



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>

November 23, 2002

Mr. Scott R. Borstein
Shefsky and Froelich Ltd.
444 North Michigan Avenue
Chicago, Illinois 60611

RE: Request for a minor change to Institutional Planned
Development No. 16, as amended (Shriners Hospital of
Chicago)

Dear Mr. Borstein:

Please be advised that your request for a minor change to
Institutional Planned Development No.16, as amended on behalf of
Shriners Hospital of Chicago has been considered by the Department
of Planning and Development pursuant to Section 11.11-3(c) of
Chicago Zoning Ordinance and Statement No.11 of the Planned
Development.

Specifically, you requested that the Site Plan be revised to retain the
existing driveway entrance to the parking lot from North Oak Park
Avenue. The Site Plan, as approved, depicted the elimination of the
existing east/west driveway. The hospital is requesting to retain the
driveway for more convenient access to the parking lot and the
hospital entrance for patients, volunteers and visitors. The Fire
Department has also indicated that the existing driveway is beneficial
to access the site.

The Department of Planning and Development has reviewed the
revised Site Plan which includes the existing driveway and has
concluded that it 's retention would positively serve the hospital. The
Department of Transportation has no objection to this modification.



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change, but no other changes to this planned development. The Revised Site Plan is made part of this approval.

Very truly yours,

A handwritten signature in black ink that reads "Alicia Mazur Berg". The signature is written in a cursive style with a large, looping "B" at the end.

Alicia Mazur Berg
Commissioner

CC: Jack Swenson , Ed Kus , Philip Levin, Michael Marmo



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
<http://www.ci.chi.il.us>

December 5, 2000

Mr. Peter M. Richards
Barton Marlow Company
6641 West Belden Avenue
Chicago, Illinois 60607

Re: Request for a minor change to Institutional Planned
Development
No. 16, As Amended (Shriners Hospital for Children)
Location: 2211 North Oak Park Avenue

Dear Mr. Richards:

Please be advised that your request on behalf of Shriners Hospital for a minor change to Residential Planned Development No. 636, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

In your letter dated December 4, 2000, you requested that the "Use & Bulk Regulations and Data Table," be modified to reflect a reduction in the minimum required number of off-street parking spaces from three hundred and twenty-seven (327) spaces to three hundred and twenty (320) spaces. This revised number is reflective of the combined reconfiguration of the existing parking lot with the addition of a new parking lot area associated with the construction of proposed building additions to the hospital. Specifically, this reduction is due to the handicapped parking space striping requirements.

With regard to your request, the Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development. Although the overall number of off-street parking spaces for this development will be reduced as a result of this project, the revised total number of off-street parking spaces provided will still exceed that which is required for hospitals of this size with respect to number of beds and staff.



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 5-H.
(Application Number A-4043)*

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 Number 5-H in the area bounded by:

the alley next north of and parallel to West North Avenue; North Wolcott Avenue; West North Avenue; and the alley next west of and parallel to North Winchester 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 5-M.

*(As Amended)
(Application Number 12750)*

*IPD No 16
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 Planned Development Number 16 symbols and indications as shown on Map Number 5-M in the area bounded by:

9/1/99

REPORTS OF COMMITTEES

10869

West Belden Avenue; the alley next east of and parallel to North Normandy Avenue, or the line thereof if extended where no alley exists; the north line of the right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad; and North Oak Park Avenue,

to the designation of Institutional Planned Development Number 16, as amended, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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

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

*Institutional Planned Development Number 16,
As Amended.*

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development Number 16, as amended (the "Planned Development") consists of approximately seven hundred three thousand two hundred sixty-four (703,264) square feet (plus or minus sixteen and fourteen hundredths (± 16.14) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, Shriners Hospitals for Children.
2. 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, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions 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 amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.

4. This Plan of Development consists of fourteen (14) statements, a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; and a Site/Landscape Plan and Building Elevations prepared by Ellerbe Becket dated August 12, 1999. Full sized copies of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This 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 are permitted in the area delineated herein as a Institutional Planned Development: hospital, research, medical, professional offices, accessory parking and related or accessory uses.
6. Identification signs and temporary signs such as construction signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. Off-street parking shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the Planned Development shall be designated and designed 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 and the Department of Planning and Development.
9. In addition to the maximum height of the improvements and any appurtenance depicted on the Building Elevations attached hereto, the height of any improvement shall also be subject to limitations approved by the Federal Aviation Administration.
 10. The improvements on the Property, including the on-site exterior landscaping and 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 Site/Landscape Plan and the Building Elevations. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.
 11. The requirements of the 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 a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development 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.
 12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.")
 13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to

promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-(3)(b) of the Chicago Zoning Ordinance until the Director of the M.O.P.D. has approved detailed construction drawings for each building or improvement.

14. Unless substantial construction of improvements contemplated by this Planned Development amendment has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire, and the zoning of the Property shall automatically revert to Residential Planned Development Number 16 as approved on October 11, 1962.

[Planned Development Boundary and Property Line Map; Existing Zoning Map; Site/Landscape Plan; Existing Land-Use Map; Enlarged Clinic and Renovated Canopy (North Elevation); Enlarged Clinic Expansion (West Elevation); Enlarged Rehabilitation Pool and Bed Floor Expansion (East Elevation); and Enlarged Rehabilitation Pool and Bed Floor Expansion (South Elevation) referred to in these Plan of Development Statements printed on pages 10874 through 10881 of this Journal.]

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

Institutional Planned Development Number 16, As Amended.

Plan Of Development.

Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Area Remaining in Public Rights-of-Way (\pm 755,213 square feet (\pm 17.34 acres) = \pm 703,264 square feet (\pm 16.14 acres) + 51,949 square feet (\pm 1.2 acres)).

Maximum Permitted Floor
Area Ratio:

0.7.

9/1/99

REPORTS OF COMMITTEES

10873

Minimum Number of Off-Street Parking Spaces:	327.
Minimum Number of Off-Street Loading Berths:	2.
Maximum Number of Hospital Beds:	60.
Setbacks From Property Line:	In substantial conformance with the Site/Landscape Plan and Building Elevations.
Maximum Percent of Site Coverage:	In substantial conformance with the Site/Landscape Plan and Building Elevations -- 20%.
Maximum Height:	In substantial conformance with the Building Elevations.

*Reclassification Of Area Shown On Map Number 5-N.
(Application Number A-4020)*

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

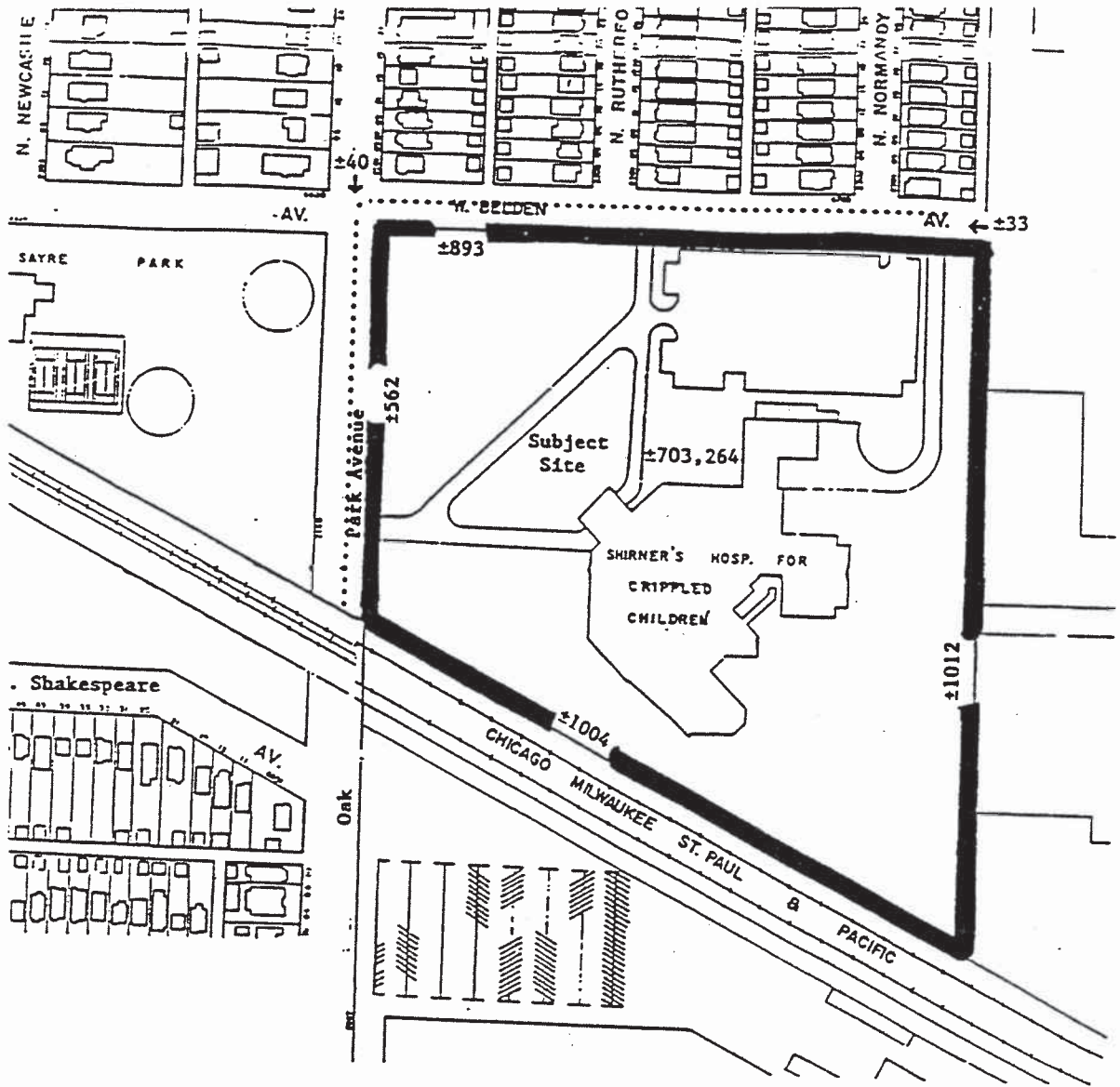
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map Number 5-N in the area bounded by:

the alley next north of and parallel to West North Avenue; North Nagle Avenue; West North Avenue; and a line 200 feet east of North Natchez Avenue,

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

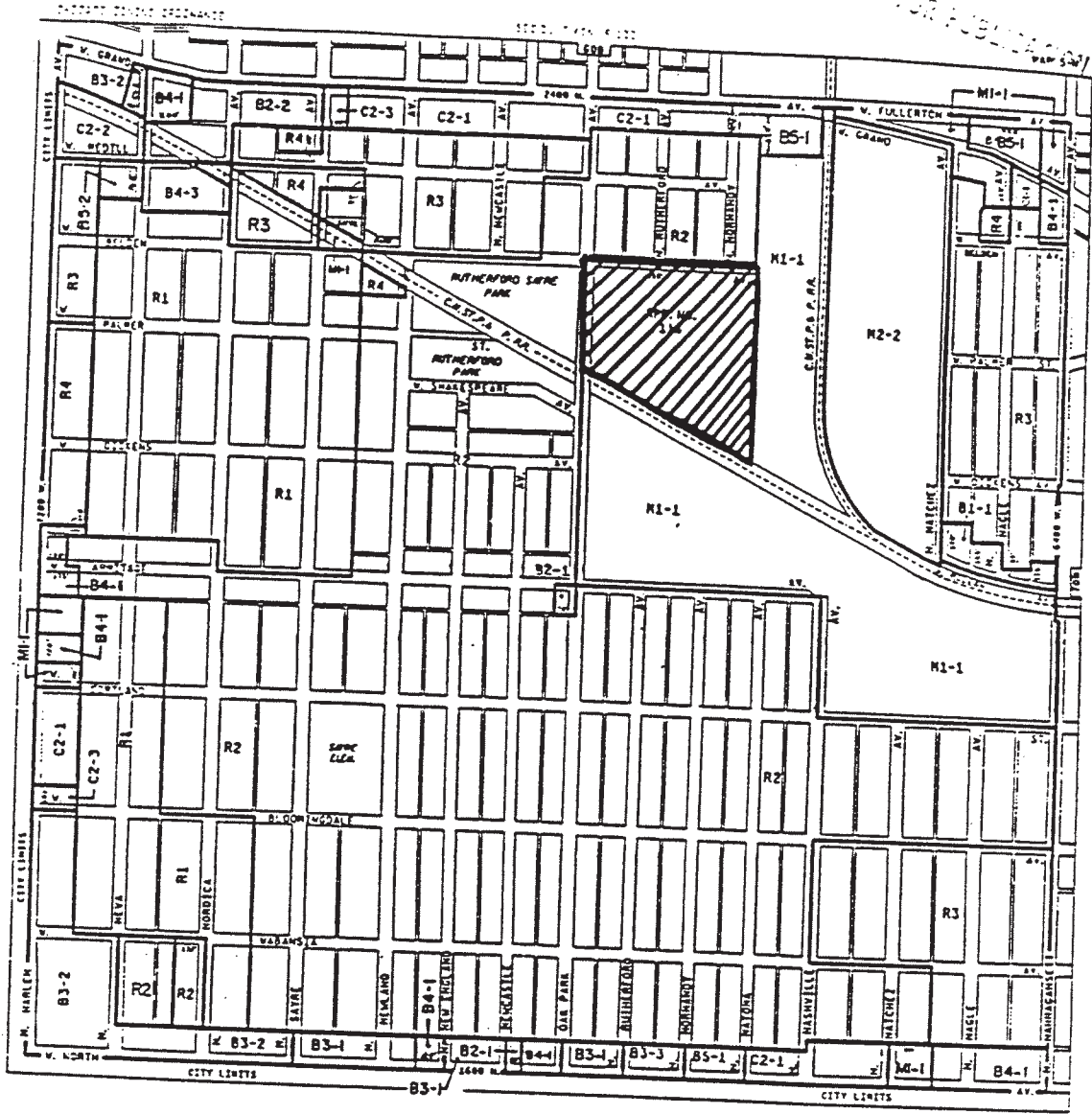
SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Planned Development Boundary
And Property Line Map.



PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

Existing Zoning Map.



EXISTING ZONING MAP

Legend:



Subject Property



Zoning Boundaries

Applicant:

Shriners Hospitals for Children
 2211 North Oak Park Avenue
 Chicago, IL 60635

Date:

June 9, 1999

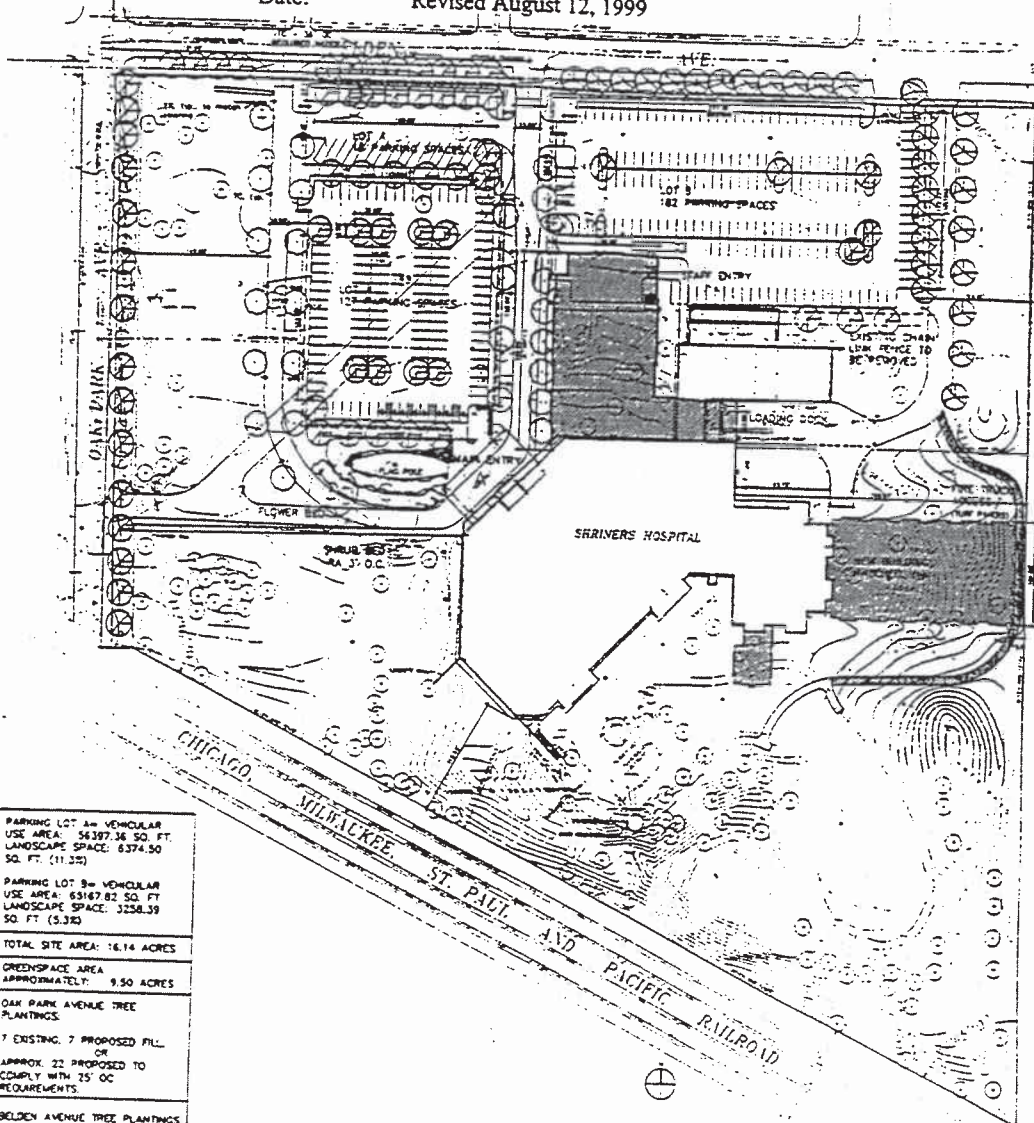
Revised:

August 12, 1999

Site/Landscape Plan.

Applicant: Shriners Hospitals
for Children Chicago
2211 N. Oak Park Ave.
Chicago, IL

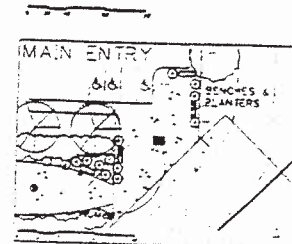
Date: Revised August 12, 1999



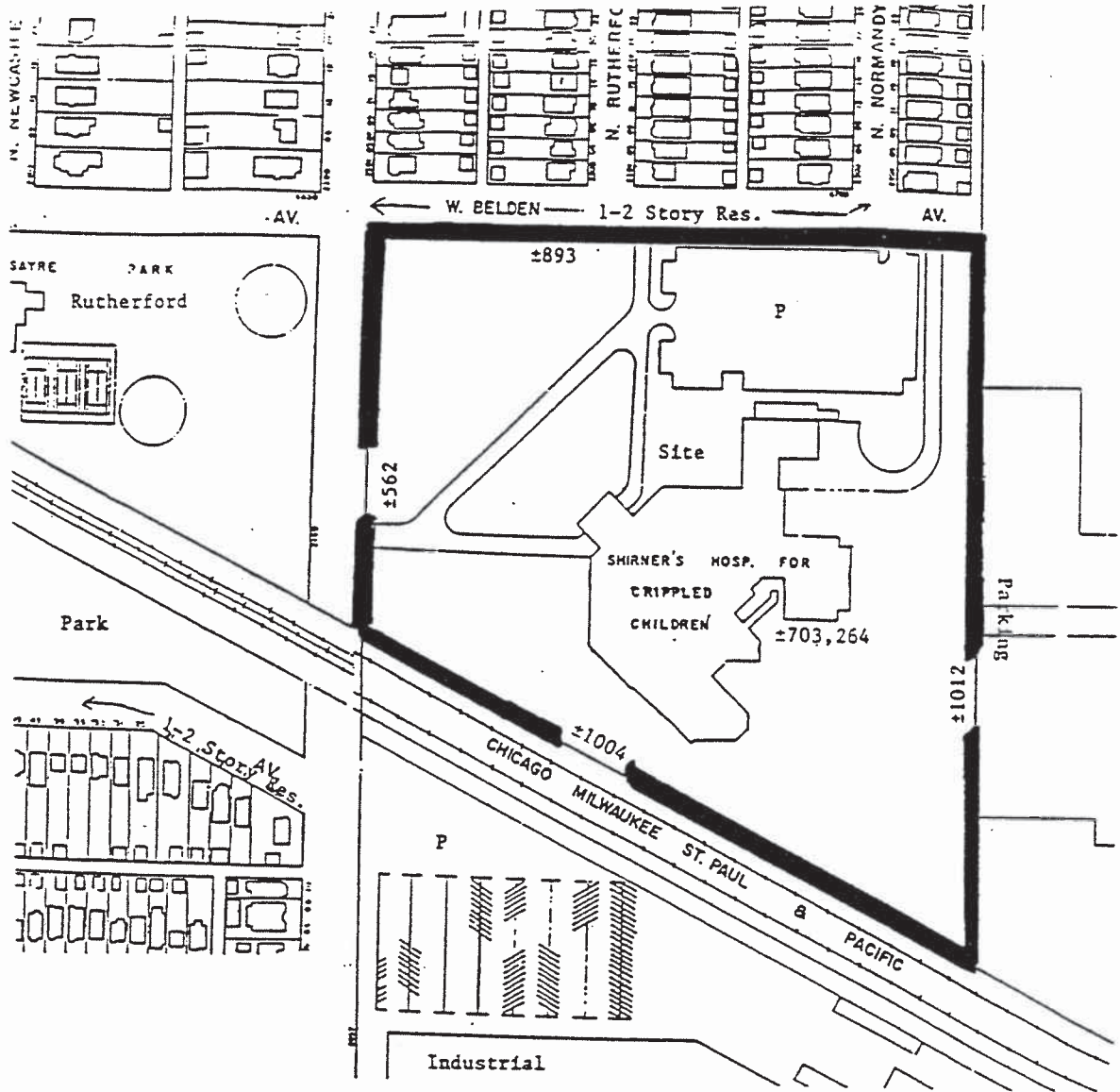
PARKING LOT 8a VEHICULAR USE AREA: 54397.18 SQ. FT. LANDSCAPE SPACE: 6374.50 SQ. FT. (11.25%)
PARKING LOT 8b VEHICULAR USE AREA: 63167.82 SQ. FT. LANDSCAPE SPACE: 3258.39 SQ. FT. (5.1%)
TOTAL SITE AREA: 16.14 ACRES
GREENSPACE AREA APPROXIMATELY: 9.50 ACRES
OAK PARK AVENUE TREE PLANTINGS 7 EXISTING, 7 PROPOSED FILL, OR APPROX. 22 PROPOSED TO COMPLY WITH 25' O.C. REQUIREMENTS.
BOLDEN AVENUE TREE PLANTINGS APPROX. 24 TREES AT 25' O.C. PARKWAY.

PLANT MATERIAL SCHEDULE

KEY	BOTANICAL / COMMON NAMES	SIZE	ROOT	SPACING	REMARKS
TREES					
XX	MATCH EXISTING STREET TREES ALONG OAK PARK AVE.	2 1/2"	80	As Shown	
TC	Thuja caroliniana Littledale Linden	2 1/2"	36	As Shown	
SHRUBS					
RA	Rosa pratincola Alpine Currant	36"	cont.	3' o.c.	
VC	Viburnum coccineum Cape May American Strawberry Bush	36"	cont.	3' o.c.	



Existing Land-Use Map.



EXISTING LAND USE MAP

Legend:

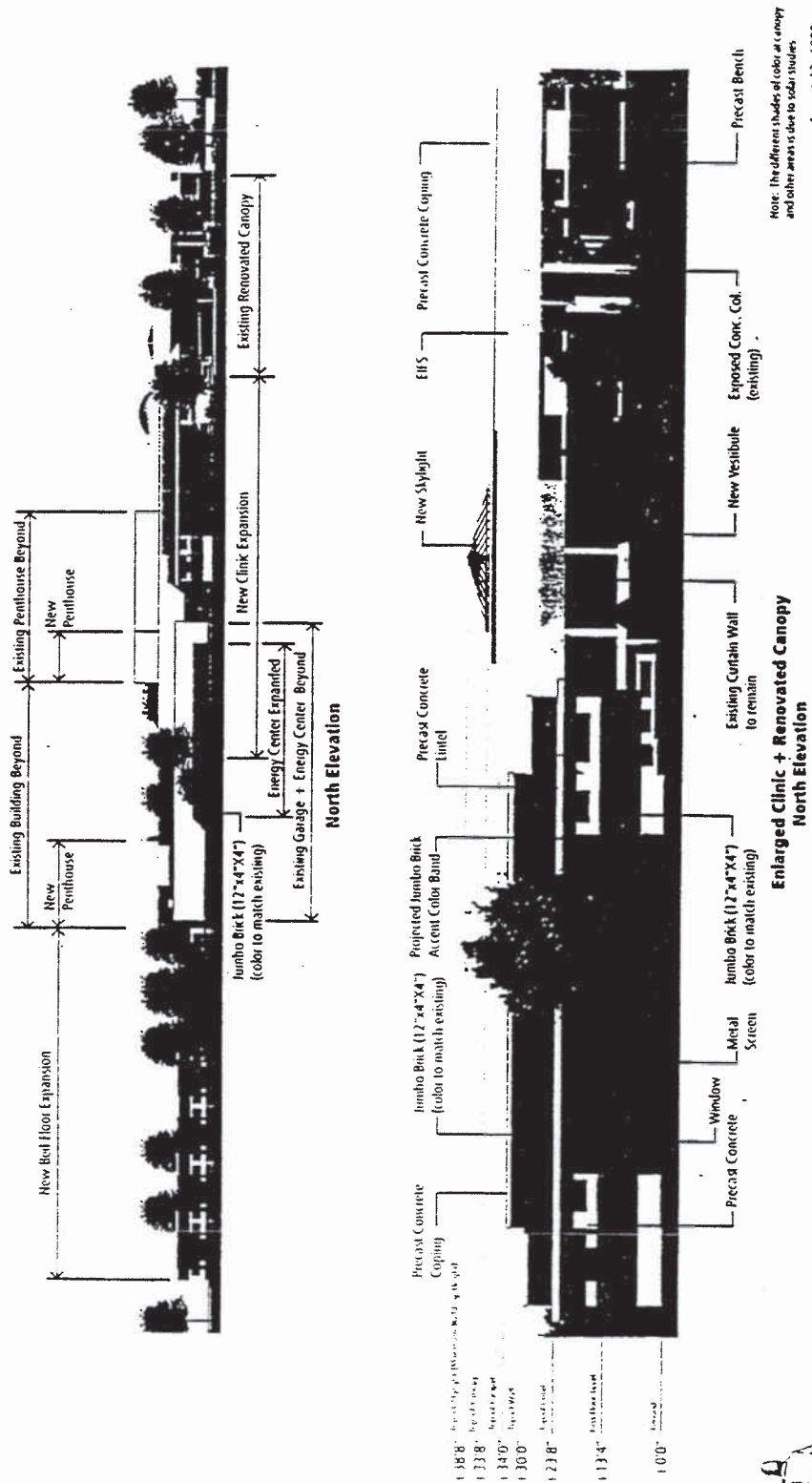
█ Subject Property

Applicant: Shriners Hospitals for Children
2211 North Oak Park Avenue
Chicago, IL 60635

Date: June 9, 1999

Revised: August 12, 1999

Enlarged Clinic And Renovated Canopy. (North Elevation)



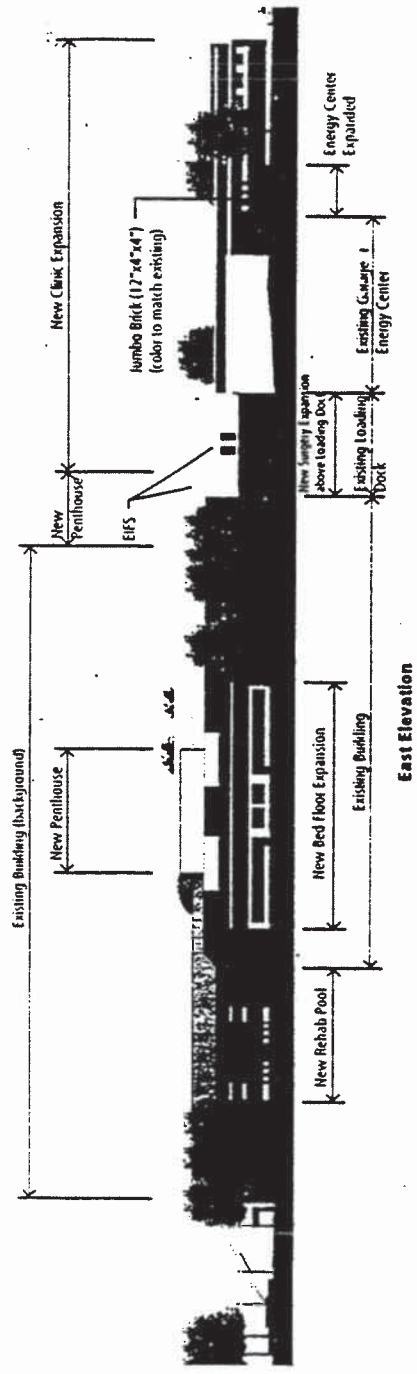
Shriners Hospitals for Children Chicago

EXTERIOR DESIGN CONCEPT

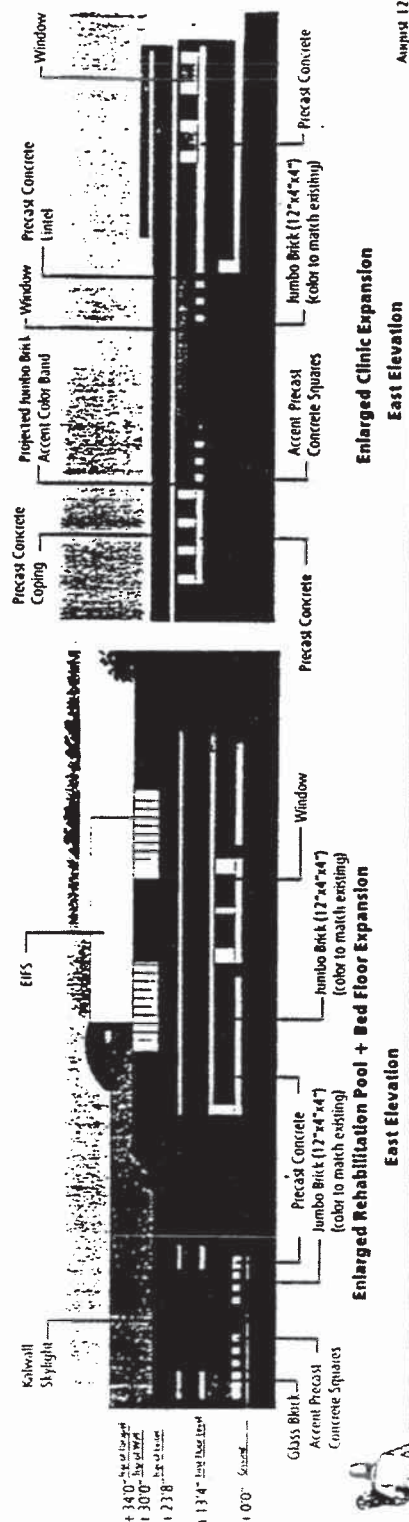
ELLERBE BECKETT



Enlarged Rehabilitation Pool And Bed Floor Expansion. (East Elevation)



East Elevation



Enlarged Rehabilitation Pool + Bed Floor Expansion East Elevation

Enlarged Clinic Expansion East Elevation

August 12, 1999

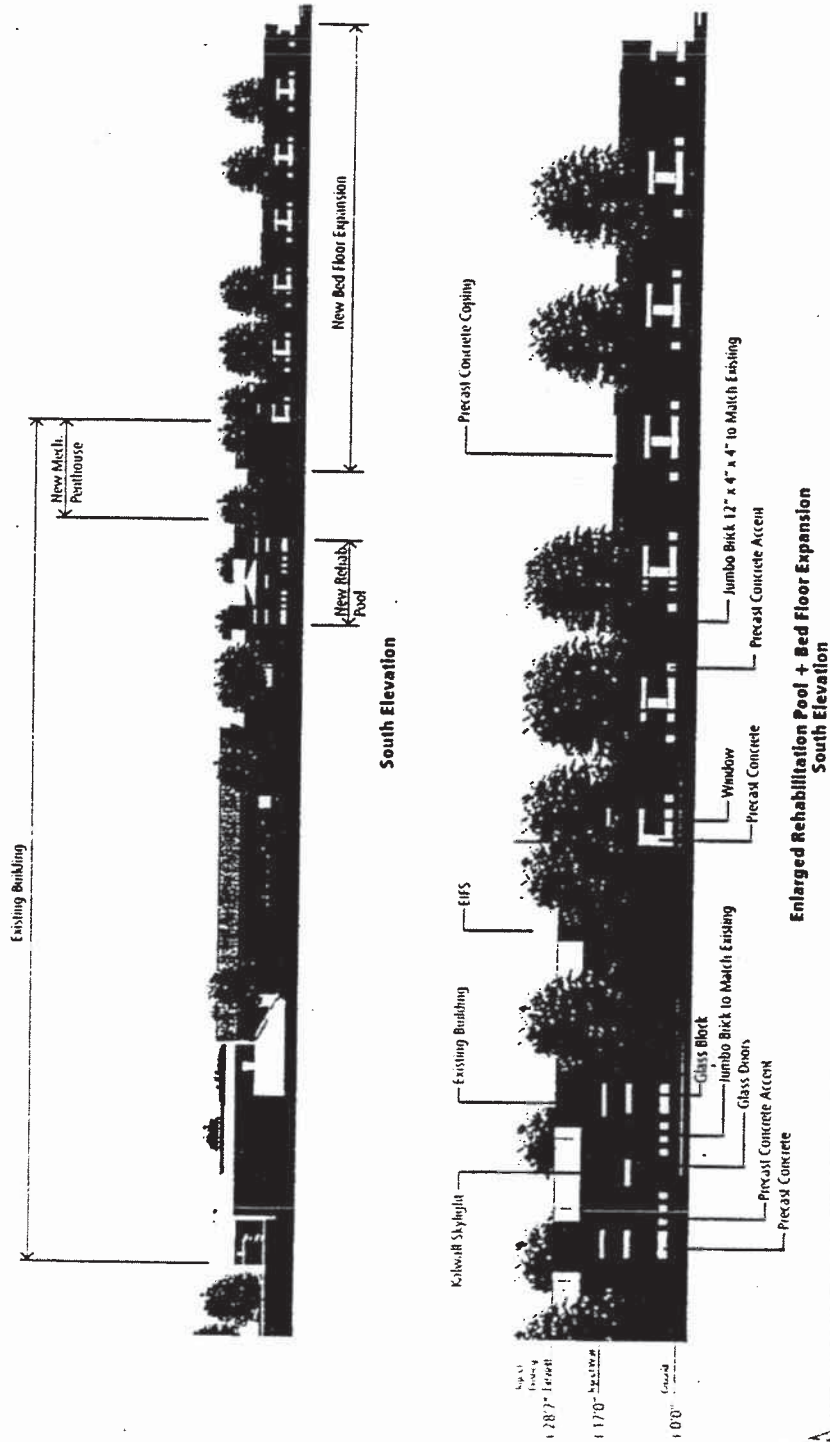
Shriners Hospitals for Children Chicago

EXTERIOR DESIGN CONCEPT

ELLERBE BROSSET



Enlarged Rehabilitation Pool And Bed Floor Expansion. (South Elevation)



August 12, 1999

ENTERIE BECKETT

EXTERIOR DESIGN CONCEPT

Shriners Hospitals
for Children
Chicago

(Continued from page 7861)

alley next north of and parallel to W. North Avenue; and the alley next east of and parallel to N. Western 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. 7-L.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 7-L in the area bounded by

the alley next north of and parallel to W. Diversey Avenue; a line 132.24 feet east of and parallel to N. Laramie Avenue; W. Diversey Avenue; a line 151.44 feet east of and parallel to N. Laramie Avenue; the alley next south of and parallel to W. Diversey Avenue; the alley next east of and parallel to N. Laramie Avenue; N. Parker Avenue; and the alley next west of and parallel to N. Laramie Avenue, or the line thereof if extended where no alley exists,

to those of a B4-2 Restricted Service District, and a corresponding bulk 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. 5-N.

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. 5-N in the area bounded by

W. Belden Avenue; the alley next east of and parallel to N. Normandy Avenue, or the line thereof if extended where no alley exists; the north line of the right of way of the C. M. St. P. & P. RR.; and N. Oak Park Avenue,

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

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

[The Plan of Development attached to the foregoing ordinance appears on pages 7868-7872.]

Issuance of Permits Authorized for Erection of Illuminated Signs.

On motion of Alderman Pacini the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published on September 21, 1962, page 7736, recommending that the City Council pass seven proposed orders transmitted with the committee's report to authorize the

issuance of permits for the erection and maintenance of illuminated signs, as follows:

Permittee	Location	Dimensions
Saveway Stores	No. 12844 S. Halsted St.	15'x18'10" (right angle pole mounted)
		11'6"x25' to be mounted on poles
Polk City	No. 2816 N. Central Av.	4'9"x19'
General Outdoor Advertising Co.	No. 2007 N. Holly Av.	58'x15' (65 feet above ground)
General Outdoor Advertising Co.	Nos. 1560-1564 N. Elston Av.	58'x16' (928 sq. ft.) (75 feet above ground)
General Outdoor Advertising Co.	No. 1956 N. Ashland Av.	58'x15' (66 feet above ground)
Anheuser-Busch, Inc.	No. 2367 W. Logan Blvd.	100'x68' (3100 sq. ft.) (80'6" above ground)
General Outdoor Advertising Co.	No. 3037 W. Fletcher St.	58'x16' (65 feet above ground).

On separate motions made by Alderman Pacini each of said proposed orders was *Passed*.

Recommitted to Special Committee—REPORT RECOMMENDING PASSAGE OF PROPOSED ORDINANCE FOR AMENDMENT OF REGULATIONS GOVERNING OPERATION OF MOBILE FOOD DISPENSER VEHICLES.

On motion of Alderman Harvey the City Council took up for consideration the report of the Special Committee composed of the members of the Committee on Health and the members of the Committee on License deferred and published on September 21, 1962, pages 7765-7766, recommending that the City Council pass a proposed ordinance transmitted with the committee's report to amend regulations governing the operation of mobile food dispenser vehicles.

Alderman Harvey moved to concur in the committee's report and to pass said proposed ordinance.

After debate, Alderman Hoellen (seconded by Aldermen Sperling and Egan) moved to *Recommit*.

Alderman Harvey moved to *Lay the Motion to Recommit on the Table*. The motion to Lay on the Table was *Lost*, by yeas and nays as follows:

Yeas—Aldermen Harvey, Metcalfe, Miller, Bohling, J. P. Burke, Krska, Slight, Campbell, Rosenberg, Young—10.

Nays—Aldermen D'Arco, Holman, Despres, Condon, Lupo, Pacini, Nowakowski, Zelezinski, Egan, Sheridan, Murray, Fitzpatrick, Janousek, Tourek, Lewis, Marzullo, Sain, Ronan, Keane, Sande, Laskowski, Massey, Corcoran, Cullerton, Shapiro, Bell, Bauler, Hoellen, Hirsh, Wigoda, Sperling—31.

Whereupon said pending committee report was *Recommitted to the Special Committee* composed of the members of the Committee on Health and the members of the Committee on License.

RESIDENTIAL PLANNED DEVELOPMENT #11 (HOSPITAL)

A 416

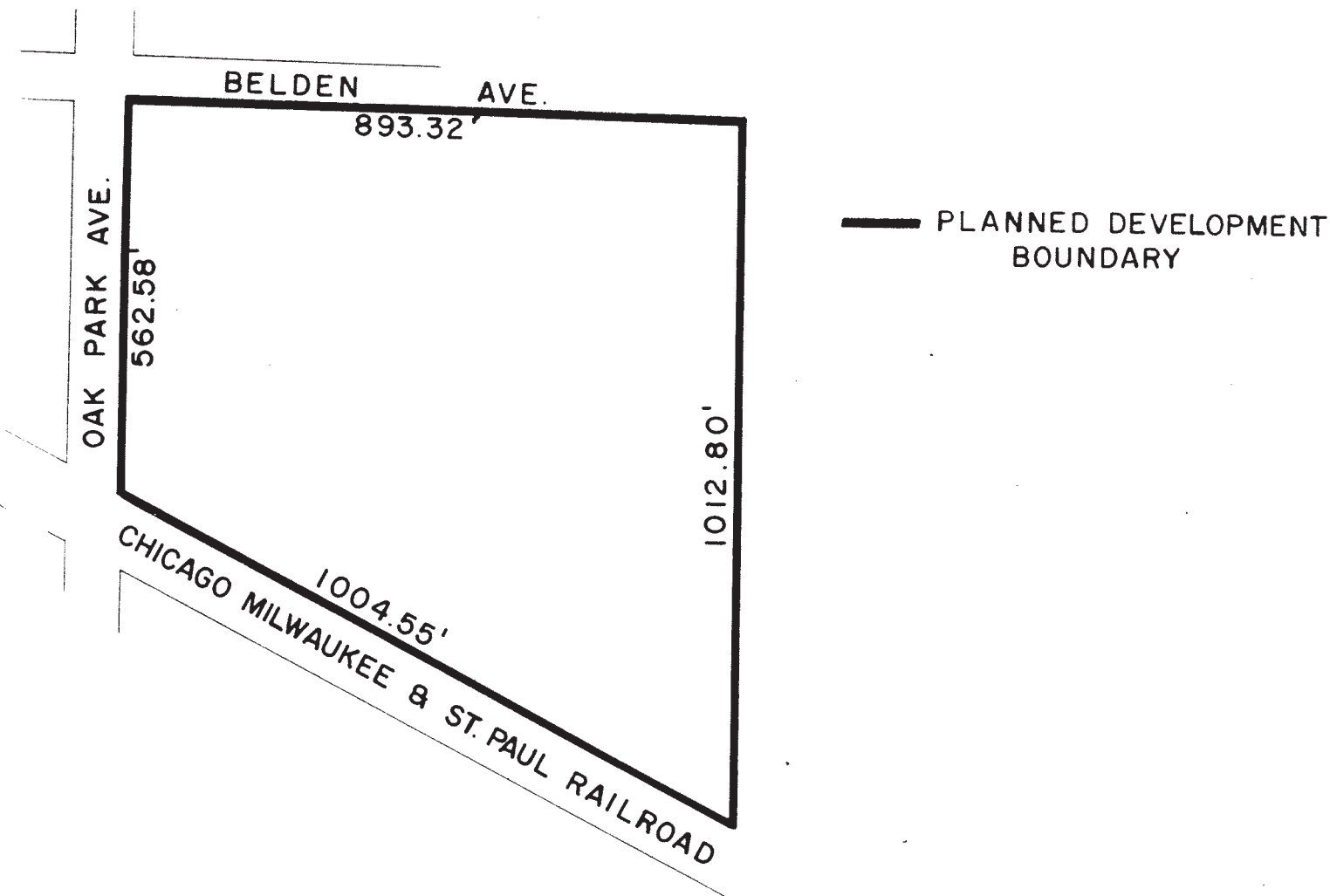
PASSED 10/11/
PAGE 7867

STATEMENTS - PLAN OF DEVELOPMENT

1. THE AREA DELINEATED HEREON AS "RESIDENTIAL PLANNED DEVELOPMENT" IS OWNED BY THE SHRINERS HOSPITALS, FOR CRIPPLED CHILDREN, A NOT-FOR-PROFIT COLORADO CORPORATION AS TITLE HOLDER.
2. OFF-STREET PARKING AND LOADING FACILITIES WILL BE PROVIDED IN COMPLIANCE WITH THIS PLAN OF DEVELOPMENT AS AUTHORIZED BY THE CHICAGO ZONING ORDINANCE.
3. THE SHRINERS HOSPITAL IS REQUIRED TO OBTAIN ALL APPLICABLE OFFICIAL REVIEWS, APPROVALS OR PERMITS.
4. SERVICE DRIVES OR ANY OTHER INGRESS SHALL BE ADEQUATELY DESIGNED FOR MOTOR VEHICLES INCLUDING EMERGENCY VEHICLES. THERE SHALL BE NO PARKING WITHIN SUCH PAVED AREAS.
5. USE OF LAND CONSISTS OF MEDICAL AND RELATED USES AS AUTHORIZED BY THE CHICAGO ZONING ORDINANCE. LABORATORIES OR RESEARCH FACILITIES SHALL BE GOVERNED BY PERFORMANCE STANDARDS AS AUTHORIZED UNDER THE M-1 ZONING DISTRICT OF THE CHICAGO ZONING ORDINANCE.
6. THE FOLLOWING INFORMATION SETS FORTH DATA CONCERNING THE PROPERTY INCLUDED IN SAID PLANNED DEVELOPMENT AND DATA CONCERNING A GENERALIZED LAND USE PLAN (SITE PLAN) ILLUSTRATING THE DEVELOPMENT OF SAID PROPERTY IN ACCORDANCE WITH THE REGULATIONS HEREBY MADE APPLICABLE THERETO.
7. THE PLAN OF DEVELOPMENT HEREBY ATTACHED SHALL BE SUBJECT TO THE "RULES, REGULATIONS, AND PROCEDURES" IN RELATION TO PLANNED DEVELOPMENTS AS PROMULGATED BY THE COMMISSIONER OF CITY PLANNING.

RESIDENTIAL PLANNED DEVELOPMENT (HOSPITAL)

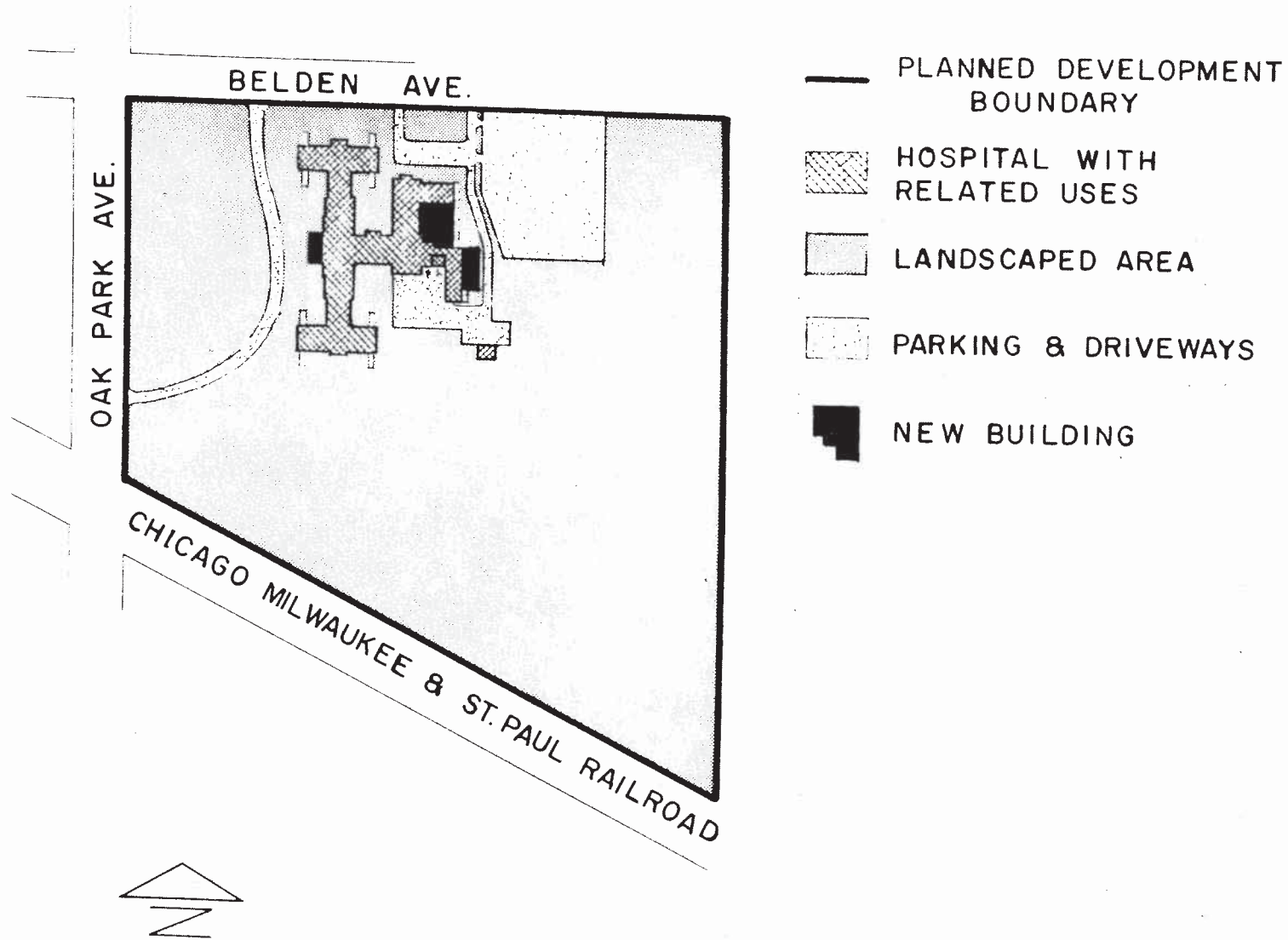
PROPERTY LINE MAP



APPLICANT : SHRINERS HOSPITALS FOR CRIPPLED CHILDREN DATE : JUNE 1, 1962
2211 NORTH OAK PARK AVE. CHICAGO, ILLINOIS

RESIDENTIAL PLANNED DEVELOPMENT (HOSPITAL)

GENERALIZED LAND USE PLAN



RESIDENTIAL PLANNED DEVELOPMENT (HOSPITAL)

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	MAXIMUM F. A. R.	MAXIMUM % OF LAND COVERED
SQ. FT.	ACRES			
698,267	16.03	HOSPITAL	0.7	10%

GROSS SITE AREA = NET SITE AREA 16.03 ACRES

MAXIMUM PERMITTED F. A. R. 0.7

PRESENT POPULATION:

NUMBER OF BEDS 68

NUMBER OF STAFF DOCTORS 20

NUMBER OF EMPLOYEES 95

MINIMUM NUMBER OF OFF-STREET PARKING FOR HOSPITAL AND RELATED USES: 125

OFF-STREET PARKING AND LOADING REQUIREMENTS FOR PROPOSED HOSPITAL AND RELATED USES SHALL BE PROVIDED AS AUTHORIZED BY THE CHICAGO ZONING ORDINANCE.

MAXIMUM % OF LAND COVERED: 10%