

September 11, 1963

Reclassification of Area Shown on Map No. 2-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 R5 General Residence District symbols and indications as shown on Map No. 2-H in the area bounded by

W. Congress Parkway; a line 468.125 feet east of S. Wood Street; a line 189.96 feet south of W. Congress Parkway; a line 466.09 feet east of S. Wood Street; north line of W. Harrison Street; a line 91.86 feet west of S. Paulina Street; a line 111.17 feet north of W. Harrison Street; a line 98.02 feet west of S. Paulina Street; a line 204.96 feet north of W. Harrison Street; a line 97.52 feet west of S. Paulina Street; a line 230.01 feet north of W. Harrison Street; a line 96.52 feet west of S. Paulina Street; a line 255.06 feet north of W. Harrison Street; a line 93.92 feet west of S. Paulina Street; W. Congress Parkway; S. Paulina Street; W. Harrison Street; S. Marshfield Avenue; W. Flournoy Street; S. Paulina Street; W. Polk Street; a line 62.87 feet west of S. Paulina Street; a line 50.70 feet north of W. Polk Street; a line 90.70 feet west of S. Paulina Street; a line 202.03 feet north of W. Polk Street; a line 98.5 feet west of S. Paulina Street; the south line of W. Harrison Street; the alley next west of and parallel to S. Paulina Street; a line 175.45 feet south of W. Harrison Street; a line 126.03 feet west of the alley next west of and parallel to S. Paulina Street; a line 300.89 feet south of W. Harrison Street; alley next west of and parallel to S. Paulina Street; W. Flournoy Street: a line 325.29 feet west of the alley next west of and parallel to S. Paulina Street; a line 274.05 feet north of W. Flournoy Street; a line 375.48 feet west of the alley next west of and parallel to S. Paulina Street; W. Harrison Street; and S. Wood Street,

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

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

The Plan of Development attached to the foregoing ordinance is printed on pages 972-976.

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

Alderman Corcoran thereupon moved to pass the proposed ordinance transmitted with the pending report of the Committee on Buildings and Zoning, as amended by the committee, as is noted on pages 829-830 of the Journal of the Proceedings of August 22, 1963 (for the reclassification of an area shown on Map No. 8-J). The motion prevailed and said proposed ordinance as so amended was Passed, by yeas and nays as follows:

Yeas—Aldermen Harvey, Metcalfe, Holman, Despres, Miller, Bohling, Condon, Lupo, Buchanan, Nowakowski, Zelezinski, Healy, J. P. Burke, Krska, Sheridan, Chew, Murray, Fitzpatrick, Campbell, Yaksic, Janousek, Marzullo, Zydlo, Sain, Tomaso, T. F. Burke, Ronan, Keane, Sulski, Brandt, Sande, Laskowski, Massey, Corcoran, Cullerton, Shapiro, Kaplan, Scholl, Goldberg,

Bauler, Fifielski, Kerwin, Hoellen, O'Rourke, Wigoda, Sperling—46.

Nays—None.

Said ordinance, as passed, reads as follows:

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 the area bounded by

W. 31st Street; S. Central Park Avenue; the alley next south of and parallel to W. 31st Street; and a line 50 feet west of S. Central Park Avenue,

to those of an M1-2 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.

Reclassification of Area Shown on Map No. 22-F.

Alderman Corcoran thereupon moved to pass the proposed ordinance transmitted with the pending report of the Committee on Buildings and Zoning, as amended by the committee, as is noted on page 829 of the Journal of the Proceedings of August 22, 1963 (for the reclassification of an area shown on Map No. 22-F). The motion prevailed and said proposed ordinance as so amended was Passed, by yeas and nays as follows:

Yeas—Aldermen Harvey, Metcalfe, Holman, Despres, Miller, Bohling, Condon, Lupo, Buchanan, Nowakowski, Zelezinski, Healy, J. P. Burke, Krska, Sheridan, Chew, Murray, Fitzpatrick, Campbell, Yaksic, Janousek, Marzullo, Zydlo, Sain, Tomaso, T. F. Burke, Ronan, Keane, Sulski, Brandt, Sande, Laskowski, Massey, Corcoran, Cullerton, Shapiro, Kaplan, Scholl, Goldberg, Bauler, Fifielski, Kerwin, Hoellen, O'Rourke, Wigoda, Sperling—46.

Nays—None.

Said ordinance, as passed, reads as follows:

Reclassification of Area Shown on Map No. 22-F.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 22-F in the area bounded by

W. 92nd Street; the alley next east of and parallel to S. Halsted Street; W. 93rd Street; and S. Halsted Street,

to those of an R2 Single Family 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.

Action Deferred—ON PROPOSED ORDINANCE TO RECLASSIFY AREA SHOWN ON MAP NO. 2-L.

Alderman Corcoran moved to Defer for further
(Continued on page 977)

Free

6717
Passed 9/11/63
J.C.P. 971

PLAN OF DEVELOPMENT

RESIDENTIAL PLANNED DEVELOPMENT #24.
(INSTITUTIONAL)

STATEMENTS

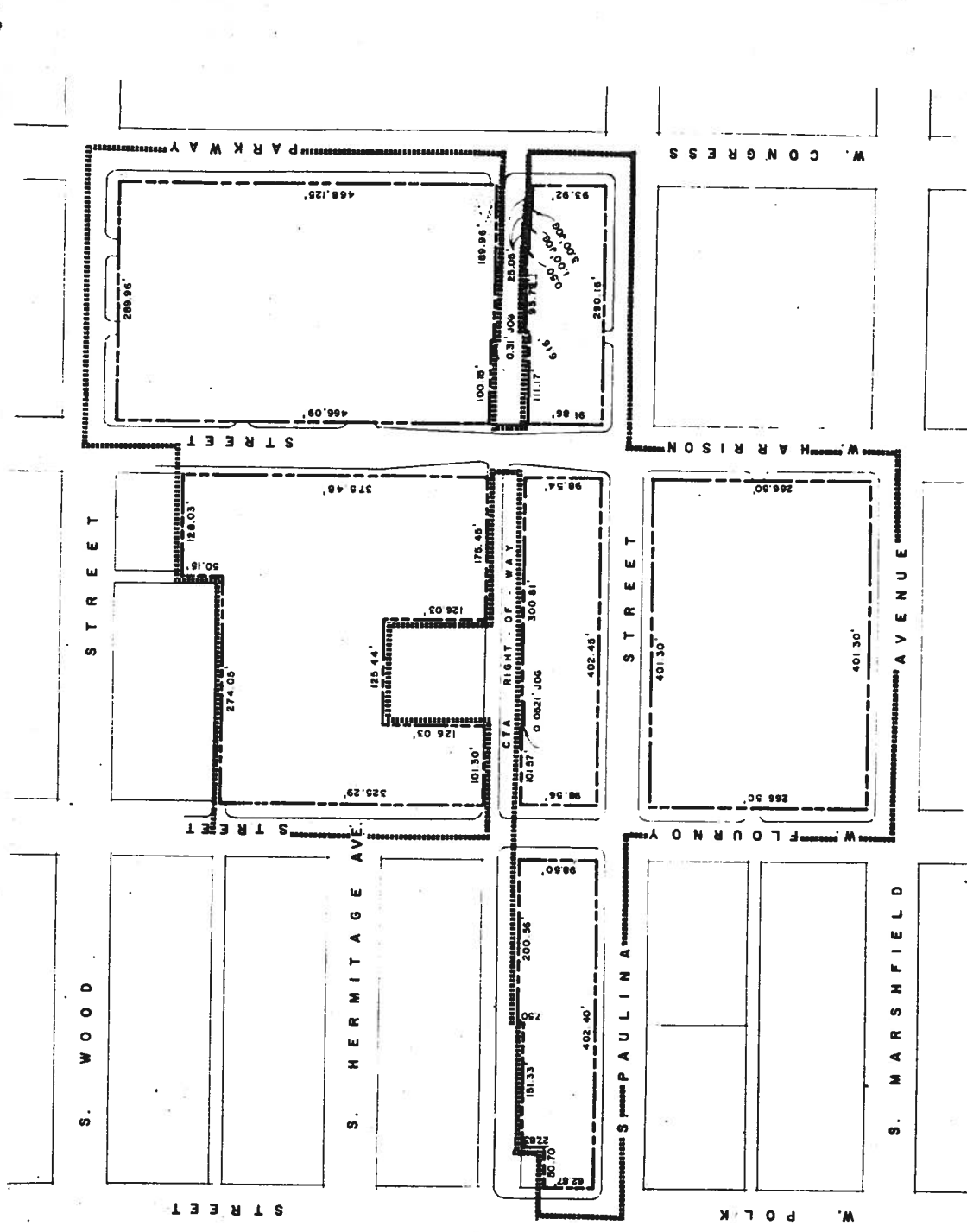
1. The area delineated hereon as a "Residential Planned Development" is owned or controlled by Presbyterian-St. Luke's Hospital as title holder or as the sole beneficiary of trusts holding title.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.
3. Any dedication of streets or alleys or adjustments of the rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of Presbyterian-St. Luke's Hospital and approved by the City Council.
4. Service drives or any other ingress or egress shall be adequately designed and paved to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas
5. Use of land will consist of research, medical, housing, offices, parking facilities and related uses as authorized by the Chicago Zoning Ordinance.

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

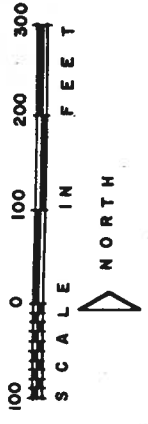
6. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with regulations hereby made applicable thereto.
7. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of City Planning.

APPLICANT: PRESBYTERIAN-ST. LUKE'S HOSPITAL

DATE: May 8, 1963



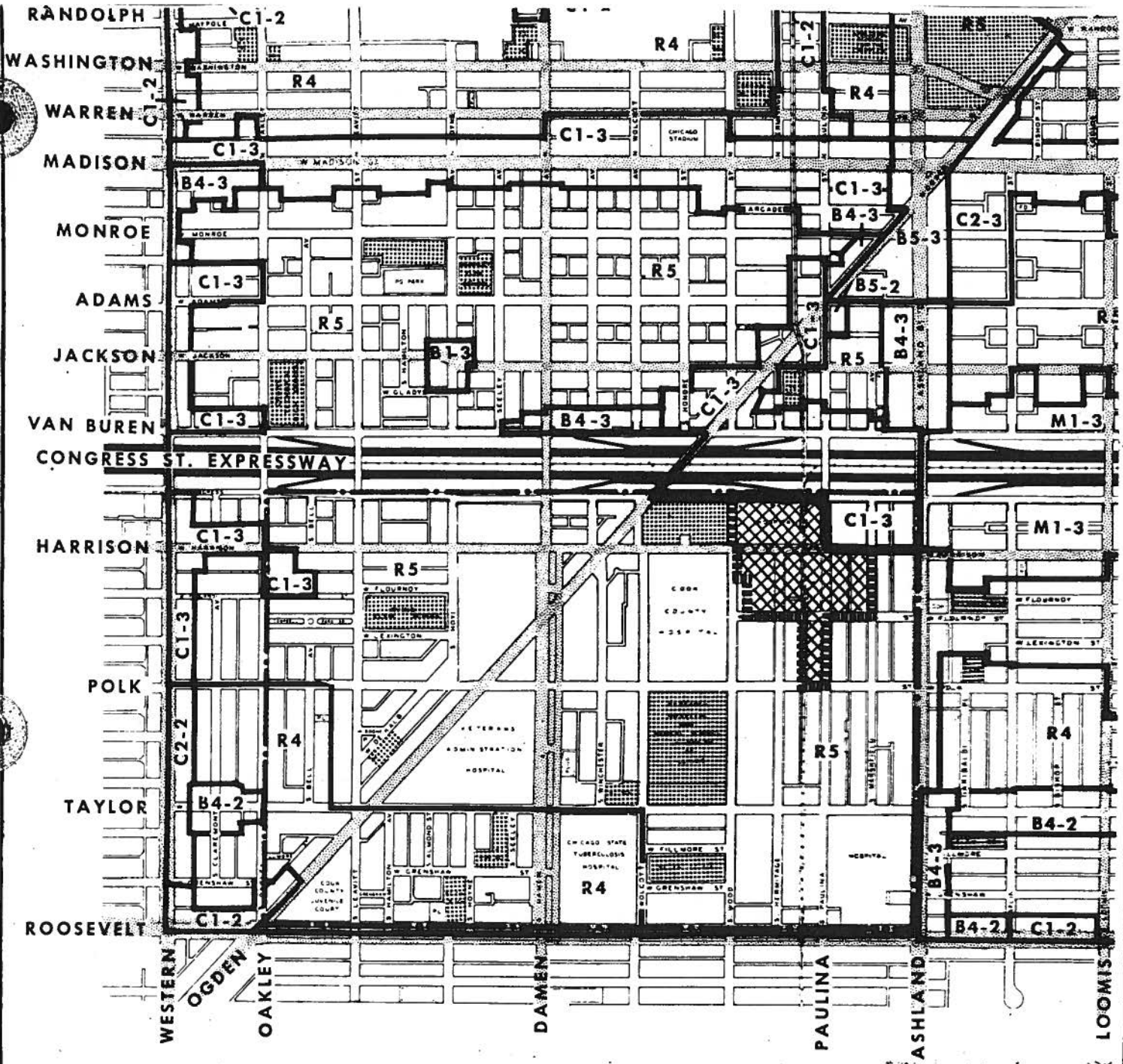
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS
 RESIDENTIAL PLANNED DEVELOPMENT
 (INSTITUTIONAL)



APPLICANT:





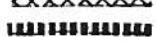
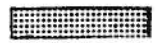
PRESBYTERIAN - ST. LUKE'S HOSPITAL

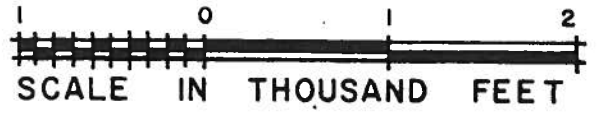
DATE: MAY 8, 1963



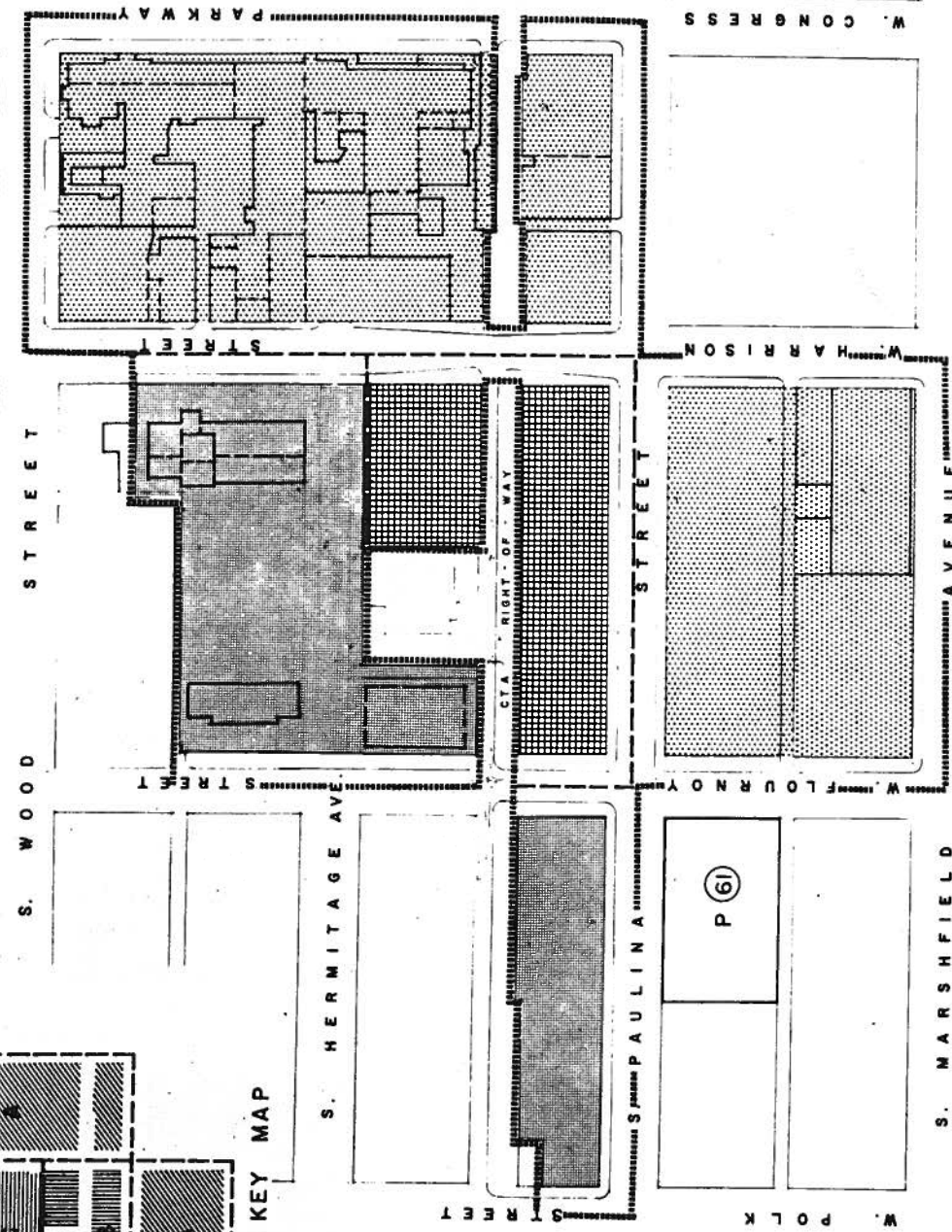
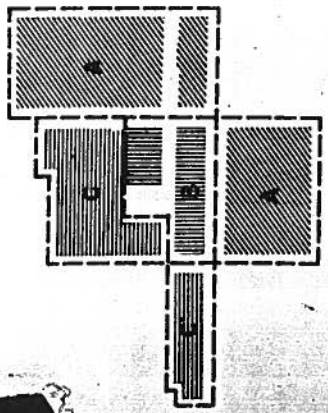
**EXISTING ZONING AND PREFERENTIAL STREET SYSTEM
RESIDENTIAL PLANNED DEVELOPMENT**
(INSTITUTIONAL)

LEGEND

-  ZONING DISTRICT BOUNDARY
-  MEDICAL CENTER BOUNDARY
-  PREFERENTIAL STREET SYSTEM
-  RESIDENTIAL PLANNED DEVELOPMENT
-  RESIDENTIAL PLANNED DEVELOPMENT BOUNDARY
-  SCHOOLS PARKS AND PLAYGROUNDS



APPLICANT : PRESBYTERIAN - ST. LUKES HOSPITAL DATE: MAY 8, 1963



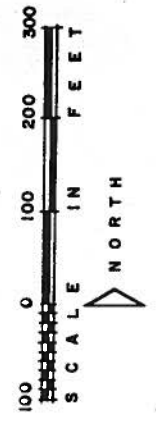
GENERALIZED LAND USE PLANNED DEVELOPMENT PLAN
 RESIDENTIAL (INSTITUTIONAL)

LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- SUB - AREA BOUNDARY
- MEDICAL, & RELATED USES
- OFFICES, PARKING, & RELATED USES
- HOUSING, & RELATED USES
- AREA RESERVED FOR PARKING WITH NUMBER OF SPACES

APPLICANT : PRESBYTERIAN - ST. LUKE'S HOSPITAL

DATE : MAY 8, 1963



PLANNED DEVELOPMENT USE AND BULK REGULATIONS

RESIDENTIAL PLANNED DEVELOPMENT
(INSTITUTIONAL)

| Sub-Area | Net Site Area | | General Description of Land Use and Type | Max. F.A.R. | Max.% of Land Covered |
|----------|---------------|-------|--|-------------|-----------------------|
| | Square Feet | Acres | | | |
| A | 268,655 | 6.18 | Medical & Related Uses | 4.0 | 50 |
| B | 60,850 | 1.40 | Offices, Parking & Related Uses | 4.0 | 30 |
| C | 135,755 | 3.10 | Housing & Related Uses | 1.5 | 15 |
| Total | 465,260 | 10.68 | | | |

THE ABOVE NOTED REGULATIONS RELATE TO THE ULTIMATE DEVELOPMENT WITHIN THE PLANNED DEVELOPMENT AREA. INTERIM STAGES OF DEVELOPMENT MAY EXCEED THESE PERMITTED STANDARDS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF CITY PLANNING.

Gross Site Area = Net Site Area 10.68 Acres plus Area of Right-of-Way and Public Land 4.04 Acres = 14.72 Acres.

Maximum permitted F.A.R. for Total Net Site Area = 3.2.

Present Population:

A. Medical and Related Uses

1. Number of Beds 820
2. Number of Attending Doctors 250.
3. Number of Employees (Maximum in one shift) 1,400.
(Includes 200 nurses, internes and residents)

B. Housing

1. Nurses 300.
2. Internes and Residents 281.

Minimum number of off-street parking spaces for Medical and Related Uses, Laboratories (Clinical and Research), Housing (Nurses, Internes and Residents) and Office uses provided within the boundaries of this Planned Development: 685; plus 61 on land leased by Presbyterian-St. Luke's Hospital. (Note Generalized Land Use Plan). Actual number of parking spaces: 770.

Off-street parking requirements for proposed Medical and Related Uses, Laboratories (Clinical and Research), Housing (Nurses, Internes and Residents) shall be provided as authorized by the Chicago Zoning Ordinance.

Minimum Periphery Setbacks:

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

Minimum Distances between Buildings:

- A. Patient Room Facings 24 feet.
- B. End and Face Walls 24 feet.

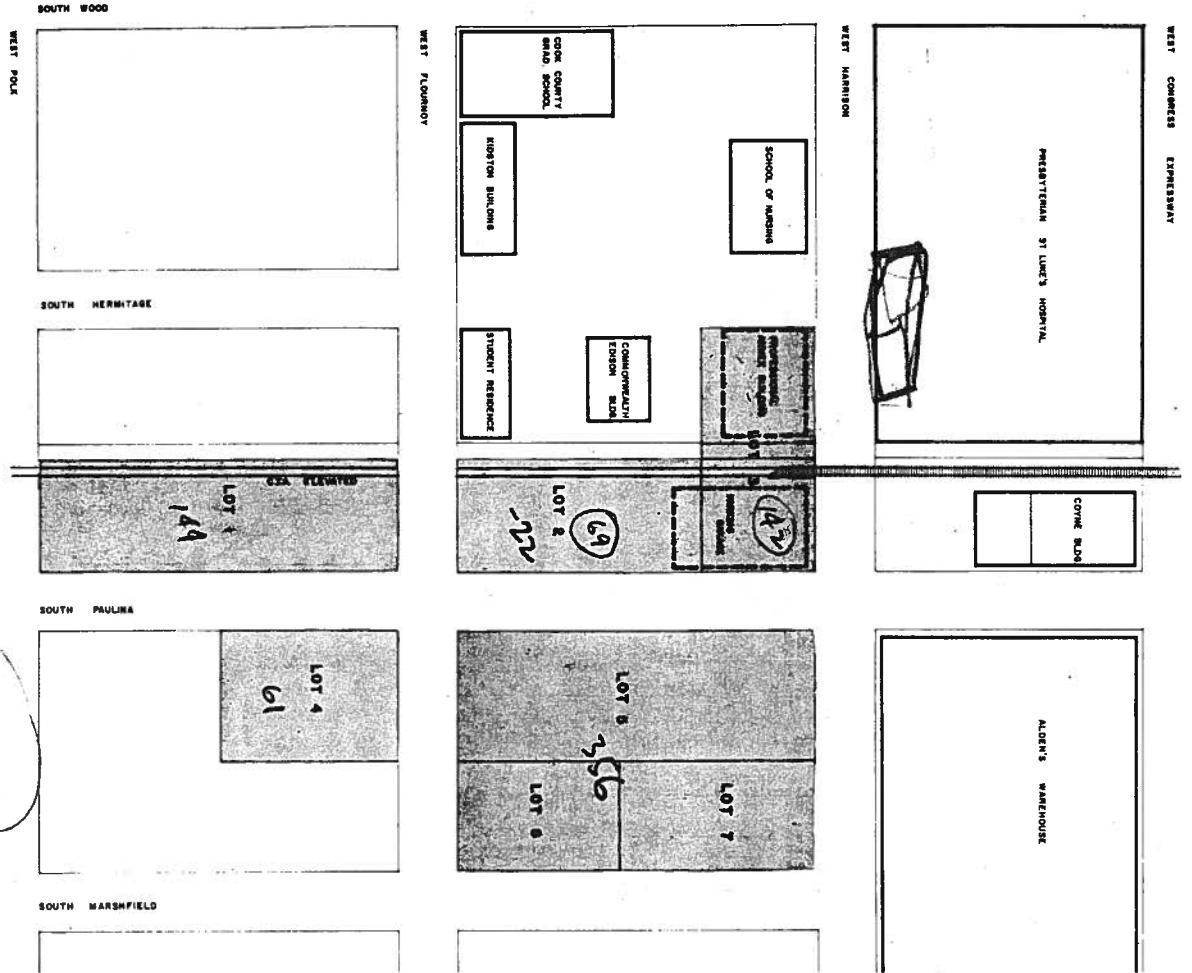
SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHEN NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF CITY PLANNING.

Maximum percent of land covered (for total Net Site Area) = 35%

APPLICANT: PRESBYTERIAN-ST. LUKE'S HOSPITAL

DATE: May 8, 1963.

D.C.P. zoning division



EXISTING PARKING

| LOT NO | DOCTORS | EMPLOYEES | VISITORS | TOTAL |
|----------|---------|-----------|----------|-------|
| LOT N° 1 | | 144 | | 144 |
| LOT N° 2 | | 93 | | 93 |
| LOT N° 3 | 130 | | | 130 |
| LOT N° 4 | | 61 | | 61 |
| LOT N° 5 | | | 168 | 168 |
| LOT N° 6 | | | 94 | 94 |

PROPOSED PARKING

| PARKING GARAGE | DOCTORS | EMPLOYEES | VISITORS | TOTAL |
|----------------|---------|-----------|----------|-------|
| SELF PARK | 60 | | 62 | 122 |
| ATTENDANT PARK | | | 20 | 20 |
| LOT N° 1 | | 144 | | 144 |
| LOT N° 2 | | 69 | | 69 |
| LOT N° 4 | | 61 | | 61 |
| LOT N° 5,6,7 | | 120 | 264 | 384 |
| | 129 | 325 | 346 | 800 |
| | | | | 772 |

RESBYTERIAN - ST LUKE'S HOSPITAL

PROFESSIONAL ANNEX BUILDING

HAMMOND AND RICHMOND CHICAGO