

*Reclassification Of Area Shown On Map Number 13-J.
(Application Number A-7065)*

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B1-2 Neighborhood Shopping District symbols and indications as shown on Map Number 13-J in the area bounded by:

West Bryn Mawr Avenue; North Kedzie Avenue; West Berwyn Avenue; and the public alley next west of and parallel to North Kedzie Avenue,

to those of a B1-1 Neighborhood Shopping District.

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map Number 15-G.
(Application Number A-7069)*

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the Institutional Planned Development Number 209 District symbols and indications as shown on Map Number 15-G in the area bounded by:

line 154.50 feet south of and parallel to West Granville Avenue; North Sheridan Road; a line 228 feet north of and parallel to West Glenlake Avenue; the public alley next west of and parallel to North Sheridan Road; a line 250 feet north of and parallel to West Glenlake Avenue; North Kenmore Avenue; a line 256 feet south of and parallel to West Granville Avenue; and the public alley next west of and parallel to North Sheridan Road,

to those of an RM5.5 Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

the center line of W. Evelyn Lane (private); a line 589.40 feet West of and parallel to N. Delphia Avenue; a line 135 feet South of and parallel to the center line of W. Evelyn Lane; a line 765.40 feet West of and parallel to N. Delphia Avenue

to those of an R-3 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. 13-P.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R-2 Single Family Residence District symbols and indications as shown on Map No. 13-P in area bounded by

a line 195 feet North of and parallel to W. Evelyn Lane (private); a line 224.42 feet West of and parallel to N. Delphia Ave.; W. Evelyn Lane (private); a line 594.24 feet West of and parallel to N. Delphia Ave.

to those of an R3 General Residence District, and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 14-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 14-N in area bounded by

S. Sayre Avenue; a line 314.07 feet north of and parallel to W. 63rd Street; a line 261.18 feet east of and parallel to S. Sayre Avenue; and W. 63rd Street,

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. 15-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 R6 and R7 General Residence District symbols and indications as shown on Map No. 15-G in the area bounded by

a line 154.5 feet South of W. Granville Avenue; N. Sheridan Road; a line 228 feet North of W. Glenlake Avenue; the alley next West of and parallel to N. Sheridan Road; a line 250 feet North of W. Glenlake Avenue; N. Kenmore Avenue; a line 256 feet South of W. Granville Avenue; and the alley next west of and parallel to N. Sheridan Road

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 thereof and to no others.

[Plan of Development printed on page 487 to 491 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. 15-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 R4 General Residence District symbols and indications as shown on Map No. 15-H in area bounded by

W. Devon Avenue; a line 321 feet east of and parallel to N. Leavitt Street; a line 233 feet west of and parallel to N. Hoyne Avenue; a line 125 feet south of and parallel to W. Devon Avenue

to those of a C2-2 General Commercial District, and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 32-B.

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. 32-B in area bounded by

E. 131st Street; the alley next east of and parallel to S. Baltimore Avenue; a line 74 feet south of and parallel to E. 131st Street; and S. Baltimore Avenue

to those of a B2-4 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.

PD 209

Failed to Pass—PROPOSED ORDINANCES FOR AMENDMENT OF CHICAGO ZONING ORDINANCE TO RECLASSIFY PARTICULAR AREAS (Adverse Committee Recommendations).

On motion of Alderman Vrdolyak the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of June 20, 1979, page 356, recommending that the City Council *Do Not Pass* three proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

(continued on page 492)

PLAN OF DEVELOPMENT
RESIDENTIAL PLANNED DEVELOPMENT #209
(INSTITUTIONAL)

Statements

1. The area delineated hereon as a "Residential Planned Development" is owned by the Charity Hospital Association, Inc., ("CHA") and is leased to and operated by Rush-Presbyterian-St. Luke's Medical Center ("RPSLMC").
2. A portion of the area contained within the Plan of Development is located within a Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District as established by the Lake Michigan and Chicago Lakefront Protection Ordinance. Any future development within such area will require Lakefront Protection Ordinance approval, where applicable.
3. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
4. Any dedication of streets or alleys or adjustments of the rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the CHA by RPSLMC and approval by the City Council.
5. All applicable official review, approvals, or permits are required to be obtained by RPSLMC on behalf of CHA.
6. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulation 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. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress for emergency vehicles; there shall be no parking within such paved areas.
7. Use of land will consist of research, medical, housing, offices, parking and related uses as authorized by the Chicago Zoning Ordinance.

Laboratories or research facilities contained within any structure shall be governed by performance standards as established under the M1 zoning district of the Chicago Zoning Ordinance.
8. The Plan of Development consists of these ten statements; a property line and right-of-way adjustment map; a generalized Land Use Map and a table of controls. Any controls not specifically stated herein shall be based on the R-6 General Residence District.
9. Identification and other necessary signs may be permitted, subject to review of and approval by the Commissioner of Planning, City and Community Development.
10. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Planning, City and Community Development.

APPLICANT: CHARITY HOSPITAL ASSOCIATION OF RUSH-PRESBYTERIAN-ST. LUKE'S MEDICAL CENTER.

DATE: March 28, 1979

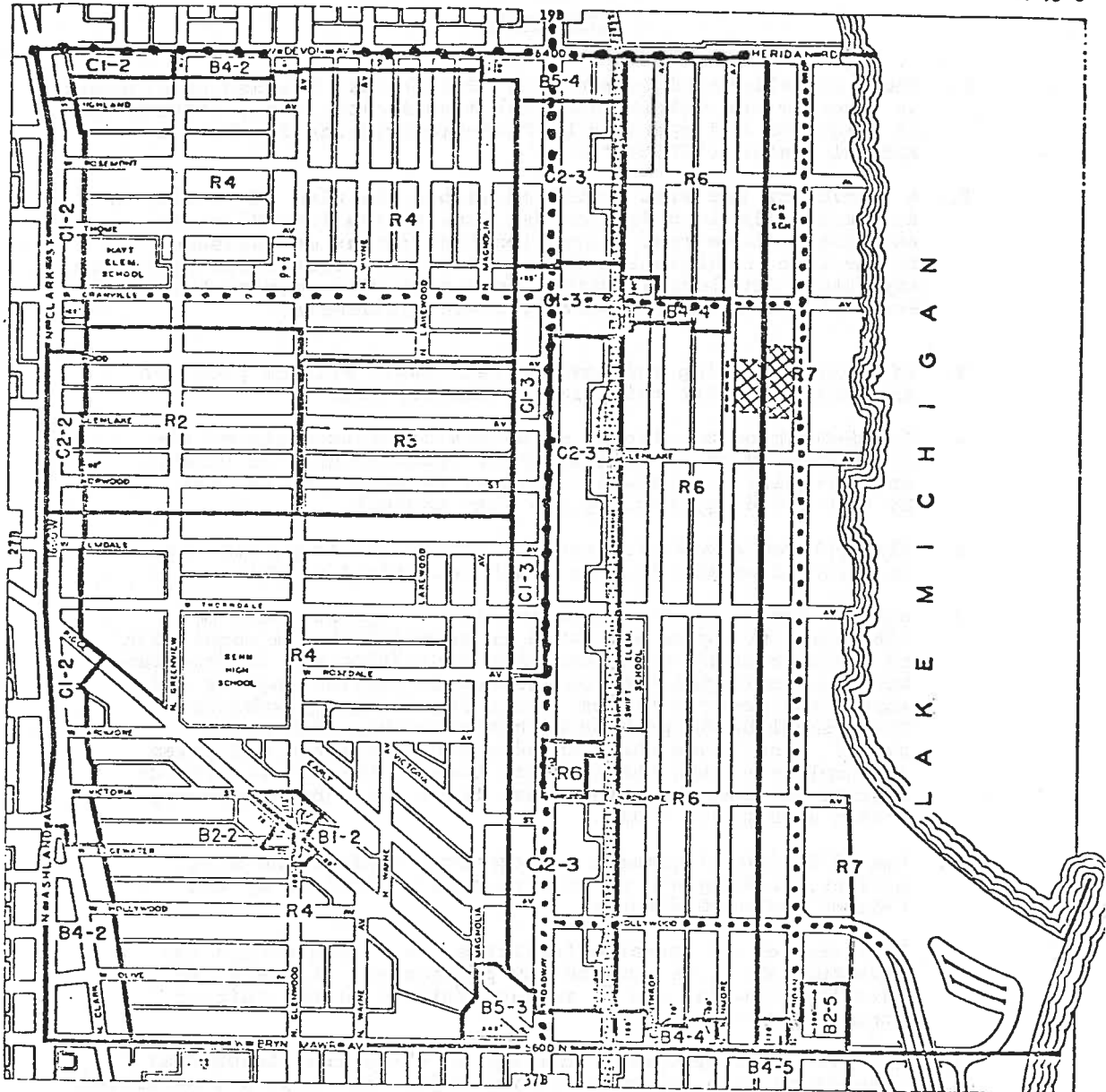
INSTITUTIONAL PLANNED DEVELOPMENT

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM

CHICAGO ZONING ORDINANCE

SECS T.40M. R.16E.

MAP 15-0



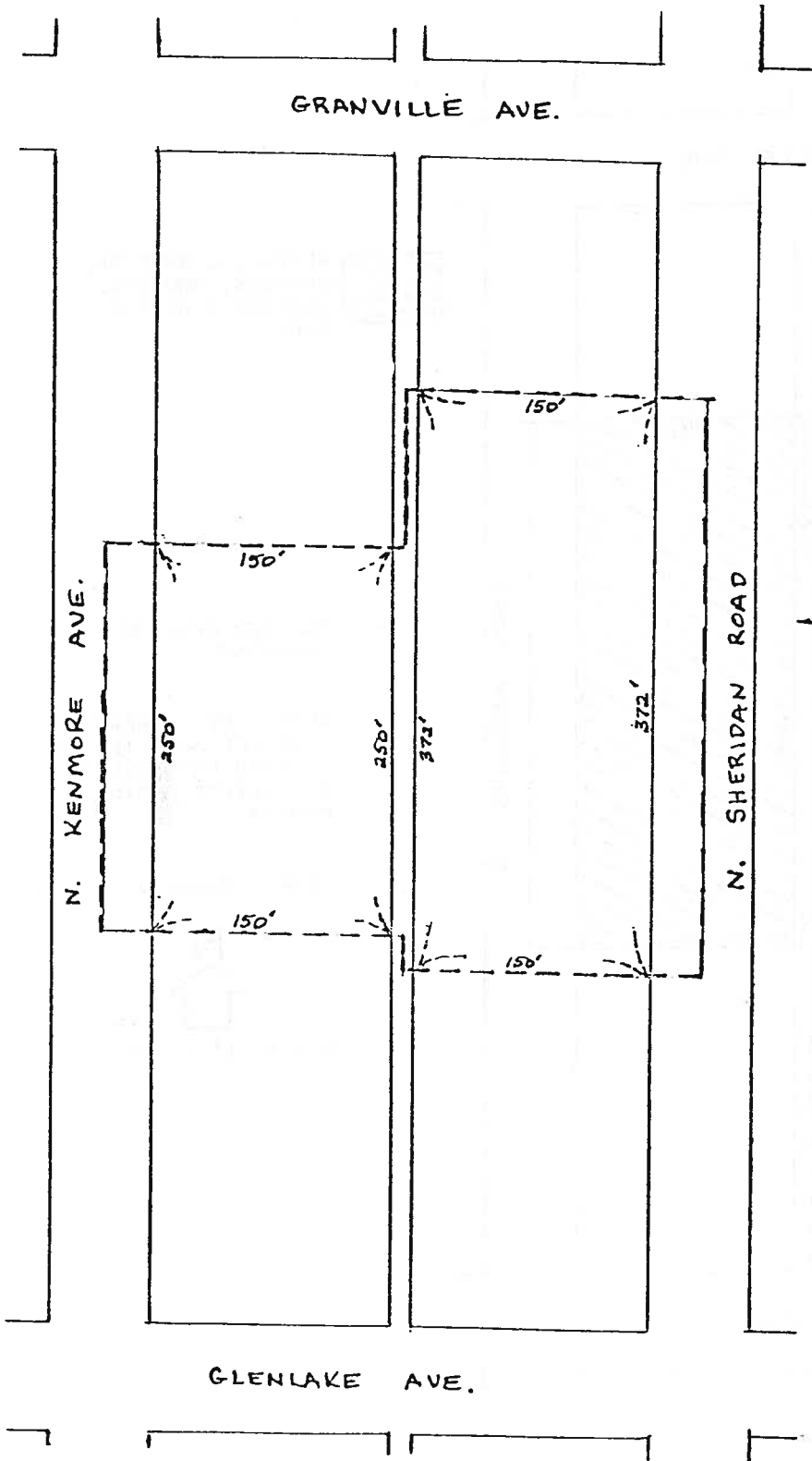
- ZONING DISTRICTS
- PREFERENTIAL STREET SYSTEM
- - - - - PROPOSED PLANNED DEVELOPMENT BOUNDARY
- ▨ PROPOSED INSTITUTIONAL PLANNED DEVELOPMENT

APPLICANT: CHARITY HOSPITAL ASSOCIATION
 OF RUSH-PRESBYTERIAN-ST. LUKE'S MEDICAL
 CENTER

DATE: March 28, 1979



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



--- PLANNED DEVELOPMENT BOUNDARY

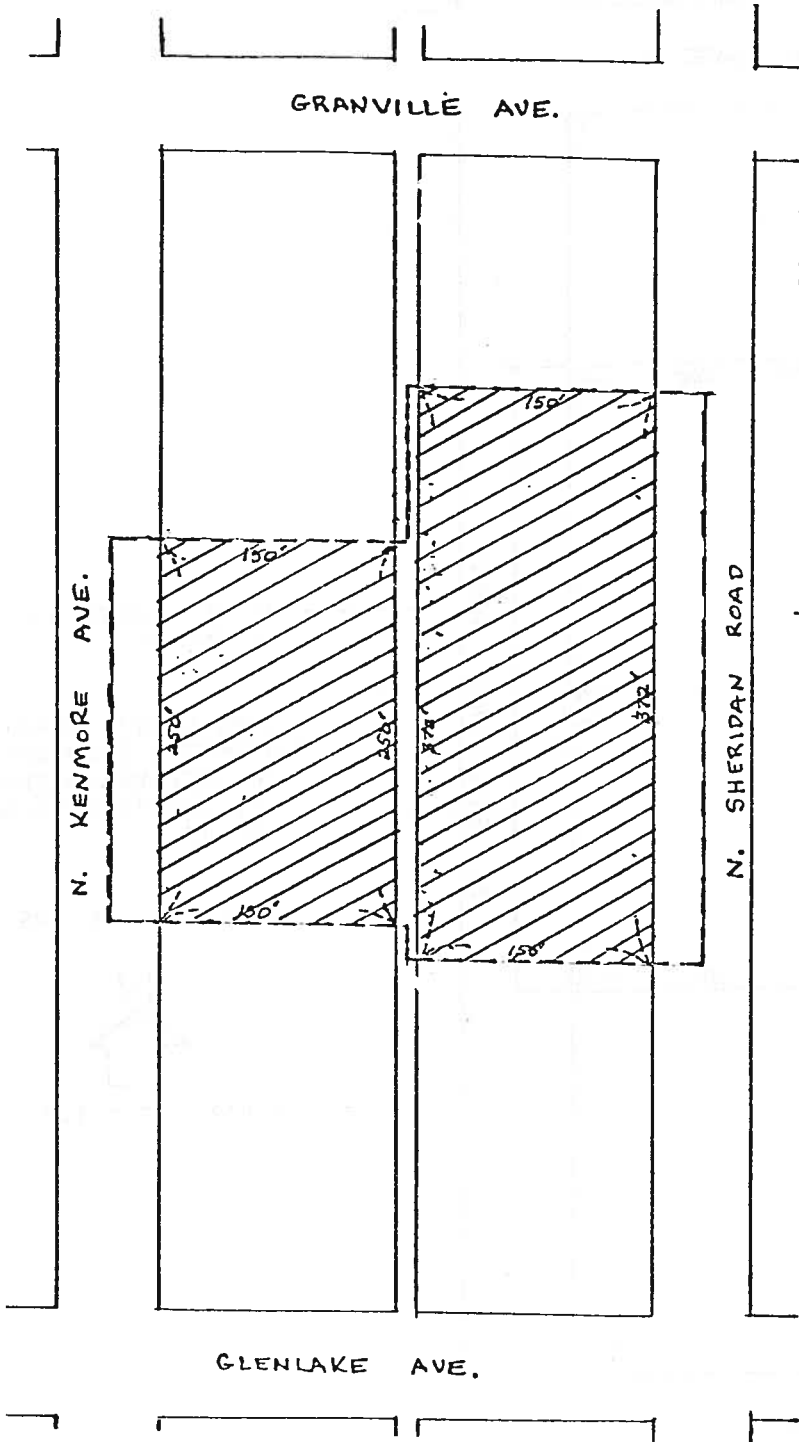
APPLICANT: CHARITY HOSPITAL ASSOCIATION OF RUSH-PRESBYTERIAN-ST. LUKE'S MEDICAL CENTER


DATE: March 28, 1979



SCALE: 1" = 100'

INSTITUTIONAL PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN



 RESEARCH, MEDICAL,
OFFICES, HOUSING,
PARKING & RELATED
USES

----- PLANNED DEVELOPMENT
BOUNDARY

APPLICANT: CHARITY
HOSPITAL ASSOCIATION
OF RUSH-PRESBYTERIAN-
ST. LUKE'S MEDICAL
CENTER

DATE: March 28 , 1979



SCALE: 1" = 100'

PLANNED DEVELOPMENT USE AND BULK REGULATIONSINSTITUTIONAL PLANNED DEVELOPMENT

Net. Site Area		General Description of Land Use and Type	Max. F.A.R.	Max. % of Land Covered
Square Feet	Acres			
93,300	2.14	Research, Medical, Offices, Housing, Parking & Related Uses	2.7	65%

The above-noted regulations relate to the ultimate development within the Planned Development Area. Interim stages of development may exceed these permitted standards, subject to the approval of the Department of Planning, City and Community Development.

GROSS SITE AREA = NET SITE AREA 2.14 ACRES + AREA OF RIGHT-OF-WAY .58

ACRES = 2.72 ACRES

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA = 2.7

PRESENT AND PROPOSED POPULATION:

A. Medical and Related Uses

1. Number of Beds - 178
2. Number of Attending Doctors - 30
3. Number of Employees (Maximum in one shift) - 176

B. Housing

1. Nurses - 0
2. Interns and Residents - 14
3. General Public - 52

MINIMUM NUMBER OF OFF-STREET PARKING SPACES FOR MEDICAL AND RELATED USES, HOUSING, AND OFFICE USES - 180

MINIMUM PERIPHERY SETBACKS:

- A. West Boundary Setback - 12 feet
- B. North Boundary Setback - 6 feet
- C. East Boundary Setback - 13 feet
- D. South Boundary Setback - 0 feet

MINIMUM DISTANCES BETWEEN BUILDINGS:

- A. Patient Room Facings - 12 feet
- B. End and Face Walls - 12 feet

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

MAXIMUM PERCENT OF LAND COVERED (FOR TOTAL NET SITE AREA) = 65%

APPLICANT: CHARITY HOSPITAL ASSOCIATION OF RUSH-PRESBYTERIAN-ST. LUKE'S MEDICAL CENTER

DATED: March 28, 1979