleys, (1.27 Acres) = 7.24 Acres

Maximum permitted F.A.R. for Total Net Site Area = 1.2

Population:

A. Medical and Related Uses

1. Number of Hospital Beds	253
2. Number of Attending Doctors	40
3. Number of Employees (Maximum in one shift)	240

Minimum number of off-street parking spaces: 204

Number of off-street loading berths to be provided: 2

Minimum Periphery Setbacks, except for any porches and Main Entry at 64th Street and Harvard Avenue:

A. Yale Avenue	15 feet
64th Street	8 feet
B. All others	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 PLANNING.

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

APPLICANT: ST. BERNARD HOSPITAL

DATE: October 22, 1981

(continued from page 9070)

Reclassification of Area Shown on Map No. 11-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 B4-3 Restricted Service District, and R5 General Residence District symbols and indications as shown on Map No. 11-G in the area bounded by

W. Wilson Avenue; the west line of the Chicago Transit Authority right of way, the north line of W. Sunnyside Avenue, and the north line thereof where no street exists; and N. 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 and to no others.

[Plan of Development printed on pages 9083 to 9087 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. 12-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 B3-4 General Retail District and B5-3 General Service District symbols and indications as shown on Map No. 12-E in the area bounded by

E. 47th Street; a line 290 feet east of S. Dr. Martin Luther King, Jr. Dr.; E. 48th Street; S. Dr. Martin Luther King, Jr. Drive

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 9088 to 9092 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. 16-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 B4-2 Restricted Service District and R4 General Residence District symbols and indications as shown on Map No. 16-F in the area bounded by

S. Harvard Avenue, CTA right of way, a line 187 feet west of S. Yale Avenue, a line 150 feet south of W. 63rd Street, S. Yale Avenue, a line 150 feet north of W. 64th Street, a line 120 feet west of S. Yale Avenue, W. 64th Street, S. Yale Avenue, a line 51 feet south of W. 64th Street, a line 187 feet west of S. Yale Avenue, W. 64th Street, a line 104 feet east of S. Harvard Avenue, a line 126 feet south of W. 64th Street, S. Harvard

Avenue, W. 64th Street, a line 263 feet west of S. Yale Avenue, and a line 250 feet north of W. 64th Street

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

[Plan of Development printed on pages 9093 to 9097 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. 17-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 B4-2 Restricted Service District symbols and indications as shown on Map No. 17-G in the area bounded by

the alley next north of and parallel to W. Pratt Boulevard; N. Glenwood Avenue; W. Pratt Boulevard; and a line 95 feet west of N. Glenwood 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. 18-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 B4-2 Restricted Service District symbols and indications as shown on Map No. 18-E in the area bounded by

78th Street; alley next East and parallel to S. State Street, 79th Street; S. State Street

to those of a C2-2 General Commercial 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.

Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 3-E (as amended).

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 Proceedings of September 19, 1974, page 8897, recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify a particular area.

Alderman Fitzpatrick moved to *Concur In* the committee's recommendation and pass said proposed ordinance.

Alderman Singer next moved to *Re-refer* said ordinance to the Committee on Buildings and Zoning.

(continued on page 9098)

PLAN OF DEVELOPMENTINSTITUTIONAL PLANNED DEVELOPMENT # 122STATEMENTS

1. The area delineated hereon as an "Institutional Planned Development" is owned or controlled by St. Bernard 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: St. Bernard Hospital.
4. All applicable reviews, approvals, licenses or permits are required to be obtained by the applicant: St. Bernard 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 accordance 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; convent; research & medical facilities and related uses; and parking as authorized by the Chicago Zoning Ordinance.

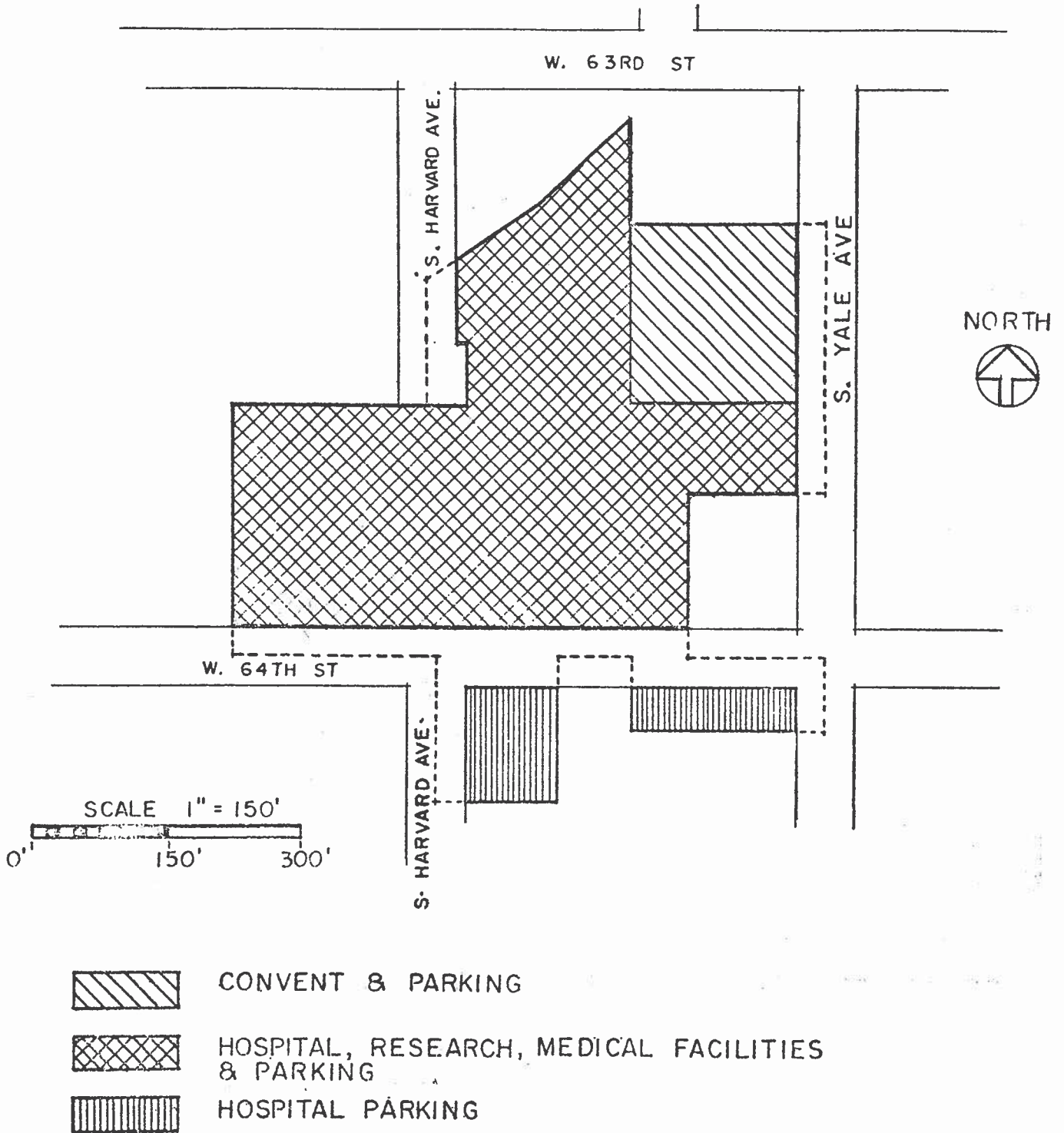
Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 zoning district of the Chicago Zoning Ordinance.

7. 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: ST. BERNARD HOSPITAL

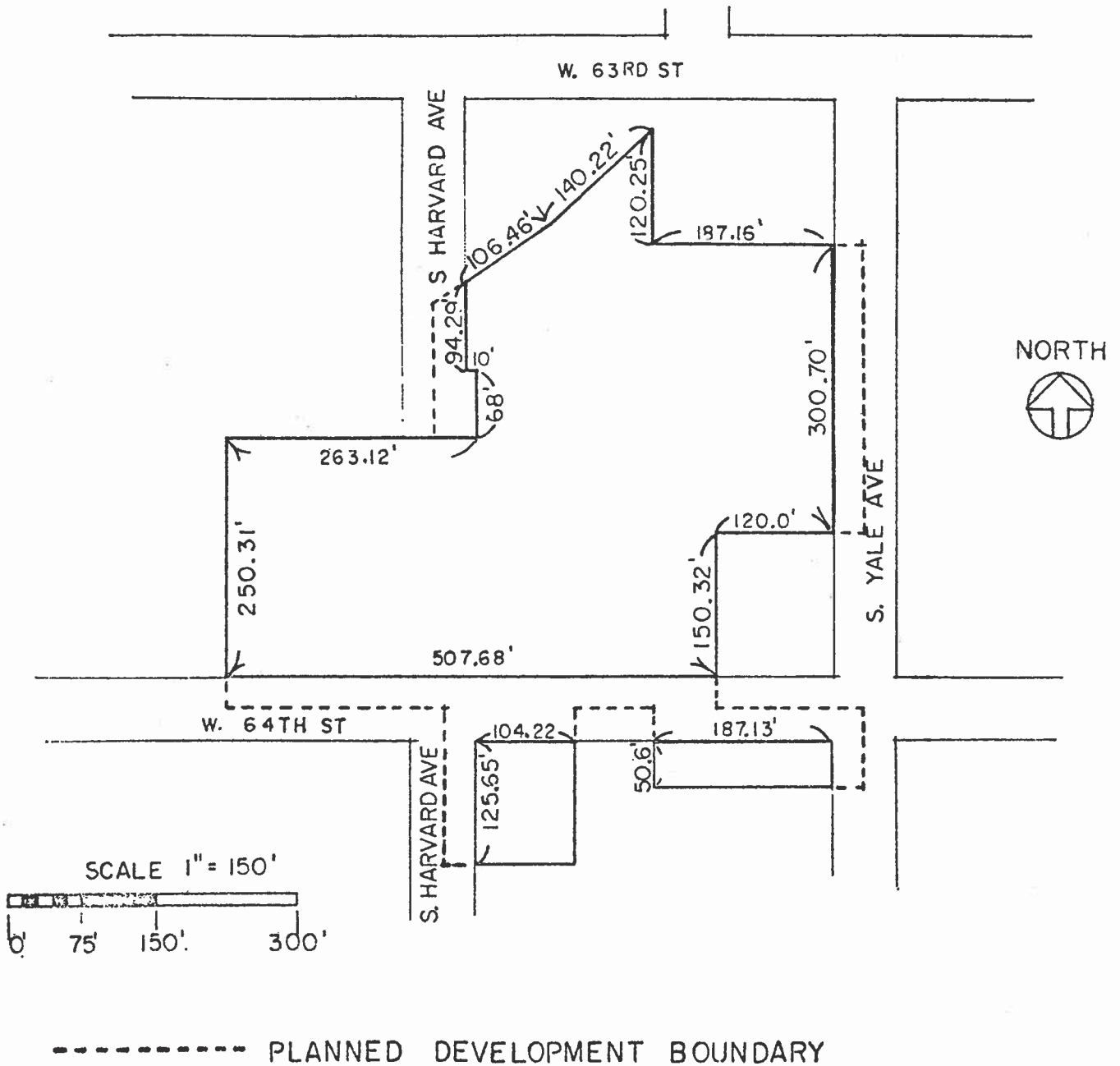
DATE: JULY 10, 1974

GENERALIZED LAND USE PLAN INSTITUTIONAL PLANNED DEVELOPMENT



APPLICANT: ST. BERNARD HOSPITAL
 DATE: JULY 10, 1974

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



APPLICANT: ST. BERNARD HOSPITAL
DATE: JULY 10, 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			
242, 220. 4	5. 56	Medical and Related Uses Laboratories (Clinical & Research)	1. 2	40%

THE ABOVE NOTED REGULATIONS RELATED 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 (5.56 Acres) plus Area of Right-of-Way of Public Streets and Alleys, (1.07 Acres) = 6.63 Acres.

Maximum permitted F.A.R. for Total Net Site Area = 1.2

Population:

A. Medical and Related Uses

- 1. Number of Hospital Beds 253
- 2. Number of Attending Doctors 40
- 3. Number of Employees (Maximum in one shift) 240

Minimum number of off-street parking spaces: 204

Number of off-street loading berths to be provided: 2

Minimum Periphery Setbacks, except for any porches and Main Entry at 64th Street and Harvard Avenue:

- A. Yale Avenue 15 feet
- 64th Street 8 feet
- B. All others 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%