



MEMORANDUM

City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

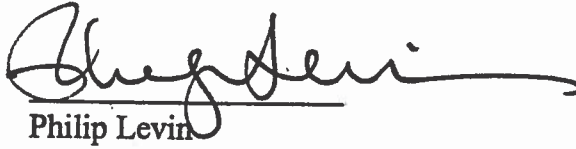
Alicia Mazur Berg  
Commissioner

121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

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

FROM:



Philip Levin  
Assistant Commissioner

RE: JOURNAL CORRECTION FOR PLANNED  
DEVELOPMENT NO. 130 (OUR LADY OF THE  
RESURRECTION MEDICAL CENTER)

DATE: June 25, 2001

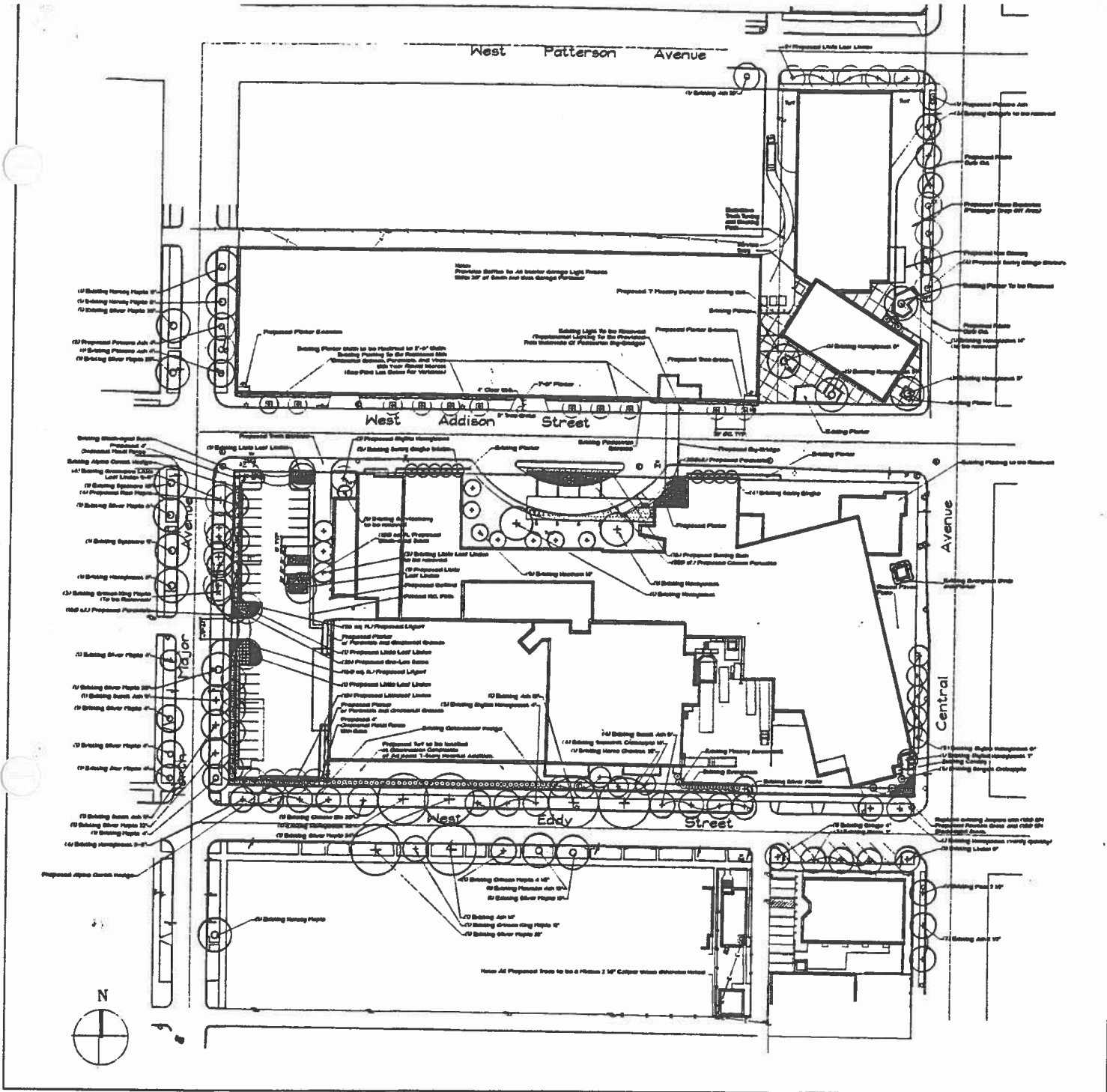
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On February 7, 2001, the City Council passed the ordinance for an amendment to Institutional Planned Development No. 130. Since that time it has been brought to our attention that an error was made in the publication of earlier incorrect architectural drawings. I am requesting your assistance in having these drawings, which are attached, republished.

Thank you for your attention to this matter.

cc: Paul Woznicki  
Michael Marmo





**Parking Garage Plant List**

<b>Perennials</b>	<b>Annual Joy Sedum</b>
<i>Sedum x 'Autumn Joy'</i>	<i>Moonbeam Coreopsis</i>
<i>Coreopsis nictitans 'Moonbeam'</i>	<i>Felix Indigo</i>
<i>Baptisia australis</i>	<i>Snow-in-the-Summer</i>
<i>Ceanothus tomentosus</i>	<i>Purple Coneflower</i>
<i>Echinacea purpurea</i>	<i>Russian Sage</i>
<i>Perovskia atriplicifolia</i>	<i>Lamb's Ear</i>
<i>Stachys byzantina</i>	<i>Lavender</i>
<i>Lavandula angustifolia</i>	
<b>Grasses</b>	
<i>Miscanthus sinensis 'Purpureus'</i>	<i>Maiden Grass</i>
<i>Miscanthus sinensis 'Morning Light'</i>	<i>Maiden Grass</i>
<i>Chamaenerion latifolium</i>	<i>Northern Sea Oat</i>
<b>Vines (at columns)</b>	
<i>Clematis recticans</i>	<i>Trumpet Vine</i>
<i>Ulmus parviflorus</i>	<i>Chinese Elm</i>

**Sworn Statement:**  
 The undersigned acknowledges that this landscape planting plan for the Southwest Lot has been designed in accordance with the provisions of chapter 10-32 of the city of Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscape Ordinance

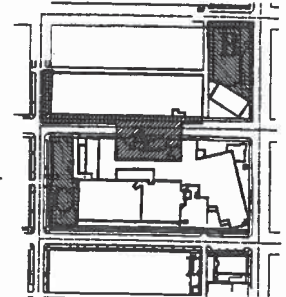
Date \_\_\_\_\_

**A:** Boundary of Proposed New Landscaping to be Constructed at Time of New Sky-Bridge and Lobby Project

**B:** North Lot: North Lot Landscaping to be in Accordance With Plan of Development Statement

**C:** Southwest Lot: Southwest Lot Landscaping to be Constructed at Construction Completion of Adjacent 7-Story Hospital Addition. Until Construction of Said Addition, the Parking Lot shall be maintained in accordance with the Site Landscaping Plan Prepared by James C. DeHoffing Dated July 15th, 1993 (On File With the Chicago Department of Planning and Development).

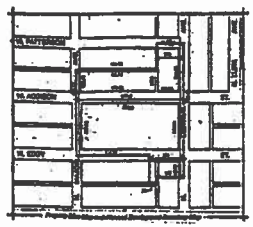
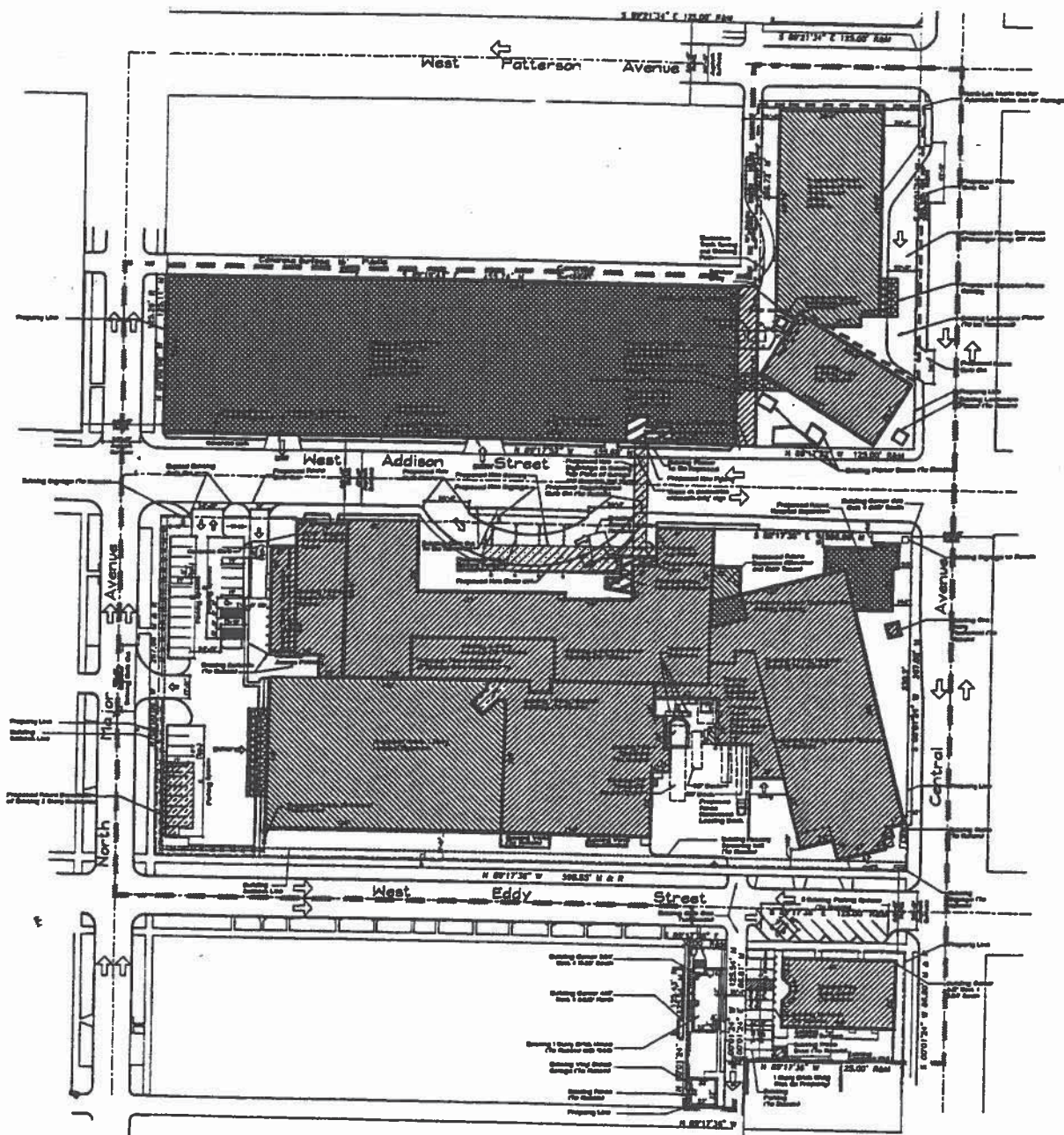
Landscaping computations for area C:  
 Area of Parking Lot Including 7 Footwide Landscape Area=21,533 SQ. FT.  
 Area of Interior Parking Planning Required=1,615 SQ. FT.  
 Area of Interior Parking Planning Shown=1,634 SQ. FT.



Landscape Phasing Diagram

**Landscape Plan**





PLANNED DEVELOPMENT BOUNDARY MAP



**LEGEND**

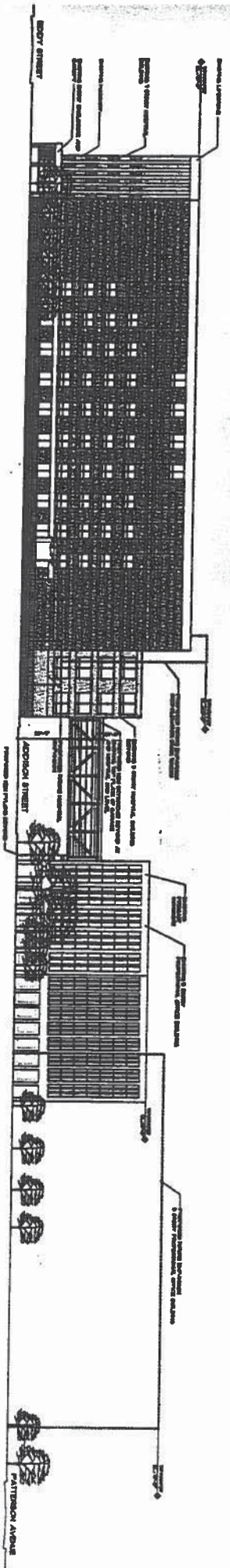
- |   |                   |  |   |
|---|-------------------|--|---|
| BUILDING SETBACK LINE                               | ---               | PROPOSED ALLEY VACATION                              | ▨ |
| PROPERTY LINE                                       | ---               | PROPOSED HHS CONSTRUCTION                            | ▨ |
| PLAN DEVELOPMENT BOUNDARY LINE                      | --- 200' --- 200' | PROPOSED FUTURE CONSTRUCTION                         | ▨ |
| NORTH LOT   | ---               | PROPOSED FUTURE OVERHEAD CONSTRUCTION (CANOPY, ETC.) | ▨ |
| BUILDING TO BE DELETED                              | ▨                 | PROPOSED HHS OVERHEAD CONSTRUCTION (CANOPY, ETC.)    | ▨ |
| EXISTING BUILDING TO REMAIN                         | ▨                 |  |   |
| PROPOSED FUTURE CONSTRUCTION OVER EXISTING BUILDING | ▨                 |  |   |
| <b>PARKING</b>                                      |                   |  |   |
| 800 CARS TOTAL                                      |                   |  |   |

Site Plan

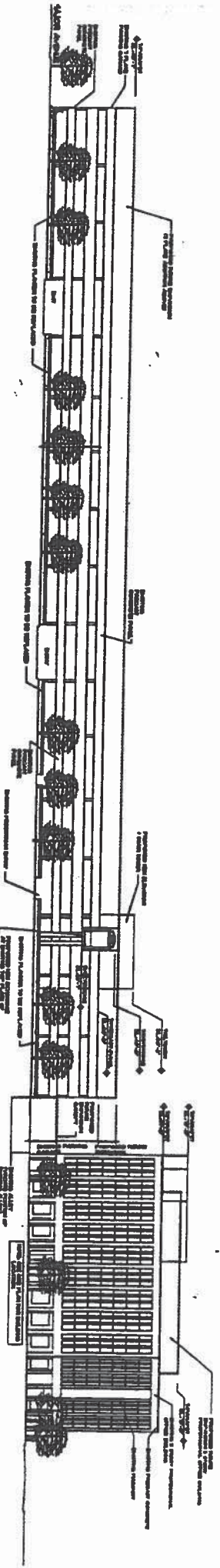


Our Lady of the Resurrection Medical Center  
 December 14, 2000 Planned Development Amendment

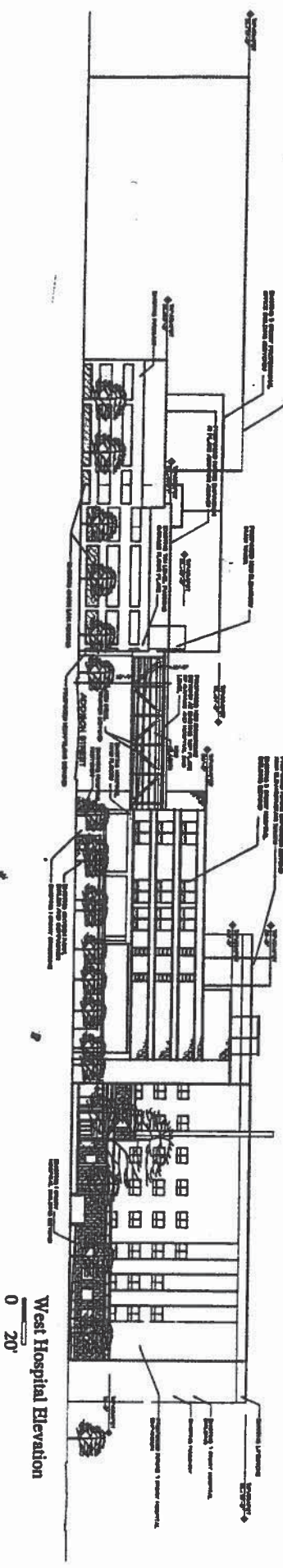




East Hospital Elevation  
0 20'

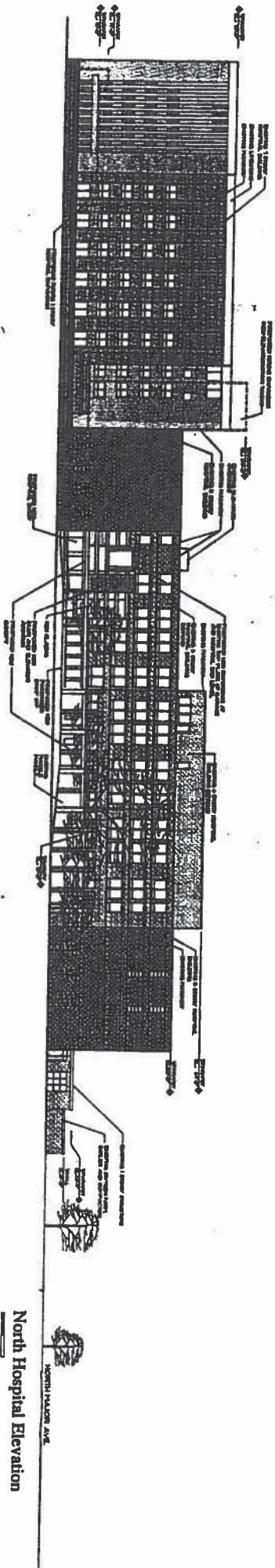


South Parking Garage Elevation  
0 20'

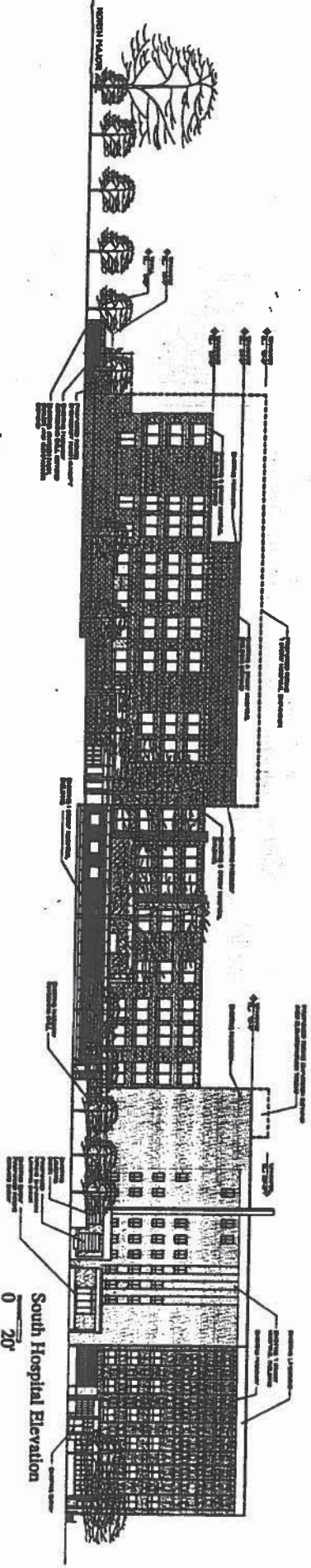


West Hospital Elevation  
0 20'

Building Elevations

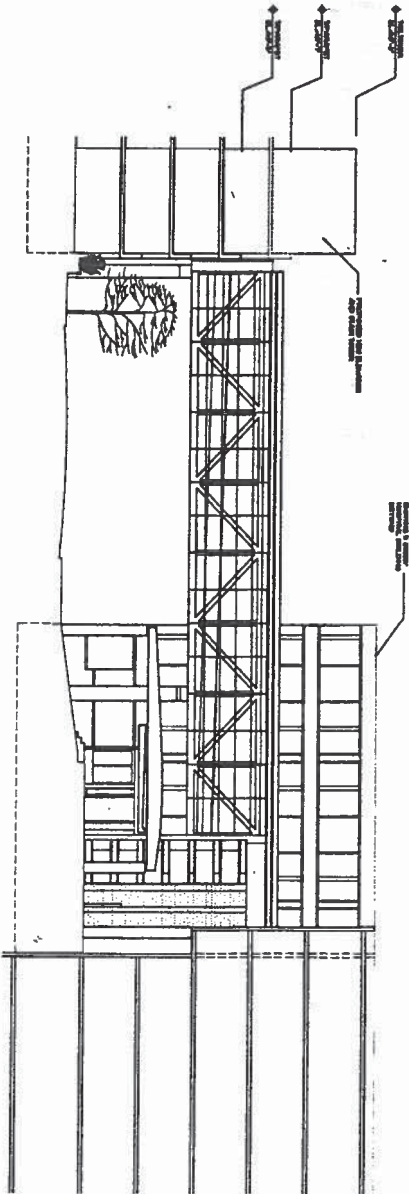


North Hospital Elevation  
0 20'

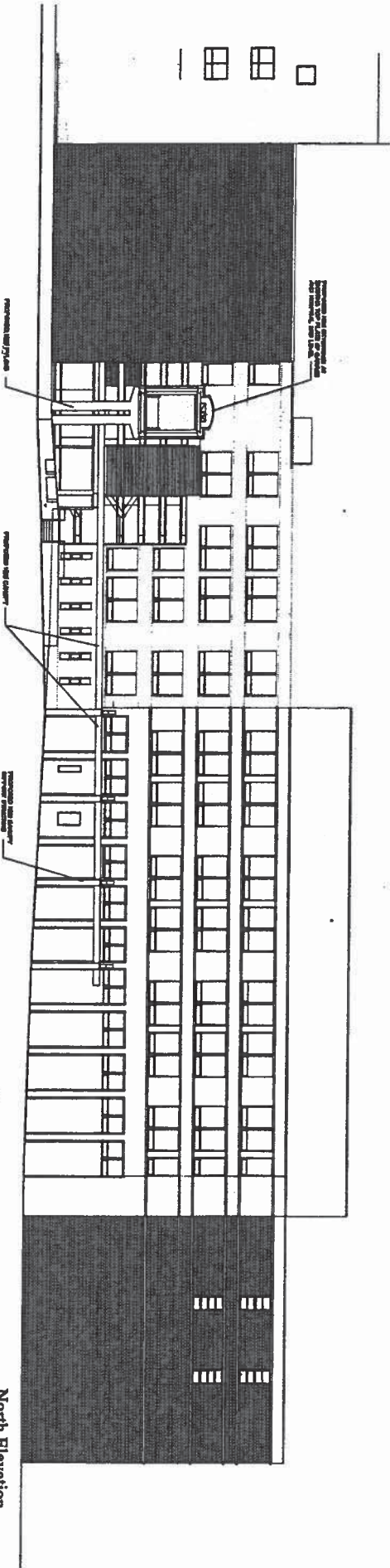


South Hospital Elevation  
0 20'

Architectural Elevations



West Elevation  
Scale 1/8"=1'-0"



North Elevation  
Scale 1/8"=1'-0"

Skybridge and Lobby Detail Building Elevations

Subarea B:

Single-Family Sites, 85,936 square feet lot area at 1.2 Floor Area Ratio = 103,123 buildable square feet.

Multi-Family Sites, 11,794 lot area at 2.2 Floor Area Ratio = 25,946 buildable square feet.

Setbacks from Property Line:

In general conformance with the Site Plan.

Percentage of Site Coverage:

In general conformance with the Site Plan.

Street Parking:

In general conformance with the Site Plan.

Maximum Number of Dwelling Units:

40 units -- 28 Single-Family Residences and 12 Multi-Family Residences.

*Reclassification Of Area Shown On Map Number 9-M.*

*(As Amended)*

*(Application Number 12772)*

**IPD 130 AA**

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

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all the Institutional Planned Development Number 130, B4-1 Restricted Service District and R2 Single-Family Residence District symbols and indications as shown on Map Number 9-M in the area bounded by:

(Continued on page 52025)

(Continued from page 52012)

the alley next north of and parallel to West Addison Street; the alley next west of and parallel to North Central Avenue; West Patterson Avenue; North Central Avenue; a line 86.8 feet south of and parallel to West Eddy Street; the alley next west of and parallel to North Central Avenue; the alley next south of and parallel to West Eddy Street; a line 38.0 feet west of and parallel to the centerline of the alley next west of and parallel to North Central Avenue; West Eddy Street; North Major Avenue; and the alley next north of and parallel to West Addison Street,

to those of Institutional Planned Development Number 130, as amended, and a corresponding use district 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 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 Number 130, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Institutional Planned Development Number 130, as amended (the "Planned Development") consists of approximately three hundred eighty-two thousand one hundred ninety-six (382,196) square feet (eight and seventy-seven hundredths (8.77) acres) of real property which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map (the "Property") and is owned or controlled by the Applicant, Our Lady of the Resurrection Medical Center, an Illinois not-for-profit corporation ("Applicant").
2. All applicable official reviews, approvals or permits required in connection with this Planned Development shall be obtained by the Applicant, its successors, assignees or grantees. Any dedication or vacation of streets and alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, or the erection of a pedestrian overpass shall require a separate submittal on behalf of the Applicant, its successors,

- assignees or grantees and approval by the City Council. The proposed plans contemplate the vacation of the alley as depicted on the Planned Development Boundary, Property Line and Right-of-Way Adjustment Map and the construction of a pedestrian skybridge over West Addison Street as depicted on the Site Plan.
3. 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 title holders 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 title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11.1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendment, 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, except that no such authorization shall be required by Resurrection Health Care Corporation. However, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interest or obligations therein.
  4. This Planned Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Land-Use Area and Existing Zoning Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; a Generalized Land-Use Plan; a Site Plan; a Landscape Plan; and Building Elevations (including Skybridge plans), prepared by V.O.A., dated December 14, 2000. Full-size copies of the Site Plan, Landscape Plan, and Building Elevations 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 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 following uses shall be permitted in this Planned Development: hospital and related medical uses, educational and academic uses, research and medical facilities, day care centers (adult and child), home health care services, intermediate care and skilled nursing home,

- professional offices, senior housing, single-family residences as denoted on the Site Plan, limited accessory commercial facilities, parking and related uses and accessory uses. Permitted as an interim use on the North Lot (as defined in Statement 11 below) is automobile sales and storage.
6. Business identification and other necessary signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs shall be permitted.
  7. Off-street parking and loading facilities will be provided in compliance with this Plan of Development, subject to the review and approval of the Department of Transportation and the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces shall be accessible parking.
  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 Department of Transportation and the Department of Planning and Development.
  9. In addition to the maximum height of the proposed buildings or any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations 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. In addition to the other exclusions from Floor Area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor area in excess of five thousand (5,000) square feet devoted to mechanical equipment in a single location, regardless of placement in the building, shall be excluded.
  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 Plan, Landscaping Plan, and Building Elevations and the Bulk Regulations and Data Table. If the portion of the Property located at the southwest corner of West Patterson Avenue and North Central Avenue ("North Lot") is undeveloped and/or still

used for the interim use of automobile sales and storage on January 1, 2006, the North Lot shall be enhanced with perimeter landscaping by July 1, 2006. Such perimeter landscaping shall consist of fencing, a five (5) foot perimeter landscape buffer improved with hedges and/or shrubs. Further, elevations of future planned development phases will be compatible with the existing hospital campus and in harmony with the adjoining streets and neighborhoods. Landscaping will include diverse species that extend existing planting patterns through continued use of successful plant varieties on the site.

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 its best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy-efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating, and Air-Conditioning Engineers ("A.S.H.I.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 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 in nature, appropriate and consistent with the nature of 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.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

[Existing Land-Use Area Map and Existing Zoning Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Generalized Land-Use Plan; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 52031 through 52039 of this Journal.]

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

*Bulk Regulations And Data Table.*

Net Site Area:	264,355 square feet (approximately 6.068 acres).
Gross Site Area:	382,196.47 square feet (to centerline of all streets and alleys).
Uses:	As set forth in Statement Number 5.
Maximum Floor Area Ratio:	2.0.
Maximum Percentage of Land Coverage (Excludes Accessory Parking):	50 percent.
Minimum Number of Off-Street Parking Spaces:	737.
Minimum Number of Off-Street Loading Spaces:	3.
Minimum Periphery Setbacks (for Buildings):	West Addison Street -- 0 feet. West Eddy Street -- 6 feet.

North Major Avenue -- 4.9 feet  
(south of Addison Street).

North Major Avenue -- 0 feet  
(north of Addison Street).

North Central Avenue -- 0 feet.

West Patterson Avenue -- 0 feet.

Minimum Distances Between  
Buildings:

0.

Maximum-Building Height:

106 feet, 0 inches (exclusive of  
mechanical penthouses).

*Reclassification Of Area Shown On Map Number 10-H.  
(As Amended)  
(Application Number 13204)*

*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 M2-3 General Manufacturing District and M3-5 Heavy Manufacturing District symbols and indications as shown on Map Number 10-H in the area bounded by:

starting at the point of beginning being a point 1,271.60 feet north of the north line of West 43<sup>rd</sup> Street and 932.90 feet west of the west line of South Ashland Avenue; thence from that point, a line running southwesterly following the line of the railroad tracks ending at a point 2,101.8 feet west of the west line of South Ashland Avenue and 619.0 feet north of the north line of West 43<sup>rd</sup> Street; a line 619.0 feet north of and parallel to West 43<sup>rd</sup> Street running east for 1,122.30 feet; a line 980.5 feet west of and parallel to the west line of South Ashland Avenue, running south 619.0 feet; the north line of West 43<sup>rd</sup> Street; and a line 932.80 feet west of and parallel to South Ashland Avenue running north 1,271.60 feet to the point of beginning,

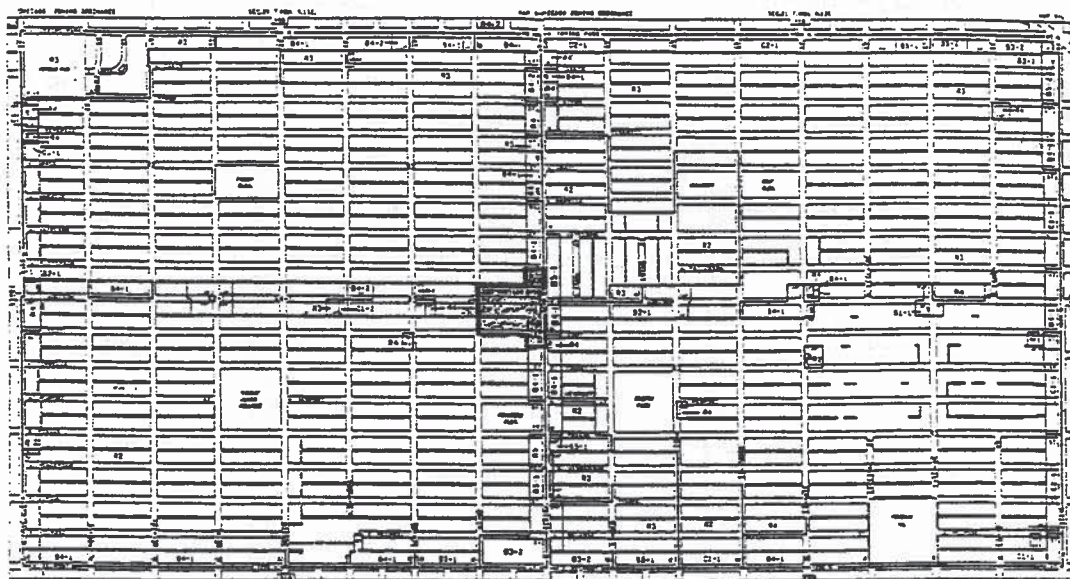
(Continued on page 52040)

Existing Land-Use Area Map And  
Existing Zoning Map.



Our Lady of the Resurrection Medical Center  
Resurrection Health Care

Existing Land Use Area Map & Existing Zoning Map



Planned Development Boundary

RESIDENCE DISTRICTS

- R1 SINGLE-FAMILY RESIDENCE DISTRICT
- R2 SINGLE-FAMILY RESIDENCE DISTRICT
- R3 GENERAL RESIDENCE DISTRICT
- R4 GENERAL RESIDENCE DISTRICT
- R5 GENERAL RESIDENCE DISTRICT
- R6 GENERAL RESIDENCE DISTRICT
- R7 GENERAL RESIDENCE DISTRICT
- R8 GENERAL RESIDENCE DISTRICT

BUSINESS DISTRICTS

- B1-1 TO B1-5 LOCAL RETAIL DISTRICTS
- B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS
- B3-1 TO B3-5 GENERAL RETAIL DISTRICTS
- B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS
- B5-1 TO B5-5 GENERAL SERVICE DISTRICTS
- B6-6 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS
- B7-5 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS

COMMERCIAL DISTRICTS

- C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS
- C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS
- C3-5 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS
- C4 MOTOR FREIGHT TERMINAL DISTRICT

MANUFACTURING DISTRICTS

- M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS
- M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS
- M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICT

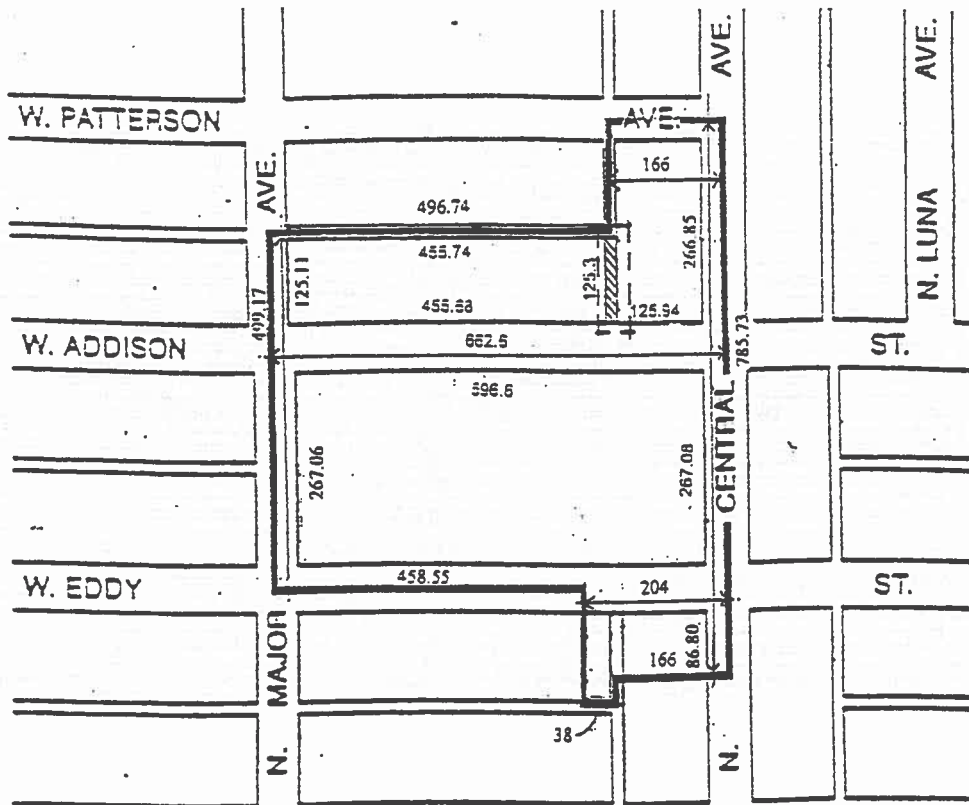


Planned Development Boundary, Property Line And Right-Of-Way Adjustment Map.



Our Lady of the Resurrection Medical Center  
Resurrection Health Care

Planned Development Boundary, Property Line and Right of Way Adjustment Map



Legend:

- Planned Development Boundary
- Alley to be Vacated

North



Applicant:

Our Lady of the Resurrection Medical Center

Date:

December 14, 2000



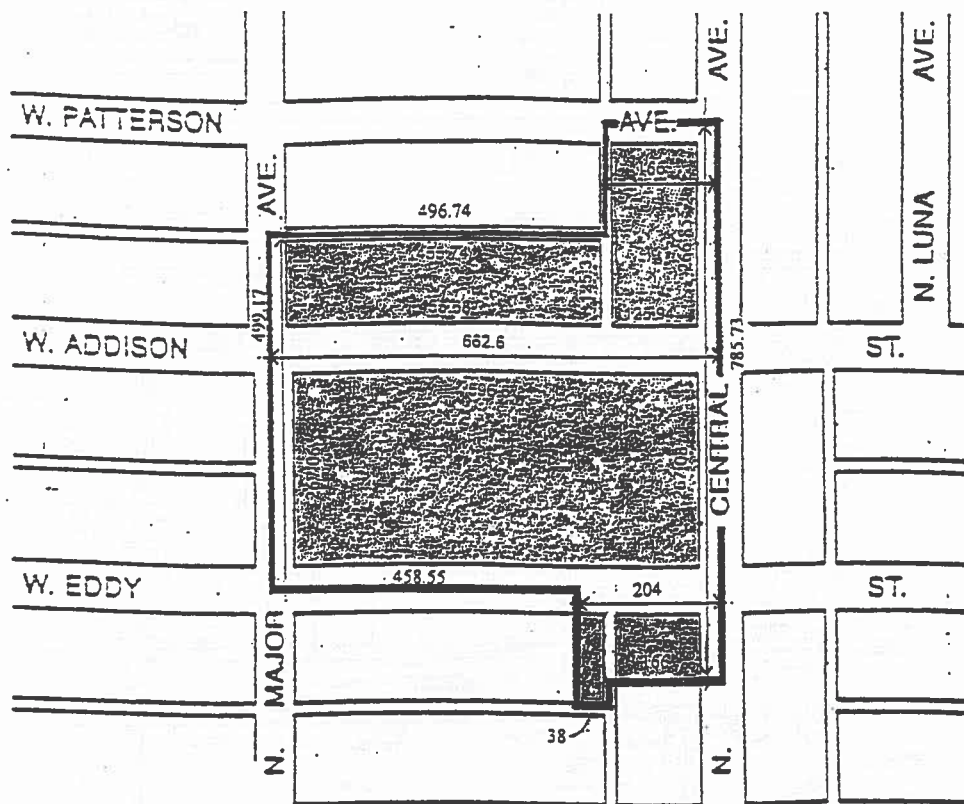
Scale 1"-200"

Generalized Land-Use Plan.





Our Lady of the Resurrection Medical Center  
Resurrection Health Care

Generalized Land Use Plan



Legend:

-  Planned Development Boundary
-  Hospital and Related Uses; As Set Forth in Statement No. 5 Above

North

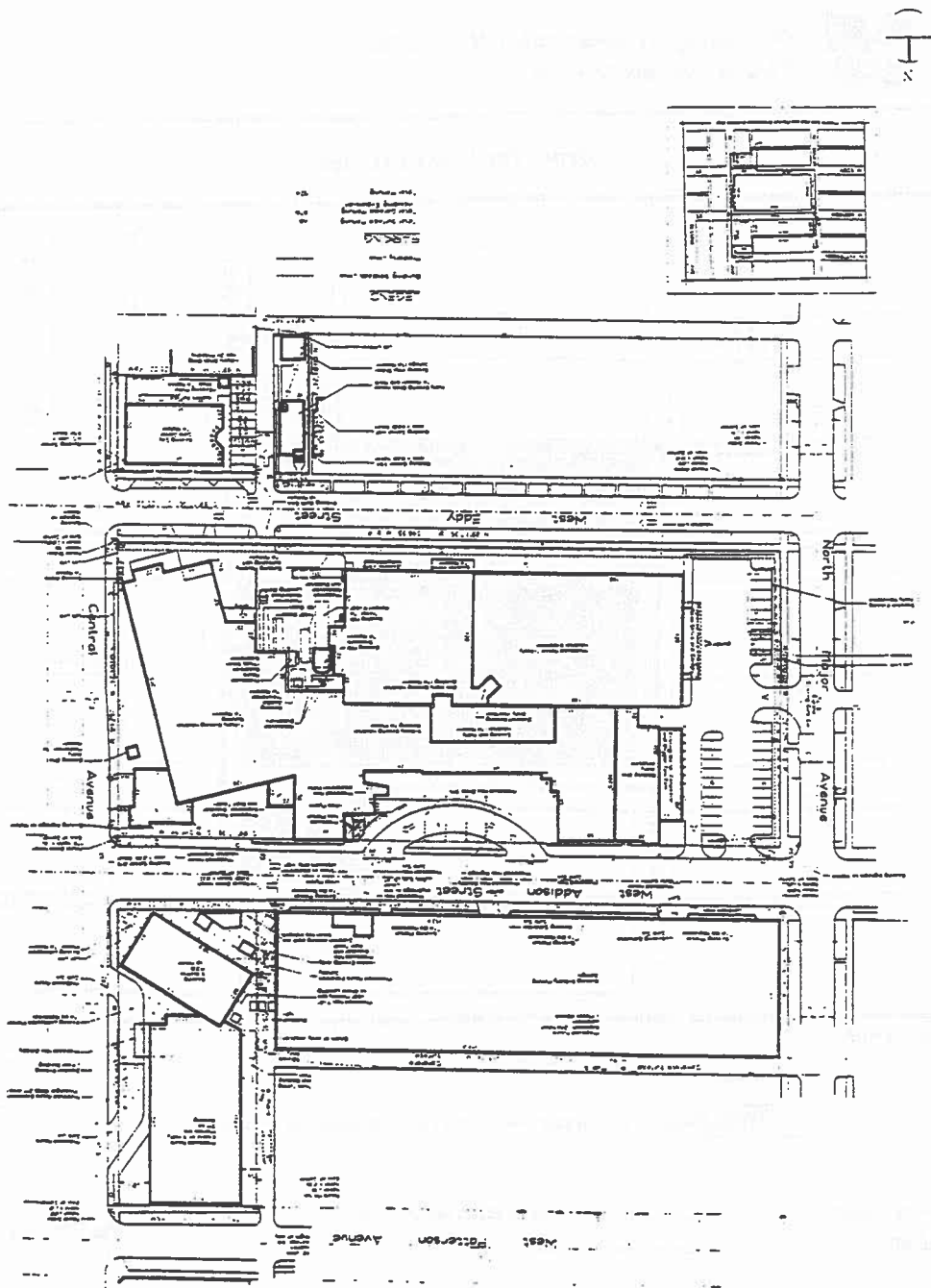


**Applicant:** Our Lady of the Resurrection Medical Center

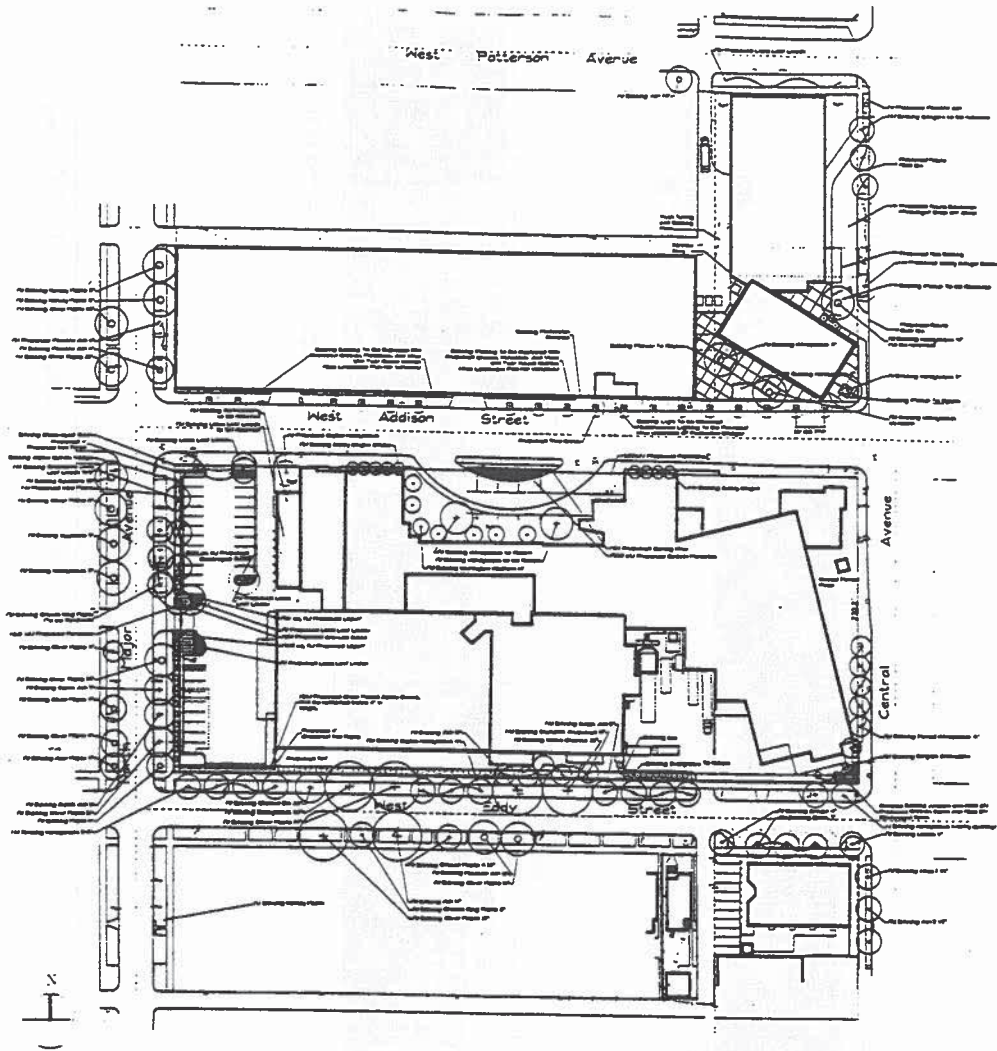
**Date:** December 14, 2000

  
Scale 1"=200'

Site Plan.



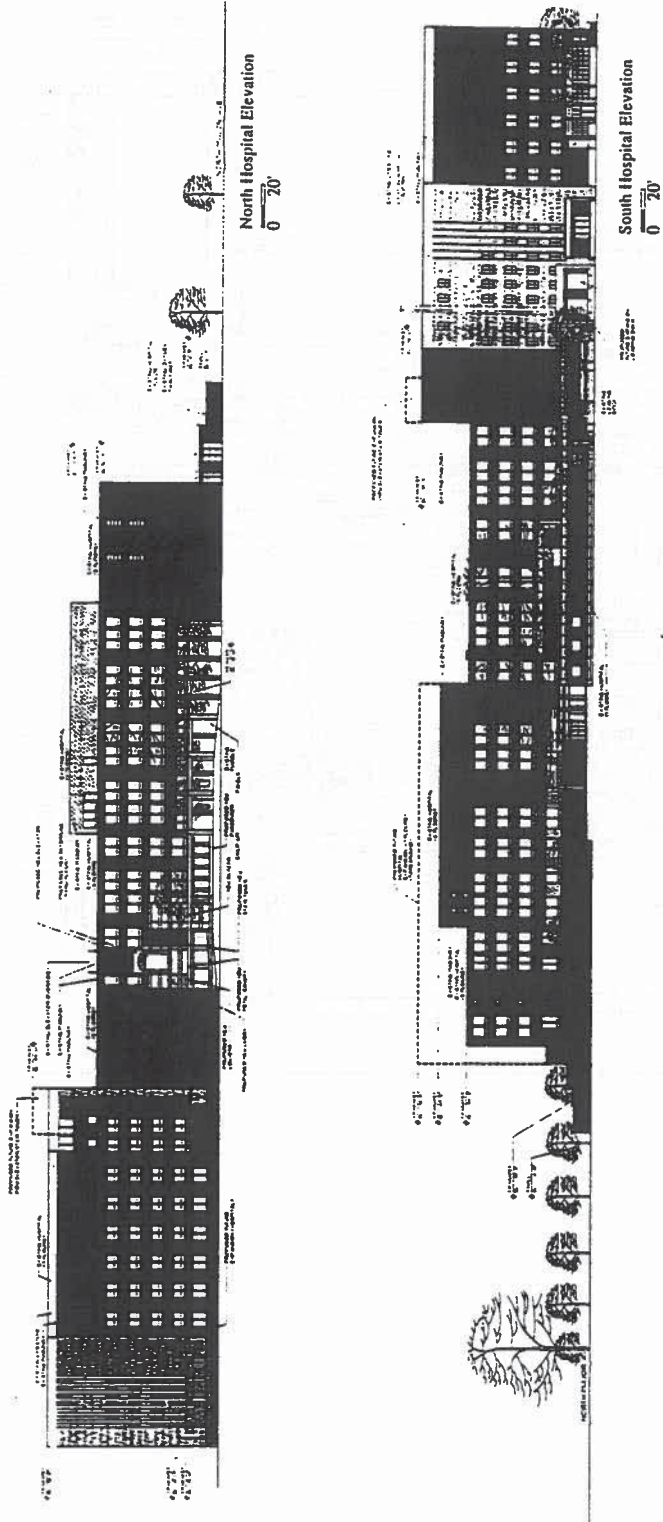
Landscape Plan.



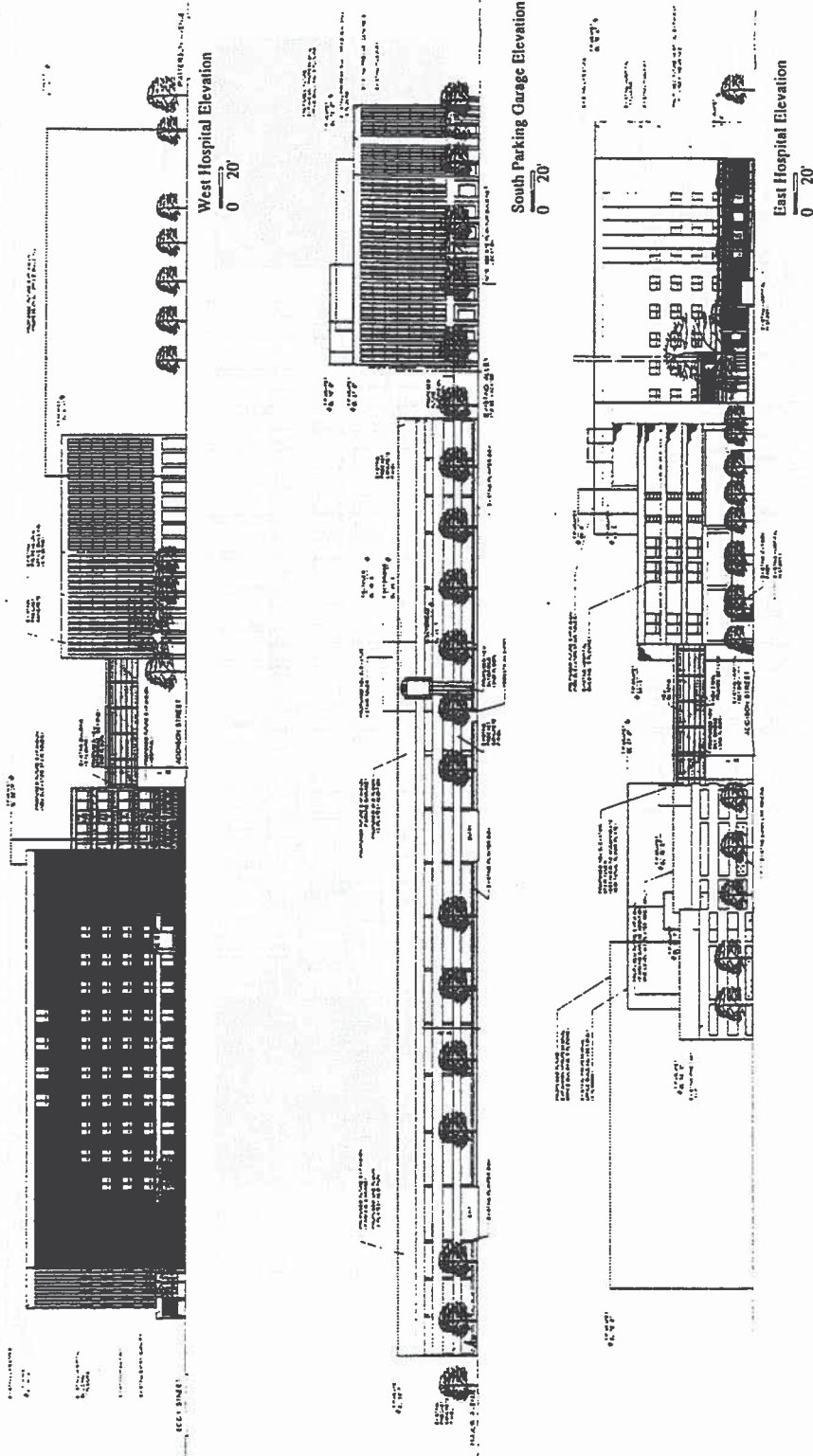
Parking Garage Plant List

- |                     |                     |
|---------------------|---------------------|
| <i>Persea</i>       | <i>Arundo donax</i> |
| <i>Sida</i>         | <i>Monarda</i>      |
| <i>Corchorus</i>    | <i>Ficus</i>        |
| <i>Begonia</i>      | <i>Sesuvium</i>     |
| <i>Conoclinium</i>  | <i>Paspalum</i>     |
| <i>Eragrostis</i>   | <i>Ruellia</i>      |
| <i>Portulaca</i>    | <i>Trifolium</i>    |
| <i>Suaeda</i>       | <i>Lamb</i>         |
| <i>Lavandula</i>    | <i>Lavender</i>     |
| <b>Grass</b>        |                     |
| <i>Monarda</i>      | <i>Stachys</i>      |
| <i>Mentha</i>       | <i>Mint</i>         |
| <i>Chamaecrista</i> | <i>Northern Sea</i> |
| <i>Vicia</i>        |                     |
| <i>Cassia</i>       | <i>Trumpet</i>      |
| <i>Yucca</i>        | <i>Vine</i>         |
| <i>Thuja</i>        |                     |
| <i>Ulmus</i>        | <i>Elm</i>          |

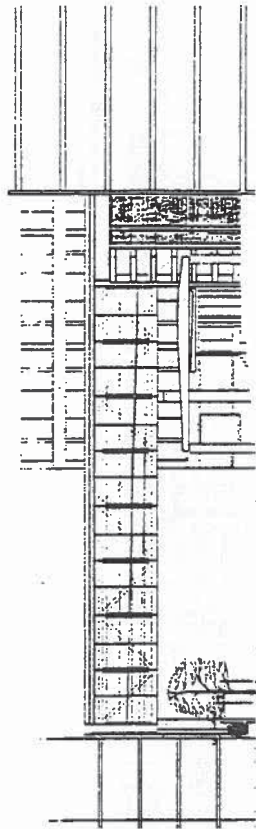
Building Elevations.  
(Page 1 of 4)



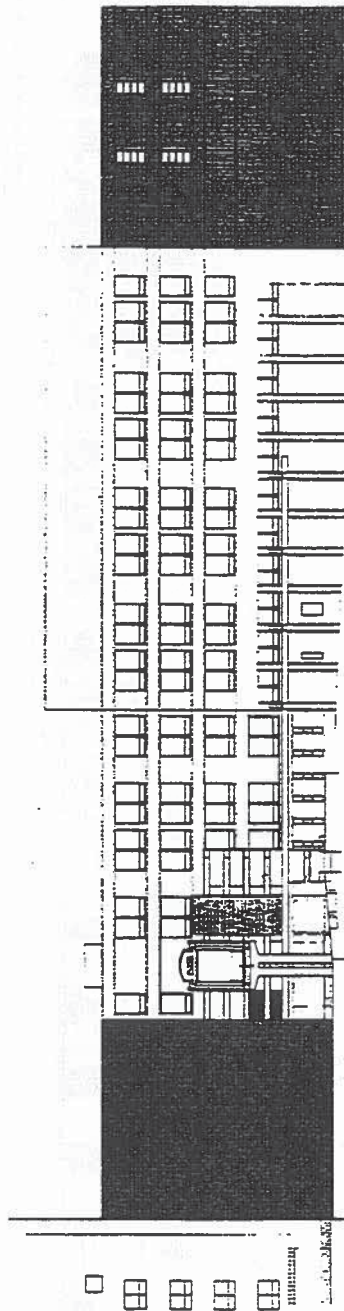
Building Elevations.  
(Page 2 of 4)



Building Elevations.  
(Page 3 of 4)



West Elevation  
Scale 1/8"=1'-0"



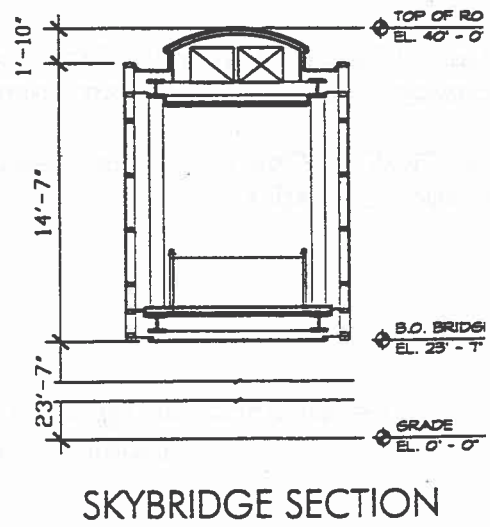
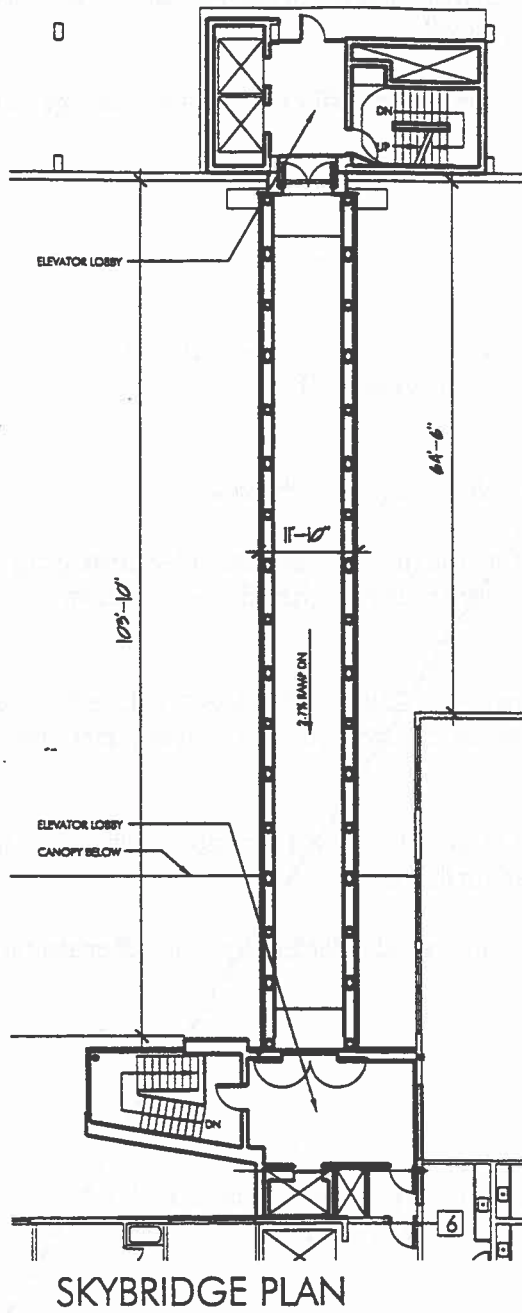
North Elevation  
Scale 1/8"=1'-0"

Skybridge and Lobby Detail Elevations



Our Lady of the Resurrection Medical Center

Building Elevations.  
(Page 4 of 4)



9/15/93

UNFINISHED BUSINESS

38409

a line 72.30 feet south of West Addison Street; North Sheffield Avenue; a line 383.43 feet south of West Addison Street; the alley next west of North Sheffield Avenue; the alley next west of and parallel to North Sheffield Avenue; the alley next south of and parallel to West Addison Street; and the alley next west of and parallel to North Sheffield Avenue,

to those of a B4-2 Restricted 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 Number 9-G.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 9-G in the area bounded by:

the alley next north of and parallel to West Cornelia Avenue; a line 216 feet east of North Racine Avenue; West Cornelia Avenue; and a line 166 feet east of North Racine 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 Number 9-M.  
(As Amended)*

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

PD 130 A

11109

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all the Institutional Planned Development No. 130 and R2 Single-Family Residence District symbols and indications as shown on Map No. 9-M in the area bounded by:

the alley next north of and parallel to West Addison Street; the alley next west of and parallel to North Central Avenue; a line 108.5 feet north of and parallel to West Addison Street; North Central Avenue; a line 86.8 feet south of and parallel to West Eddy Street; the alley next west of and parallel to North Central Avenue; West Eddy Street; North Major Avenue; and the alley north of and parallel to West Addison Street,

to those of Institutional Planned Development No. 130, as amended, and a corresponding use district 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:

*Planned Development Statements.*

1. The area delineated herein as an ~~Institutional Planned Development No. 130~~ (the "Planned Development") consists of approximately 330,294 square feet (approximately 7.582 acres) of real property which is depicted on the attached Property Line Map (the "Property") and is owned or controlled by the Applicant, Our Lady of the Resurrection Medical Center, an Illinois not-for-profit corporation.
2. All applicable official reviews, approvals or permits required in connection with this Planned Development shall be obtained by the Applicant or its successors, assignees or grantees.
3. This Planned Development consists of fifteen (15) Statements; including an Existing Zoning and Street System Map; Property Line and Planned Development Boundary Map, a Generalized Land Use Map; an Existing Land Use Map; a Table of Use and Bulk Regulations and Data; a Site/Landscaping Plan ("Site Plan"),

prepared by James C. Differding, landscape architect, dated July 15, 1993; and the Building Elevations (the "Elevations") prepared by O'Donnell Wicklund Pigozzi and Peterson Architects, Incorporated ("O.W.P.P."), dated July 15, 1993. Full size sets of the Site Plan and Elevations 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 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.

4. The permitted uses in the Planned Development are hospital and related medical uses, educational and academic uses, research and medical facilities, day care centers (adult and child), intermediate care and skilled nursing home, professional offices, hospital-related residential uses, parking and related uses. In addition, for the portion of the Property located at the northeast corner of North Major Avenue and West Eddy Street (bounded by Major, Eddy, a line one hundred twenty-six (126) feet north of Eddy, and a line thirty-six (36) feet east of Major), single-family uses shall be permitted.
5. Identification and other necessary signs shall be permitted within the Planned Development, subject to the review and approval of the Commissioner of the Department of Planning and Development. 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 and Development.
6. Any dedication or vacation of streets or alleys, or easements, or adjustment of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees.
7. Off-street parking and loading facilities will be provided in compliance with this Planned Development. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.
8. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the

Department of Transportation, Bureau of Traffic Engineering and Operations and of the Commissioner of the Department of Planning and Development.

9. Height restriction of any new building depicted on the Elevations (hereinafter defined) attached hereto or any appurtenance thereto shall, in addition, 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 and Development, Department of Aviation, and Department of Law, and approved by the City Council.
10. For purposes of maximum Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that in addition to the other exclusions from Floor Area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor area devoted to mechanical equipment rooms in excess of 5,000 square feet, in a single location, regardless of placement in the building, shall be excluded.
11. This Planned Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and Development and in effect on the date hereof.
12. The improvements in the Planned Development, including all landscaping and entrances and exits to the parking areas, shall be designed and installed in general conformance with the Site Plan and the Elevations. In addition, landscaping (including street trees in the adjacent right-of-way) shall be installed and maintained in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
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 request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate, consistent with the nature of the development of the Property contemplated in this Planned Development Ordinance and will not result in increasing the maximum floor area ratio for the total Property. Any such modification shall be deemed to be a minor change in the Planned

- Development Ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase of the maximum percent of land covered.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all new buildings to be 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 Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
  15. Unless substantial construction of the proposed Radiology Department addition (as depicted upon the Site Plan) has commenced within ten (10) years of the adoption of this Planned Development and is thereafter diligently pursued, then this Planned Development 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 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 revert to the zoning as it was on the day before the passage of this Planned Development Ordinance (Institutional Planned Development No. 130 and R2 Single-Family Residence District, as depicted upon the attached Existing Zoning and Street System Map).

[Existing Zoning and Street System Map, Property Line and Right-of-Way Adjustment, Generalized Land Use Map, Existing Land Use Map, Site/Landscaping Plan and Building Elevations attached to this Plan of Development printed on pages 38416 through 38421 of this Journal.]

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

*Planned Development*

*Use And Bulk Regulations And Data.*

- |   |   |
|---|---|
| 1. Net Site Area:                               | 240,770.02 square feet (approximately 5.527 acres, including alley to be vacated).  |
| 2. Gross Site Area:                             | 330,294 square feet (to center line of all streets and alleys).   |
| 3. Uses:  | As set forth in Statement No. 4.  |
| 4. Maximum Floor Area Ratio:                    | 1.65.   |
| 5. Maximum Percentage of Land Coverage:         | 40%.  |
| 6. Minimum Number of Off-Street Parking Spaces: | 850 parking spaces.   |
| 7. Minimum Number of Off-Street Loading Spaces: | Four (4) loading spaces.  |
| 8. Minimum Periphery Setbacks (for Buildings):  | West Addison Street: 0 feet.<br>West Eddy Street: 6 feet.<br>North Major Avenue: 4.9 feet.<br>North Central Avenue: 0 feet. |
| 9. Minimum Distances Between Buildings:         | 0 feet.   |
| 10. Maximum Building Height:                    | See Elevations.   |

*Reclassification Of Area Shown On Map Number 11-M.*

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

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all the R2 Single-Family Residence District symbols and indications as shown on Map No. 11-M in the area bounded by:

West Montrose Avenue; a line 119.58 feet east of and parallel to North Narragansett Avenue; the alley next south of West Montrose Avenue; and North Narragansett Avenue,

to those of a B4-1 Restricted 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 Number 12-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 R3 General Residence District symbols and indications as shown on Map No. 12-G in the area bounded by:

the alley next south of and parallel to West 47th Street; South Loomis Street; West 49th Place; South Throop Street; West 50th Street; South Loomis Street; the alley next north of and parallel to West 51st Street; South Bishop Street; a line 140 feet north of West 51st Street; South Laflin Street; the alley next north of and parallel to West 51st Street; the alley next east of and parallel to South Ashland Avenue; a line 161.5 feet south of West 48th Street; South Justine Street; West 48th Street; and the alley next east of and parallel to South Ashland Avenue,

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

(Continued on page 38422)

Existing Zoning And Street System Map.



**RESIDENCE DISTRICTS**

- R1 SINGLE-FAMILY RESIDENCE DISTRICT
- R2 SINGLE-FAMILY RESIDENCE DISTRICT
- R3 GENERAL RESIDENCE DISTRICT
- R4 GENERAL RESIDENCE DISTRICT
- R5 GENERAL RESIDENCE DISTRICT
- R6 GENERAL RESIDENCE DISTRICT
- R7 GENERAL RESIDENCE DISTRICT
- R8 GENERAL RESIDENCE DISTRICT

**BUSINESS DISTRICTS**

- B1-1 TO B1-3 LOCAL RETAIL DISTRICTS
  - B2-1 TO B2-3 RESTRICTED RETAIL DISTRICTS
  - B3-1 TO B3-3 GENERAL RETAIL DISTRICTS
  - B4-1 TO B4-3 RESTRICTED SERVICE DISTRICTS
  - B5-1 TO B5-3 GENERAL SERVICE DISTRICTS
  - B6-6 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS
  - B7-5 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS
- PLANNED DEVELOPMENT BOUNDARY

**COMMERCIAL DISTRICTS**

- C1-1 TO C1-3 RESTRICTED COMMERCIAL DISTRICTS
- C2-1 TO C2-3 GENERAL COMMERCIAL DISTRICTS
- C3-5 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS
- C4 WATER FRONT TERMINAL DISTRICT

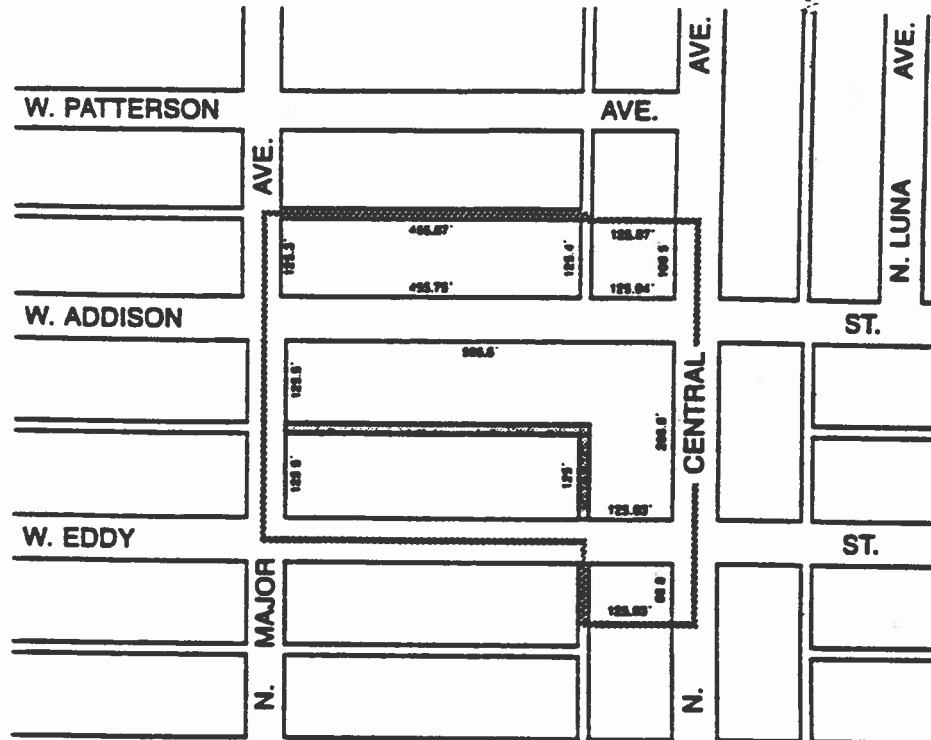
**MANUFACTURING DISTRICTS**

- M1-1 TO M1-3 RESTRICTED MANUFACTURING DISTRICTS
- M2-1 TO M2-3 GENERAL MANUFACTURING DISTRICTS
- M3-1 TO M3-3 LIGHT MANUFACTURING DISTRICTS

FOR USE AND SIZE REGULATIONS, RESIDENCE DISTRICTS, SEE ARTICLE 7  
 FOR USE AND SIZE REGULATIONS, BUSINESS DISTRICTS, SEE ARTICLE 8  
 FOR USE AND SIZE REGULATIONS, COMMERCIAL DISTRICTS, SEE ARTICLE 9  
 FOR USE AND SIZE REGULATIONS, MANUFACTURING DISTRICTS, SEE ARTICLE 10



Property Line Map And Right-Of-Way Adjustment.



LEGEND

———— PLANNED DEVELOPMENT BOUNDARY

 ALLEY TO BE VACATED

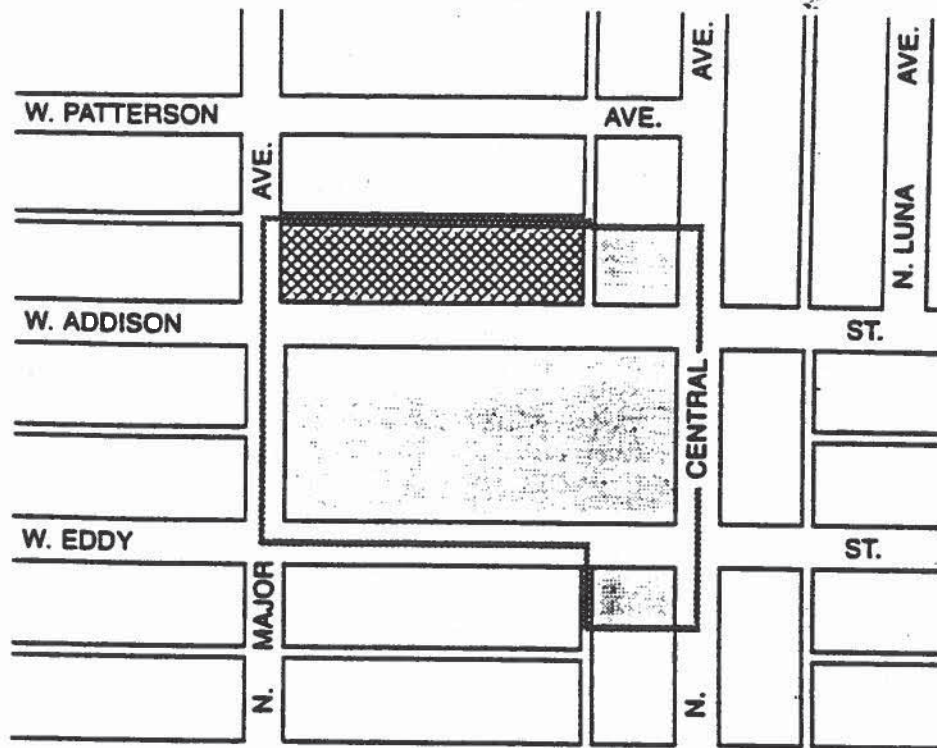


APPLICANT: OUR LADY OF THE RESURRECTION MEDICAL CENTER

DATE: MAY 18, 1993

REVISED: JULY 15, 1993

Generalized Land Use Plan.



LEGEND

— PLANNED DEVELOPMENT BOUNDARY

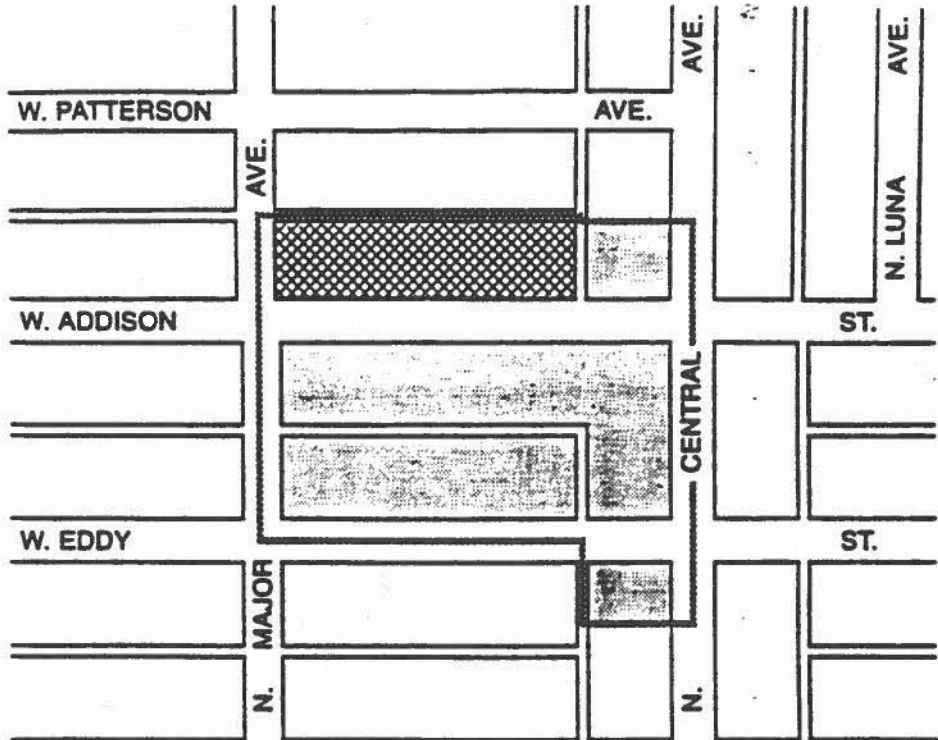
[Stippled Box] HOSPITAL AND RELATED MEDICAL USES, ACADEMIC AND EDUCATIONAL USES, RESEARCH AND MEDICAL FACILITIES, DAY CARE CENTER (ADULT AND CHILD), INTERMEDIATE CARE AND SKILLED NURSING HOME, PROFESSIONAL OFFICES, RESIDENTIAL USES, PARKING AND RELATED USES.

[Cross-hatched Box] OFF-STREET PARKING



APPLICANT: OUR LADY OF THE RESURRECTION MEDICAL CENTER  
 DATE: MAY 18, 1993  
 REVISED: JULY 15, 1993

Existing Land Use Area Map.



LEGEND

———— PLANNED DEVELOPMENT BOUNDARY

 HOSPITAL AND RELATED MEDICAL USES, ACADEMIC AND EDUCATIONAL USES, RESEARCH AND MEDICAL FACILITIES, DAY CARE CENTER (ADULT AND CHILD), INTERMEDIATE CARE AND SKILLED NURSING HOME, PROFESSIONAL OFFICES, RESIDENTIAL USES, PARKING AND RELATED USES.

 OFF-STREET PARKING

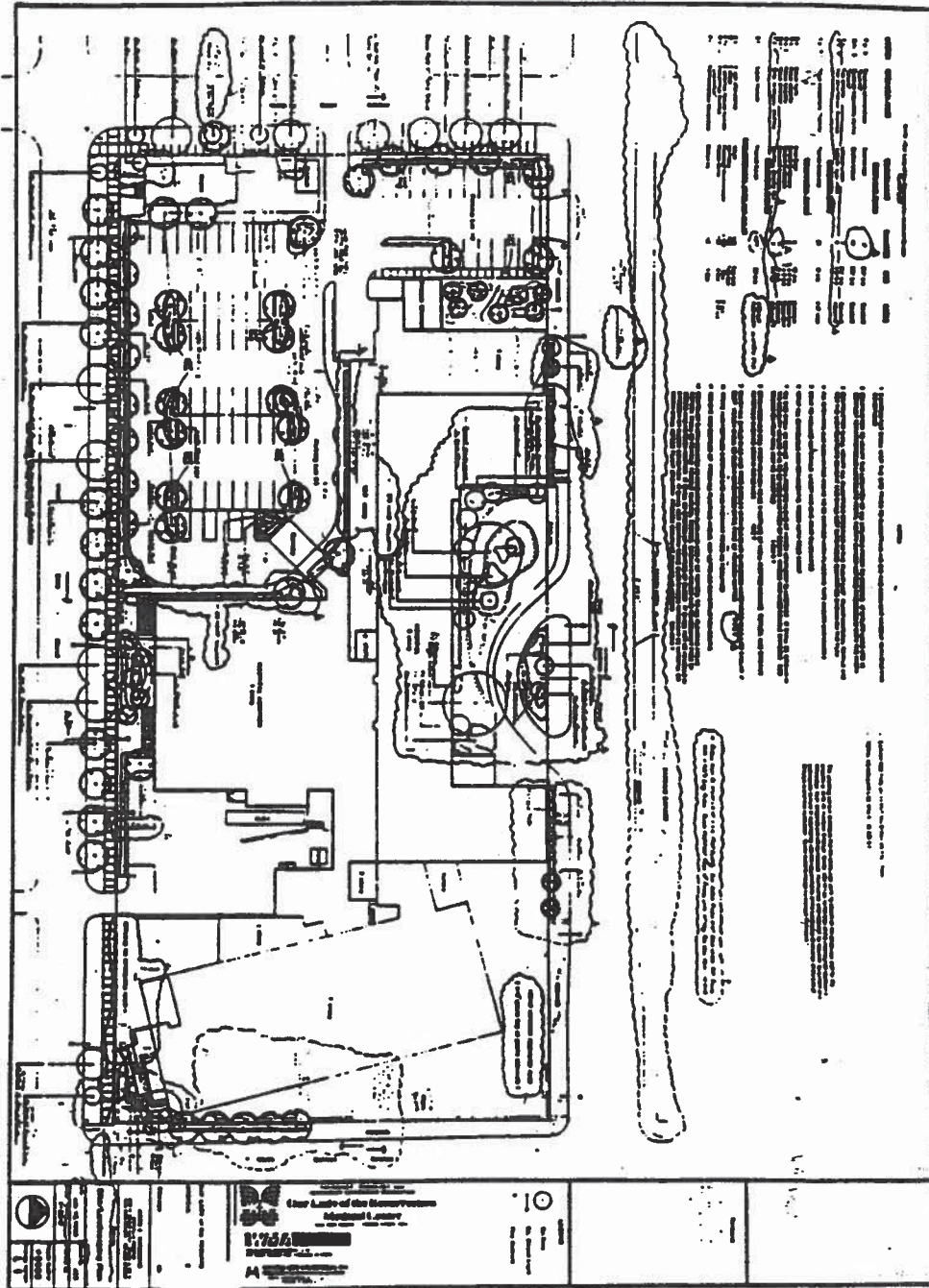


APPLICANT: OUR LADY OF THE RESURRECTION MEDICAL CENTER

DATE: MAY 18, 1993

REVISED: JULY 15, 1993

Site/Landscaping Plan.

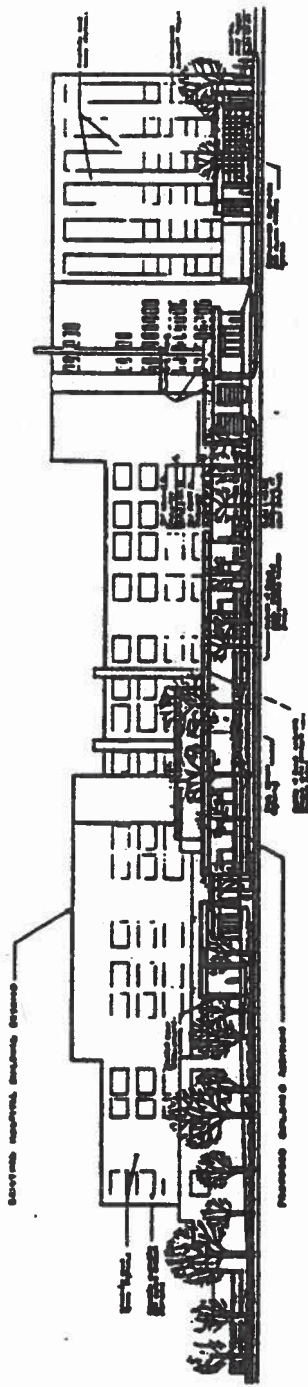


9/15/93

UNFINISHED BUSINESS

38421

Building Elevations.



OWP&P  
 100 South Washington Avenue  
 Chicago, Illinois 60606  
 312.582.2200

CD2

01/19/93

South Elevation  
 1/19/93



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.

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*Reclassification Of Area Shown On Map No. 8-J.*

*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. 8-J in area bounded by

a line 124.5 feet north of and parallel to West 33rd Street; the alley next east of and parallel to South Pulaski Road; West 33rd Street; and South Pulaski Road,

to those of a B4-2 Restricted Service District, and a corresponding use district is hereby established in the area above described.

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

---

*Reclassification Of Area Shown On Map No. 9-M  
(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. 130, B4-1 Restricted Service, and R2 Single Family Residence Districts symbols and indications as shown on Map No. 9-M in area bounded by

the alley next north of and parallel to West Addison Street; the alley next west of and parallel to North Central Avenue; a line 108 feet north of West Addison Street; North Central Avenue; a line 36.8 feet south of West Eddy Street; the alley next west of and parallel to North Central Avenue; West Eddy Street; a line 90 feet west of the alley next west of and parallel to North Central Avenue; the alley next north of and parallel to West Eddy Street; a line 120 feet west of the alley next west of and parallel to North Central Avenue; West Eddy Street; a line 150 feet west of the alley next west of and parallel to North Central Avenue; the alley next north of and parallel to West Eddy Street; a line 180 feet west of the alley next west of and parallel to North Central Avenue; West Eddy Street; a line 65.55 feet east of North Major Avenue; the alley

PD  
130-1A

next north of and parallel to West Eddy Street; a line 35.55 feet east of North Major Avenue; West Eddy Street; and North Major Avenue,

to those of an Institutional Planned Development No. 130, as amended, and a corresponding use district is hereby established in the area above described.

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

Institutional Planned Development attached to the ordinance reads as follows:

*Institutional Planned Development No. 130, As Amended.*

*Statements.*

1. The area delineated hereon as an "Institutional Planned Development No. 130, As Amended," is owned or controlled by Northwest Hospital, Inc., 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 or the erection of a pedestrian overpass above Addison Avenue between the Hospital and the Parking Structure shall require a separate submittal on behalf of the applicant: Northwest Hospital, Inc.
4. All applicable reviews, approvals, licenses or permits are required to be obtained by the applicant: Northwest Hospital, Inc.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Bureau of Traffic Engineering and Operations 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; educational; research and medical facilities; professional offices; day care centers; skilled and intermediate care nursing home and related business uses; and parking as authorized by the Chicago Zoning Ordinance.
7. Identification and other necessary signs may be permitted; subject to review of and approval by the Department of Planning.
8. The Plan of Development includes maps and data which follow and are made an integral part hereof as required in Article 11.11-2(a) of the Chicago Zoning Ordinance. The maps and the Table of Use, Bulk and Parking Regulations, including any and all provisions which may be incorporated by reference, shall govern within the boundaries of this Planned Development.

9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments," as promulgated by the Commissioner of Planning.

*Institutional Planned Development No. 130. As Amended.*

*Planned Development Use And Bulk Regulations.*

Net Site Area Square Feet	Acres	General Description of Land Use and Type	Max. F.A.R.	Max. % of Land Covered
219,959	5.05	Hospital, Academic, Research and Medical Facilities, Day Care Center, Skilled Nursing Facility, Professional Offices and Related Uses.	1.75	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 And Planning.

Gross Site Area = Net Site Area (5.05 Acres) plus Area Of Right-Of-Way of Public Streets and Alleys. (2.25 Acres) = 7.30 Acres

Maximum permitted F.A.R. for Total Net Site Area = 1.75

Population:

A. Medical and Related Uses

1.	Total Number of Beds	508
	A.) Hospital Beds 462	
	B.) Nursing Beds 46	
2.	Number of Attending Doctors	237
3.	Number of Employees (Maximum in one Shift)	450

Minimum number of off-street parking  
spaces required 648

Number of off-street parking to be provided 308

Number of off-street loading berths  
to be provided: 4

**Minimum Periphery Setbacks**

W. Addison St.	0'
W. Eddy St.	6'
N. Major Ave.	0'
N. Central Ave.	0'

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 Commissioner Of The Department Of Planning.

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

APPLICANT: NORTHWEST HOSPITAL, INC.

DATE: October 6, 1986

REVISED: April 9, 1987

[Maps printed on pages 812 through 814 of this Journal.]

*Reclassification Of Area Shown On Map No. 12-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 R3 General Residence District symbols and indications as shown on Map No. 12-H in area bounded by

West 51st Place; a line 123 feet west of South Hoyne Avenue; a line 320.33 feet south of West 51st Place; a line 141.87 feet west of South Hoyne Avenue; a line 486.5 feet south of West 51st Place; and a line 451 feet west of South Hoyne Avenue,

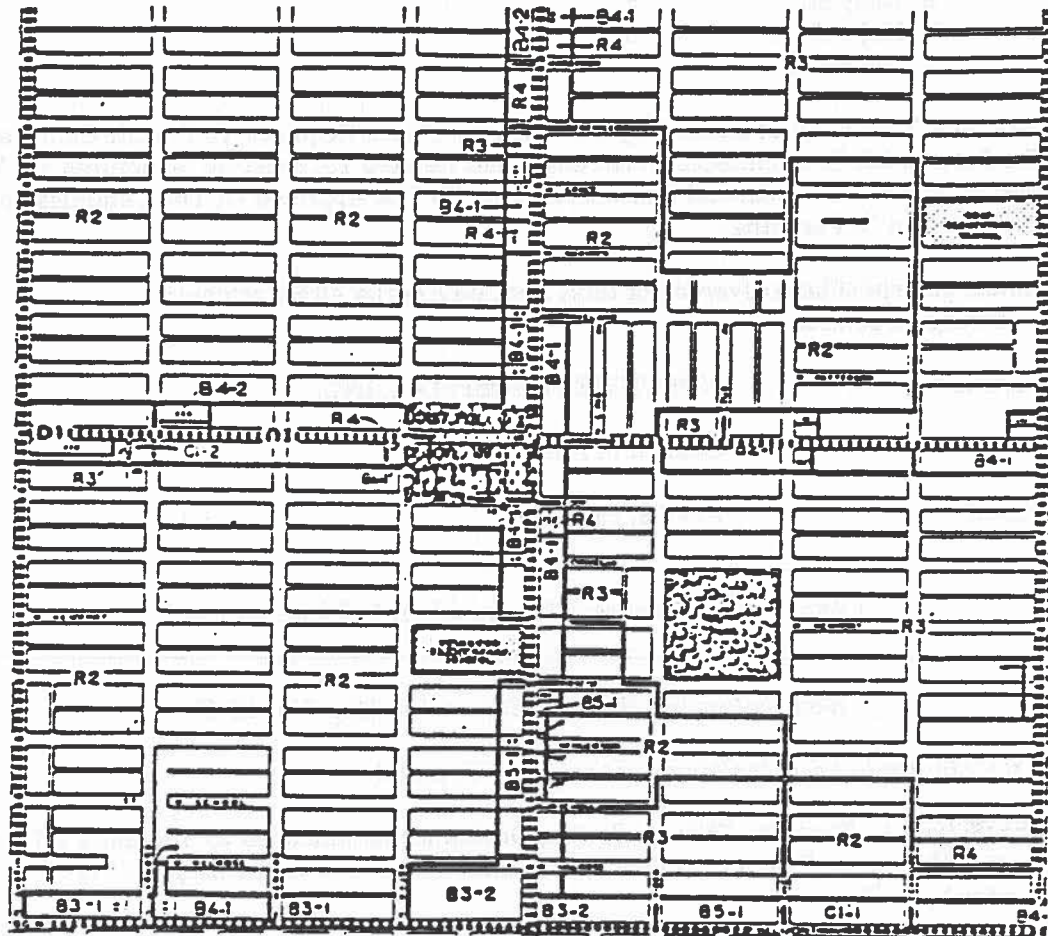
to those of an M2-4 General Manufacturing District, and a corresponding use district is hereby established in the area above described.

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






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

(Continued on page 815)

# INSTITUTIONAL PLANNED DEVELOPMENT No. 130, AS AMENDED. EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



## LEGEND

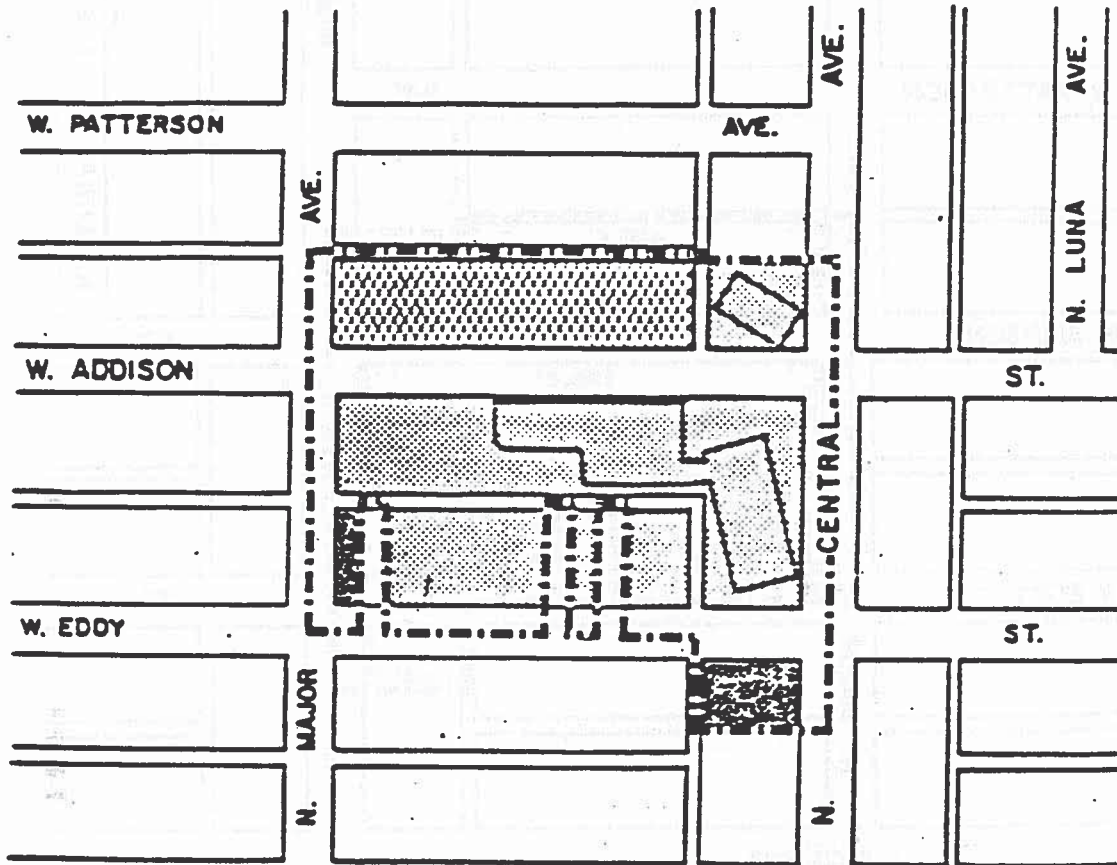
-  INSTITUTIONAL PLANNED DEVELOPMENT BOUNDARY
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREET SYSTEM
-  PUBLIC & QUASI-PUBLIC FACILITIES
-  PARKS & PLAYGROUNDS





APPLICANT: NORTHWEST HOSPITAL, INC.

INSTITUTIONAL PLANNED DEVELOPMENT No. 130,  
AS AMENDED.

GENERALIZED LAND USE PLAN



**LEGEND**

- PLANNED DEVELOPMENT BOUNDARY
-  HOSPITAL, ACADEMIC, RESEARCH AND MEDICAL FACILITIES, DAY CARE CENTER, INTERMEDIATE CARE AND SKILLED NURSING HOME, PROFESSIONAL OFFICES, AND PARKING, RELATED USES.
-  OFF-STREET PARKING



APPLICANT: NORTHWEST HOSPITAL, INC.  
 DATE: OCTOBER 6, 1986



*Reclassification of Area Shown on Map No. 9-M.*

*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. 130, B4-1 Restricted Service District, R2 Single-family Residence District symbols and indications as shown on Map No. 9-M in the area bounded by

the alley next north of and parallel to W. Addison Street; the alley next west of and parallel to N. Central Avenue; a line 108 feet north of W. Addison Street; N. Central Avenue; W. Eddy Street; a line 90 feet west of the alley next west of and parallel to N. Central Avenue; the alley next north of and parallel to W. Eddy Street; a line 120 feet west of the alley next west of and parallel to N. Central Avenue; W. Eddy Street; a line 150 feet west of the alley next west of and parallel to N. Central Avenue; the alley next north of and parallel to W. Eddy Street; a line 180 feet west of the alley next west of and parallel to N. Central Avenue; W. Eddy Street; a line 65.55 feet east of N. Major Avenue; the alley next north of and parallel to W. Eddy Street; and N. Major Avenue,

to the designation of an Institutional Planned Development No. 130, 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.

[Planned Development printed on pages 6474 through 6479 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. 10-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 R4 General Residence District and C1-2 Restricted Commercial District symbols and indications as shown on Map No. 10-E in the area bounded by

E. 45th Street; S. Michigan Avenue; a line 233.9 feet south of E. 45th Street; the alley east of and parallel to S. Wabash Avenue; a line 130 feet south of E. 45th Street; and S. Wabash 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.

*Reclassification of Area Shown on Map No. 14-M.*

*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 B4-1 Restricted Service District symbols and indications as shown on Map No. 14-M in the area bounded by

W. 80th Street; S. Central Avenue; W. 63rd Street; S. Major Avenue; the alley next north of and parallel to W. 63rd Street; and the alley next west of and parallel to S. Central Avenue,

(Continued on page 6480)

INSTITUTIONAL PLANNED DEVELOPMENT No. 130, AS AMENDEDSTATEMENTS

1. The area delineated hereon as an "Institutional Planned Development No. 130, As Amended" is owned or controlled by Northwest Hospital, Inc. 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 or the erection of a pedestrian overpass above Addison Avenue between the Hospital and the Parking Structure shall require a separate submittal on behalf of the applicant: Northwest Hospital, Inc.
4. All applicable reviews, approvals, licenses or permits are required to be obtained by the applicant: Northwest 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; education; research & medical facilities; professional offices; day care centers; and related business uses; and parking as authorized by the Chicago Zoning Ordinance.
7. Identification and other necessary signs may be permitted; subject to review of and approval by the Department of Planning.
8. The Plan of Development includes maps and data which follow and are made an integral part hereof as required in Article 11.11-2(a) of the Chicago Zoning Ordinance. The maps and the Table of Use, Bulk and Parking Regulations, including any and all provisions which may be incorporated by reference, shall govern within the boundaries of this planned development.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development", as promulgated by the Commissioner of Planning.

APPLICANT: NORTHWEST HOSPITAL, INC.

DATE:

**INSTITUTIONAL PLANNED DEVELOPEMENT NO. 130, AS AMENDED  
PLANNED DEVELOPEMENT USE AND BULK REGULATIONS**

Net Site Area Square Feet	Acres	General Description of Land Use and Type	Max. F.A.R.	Max. % of Land Covered
204,663	4.69	Hospital, Academic, Re- search and Medical Fac- ilities, Day Care Cen- ters, Professional Of- fices and Related Uses	1.75	40%

THE ABOVE NOTED REGULATIONS RELATED TO THE ULTIMATE DEVELOPEMENT WITHIN THE PLANNED DEVELOPEMENT AREA. INTERIM STAGES OF DEVELOPEMENT MAY EXCEED THESE PERMITTED STANDARDS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPEMENT AND PLANNING.

Gross Site Area=Net Site Area (4.69 Acres) plus Area of Right-of-Way of Public Streets and Alleys, (1.9 Acres)=6.59 Acres

Maximum permitted F.A.R. for Total Net Site Area=1.75

Population:

A. Medical and Related Uses

1.	Number of Hospital Beds	506
2.	Number of Attending Doctors	237
3.	Number of Employees (Maximum in one shift)	1,183

Minimum number of off-street parking spaces required	455
Number of off-street parking to be provided	808

Number of off-street loading berths to be provided:	3
---	---

Minimum Periphery Setbacks

West Addison - Hospital Addition	30'
West Eddy - Hospital Addition	12'

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 COMMISSIONER OF THE DEPARTMENT OF PLANNING.

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

APPLICANT: NORTHWEST HOSPITAL, INC.

DATE:

**INSTITUTIONAL PLANNED DEVELOPEMENT NO. 130, AS AMENDED  
PLANNED DEVELOPEMENT USE AND BULK REGULATIONS**

Net Site Area Square Feet	Acres	General Description of Land Use and Type	Max. F.A.R.	Max. % of Land Covered
204,663	4.69	Hospital, Academic, Re- search and Medical Fac- ilities, Day Care Cen- ters, Professional Of- fices and Related Uses	1.75	40%

THE ABOVE NOTED REGULATIONS RELATED TO THE ULTIMATE DEVELOPEMENT WITHIN THE PLANNED DEVELOPEMENT AREA. INTERIM STAGES OF DRVELOPEMENT MAY EXCEED THESE PERMITTED STANDARDS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPEMENT AND PLANNING.

Gross Site Area=Net Site Area (4.69 Acres) plus Area of Right-of-Way of Public Streets and Alleys, (1.9 Acres)=5.59 Acres

Maximum permitted F.A.R. for Total Net Site Area=1.75

**Population:**

**A. Medical and Related Uses**

1.	Number of Hospital Beds	506
2.	Number of Attending Doctors	237
3.	Number of Employees (Maxi- mum in one shift)	1,183

Minimum number of off-street parking spaces required	455
Number of off-street parking to be provided	808

Number of off-street loading berths to be provided:	3
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**Minimum Periphery Setbacks**

West Addison - Hospital Addition	30'
West Eddy - Hospital Addition	12'

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 COMMISSIONER OF THE DEPARTMENT OF PLANNING.

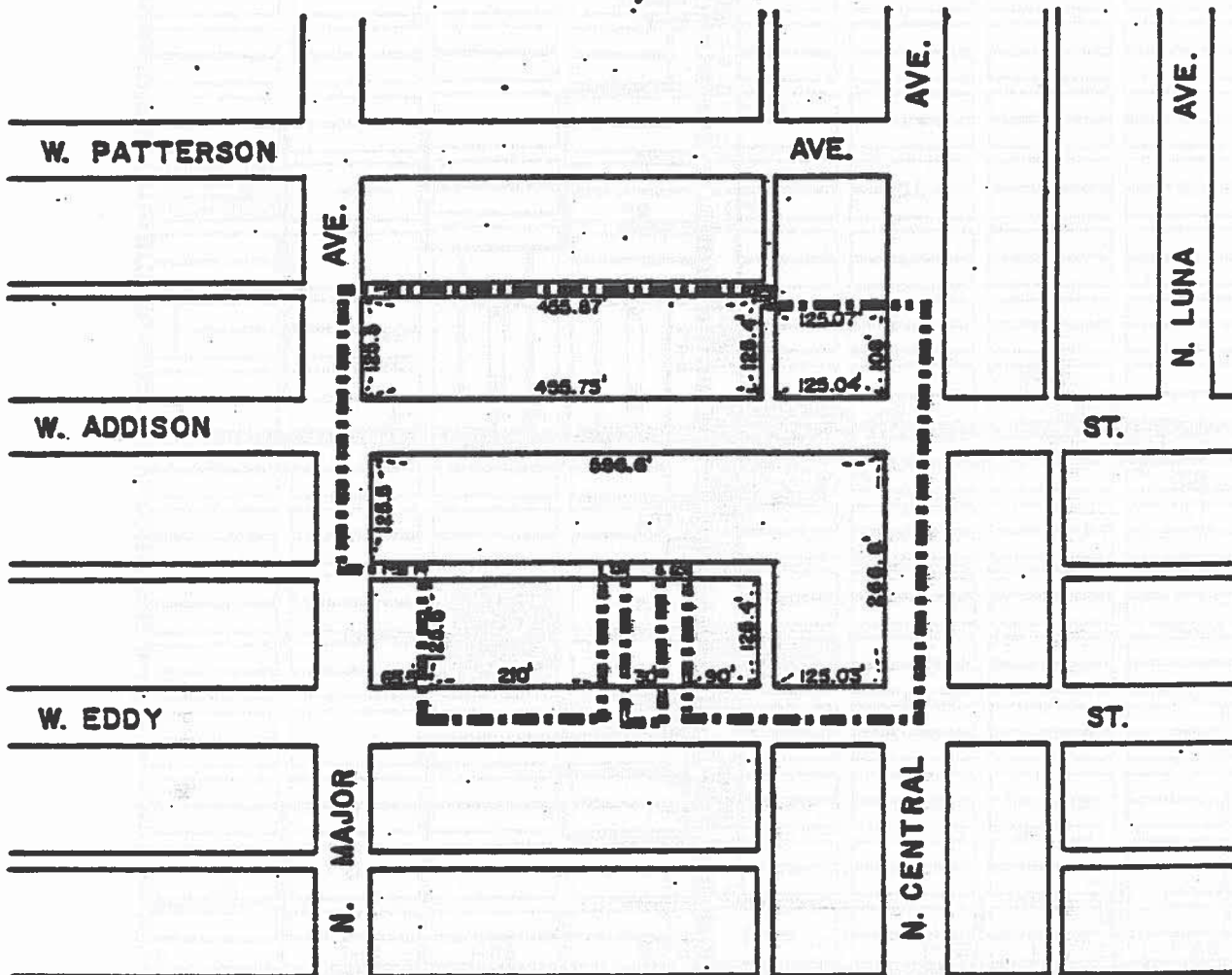
Maximum percent of land covered (for total Net Site Area)= 40% Exclusive of Parking Structures

APPLICANT: NORTHWEST HOSPITAL, INC.

DATE:

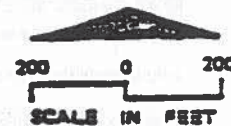
# INSTITUTIONAL PLANNED DEVELOPMENT No. 130, AS AMENDED.

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



### LEGEND

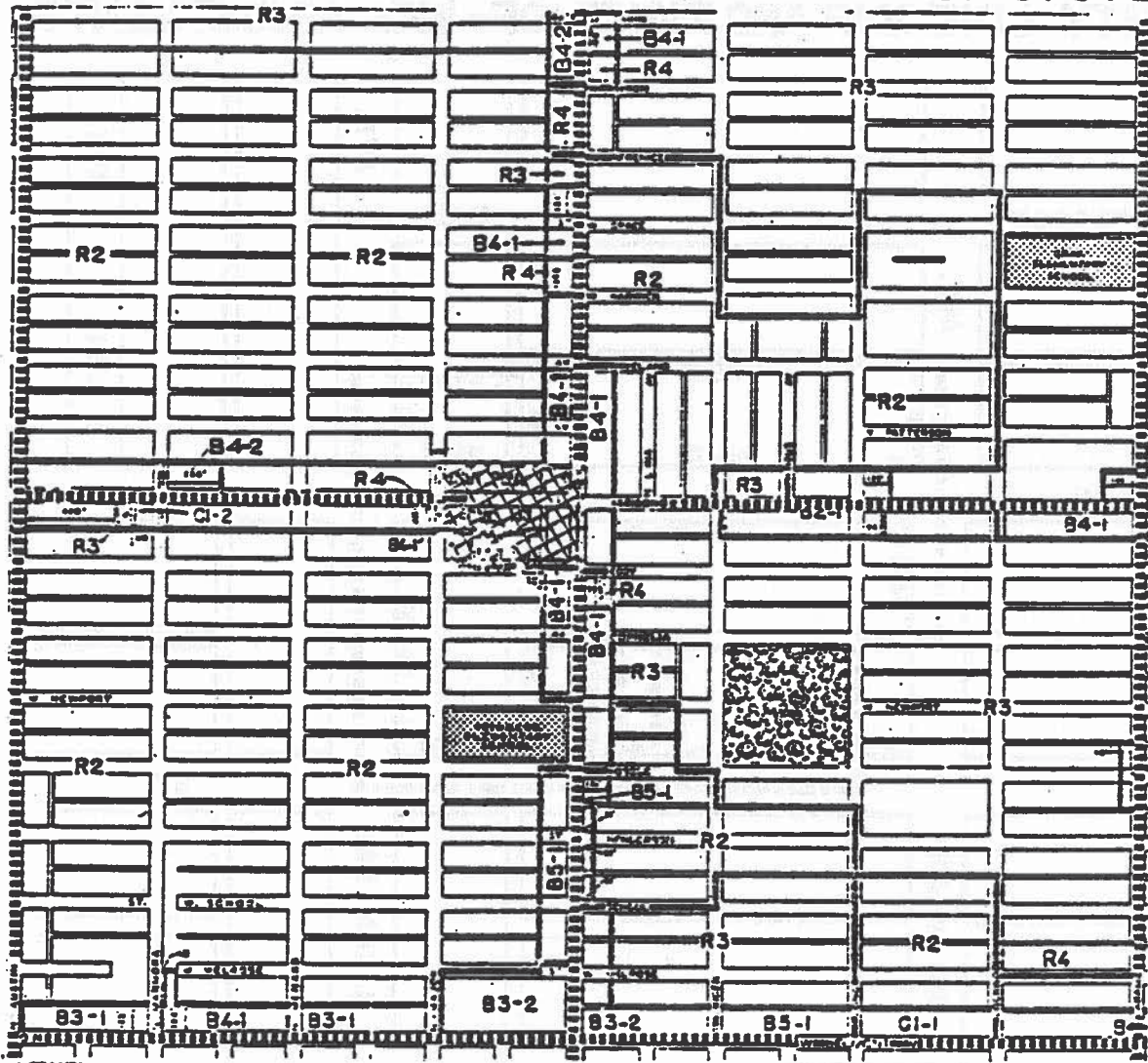
----- PLANNED DEVELOPMENT BOUNDARY








APPLICANT: NORTHWEST HOSPITAL, INC.

DATE: MARCH 14, 1984

# INSTITUTIONAL PLANNED DEVELOPMENT No. 130, AS AMENDED. EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



## LEGEND

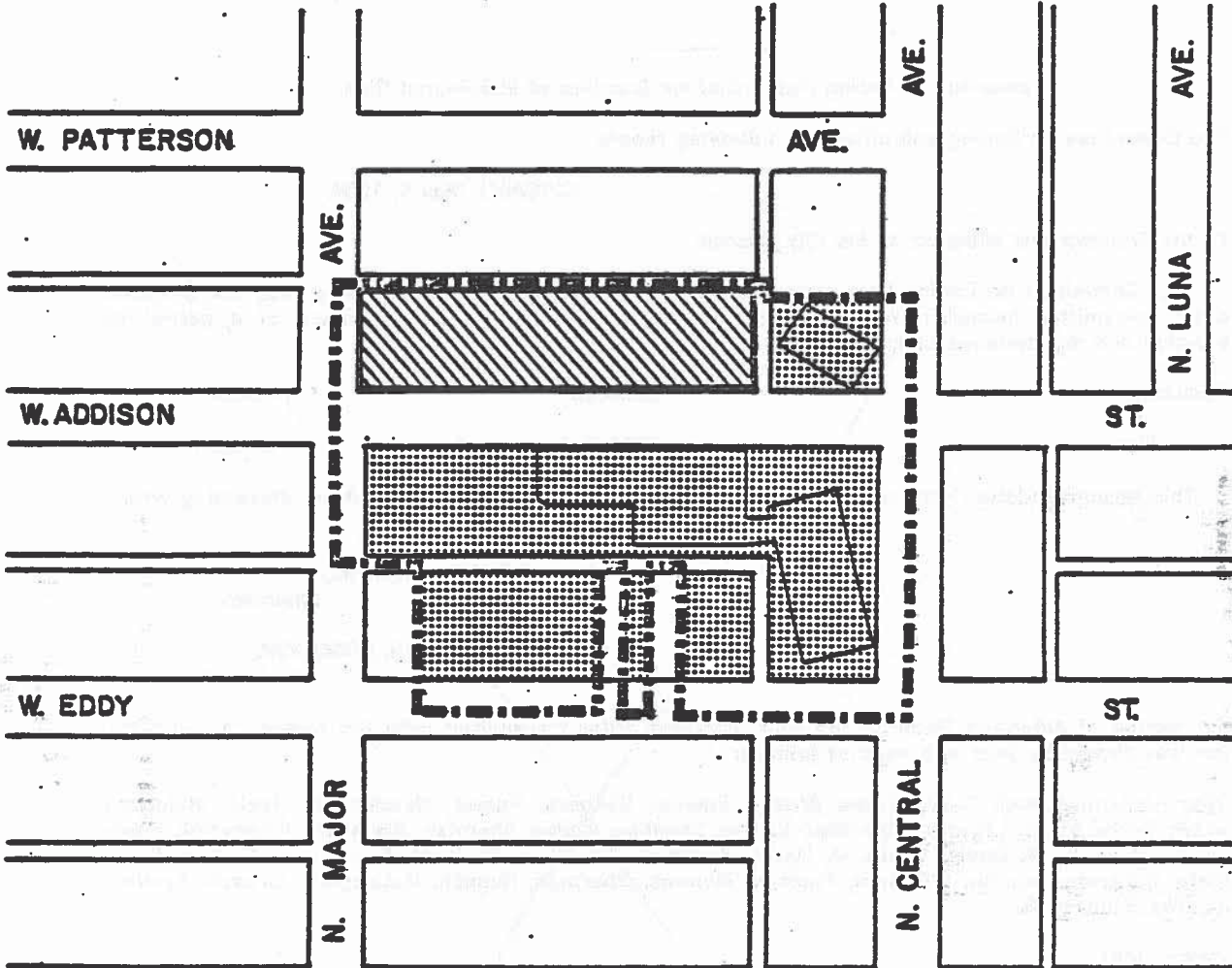
-  INSTITUTIONAL PLANNED DEVELOPMENT BOUNDARY
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREET SYSTEM
-  PUBLIC & QUASI-PUBLIC FACILITIES
-  PARKS & PLAYGROUNDS



APPLICANT: NORTHWEST HOSPITAL, INC.  
 DATE: MARCH 14, 1984

# INSTITUTIONAL PLANNED DEVELOPMENT No. 130, AS AMENDED.

## GENERALIZED LAND USE PLAN



### LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- [Dotted Box] HOSPITAL, ACADEMIC, RESEARCH & MEDICAL FACILITIES, DAY CARE CENTERS, PROFESSIONAL OFFICES AND RELATED USES
- [Hatched Box] OFF-STREET PARKING



APPLICANT: NORTHWEST HOSPITAL, INC.

DATE: MARCH 14, 1984

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

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

*Reclassification of Area Shown on Map No. 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 Planned Development symbols and R8 General Residence District and B7-6 General Central Business District indications as shown on Map No. 1-E in the area bounded by

E. Chicago Avenue; N. Lake Shore Drive; E. Huron Street; N. Fairbanks Court; E. Erie Street; N. St. Clair Street; E. Superior Street; a line 416 feet west of N. Fairbanks Court; the alley next north of and parallel to E. Superior Street; and a line 466 feet west of N. Fairbanks Court,

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 954-959 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-F  
(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 Residential-Business Planned Development symbols and indications as shown on Map No. 3-F in the area bounded by

W. Elm Street; N. Dearborn Street; a line 154.18 feet south of W. Elm Street; the alley next west of and parallel to N. Dearborn Street; a line 208.10 feet south of W. Elm Street; and N. Clark Street,

to the designation of a Residential-Business 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 960-966 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. 8-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 R5 General Residence symbols and indications as shown on Map No. 8-E in the area bounded by

the alley next north of and parallel to the north line of Woodland Park; the west line of the right of way of the Illinois Central Railroad; a line 266.2 feet north of E. 35th Street; the east line of the alley next west of the right of way of the Illinois Central Railroad, or the line thereof if extended where no alley exists; the alley next north of and parallel to E. 35th Street; the alley next east of S. Cottage Grove Avenue; the alley next north of the alley next north of and parallel to E. 35th Street; and S. Cottage Grove Avenue,

to the designation of 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 967-971 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. 9-M.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R2, Single Family Residence, and B4-1, B4-2, and B4-3 Restricted Service District symbols and indications as shown on Map No. 9-M in the area bounded by

the alley next north of and parallel to W. Addison Street; the alley next west of and parallel to N. Central Avenue; a line 108.5 feet north of W. Addison Street; N. Central Avenue; W. Eddy Street; a line 30 feet west of the alley next west of and parallel to N. Central Avenue; the alley next north of and parallel to W. Eddy Street; a line 215.55 feet east of N. Major Avenue; W. Eddy Street; a line 185.55 feet east of N. Major Avenue; the alley next north of and parallel to W. Eddy Street; a line 155.55 feet east of N. Major Avenue; W. Eddy Street; a line 125.55 feet east of N. Major Avenue; the alley next north of and parallel to W. Eddy Street; a line 70.75 feet east of N. Major Avenue; W. Addison Street; and N. Major 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 972-976 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-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 B4-1 Restricted Service District symbols and indications as shown on Map No. 12-H in the area bounded by

(continued on page 977)

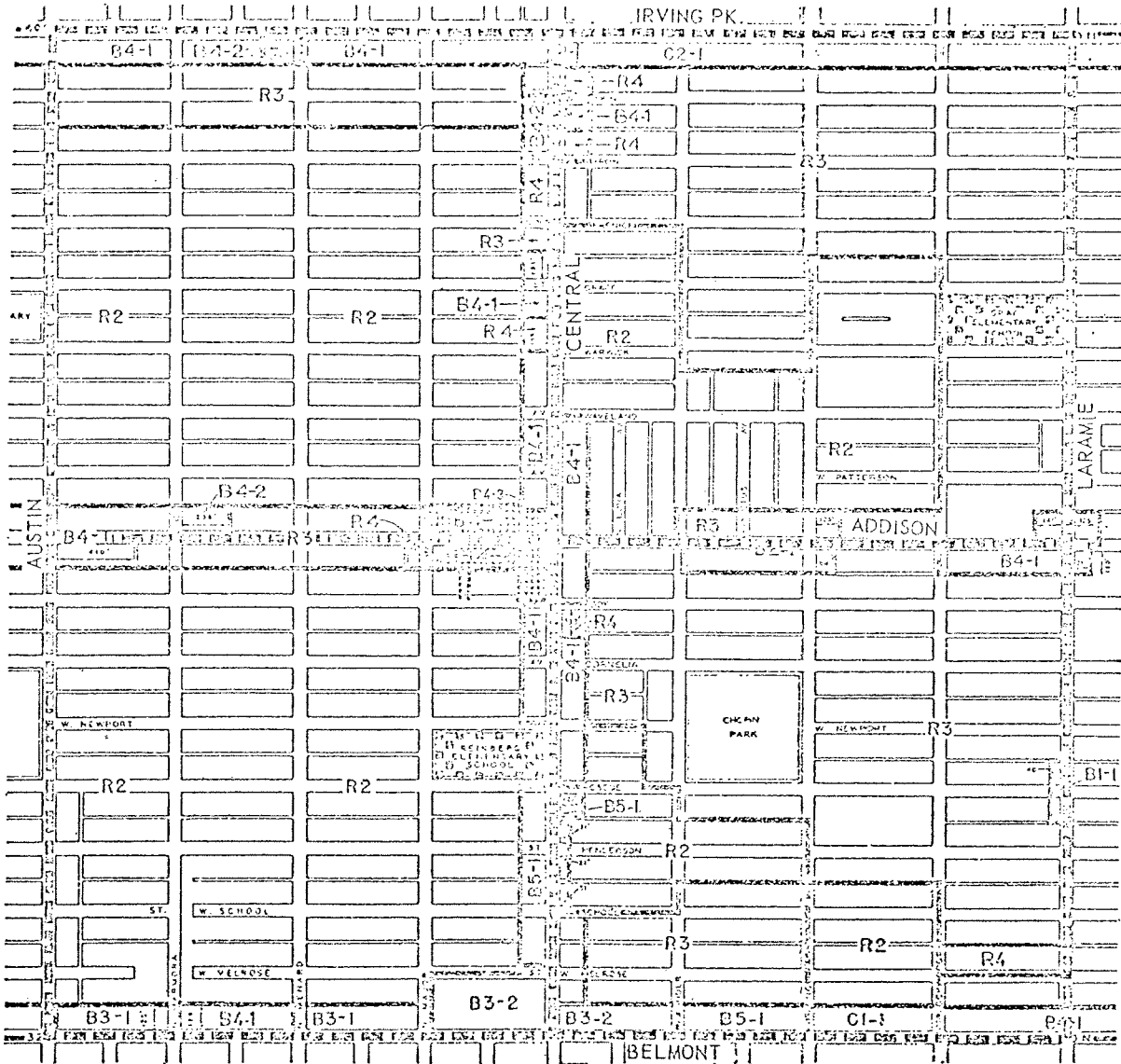
PLAN OF DEVELOPMENT  
INSTITUTIONAL PLANNED DEVELOPMENT #130  
STATEMENTS

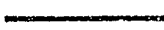
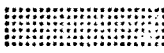
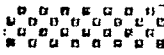
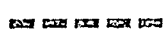
1. The area delineated hereon as an "Institutional Planned Development" is owned or controlled by Northwest Hospital, Inc. an Illinois not-for-profit Corporation.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
3. Any dedication of streets or alleys or adjustments of the rights-of-way or consolidation or resubdivision of parcels or the erection of a pedestrian overpass above Addison Avenue between the Hospital and the Parking Structure shall require a separate submittal on behalf of the applicant: Northwest Hospital, Inc.
4. All applicable reviews, approvals, licenses or permits are required to be obtained by the applicant: Northwest Hospital, Inc.
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; education; research & medical facilities; professional offices 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.
8. The Plan of Development includes maps and data which follow and are made an integral part hereof as required in Article 11.11-2(a) of the Chicago Zoning Ordinance. The maps and the Table of Use, Bulk and Parking Regulations, including any and all provisions which may be incorporated by reference, shall govern within the boundaries of this planned development.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development," as promulgated by the Commissioner of Development and Planning.

APPLICANT:        NORTHWEST HOSPITAL, INC.

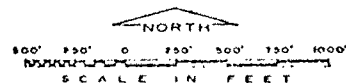
DATE:             DECEMBER 31 , 1974

# EXISTING ZONING AND PREFERENTIAL STREET SYSTEM INSTITUTIONAL PLANNED DEVELOPMENT

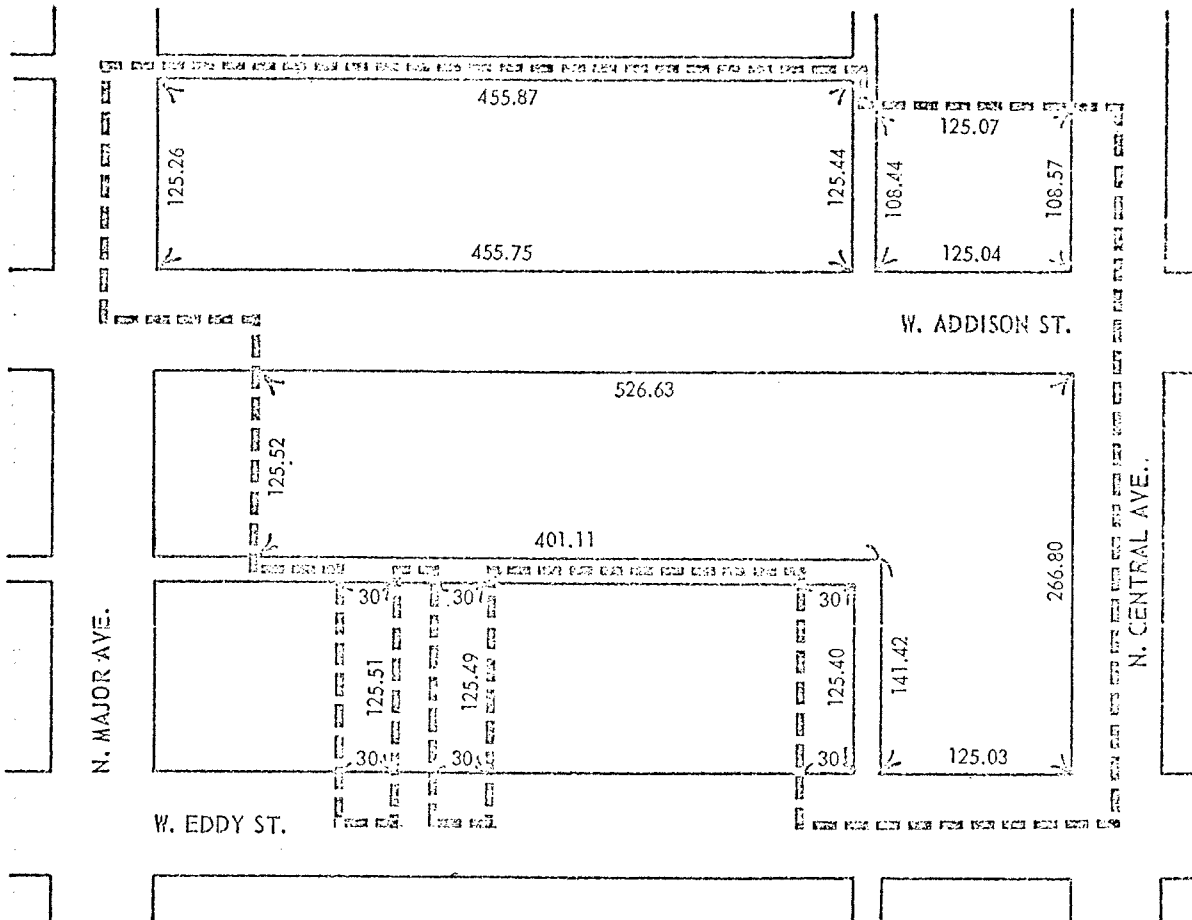


-  ZONING DISTRICTS
-  PROPOSED INSTITUTIONAL PLANNED DEVELOPMENT
-  PUBLIC, QUASI-PUBLIC & PRIVATE INSTITUTIONS & FACILITIES
-  PREFERENTIAL STREET SYSTEM

APPLICANT: NORTHWEST HOSPITAL, INC.  
 DATE: DECEMBER 31, 1974



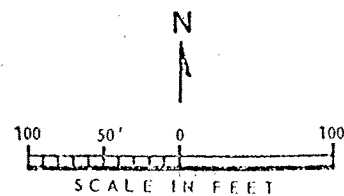
# PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS INSTITUTIONAL PLANNED DEVELOPMENT



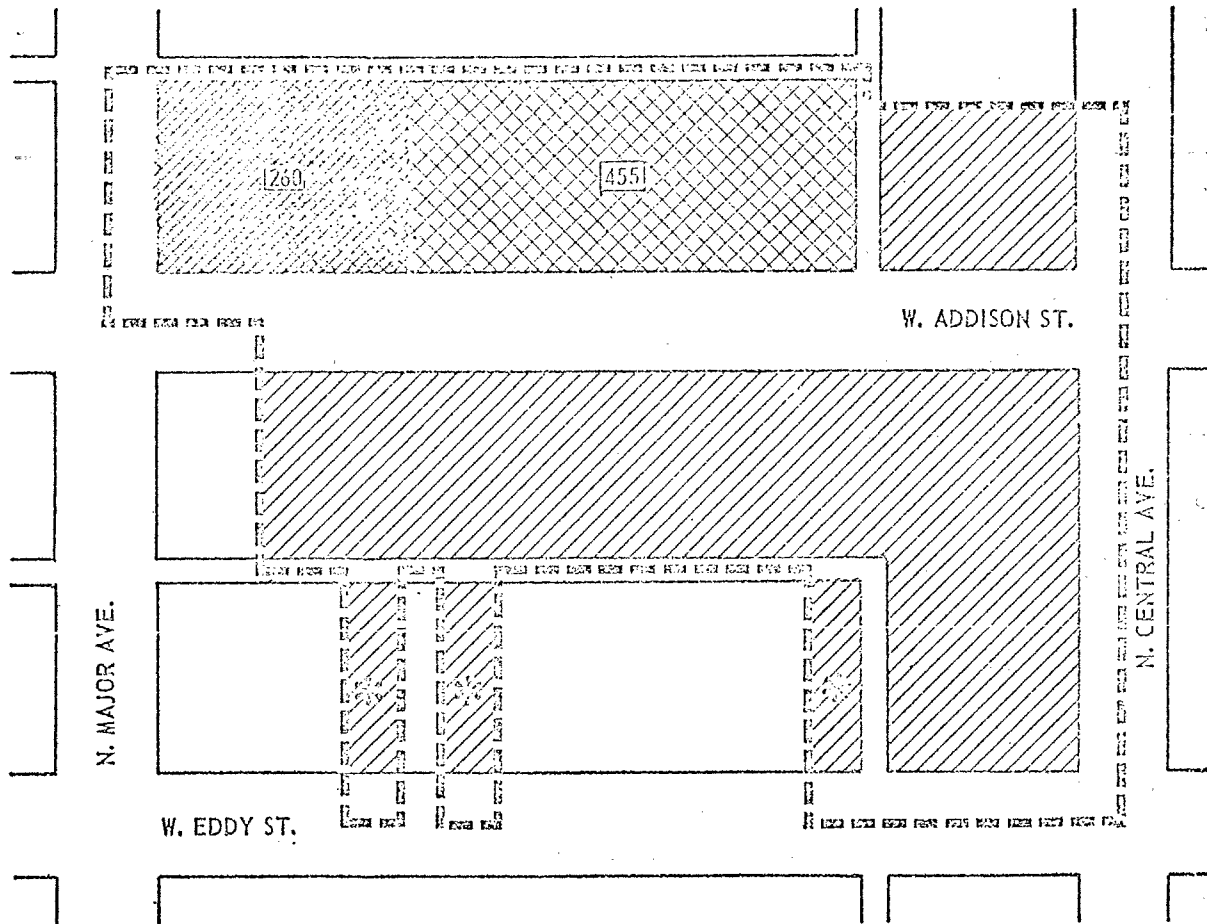
PLANNED DEVELOPMENT BOUNDARY

APPLICANT: NORTHWEST HOSPITAL, INC.

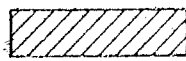
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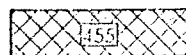


# GENERALIZED LAND USE PLAN INSTITUTIONAL PLANNED DEVELOPMENT

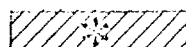


PLANNED DEVELOPMENT BOUNDARY

 HOSPITAL, ACADEMIC, RESEARCH & MEDICAL FACILITIES, PROFESSIONAL OFFICES AND RELATED USES

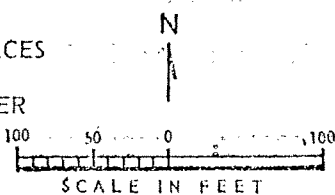
 OFF STREET PARKING WITH NUMBER OF SPACES

 FUTURE OFF STREET PARKING WITH NUMBER OF SPACES

 PROPERTIES TO REMAIN RESIDENTIAL IN CHARACTER

APPLICANT: NORTHWEST HOSPITAL, INC.

DATE: DECEMBER 31, 1974



PLANNED DEVELOPMENT USE AND BULK REGULATIONS  
INSTITUTIONAL PLANNED DEVELOPMENT

Net Site Area Square Feet	Acres	General Description of Land Use and Type	Max. F.A.R.	Max. % of Land Covered
165,658	3.8	Medical and Related Uses Laboratories (Clinical & Research)	1.75	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 AND PLANNING.

Gross Site Area = Net Site Area (3.8 Acres) plus Area of Right-of-Way of Public Streets and Alleys, (1.6 Acres) = 5.4 Acres.

Maximum permitted F.A.R. for Total Net Site Area = 1.75

Population:

A.	Medical and Related Uses	
1.	Number of Hospital Beds	454
2.	Number of Attending Doctors	255
3.	Number of Employees (Maximum in one shift)	500

Minimum number of off-street parking spaces required	455
Number of off-street parking to be provided	715
Number of off-street loading berths to be provided:	3

Minimum Periphery Setbacks	
West Addison - Hospital Addition	30'
West Eddy - Hospital Addition	12'

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 AND PLANNING.

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

APPLICANT: NORTHWEST HOSPITAL, INC.

DATE: DECEMBER 31, 1974