



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 22, 2018

Bernard I. Citron
Thompson Coburn LLP
55 E. Monroe St.
37th Floor
Chicago, IL 60603

**Re: Administrative Relief request for Planned Development No. 243, Sub area A
New entry vestibule for Thorek Hospital, 850 W. Irving Park Rd.**

Dear Mr. Citron:


Please be advised that your request for a minor change to Residential Business Planned Development No. 243 ("PD 243"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD 243.

Your client, Thorek Hospital, is the sole owner of all of the property within Sub area A of PD 243. They are seeking administrative relief to allow for the construction of an approximately 4,750 square foot entry vestibule at Thorek Hospital, as shown on the attached, revised, Level 01 Floor Plan and Building Elevations.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed entryway addition will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

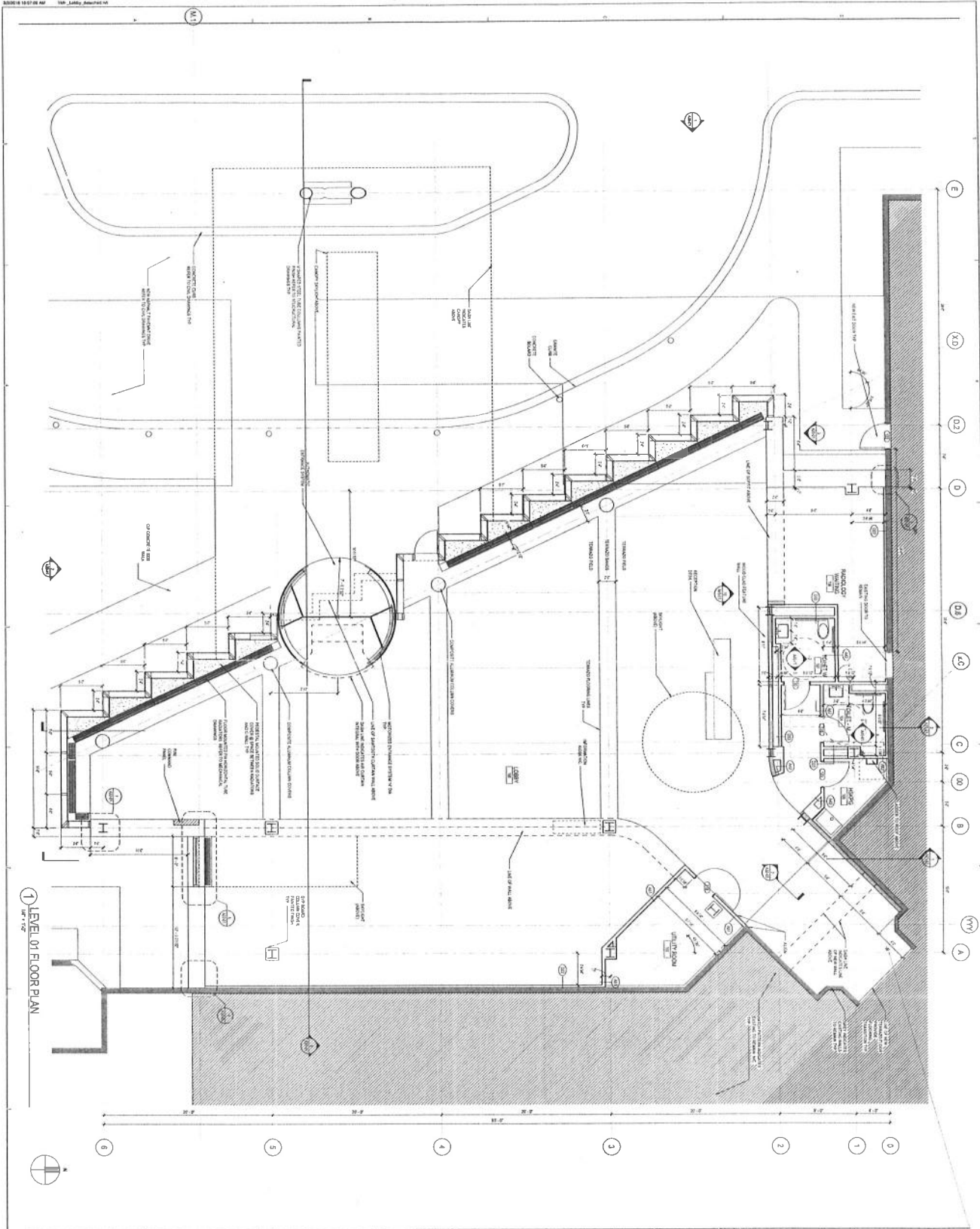
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 243, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Main file



1 LEVEL 01 FLOOR PLAN
18' 0" x 14' 0"

PERKINS + WILL

1400 North Dearborn Street
Chicago, IL 60610
Tel: 312.345.5000
www.perkinswill.com

CONSULTANTS

2312 North Dearborn Street, Chicago, IL 60614
Tel: 312.345.5000
www.perkinswill.com

2312 North Dearborn Street, Chicago, IL 60614
Tel: 312.345.5000
www.perkinswill.com

2312 North Dearborn Street, Chicago, IL 60614
Tel: 312.345.5000
www.perkinswill.com

PROJECT

Thorak Memorial Hospital
850 W. Irving Park Road
Chicago, IL 60613

03/01/2018

DATE CHART

NOT FOR CONSTRUCTION

SHEET NUMBER
A11-01

LEVEL 01 FLOOR PLAN



City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
(312) 744-2950 (TTY)
<http://www.cityofchicago.org>

January 20, 2010

Mr. Michael A. Hill
Thompson Coburn Fagel Haber
55 East Monroe Street
37th Floor
Chicago, IL 60603

Re: **Administrative Relief request for Residential Institutional Planned Development No. 243, as amended, Sub-area A, Thorek Hospital Building, 850 West Irving Park Road**

Dear Mr. Hill:

Please be advised that your request for a minor change to Residential Institutional Planned Development No. 243 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development (PD).

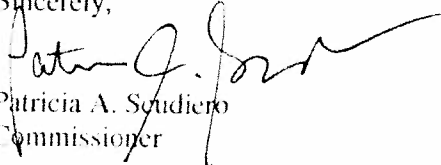
You are requesting to reduce the required setback along the south side of Cuyler Avenue from 15 feet to 0 feet between a point 176 feet west of N. Broadway Avenue and a point 350 feet west of N. Broadway Avenue to accommodate the construction of an emergency room expansion to the existing Thorek Hospital building at 850 West Irving Park Road.

Pursuant to the PD, the required setback along the south side of W. Cuyler Avenue is 0 feet from N. Broadway Avenue to a point 176 feet west of N. Broadway Avenue, then 15 feet for the remainder of W. Cuyler Avenue. The proposed emergency room expansion will encroach upon the required 15 foot setback along W. Cuyler Avenue for a distance of approximately 136 linear feet and will add approximately 3,445 square feet to the total developed area within Sub-area A. The proposed expansion will increase the total developed area within Sub-area A to 175,934 square feet, resulting in an FAR of 0.73, below the maximum permitted of 2.5. A Proposed Site Plan, prepared by Anderson Mikos Architects and dated October 19, 2009, shall be inserted into the main file.

With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing this setback reduction will not create an adverse impact on the Planned Development or surrounding neighborhood, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Institutional Planned Development No. 243, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Commissioner

PAS:HG:tm
c: Mike Marmo, Erik Glass, Main file



Anderson Mikos Architects Ltd.

One Parkview Plaza
17th Fl. 21st Street, Suite 1000
Oakbrook, IL 60181
Tel. 630 - 573 - 5149
Fax 630 - 573 - 5176

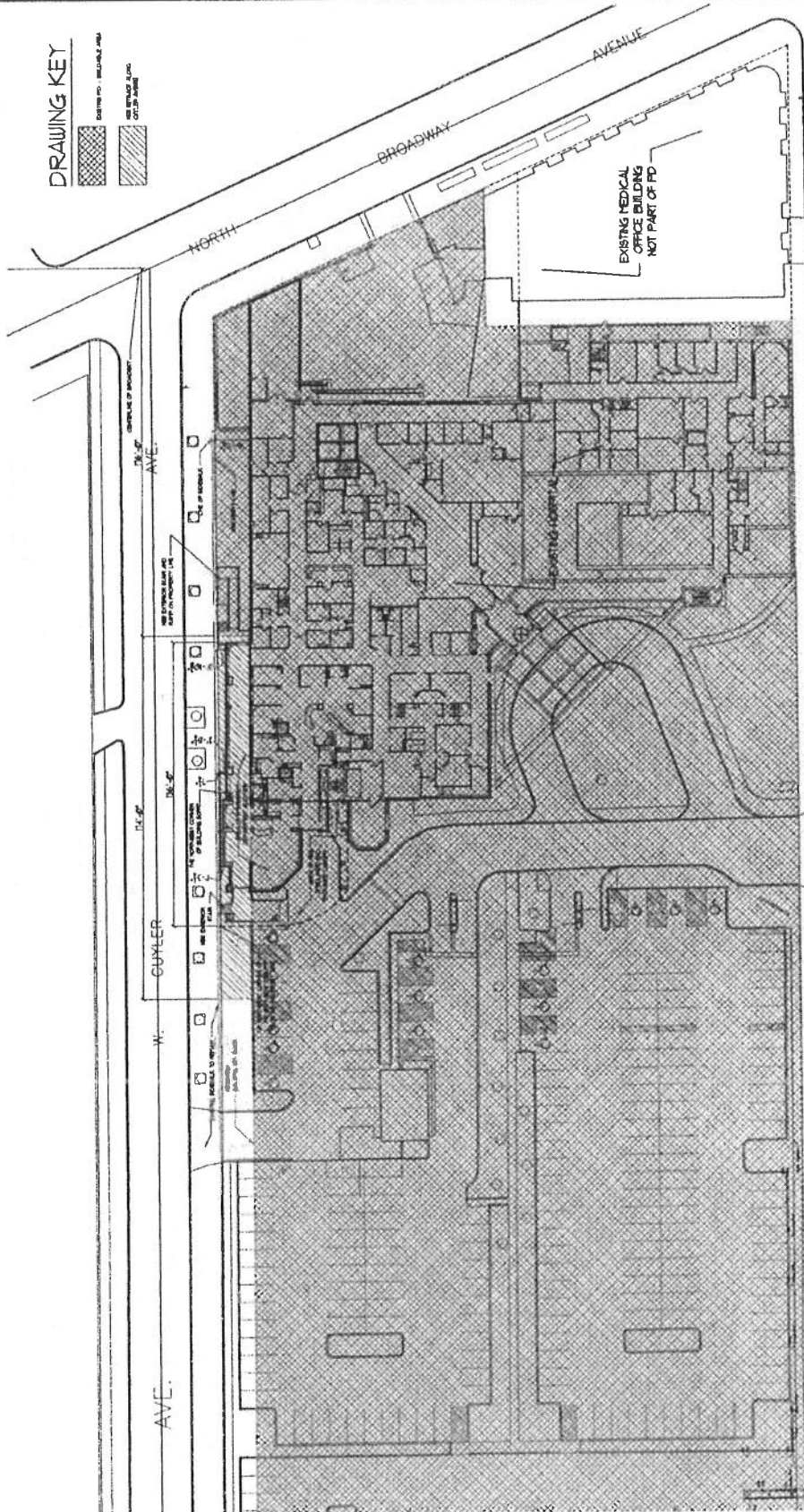


850 Westling Park Road
Oakbrook, IL 60181
Tel. 630 - 573 - 5149
Fax 630 - 573 - 5176

EMERGENCY
DEPARTMENT
RENOVATIONS

DRAWING KEY

-  EXISTING SETBACKS
-  PROPOSED SETBACKS



NO.	DESCRIPTION	DATE
1	PRELIMINARY CONCEPT	MAY 2005
2	SCHEMATIC DESIGN	
3	DESIGN DEVELOPMENT	
4	CONCEPTUAL DESIGN	
5	PRELIMINARY DESIGN	
6	FINAL DESIGN	
7	CONSTRUCTION DOCUMENTS	
8	AS BUILT	
9	REVISIONS	
10	REVISIONS	
11	REVISIONS	
12	REVISIONS	
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100	REVISIONS	

EXISTING
SETBACKS

NEW

1 SITE PLAN - PROPOSED SETBACKS



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4190
312 744-2271 (FAX)
312 744-2578 (TTY)

<http://www.cityofchicago.org>

March 5, 2008

Mr. Michael A. Hill
Thompson Coburn Fagel Haber
55 East Monroe Street
40th Floor
Chicago, IL 60603

Re: **One-year sunset extension for Residential Institutional Planned Development No. 243, as amended, Subarea B, Thorek Hospital Senior Housing**

Dear Mr. Hill:

Please be advised that your request for a one-year sunset extension to the six-year construction period for Residential Institutional Planned Development No. 243, as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0612-B of the Chicago Zoning Ordinance and Statement No. 15 of the Planned Development.

Residential Institutional Planned Development No. 243, as amended, was passed by the City Council on November 6, 2002 and authorizes the construction of a one hundred fifty-six (156) unit assisted living facility on the southeast corner of West Irving Park Road and North Fremont Street within Subarea B. Due to market conditions and fluctuating demand, construction has not yet begun. As a result, it is unlikely that a building permit and substantial construction will be commenced prior to the amended Planned Development's expiration date of November 6, 2008.

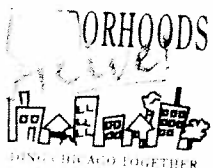
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Institutional Planned Development No. 243, as amended, I hereby approve a one-year sunset extension from November 6, 2008 to November 6, 2009 to begin construction, as authorized by a building permit.

Sincerely,

Arnold L. Randall
Commissioner

ALR:SA:HG:tm

cc: Danita Childers, Mike Marmo, Pat Haynes, Erik Glass, DPD files



11/6/2002

REPORTS OF COMMITTEES

13662
96443

~~SECTION 2. This ordinance shall be in full force and effect after its passage and publication.~~

~~Reclassification Of Area Shown On Map Number 9-H.
(Application Number A-5031)~~

~~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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 9-H in the area bounded by:~~

~~the public alley next south of and parallel to West Addison Street; the west line of North Ravenswood Avenue; the public alley next south of and parallel to West Eddy Street; and the east line of the Northwestern Elevated Railroad right-of-way,~~

~~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 full force and effect after its passage and publication.~~

~~Reclassification Of Area Shown On Map Numbers 9-G And 11-G.
(As Amended)~~

~~(Application Number 13662) RIPID 243,000~~

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

~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-3 Restricted Service District and Residential Institutional Planned Development~~

Number 243 symbols and indications as shown on Map Numbers 9-G and 11-G in the area bounded by:

the alley next west of and parallel to North Broadway, north of West Cuyler Avenue; a line between the alley next west of North Broadway and North Broadway, 167 feet north of the intersection of West Cuyler Avenue and the alley next west of North Broadway and 256 feet north of the intersection of North Broadway and West Cuyler Avenue; North Broadway, from a point 256 feet north of the intersection of West Cuyler Avenue, to a point 159 feet south of the intersection of West Cuyler Avenue; a line perpendicular to North Broadway east 168.13 feet from a point 159 feet south of the intersection of North Broadway and West Cuyler Avenue; a line from the east terminus of the last said line southerly 102.97 feet to the east terminus of a line perpendicular to North Broadway east 144.05 feet from a point 259 feet south of the intersection of North Broadway and West Cuyler Avenue; a line perpendicular to North Broadway east 144.05 feet from a point 259 feet south of the intersection of North Broadway and West Cuyler Avenue; North Broadway from a point 259 feet south of the intersection of North Broadway and West Cuyler Avenue to the intersection of North Broadway and West Irving Park Road; West Irving Park Road from the intersection of North Broadway to a point 248 feet west of the intersection of North Broadway; a line from the last said point southerly to the alley next south of and parallel to West Irving Park Road; the alley next south of West Irving Park Road to the second alley west of North Broadway; the second alley west of North Broadway to West Dakin Street; West Dakin Street between the second alley west of North Broadway and North Fremont Street; North Fremont Street between West Dakin Street and West Irving Park Road; West Irving Park Road between North Fremont Street and the alley next east of North Sheridan Road; the alley next east of North Sheridan Road between West Irving Park Road and West Cuyler Street; and West Cuyler Street between the alley next east of North Sheridan Road and the alley next west of North Broadway,

to those of Residential Institutional Planned Development Number 243, as amended, and a corresponding use district is hereby established in the area above described, subject to the Plan of Development Statements for Residential-Institutional Planned Development Number 243 (as amended) attached and incorporated herein, and to no others.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the Residential-Institutional Planned Development Number 243 symbols and indications as shown on Map Number 11-G in the area bounded by:

West Cuyler Avenue; a line perpendicular to West Cuyler Avenue from a point 346 feet west of North Broadway to the alley next north of West Cuyler Avenue;

the alley next north of West Cuyler Avenue; and a line perpendicular to West Cuyler Avenue from a point 400 feet west of North Broadway to the alley next north of West Cuyler Avenue,

to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

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

*Residential-Institutional Planned Development Number 243,
As Amended*

Plan Of Development Statements.

1. The area delineated herein as Residential-Institutional Planned Development Number 243, as amended, consists of approximately two hundred ninety-six thousand one hundred ninety-two (296,192) square feet (six and eight-tenths (6.8) acres) and is owned or controlled by the applicant, Thorek Hospital and Medical Center, an Illinois not-for-profit corporation.
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 vacating of streets or alleys, or easements, or adjustments 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, 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 holder and any ground lessees. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative,

- legislative or otherwise) to this planned development are made. 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 or any property owners association which may be formed to represent the property owners, and any ground lessees.
4. This planned development consists of fifteen (15) plan of development statements; Bulk Regulations and Data Table; Existing Zoning Map; Planned Development Boundary and Property Line Map; Generalized Land- Use Plan; Area to be Rezoned Map; and Subarea Boundary Map (all dated October 17, 2002); Landscape Plans prepared by David R. McCallum Associates, Inc., dated October 17, 2002; Building Elevations for Subarea C prepared by Stephen Rankin Associates, dated October 17, 2002; Monument Sign Plan prepared by Stephen Rankin Associates dated October 17, 2002; and Site Plan, Landscape Plan and Building Elevations for Subarea B prepared by Warman Olsen Warman, Ltd., dated June 16, 1998. Full size sets of said landscape plans and building plans are on file with the Department of Planning and Development. This Planned Development is applicable to the area delineated herein, and these and no other zoning controls shall apply in said area.
 5. The following uses shall be permitted within the area delineated herein: hospitals, medical and related uses (including support facilities), laboratories (clinical and research), drive-through facilities for pharmacies, assisted living facilities, housing and congregate care for the elderly with related recreational uses, storage, day care center, accessory parking, and all permitted uses in the B4-3 District.
 6. The monument and wall signs depicted in the plans by Stephen Rankin Associates shall be permitted. Any other plans for business identification within the planned development are subject to the review and approval of the Department of Planning and Development in accordance with the signage standards applicable in the B4-3 District. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
 7. Any service drives 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 City of Chicago, to provide ingress and egress for motor vehicles, including fire and emergency vehicles. There shall be no parking within emergency vehicle areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval to the Department of Transportation.
8. Building height shall be subject to the Bulk Regulations and Data Table, the attached building elevations and to any federal height restriction.
 9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
 10. Subarea A includes the existing Thorek Hospital building at 850 West Irving Park Road, the adjacent west parking area, the north parking area at 4040 North Broadway the existing three (3) story storage building at 4015 North Broadway and the existing single-story retail building at 4009 North Broadway. No plans currently exist for the expansion or replacement of buildings within Subarea A. The building at 4009 North Broadway will be renovated to provide business office space for Thorek Hospital, provided that a minimum of one thousand (1,000) square feet of floor area at the front of the building at 4009 North Broadway shall be maintained and available for retail use at all times. Consistent with the Bulk Table, the Thorek Hospital building may be expanded, parking structures with ground floor retail and/or office space may be constructed on the west and north parking areas, and the buildings at 4009 and 4015 North Broadway may be replaced with a single structure containing ground floor retail space and office, storage and/or dwelling units on upper floors. Subarea B currently serves as the south parking area for Thorek Hospital. A one hundred fifty-six (156) unit assisted living facility is planned for Subarea B. Subarea C is currently improved with a single story retail building. A four (4) story medical office building is planned for Subarea C; it will be inter-connected with the Thorek Hospital building and will have retail space on the ground floor. Improvements within Subarea B and Subarea C shall be designed, installed and maintained in substantial conformance with the plans and building elevations referenced in Statement Number 4 above. In addition, parkway and parking lot trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plans by David R. McCallum Associates, Inc. as referenced in Statement Number 4 above.

11. 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 applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this planned development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
12. Prior to issuance by the Commissioner of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for development of property within Subarea B and Subarea C, site, floor and building elevation plans for proposed development shall be submitted to the Commissioner for approval. Site, floor and building elevation plans shall be submitted to the Commissioner for Part II Approval for all or any part of Subarea A for which building permits are requested. Such plans need only include that portion of Subarea A, including adjacent public rights-of-way, for which approval is being sought by the applicant, but should demonstrate that proposed building siting and height are consistent with existing structures and the bulk parameters set out in the attached Bulk Table. Materials for future development should be consistent with existing building materials; garage and loading areas shall be screened.

If site and building plans substantially conform to the provisions to this planned development, the Commissioner shall approve such plans and shall issue written Part II Approval thereof to the applicant. If the Commissioner determines that the plans do not substantially conform with the provisions of this planned development, the Commissioner shall advise the applicant in writing of the specific reasons for such adverse determination and the specific areas in which the plans and supporting data and materials do not substantially conform to the provisions of this planned development. The Commissioner shall thereafter review any subsequent resubmission, and issue a determination in writing to the applicant within a reasonable period. The approved plans and supporting data shall be kept on file with the Department of Planning and Development.

13. 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 most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
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 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 M.O.P.D. has approved detailed construction drawings for each building or improvement.
15. Unless substantial construction has commenced in Subarea B within six (6) years following adoption of this amended planned development, and unless completion is thereafter diligently pursued, the site plans and building elevations for the assisted living housing development in Subarea B of this planned development shall expire. Applicant agrees that no Part II Approval for said assisted living housing development or any other structure within Subarea B will be granted within eighteen (18) months following adoption of this amended planned development, subject to waiver of such eighteen (18) month period by the Commissioner of the Department of Planning and Development.

[Bulk Regulation and Data Table; Existing Zoning Map; Planned Development Boundary and Property Line Map; Generalized Land-Use Plan; Area To Be Rezoned Map; Subarea Boundary Map; Landscape Plan; Building Elevation Drawings; Plan Detail; Monument Sign Plan Elevation and Sections; Site Plan of Subarea B; and Landscape Plan of Subarea B referred to in these Plan of Development Statements printed on pages 96450 through 96468 of this *Journal*.]

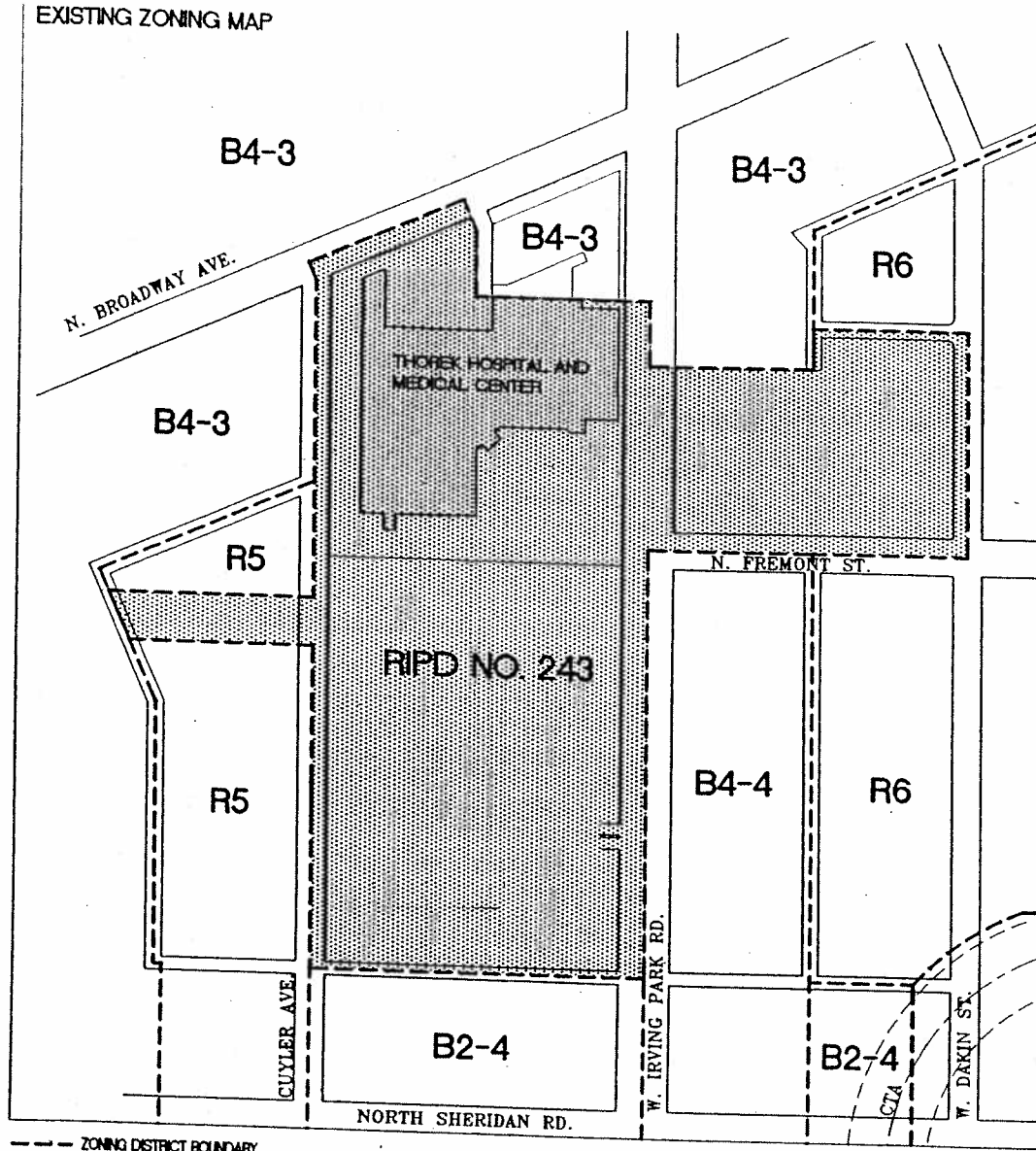
Bulk Regulations And Data Table.

Thorek Hospital & Medical Center Residential-Institutional
Planned Development Number 243, As Amended.

Site Area	239,709 sq. ft.	43,187 sq. ft.	13,296 sq. ft.	296,192 sq. ft.
Maximum Floor Area Ratio	2.5	3.1	4.0	2.65
Minimum Number of off-Street Parking Spaces	263 plus spaces for new/expanded uses as per Zoning Ordinance Sec. 8.11-2	21 (additional accessory spaces included in Sub-Area A)	Included in Sub-Area A	284
Maximum Number of Dwelling Units	30 (@ 4009-15 N. Broadway)	156	0	186
Minimum Building Set-Backs	a. W. Irving Pk. 0 ft.	W. Dakin 15 ft.	N. Broadway 0 ft.	
	b. N. Broadway 0 ft.	N. Freemont 0 ft.	W. Irving Pk. 0 ft.	
	c. W. Cuyler, from N. Broadway to a point 176 feet west			
	d. W. Cuyler, west of "c" above			
Maximum Permitted Height	Existing Structures: as built Future Structures: See Statement No. 12	In accordance with attached Building Elevations	In accordance with attached Building Elevations	

Applicant: Thorek Hospital and Medical Center (Appt. No. 13662)
Date: April 26, 2002
Date Revised: October 17, 2002

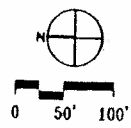
Existing Zoning Map.



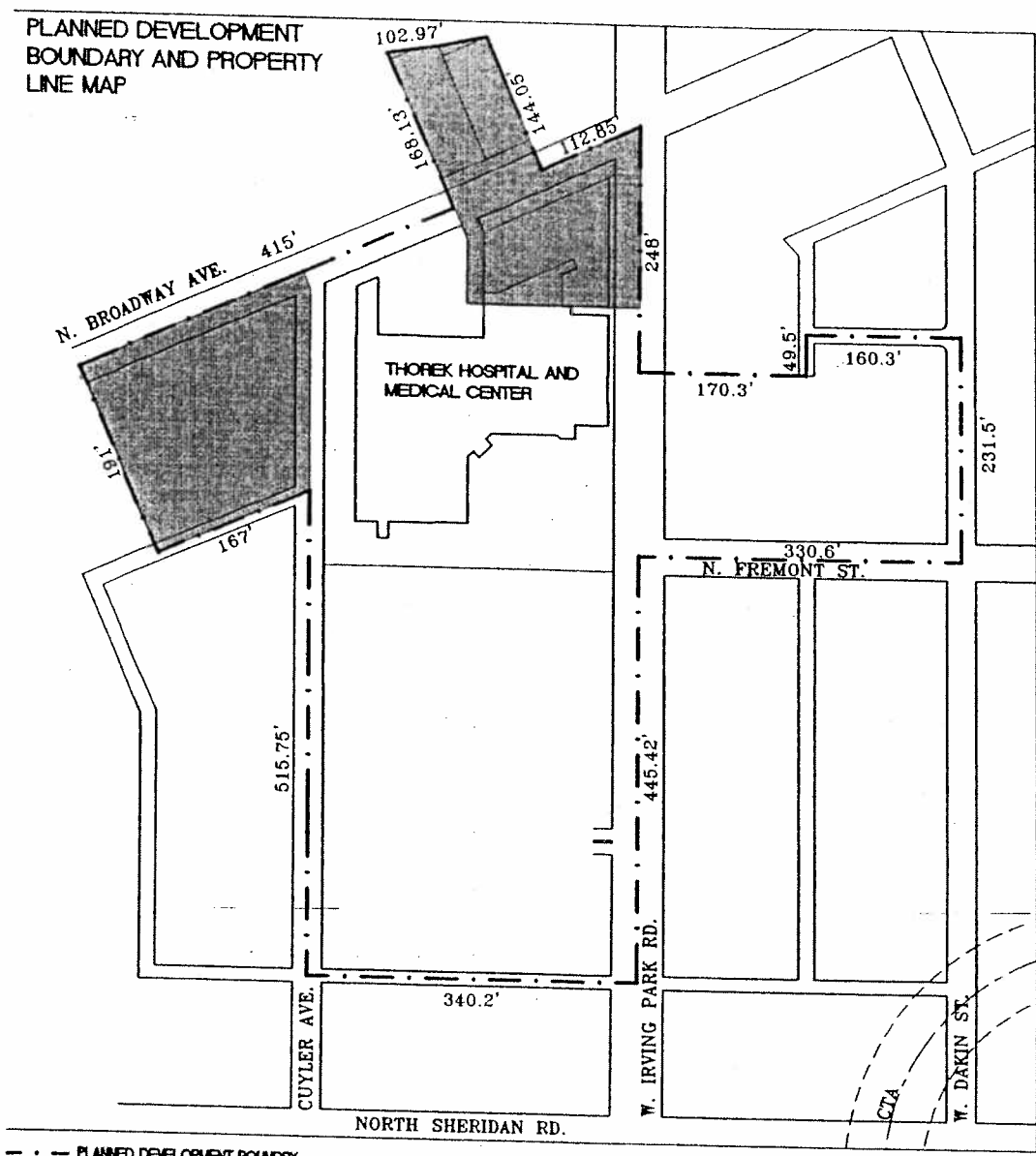
--- ZONING DISTRICT BOUNDARY

 RIPD AREA

APPLICANT: THOREK HOSPITAL AND MEDICAL CENTER
ADDRESS: 850 W. IRVING PARK ROAD
DATE: 10.17.02



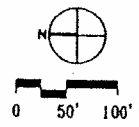
Planned Development Boundary And Property Line Map.



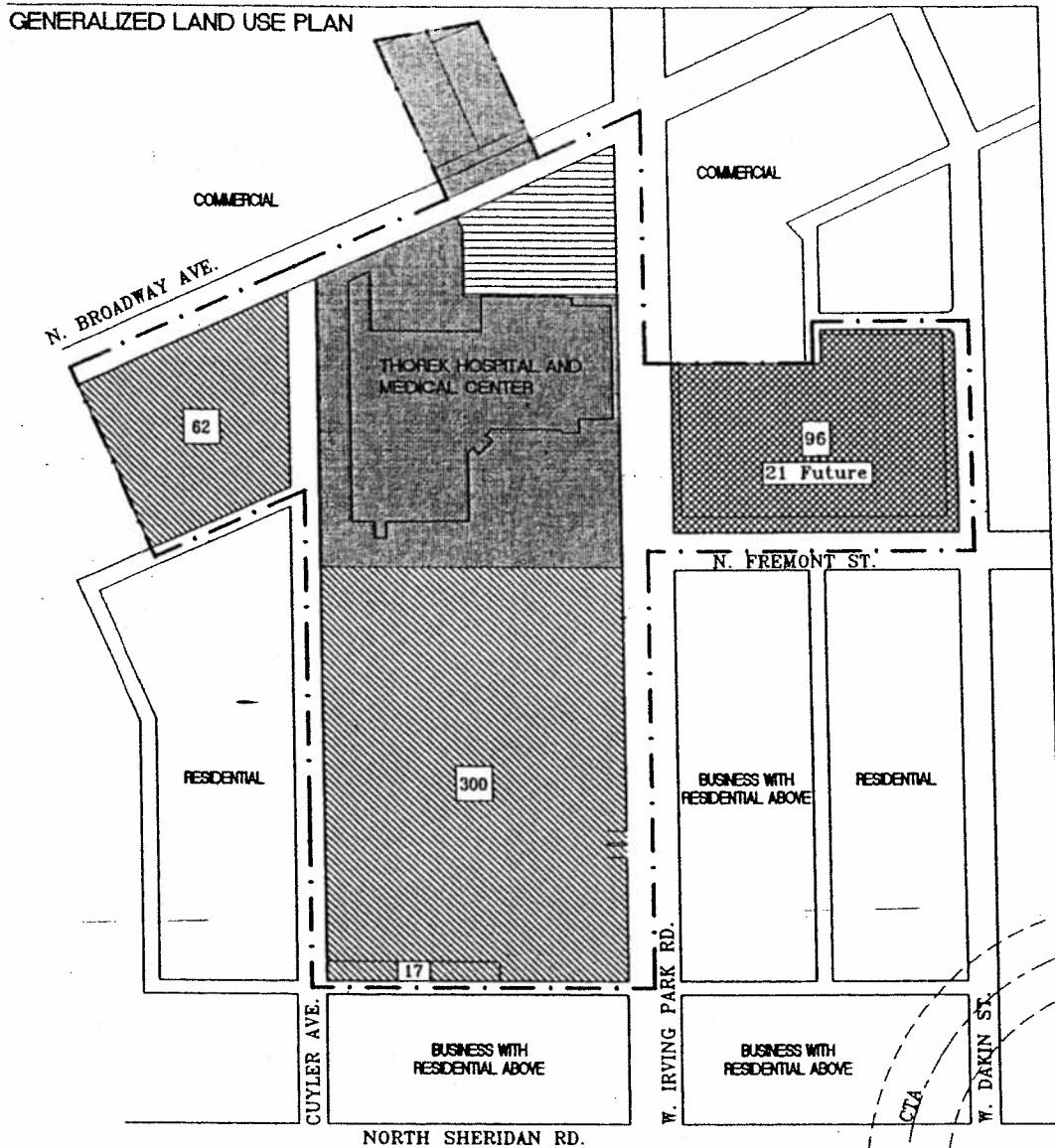
--- PLANNED DEVELOPMENT BOUNDARY

■ PROPOSED PROPERTY ADDITION TO RESIDENTIAL/INSTITUTIONAL
PLANNED DEVELOPMENT NO. 243

APPLICANT: THOREK HOSPITAL AND MEDICAL CENTER
 ADDRESS: 850 W. IRVING PARK ROAD
 DATE: 10.17.02

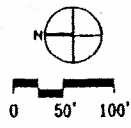


Generalized Land-Use Plan.

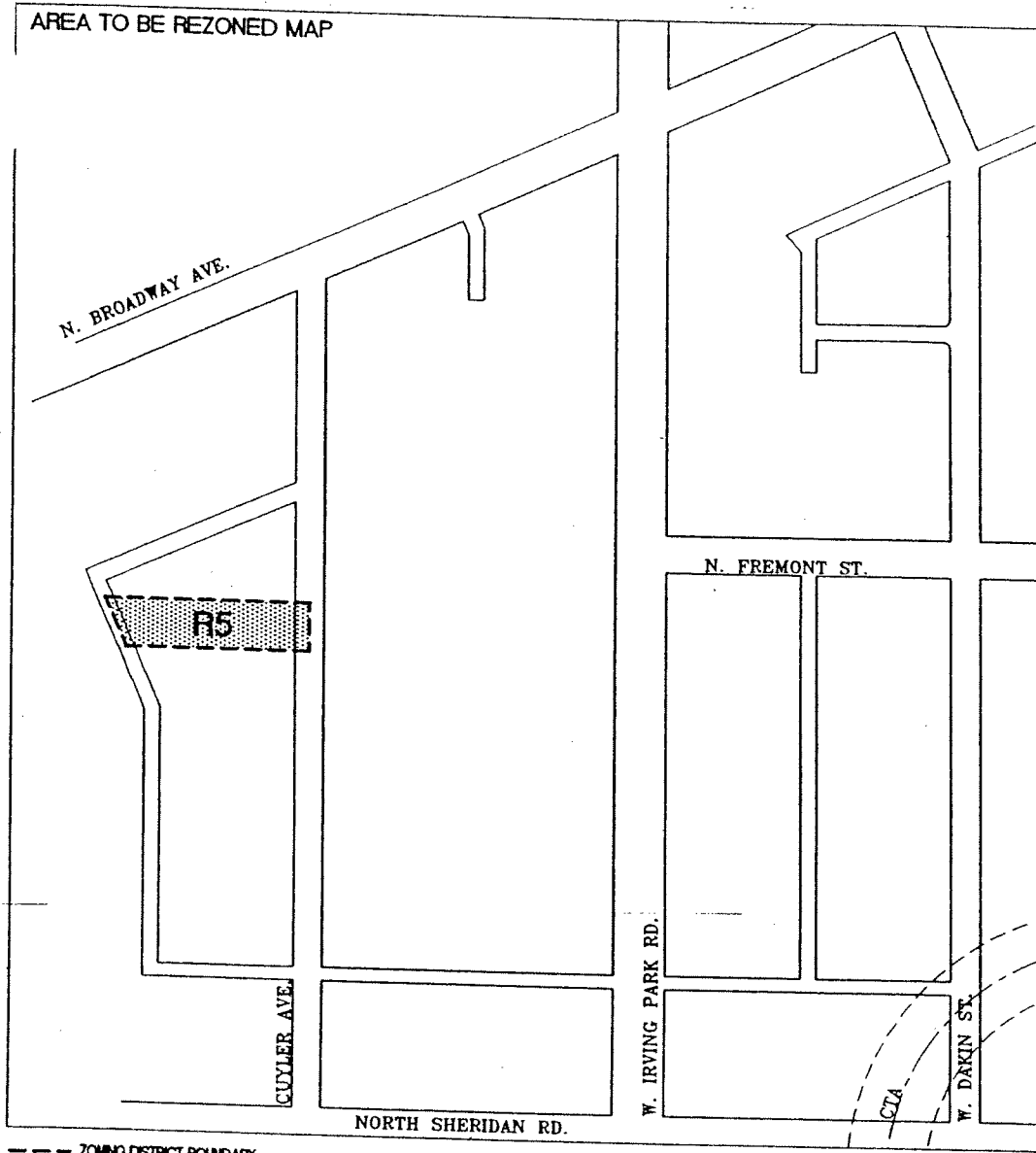


- - - PLANNED DEVELOPMENT BOUNDARY
- SENIOR HOUSING USE
- RETAIL AND MEDICAL OFFICE/CLINIC
- MEDICAL AND RELATED USES, LABORATORIES, (CLINICAL AND RESEARCH HOUSING, INTERNS AND RESIDENTS)
- OFF-SITE PARKING ON LAND OWNED BY THOREK HOSPITAL AND MEDICAL CENTER - WITH NUMBER OF SPACES

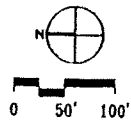
APPLICANT: THOREK HOSPITAL AND MEDICAL CENTER
 ADDRESS: 850 W. IRVING PARK ROAD
 DATE: 10.17.02



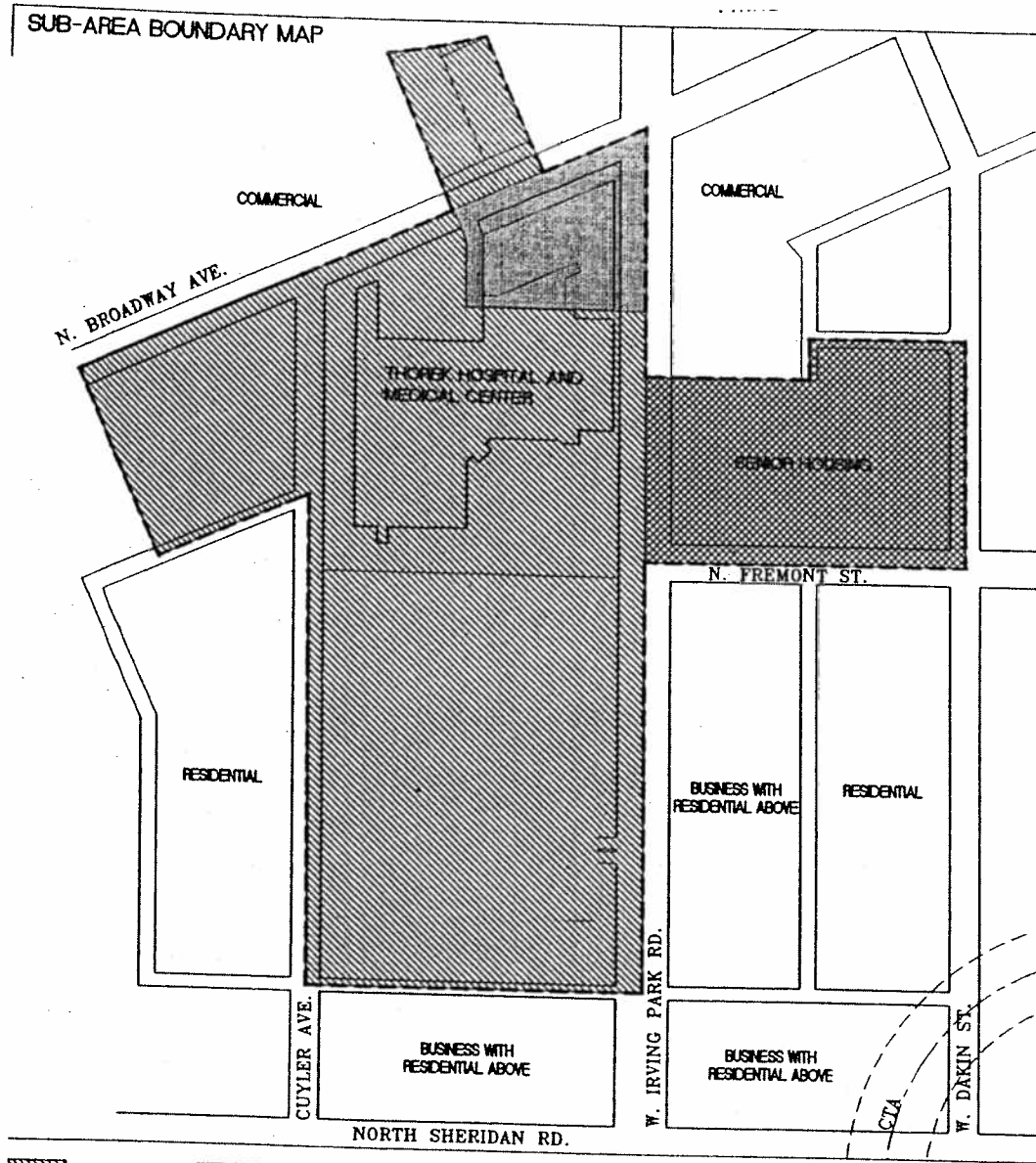
Area To Be Rezoned Map.






APPLICANT: THOREK HOSPITAL AND MEDICAL CENTER
 ADDRESS: 850 W. IRVING PARK ROAD
 DATE: 10.17.02

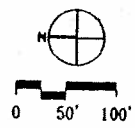


Subarea Boundary Map.

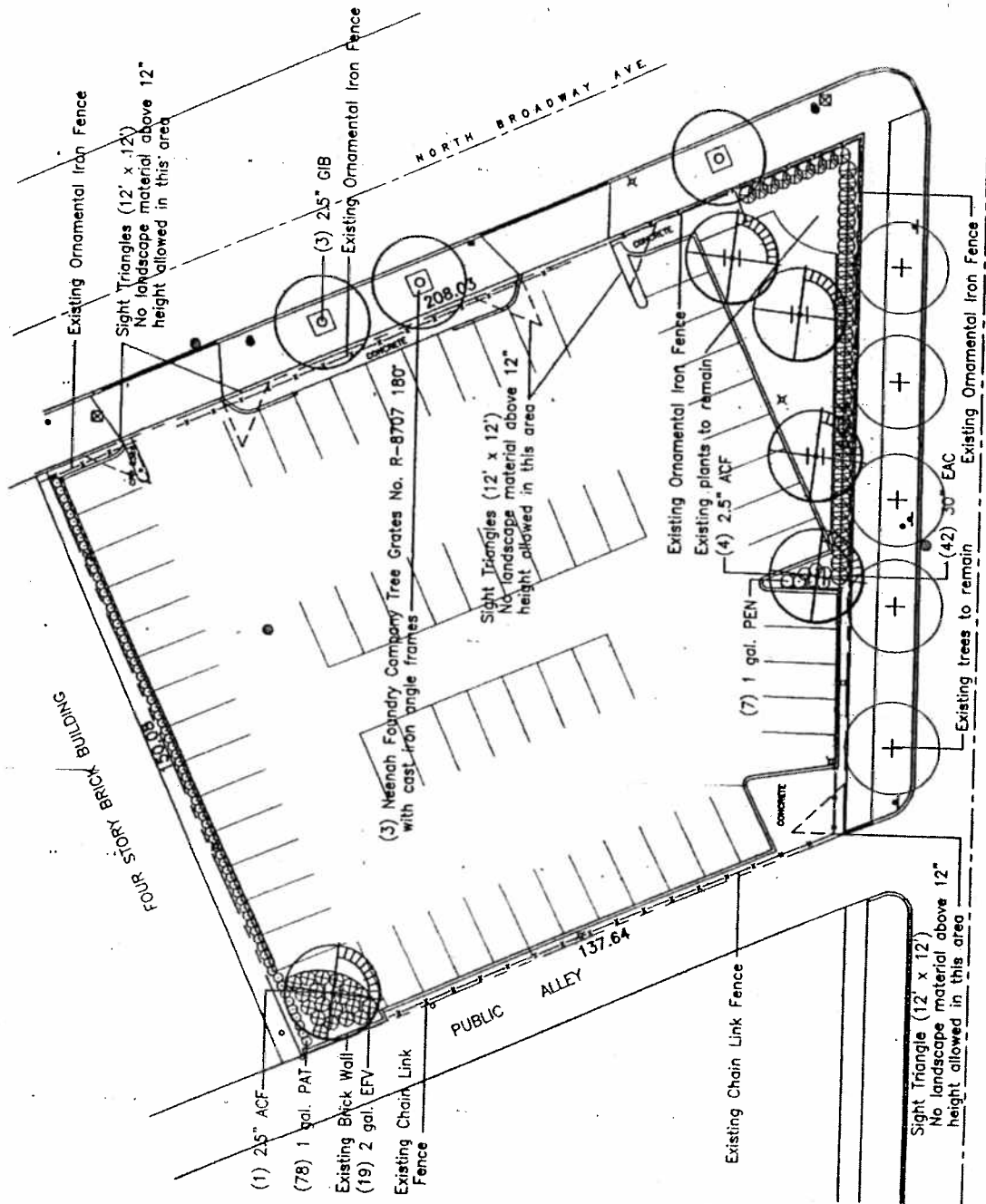


-  SUB-AREA 'A'
-  SUB-AREA 'C'
-  SUB-AREA 'B'

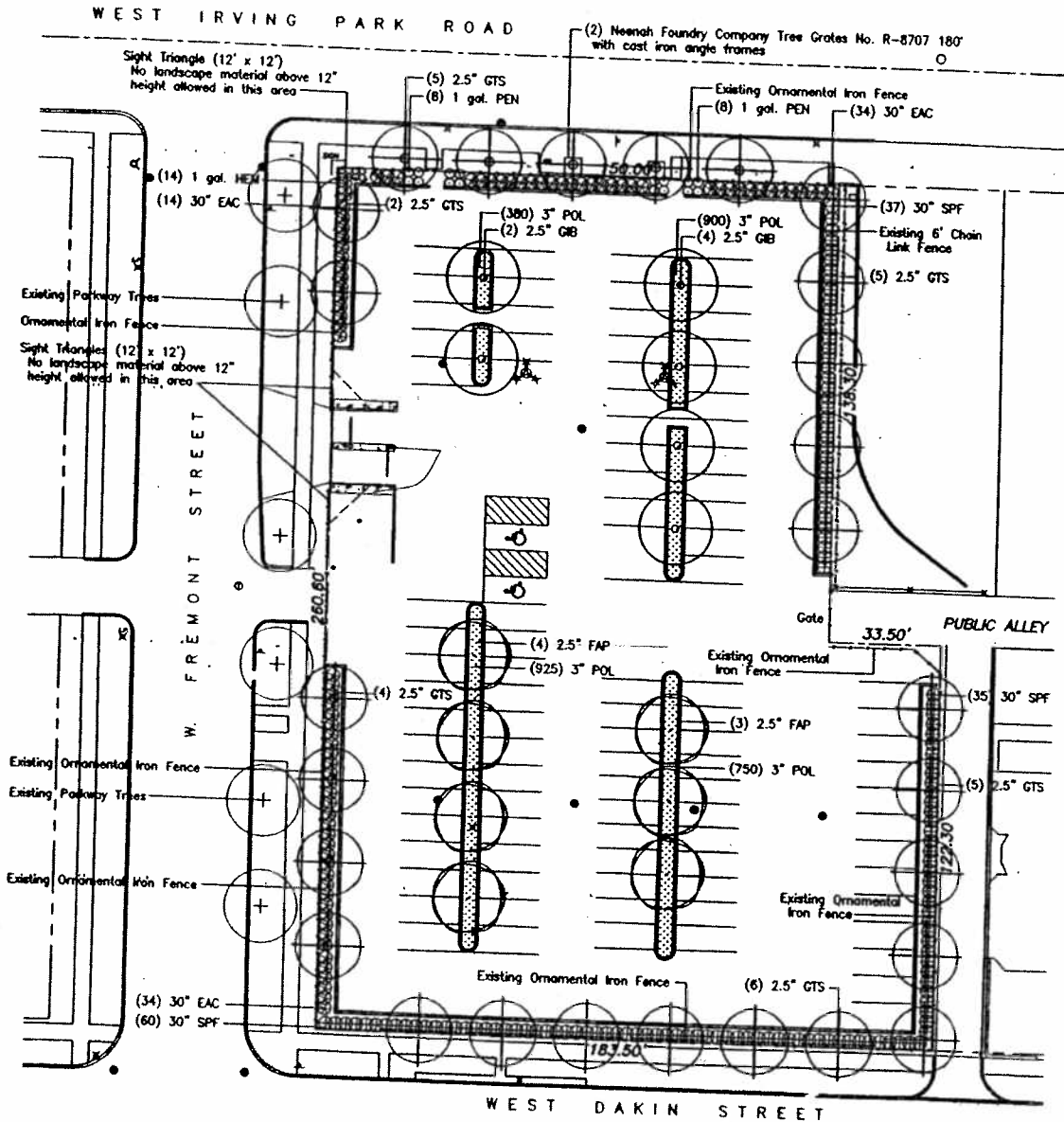
APPLICANT: THOREK HOSPITAL AND MEDICAL CENTER
ADDRESS: 850 W. IRVING PARK ROAD
DATE: 10.17.02



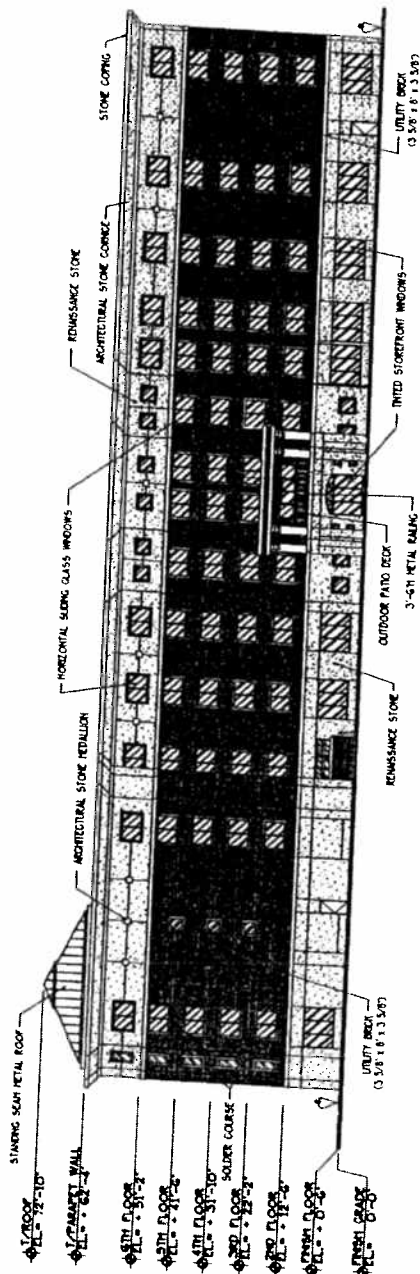
Landscape Plan.
(Page 2 of 3)



Landscape Plan.
(Page 3 of 3)



Building Elevation.
(Page 1 of 4)

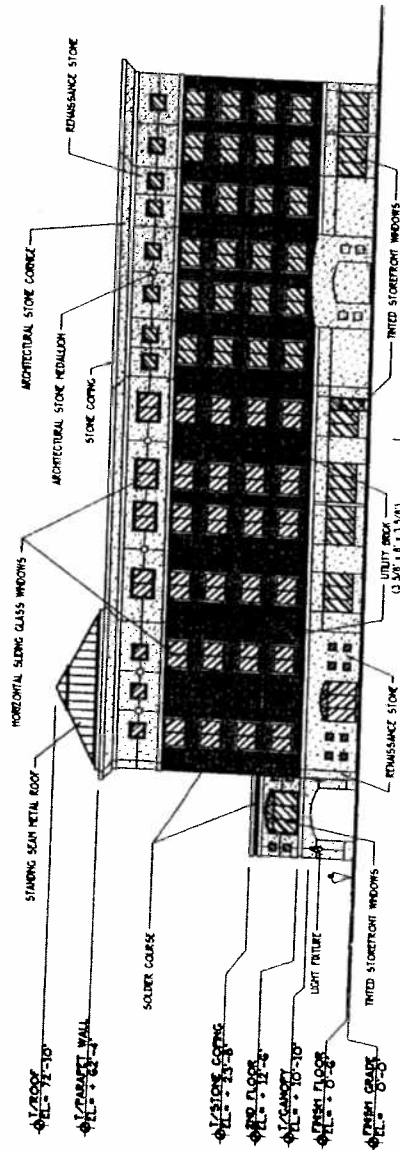


BUILDING ELEVATION

WARMAN
OLSEN
WARMAN
LTD
ARCHITECTS
INTERIOR DESIGN

APPLICANT: THOREK HOSPITAL AND MEDICAL CENTER
 ADDRESS: 850 W. IRVING PARK ROAD
 DATE: 6/16/98

Building Elevation.
(Page 2 of 4)

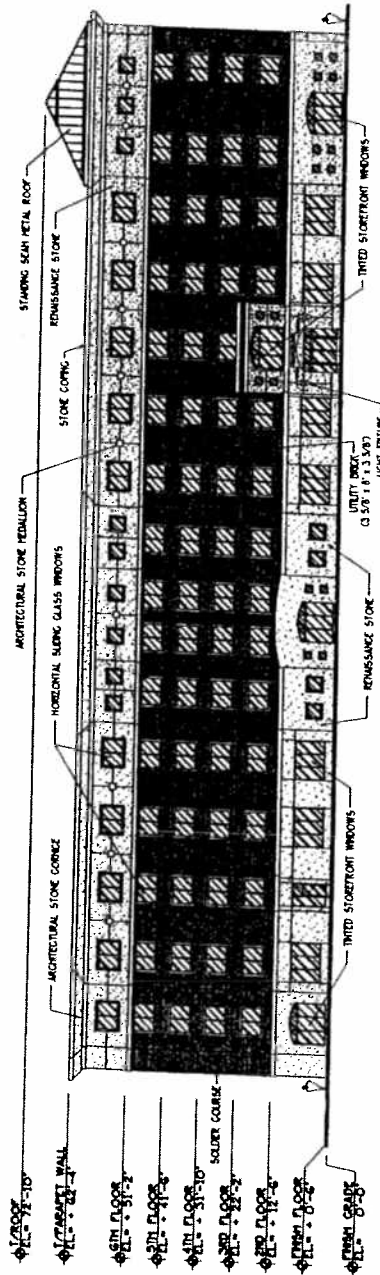


BUILDING ELEVATION

WARMAN
OLSEN
WARMAN
LTD
ARCHITECTS
INTERIORS

APPLICANT: THOREK HOSPITAL AND MEDICAL CENTER
 ADDRESS: 850 W. IRVING PARK ROAD
 DATE: 6/16/98

Building Elevation.
(Page 3 of 4)

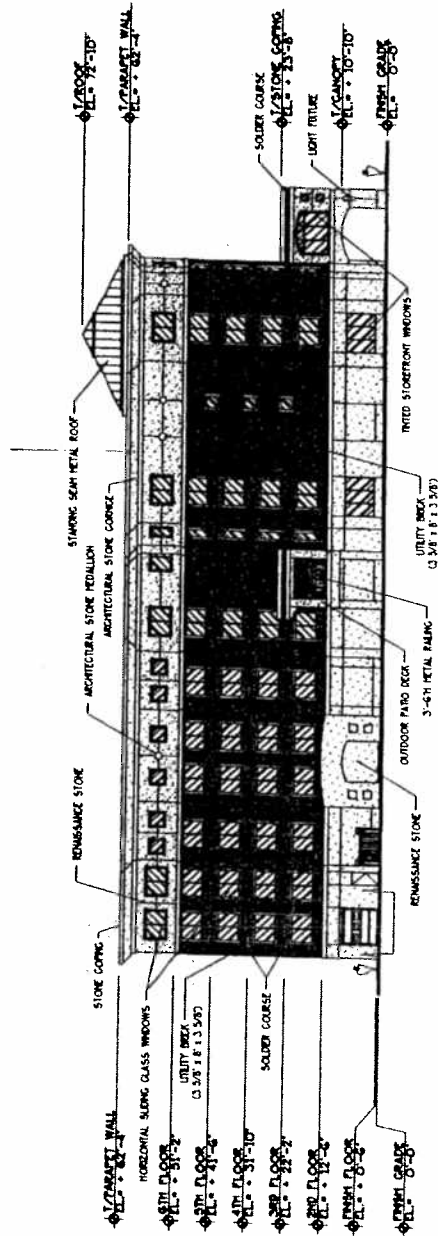


BUILDING ELEVATION

WARMAN
OLSEN
WARMAN
LTD
ARCHITECTS
INC.

APPLICANT: THOREK HOSPITAL AND MEDICAL CENTER
 ADDRESS: 850 W. IRVING PARK ROAD
 DATE: 6/16/98

Building Elevation.
(Page 4 of 4)

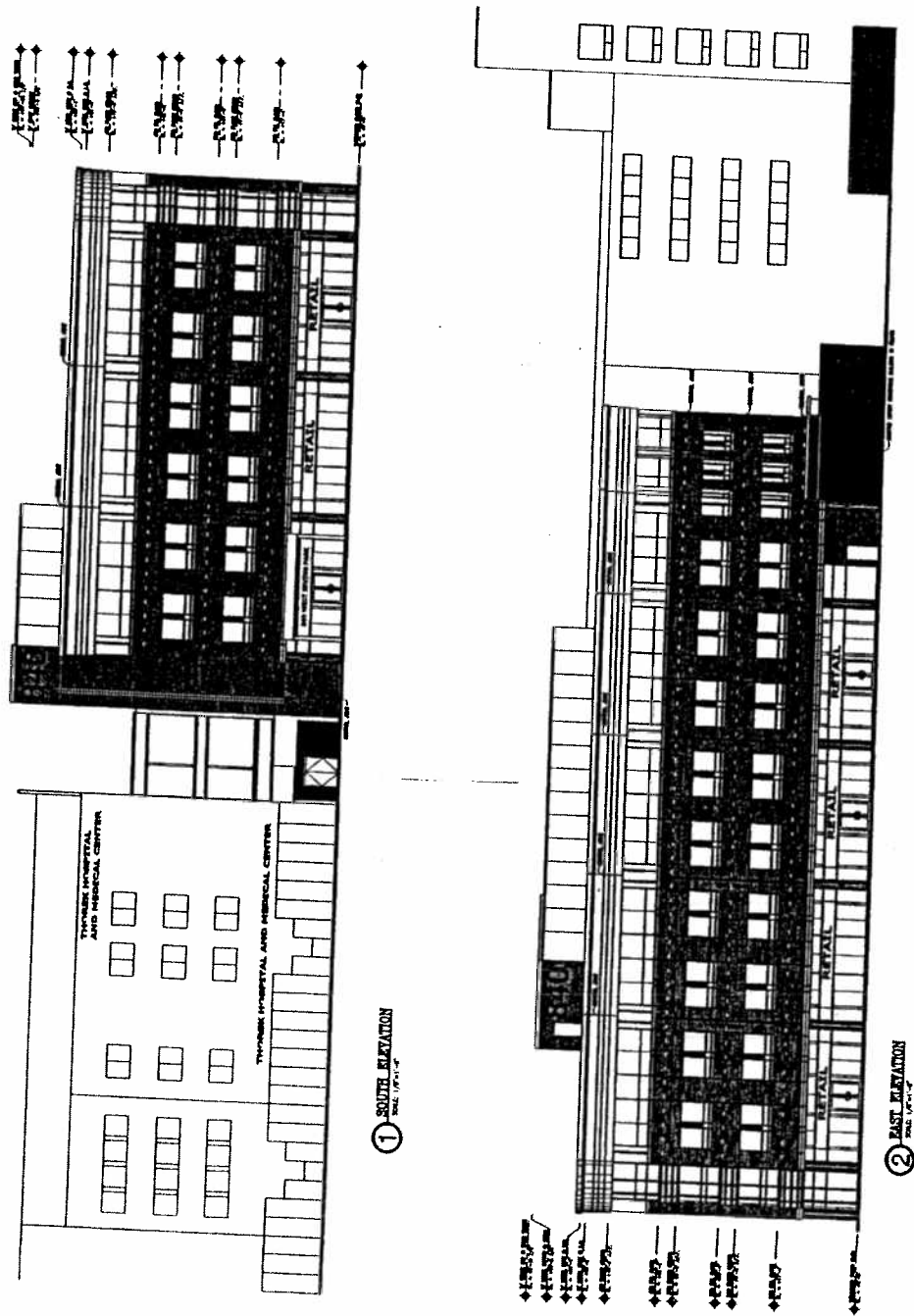


BUILDING ELEVATION

WARMAN
OLSEN
WARMAN
LTD
 ARCHITECTS
 INTERIOR DESIGNERS

APPLICANT: THOREK HOSPITAL AND MEDICAL CENTER
 ADDRESS: 850 W. IRVING PARK ROAD
 DATE: 6/16/98

South/East Building Elevation.

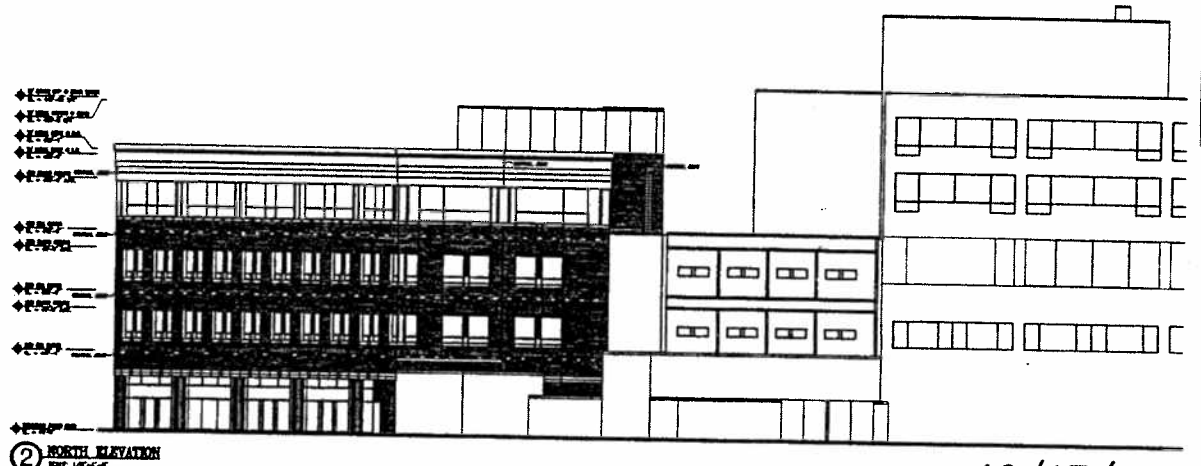
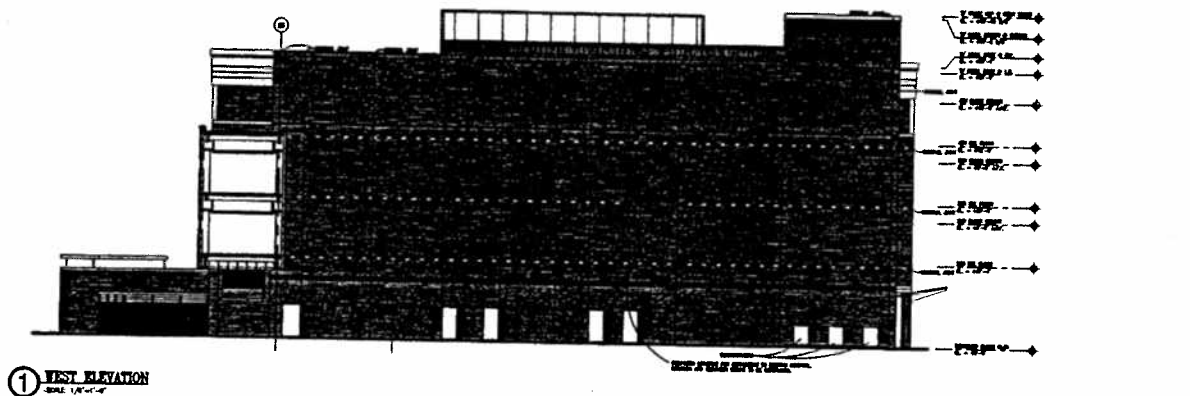


① SOUTH ELEVATION

② EAST ELEVATION

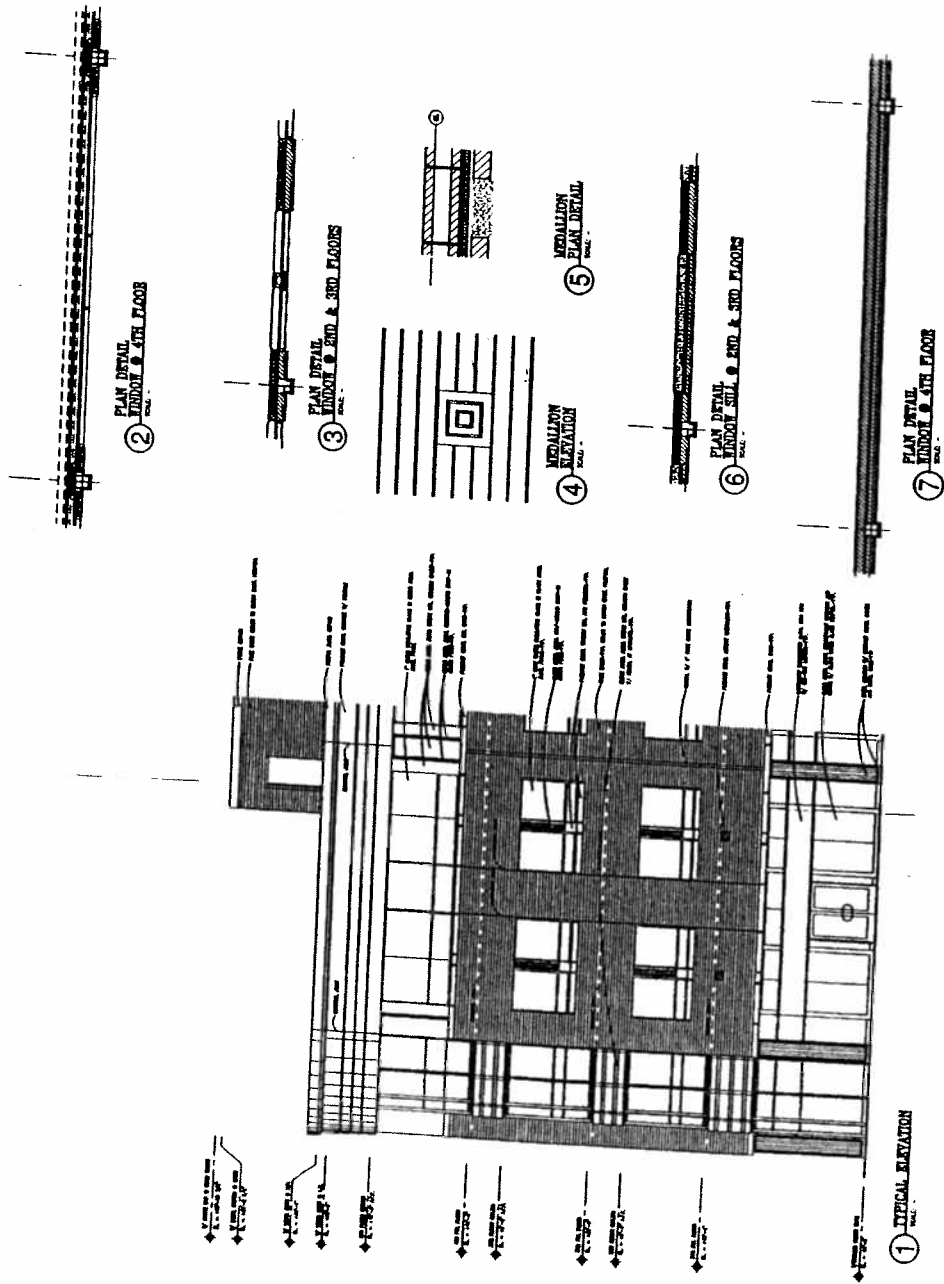
10/17/02

West/North Building Elevation.

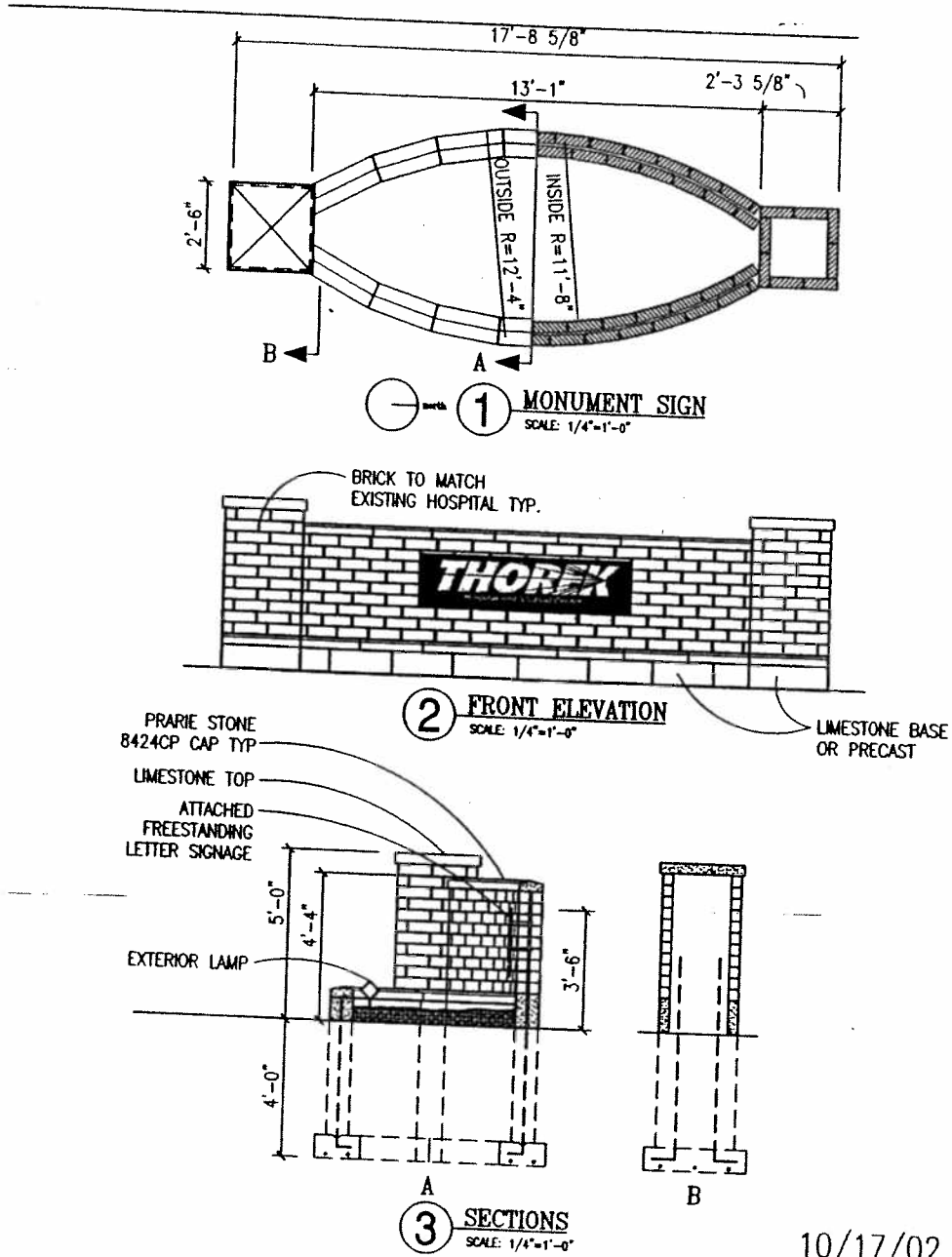


10/17/02

Plan Detail.

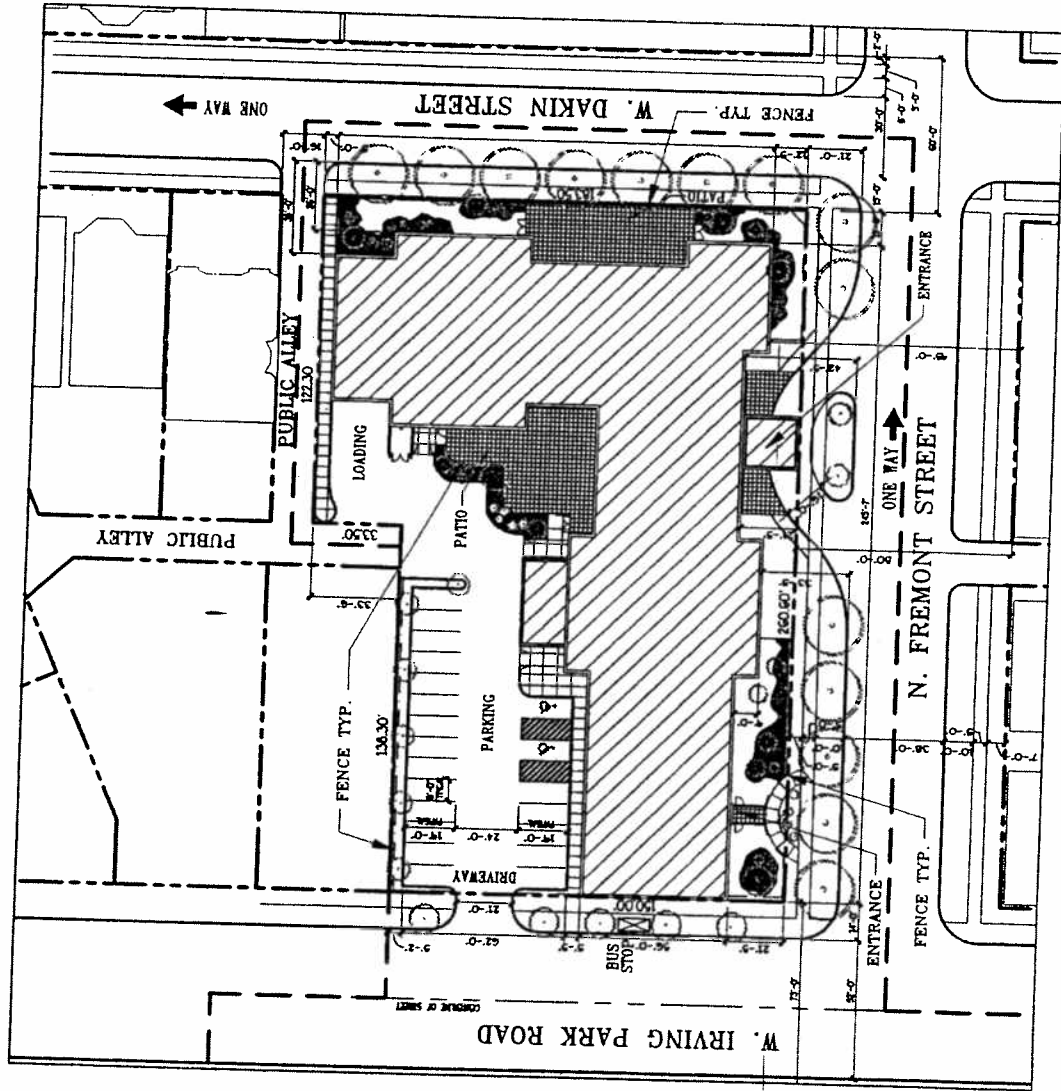


Monument Sign Plan, Elevation
And Sections.

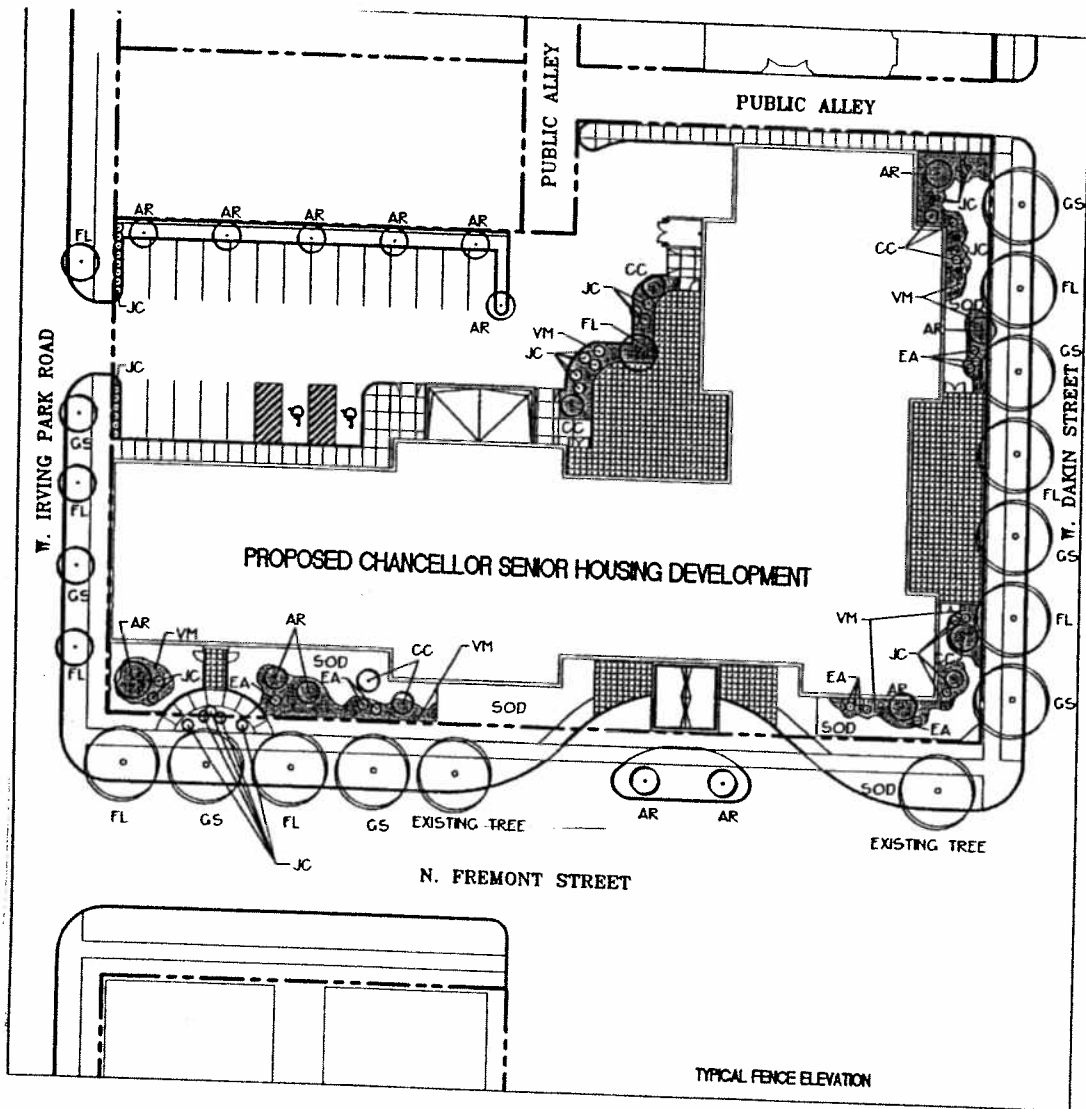


10/17/02

Site Plan Of Subarea B.



Landscape Plan Of Subarea B.



*Reclassification Of Area Shown On Map
Numbers 9-G And 11-G.
(As Amended)
(Application Number 12364)*

RIPD 243 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 R5 General Residence District, R6 General Residence District, B2-4 Restricted Retail District and Institutional Planned Development Number 243 symbols and indications as shown on Map Numbers 9-G and 11-G in the area bounded by:

the alley next north of West Cuyler Avenue; a line 550 feet east of North Sheridan Road; West Cuyler Avenue; North Broadway Avenue; the alley next south of and parallel to West Cuyler Avenue; a line 73 feet west of the intersection of North Broadway Avenue and West Irving Park Road, as measured at the northerly right-of-way line of West Irving Park Road and perpendicular thereto; West Irving Park Road; a line 226 feet west of the intersection of North Broadway Avenue and West Irving Park Road, as measured at the southerly right-of-way line of West Irving Park Road and perpendicular thereto; the alley next south of and parallel to West Irving Park Road; the alley next east of and parallel to North Fremont Street; North Fremont Street; West Irving Park Road; the alley next east of and parallel to North Sheridan Road; West Cuyler Avenue; and a line 495.8 feet east of North Sheridan Road,

to those of Residential-Institutional Planned Development Number 243, 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.

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

*Residential-Institutional Planned Development Number 243,
As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Residential-Institutional Planned Development Number 243, as amended, consists of approximately two hundred forty-three thousand six hundred twenty-seven (243,627) square feet (five and six tenths (5.6) acres) and is owned or controlled by the Applicant, Thorek Hospital and Medical Center, an Illinois not-for-profit corporation.
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 vacating of streets or alleys, or easements, or adjustments 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 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 holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. 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 or any property owners association which may be formed to represent the property owners, and any ground lessors or lessees.
4. This Plan of Development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; an Existing Land-Use Map; a Site Plan, Landscape Plan; and Building Elevations dated June 16, 1998, prepared by Warman, Olsen & Warman, Ltd.. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.

5. The following uses shall be permitted within the area delineated herein as "Institutional Planned Development": hospitals, medical and related uses, including supportive facilities, laboratories (clinical and research), assisted living facilities, housing and congregate care for the elderly with related recreational uses, accessory and non-accessory parking uses.
6. Identification 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, subject to the review and approval of the Department of Planning and Development.
7. Any service drives 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 City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval to the Department of Transportation.
8. Height restriction of any building or any appurtenance thereto shall, in addition to the Bulk Regulations and Data Table, be subject to height limitations as certified and approved by the Federal Aviation Administration.
9. For purposes of floor area ration (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on Property shall be designed, installed and maintained in substantial conformance with the Plans and Building Elevations referenced in statement number 4 hereinabove. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Site/Landscaping Plan and the Parkway Tree landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Applicant agrees to fund the cost of a new bus shelter. Its location and design to be coordinated with the Chicago Transit Authority.
11. 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 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, appropriate and consistent with the nature of the 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.

12. Prior to issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for any future development of the Property within Subarea A, a conceptual site plan and building elevations for proposed development shall be submitted to the Commissioner for approval. Approval of conceptual plans is intended to assure that specific development for proposals substantially conform with this Plan of Development and assist the City in monitoring ongoing development. A site plan shall be submitted for all or any part of Subarea A for which building permits are requested. Such site plan need only include that portion of Subarea A, including adjacent public rights-of-way, for which approval is being sought by the Applicant, but should demonstrate that proposed building siting and height are consistent with the bulk parameters set out in the attached Bulk Table. Materials for future development should be consistent with existing buildings; materials, garage and loading areas shall be screened. No Part II Approval for any portion of the Property shall be granted until an applicable site plan has been approved by the Department of Planning and Development.

If a site plan substantially conforms with the provisions of this Plan of Development, the Commissioner shall approve said Plan and shall issue written approval thereof to the Applicant. If the Commissioner determines that the site plan does not substantially conform with the provisions of this Plan of Development, the Commissioner shall advise the Applicant in writing of the specific reasons for such adverse determination and the specific areas in which the site plan and supporting data and materials do not substantially conform to the provisions of this Plan of Development. The Commissioner shall thereafter review any subsequent resubmission, and issue a determination in writing to the Applicant within a reasonable period. The approved site plan and supporting data shall be kept on file with the Department of Planning and Development.

13. 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 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.

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 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 M.O.P.D. has approved detailed construction drawings for each building or improvement.
15. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development and unless completion is thereafter diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the zoning classifications in force prior to the adoption of this amended ordinance.

[Bulk Regulations and Data Table; Existing Zoning Map; Planned Development Boundary and Property Line Map; Subarea Boundary Map; Site Plan of Subarea "B"; Landscape Plan of Subarea "A"; Landscape Plan of Subarea "B"; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 73391 through 73401 of this Journal.]

12364

7/8/98

REPORTS OF COMMITTEES

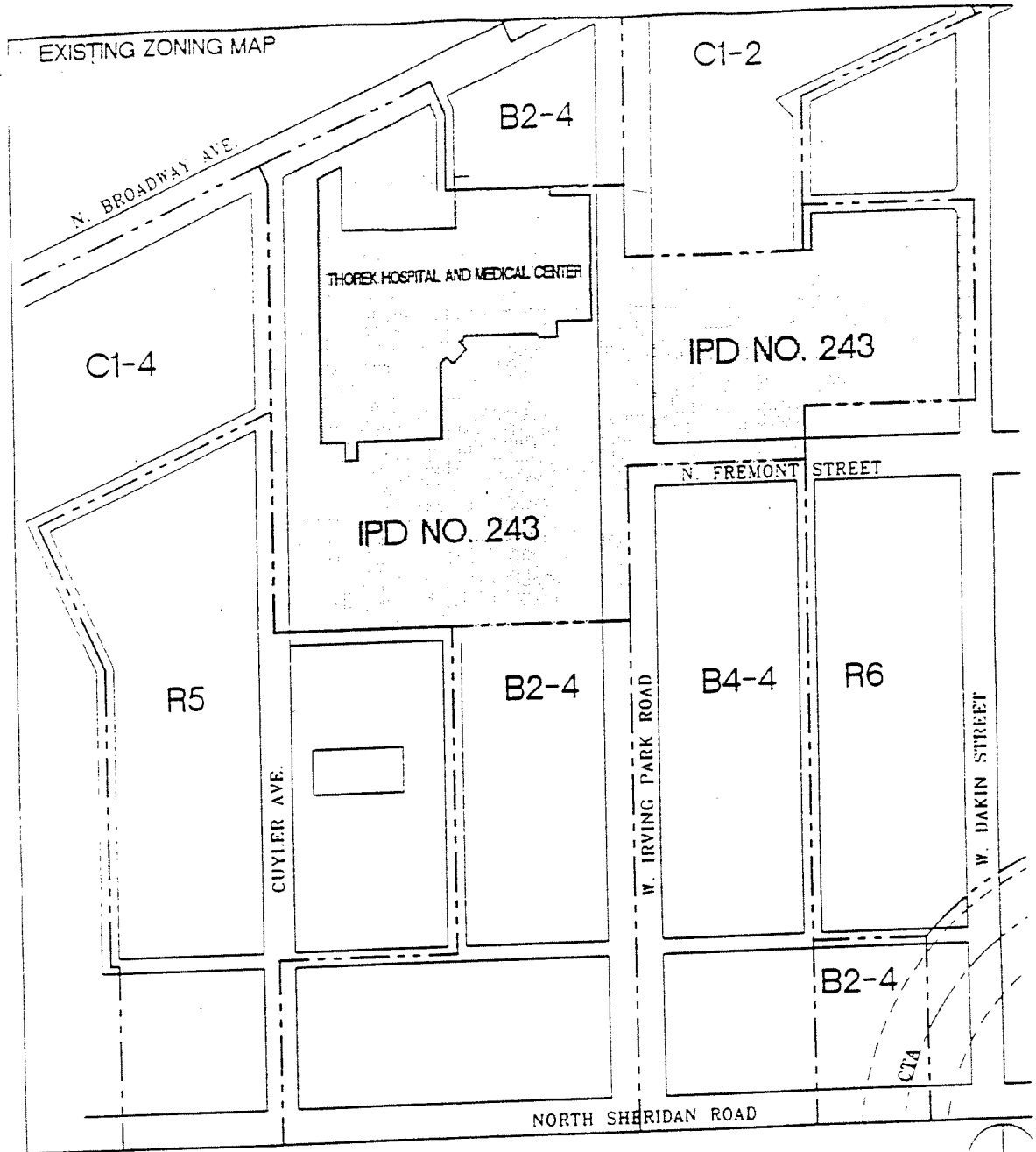
73391

Bulk Regulations And Data Table.

RIPD 243 AA

	Sub-Area A	Sub-Area B	Overall
Net Site Area	200,440	43,723	244,163
Maximum Floor Area Ratio	Existing: 1.2 Future: 1.0 Total: 2.2	3.1	2.65
Minimum Number of Off-street Parking Spaces	282	21	303
Maximum Number of Dwelling Units	0	156	156
Minimum Periphery Set Backs	a. W. Dakin St. 15 feet b. N. Fremont 0 feet c. W. Irving Pk. Rd. 0 feet d. N. Broadway 0 feet e. W. Cuyler, from N. Broadway to a point 176 feet west 0 feet f. W. Cuyler, west of "e" above 15 feet	In accordance with attached Site/Landscape Plan	
Maximum Permitted Height	Existing Structures: as built Future Structures: See Statement No. 12	In accordance with attached Building Elevations	

Existing Zoning Map.

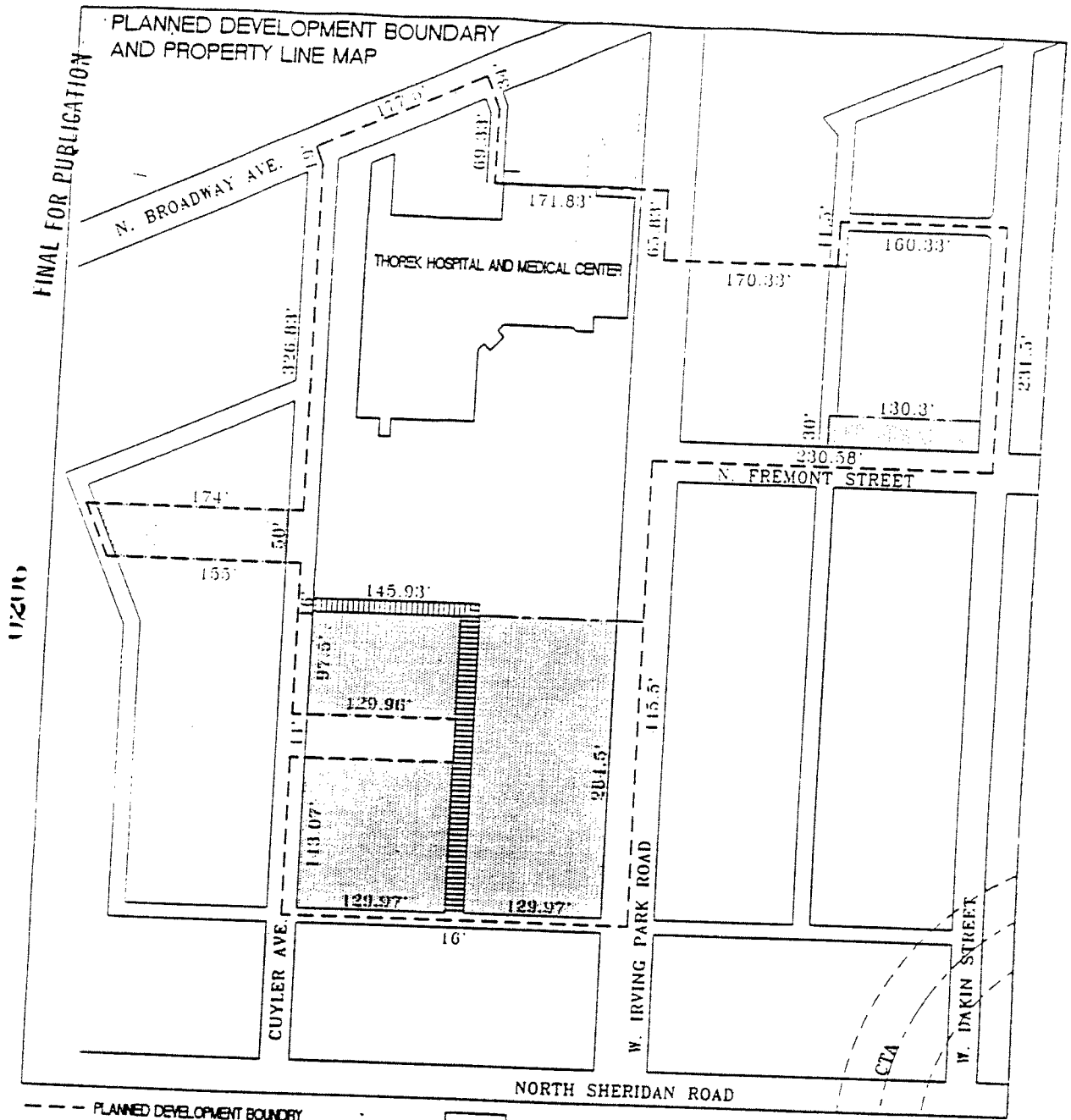




--- ZONING DISTRICT
 [] P.D. BOUNDARIES

APPLICANT: THOREK HOSPITAL AND MEDICAL CENTER
 ADDRESS: 850 W. IRVING PARK ROAD
 DATE: 6/16/98


WARMAN
 OLSEN
 WARMAN
 LTD

Planned Development Boundary
And Property Line Map.

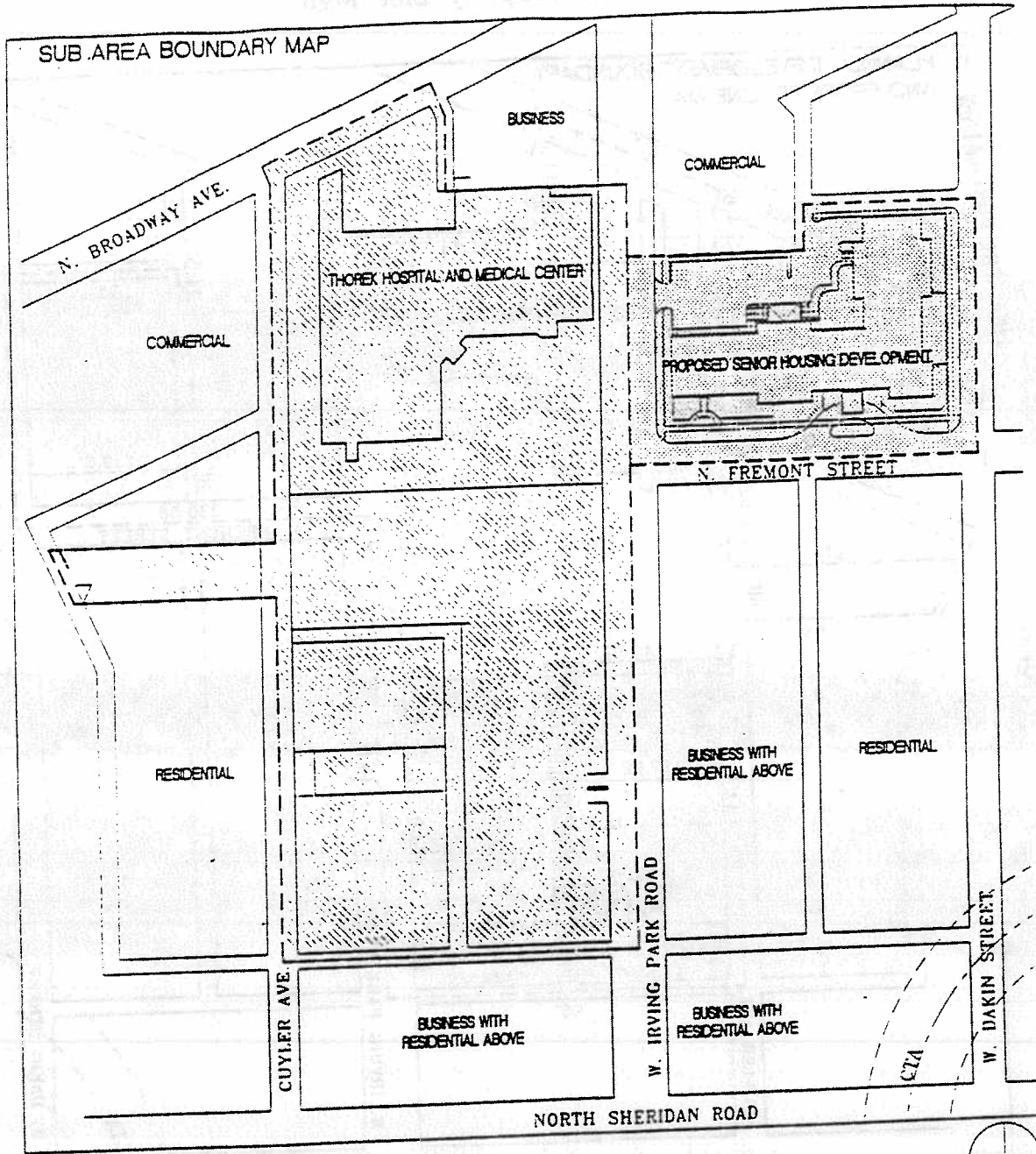




--- PLANNED DEVELOPMENT BOUNDARY
 PUBLIC ALLEY TO REMAIN
 PROPOSED PROPERTY ADDITION TO INSTITUTIONAL
 PLANNED DEVELOPMENT NO. 243

APPLICANT: THOREX HOSPITAL AND MEDICAL CENTER
 ADDRESS: 850 W. IRVING PARK ROAD
 DATE: 6/16/98

0 50' 100'

**WARMAN
 OLSEN
 WARMAN
 LTD**
 ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

Subarea Boundary Map.

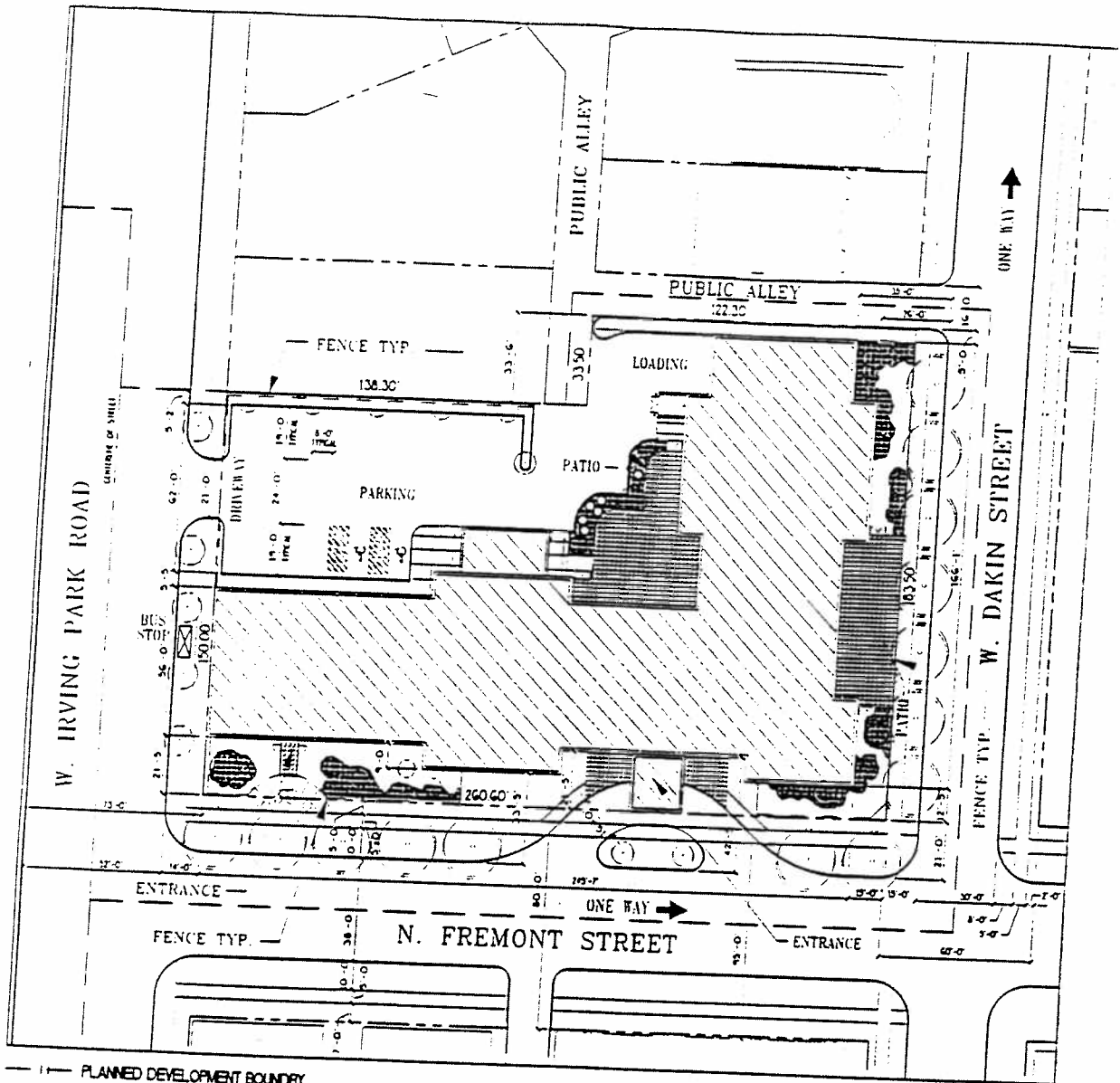


 SUB AREA 'A'
 SUB AREA 'B'

APPLICANT: THOREK HOSPITAL AND MEDICAL CENTER
 ADDRESS: 850 W. IRVING PARK ROAD
 DATE: 6/16/98

WARMAN
OLSEN
WARMAN
LTD

Site Plan.
(Subarea "B")



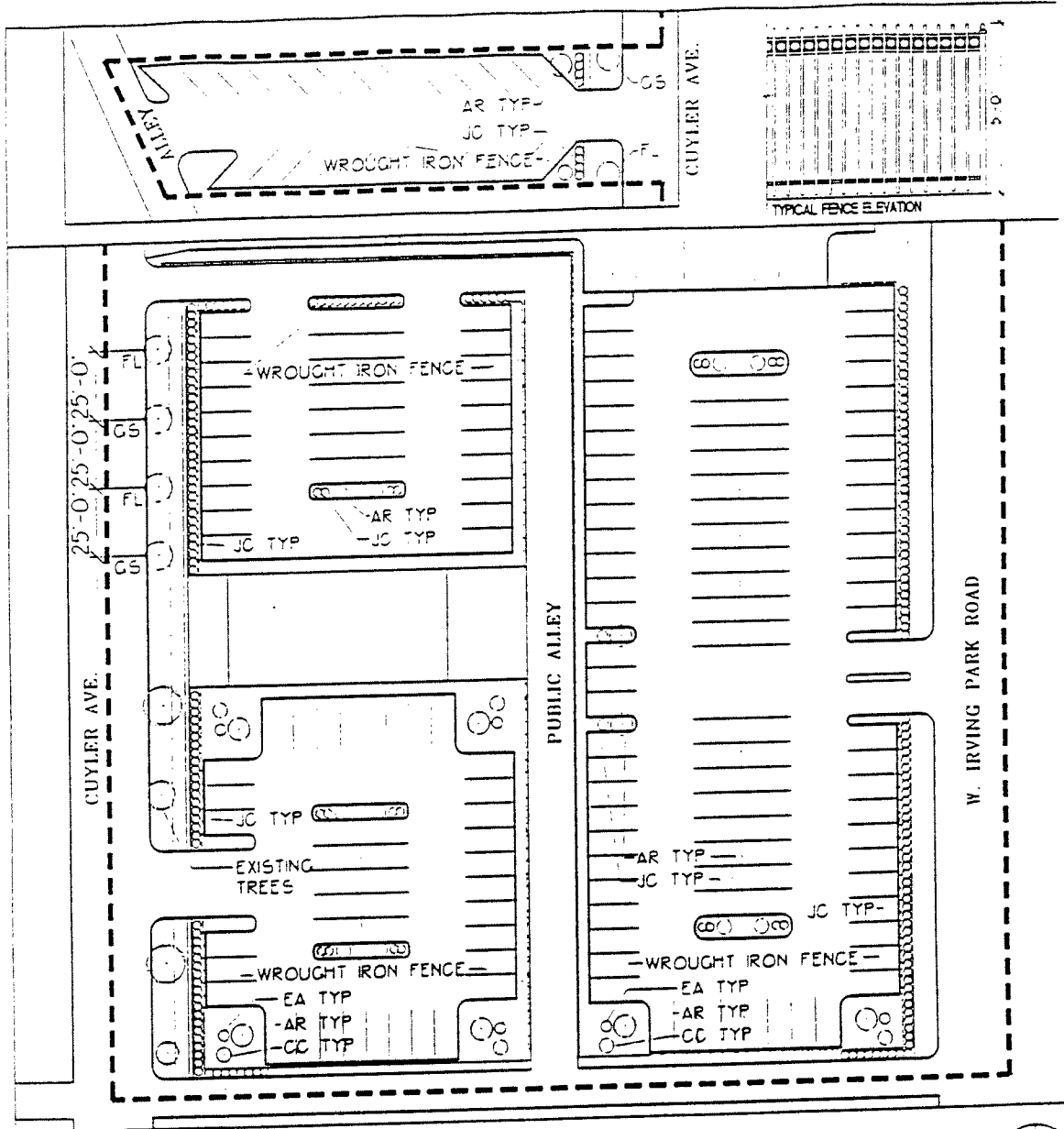
--- PLANNED DEVELOPMENT BOUNDARY

PROPOSED CHANCELLOR SENIOR HOUSING DEVELOPMENT

APPLICANT: THOREK HOSPITAL AND MEDICAL CENTER
 ADDRESS: 850 W. IRVING PARK ROAD
 DATE: 6/16/98

0 25' 50'
 WARMAN
 OLSEN
 WARMAN
 LTD
 ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

Landscape Plan.
(Subarea "A")



TREES

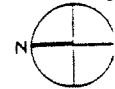
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- AR - RED MAPLE
- CC - EASTERN ROSEBUD
- GS - ELM

SHRUBS

- EA - COMPACT BURNING BUSH
- JC - COMMON JUNPER



TREE / SHRUB

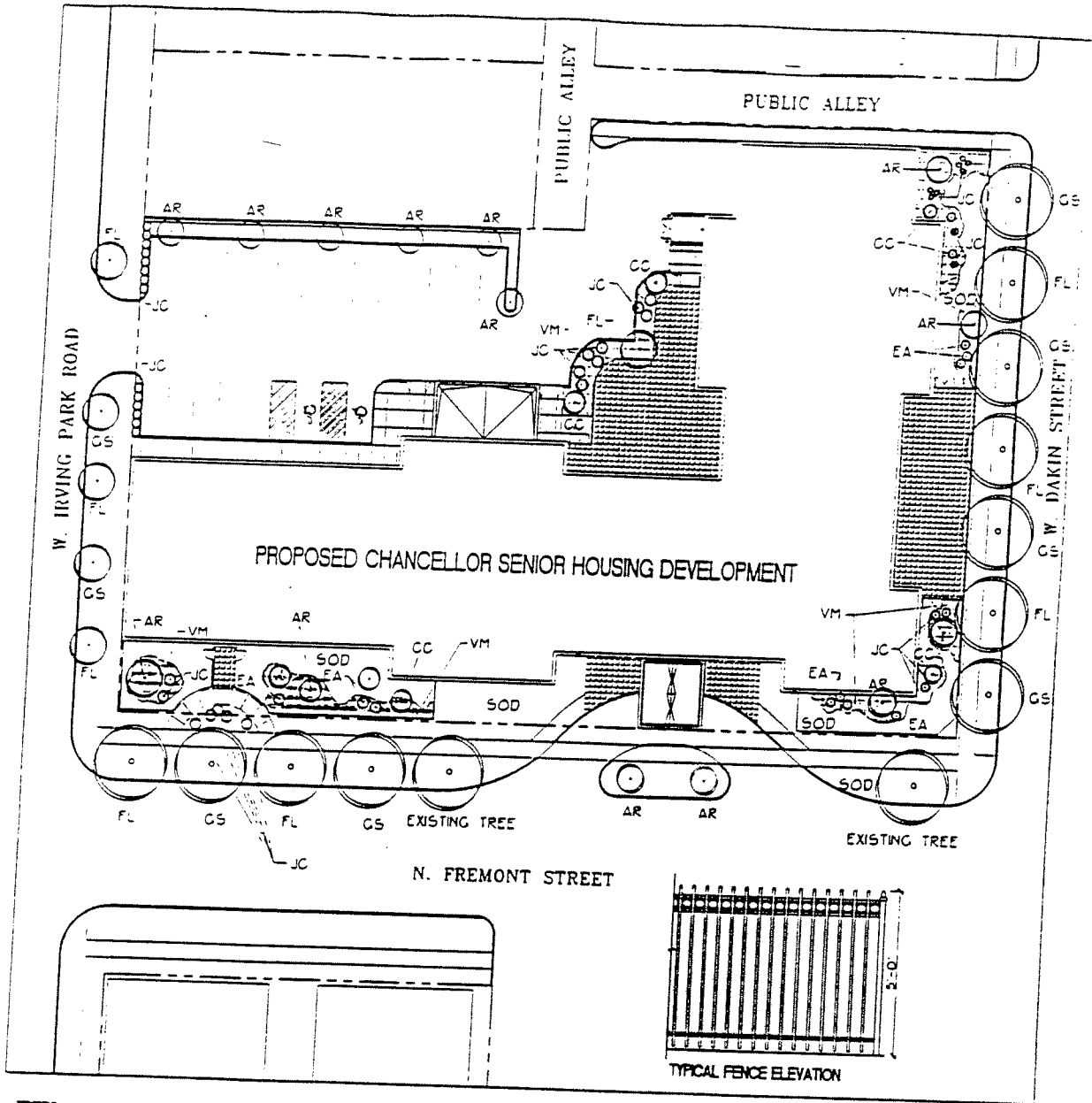


0 50' 100'

APPLICANT: THOREK HOSPITAL AND MEDICAL CENTER
 ADDRESS: 850 W. IRVING PARK ROAD
 DATE: 6/16/98

**WARMAN
 OLSEN
 WARMAN
 LTD**
ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

Landscape Plan.
(Subarea "B")



TREES

- FL - MARSHALL SEEDLESS ASH
- AR - RED MAPLE
- CC - EASTERN ROSEBUD
- GS - ELM

SHRUBS

- EA - COMPACT BURNING BUSH
- JC - COMMON JUNIPER

GROUND COVER

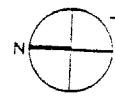
- VM - VINCA MINOR



TREE



GROUND COVER

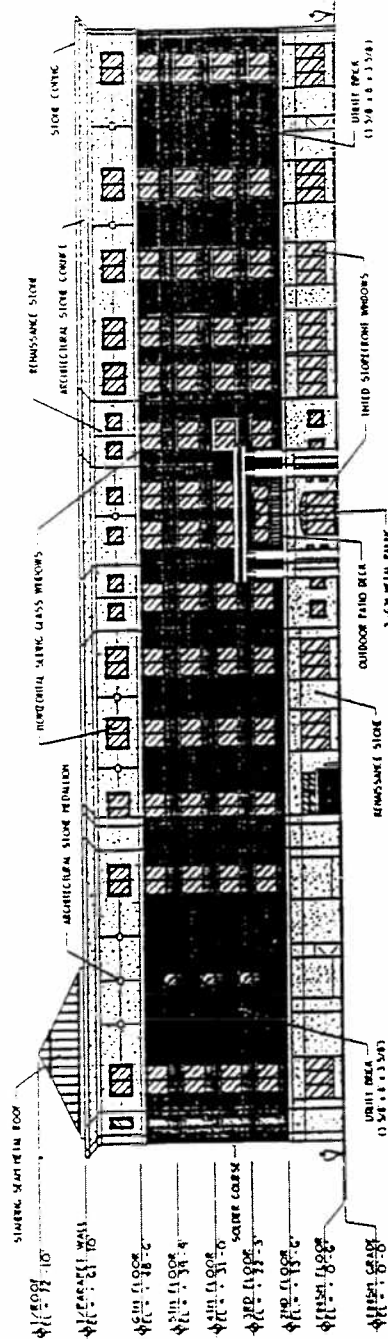


0 50' 100'

APPLICANT: THOREK HOSPITAL AND MEDICAL CENTER
 ADDRESS: 850 W. IRVING PARK ROAD
 DATE: 6/16/98

**WARMAN
 OLSEN
 WARMAN
 LTD**
 ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

Building Elevation.
(Page 3 of 4)



BUILDING ELEVATION

WALKMAN
OLSEN
WALKMAN
L.P.D.

APPLICANT: THOREK HOSPITAL AND MEDICAL CENTER
 ADDRESS: 850 W. IRVING PARK ROAD
 DATE: 6/16/98

APPROVAL OF JOURNAL OF PROCEEDINGS.

JOURNAL (October 2, 1980).

The City Clerk submitted the printed Official Journal of the Proceedings of the regular meeting held on Thursday, October 2, 1980, at 10:00 A.M., signed by him as such City Clerk.

Alderman Vrdolyak moved to *Approve* said printed Official Journal and to dispense with the reading thereof. The question being put, the motion *Prevailed*.

UNFINISHED BUSINESS.

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

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 October 2, 1980, pages 4115-4128, recommending that the City Council pass five proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Vrdolyak moved to *Concur In* the committee's recommendations and *each* of the five proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, McFolling, Kellam, Sheahan, Kelley, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Clewis, Axelrod, Schulter, Volini, Orr, Stone—45.

Nays—None.

Alderman Natarus 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. 2-G.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-3 Restricted Service District symbols and indications as shown on Map No. 2-G in the area bounded by

W. Adams Street; the alley next east of and parallel to S. Ashland Avenue; a line 150 feet south of W. Jackson Boulevard; and S. Ashland Avenue

to those of a R5 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-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 B3-3 General Retail District symbols and indications as shown on Map No. 7-J in area bounded by

N. Milwaukee Avenue; N. Wisner Avenue; the alley next northeasterly of N. Milwaukee Avenue; and a line drawn 184 feet southwesterly of and parallel to N. Wisner 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 No. 10-F.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-2 Restricted Service District symbols and indications as shown on Map No. 10-F in area bounded by

a line 100 feet south of and parallel to W. 45th Street; the alley next east of and parallel to S. Halsted Street; a line 225 feet south of and parallel to W. 45th Street; and S. Halsted Street

to those of a C1-2 Restricted 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 Nos. 9-G and 11-G.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R-4, R-5 and R-6 General Residential, B2-4 Restricted Retail and the B4-4 Restricted Service District, symbols and indications as shown on Map Nos. 9-G and 11-G in the area bounded by

W. Cuyler Avenue; N. Broadway; the alley next south of and parallel to W. Cuyler Avenue; a line from a point 73.01 feet west of N. Broadway as measured along the south line of the alley next south of and parallel to W. Cuyler Avenue, to a point 131.78 feet west of N. Broadway as measured along the north line of W. Irving Park Road; W. Irving Park Road; a line 150 feet east of N. Fremont Street; the alley next south of and parallel to W. Irving Park Road; a line 160 feet east of N. Fremont Street; W. Dakin Street; a line 30 feet east of N. Fremont Street; the alley next south of and parallel to W. Irving Park Road; N. Fremont Street; W. Irving Park Road; a line 299.65 feet east of the alley next east of and parallel to N. Sheridan Road; the alley next north of and parallel to W. Irving Park Road; and a line 294.65 feet east of the alley next east 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 pages 4217 to 4221 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. 13-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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 13-H in the area bounded by

a line 100 feet south of W. Foster Avenue; the alley next east of and parallel to N. Damen Avenue; a line 125 feet north of W. Winona Avenue; and N. Damen Avenue

to those of a B2-2 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.

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 October 2, 1980, page 4128, recommending that the City Council *Do Not Pass* proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Vrdolyak moved to *Concur In* the committee's recommendations. The question in reference to each proposed ordinance thereupon became: "Shall the proposed ordinance *Pass, notwithstanding the Committee's adverse recommendation?*" and the several questions being so put, each of the said proposed ordinances *Failed to Pass*, by yeas and nays as follows:

Yeas—None.

Nays—Aldermen Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, McFolling, Kellam, Sheahan, Kelley, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Clewis, Axelrod, Schuler, Volini, Orr, Stone—45.

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

Said proposed ordinances which *Failed to Pass*, proposed to amend the Chicago Zoning Ordinance to reclassify particular areas are summarized as follows:

Reclassification of Area Shown on Map No. 5-G.

An ordinance to classify as an R4 General Residence District instead of a M1-2 Restricted Manufacturing District, the area bounded by

W. Fullerton Avenue; N. Clifton Avenue; the alley next south of W. Fullerton Avenue; N. Racine Avenue; W. Medill Avenue; the alley next west of N. Racine Avenue; the alley next south of W. Fullerton Avenue; and N. Lakewood Avenue (Map No. 5-G).

Reclassification of Area Shown on Map No. 24-C.

An ordinance to classify as a B4-1 Restricted Service District instead of a B2-1 Restricted Retail District, the area bounded by

a line 169.81 feet north of and parallel to E. 96th Street; the alley next east of and parallel to S. Jeffery Avenue; E. 96th Street; and S. Jeffery Avenue (Map No. 24-C).

MISCELLANEOUS BUSINESS.

Presence of Visitors Noted.

Honorable Jane M. Byrne, Mayor, called the Council's attention to the presence of the following visitors:

Sean McDermott from Limerick, Ireland;

Robert T. Kellam, Jr., Southwest Side Coordinator for Carter Campaign;

Forty students from St. David's Elementary School (11th Ward), accompanied by Lillian Buckley;

Fifty-eight students from Carroll Rosenwald Elementary School (18th Ward), accompanied by Mrs. Neary and Mrs. Kadas.

The visitors were warmly applauded and the Mayor invited them to attend future meetings.

October 16, 1980

MISCELLANEOUS BUSINESS

4217

PLAN OF DEVELOPMENTINSTITUTIONAL PLANNED DEVELOPMENT No. 243STATEMENTS

1. The area delineated hereon as an "Institutional Planned Development" is owned or controlled by Thorek Hospital & Medical Center.
2. Off-street parking and loading facilities will be provided in compliance with this plan of Development.
3. Any dedication of streets or alleys or adjustments of the rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the applicant, Thorek Hospital & Medical Center, and approval of the Chicago City Council.
4. All applicable reviews, approvals, or permits are required to be obtained by the applicant: Thorek Hospital & Medical Center.
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, research medical, doctors'-offices 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.
7. Identification and other necessary signs may be permitted, subject to review of and approval by the Department of Planning and the Department of Buildings.
8. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance with regulations hereby made applicable thereto.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments," as promulgated by the Commissioner of Planning.

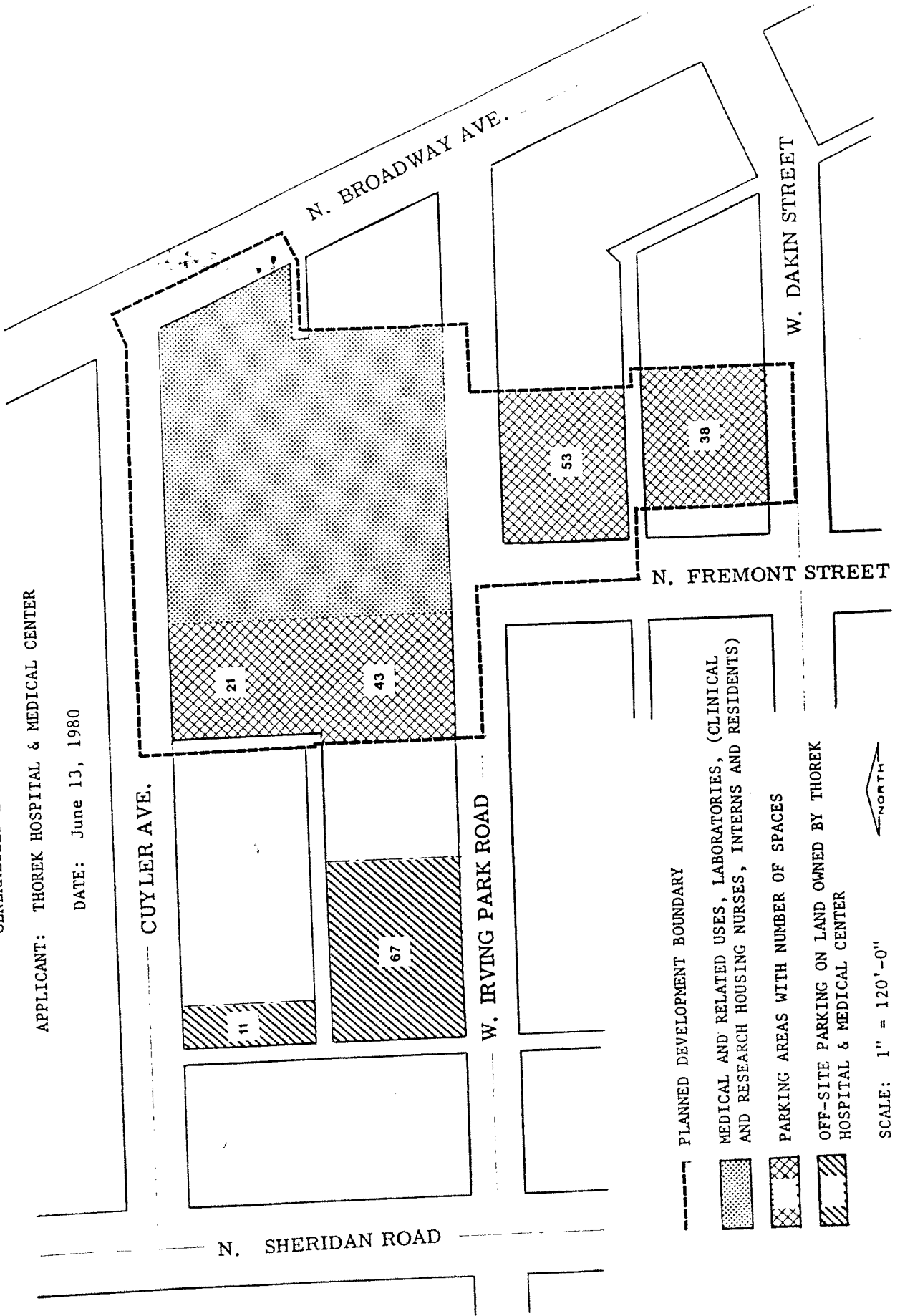
APPLICANT: THOREK HOSPITAL & MEDICAL CENTER

DATE: June 13, 1980

GENERALIZED LAND USE PLAN

APPLICANT: THOREK HOSPITAL & MEDICAL CENTER

DATE: June 13, 1980



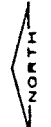
PLANNED DEVELOPMENT BOUNDARY

MEDICAL AND RELATED USES, LABORATORIES, (CLINICAL AND RESEARCH HOUSING NURSES, INTERNS AND RESIDENTS)

PARKING AREAS WITH NUMBER OF SPACES

OFF-SITE PARKING ON LAND OWNED BY THOREK HOSPITAL & MEDICAL CENTER

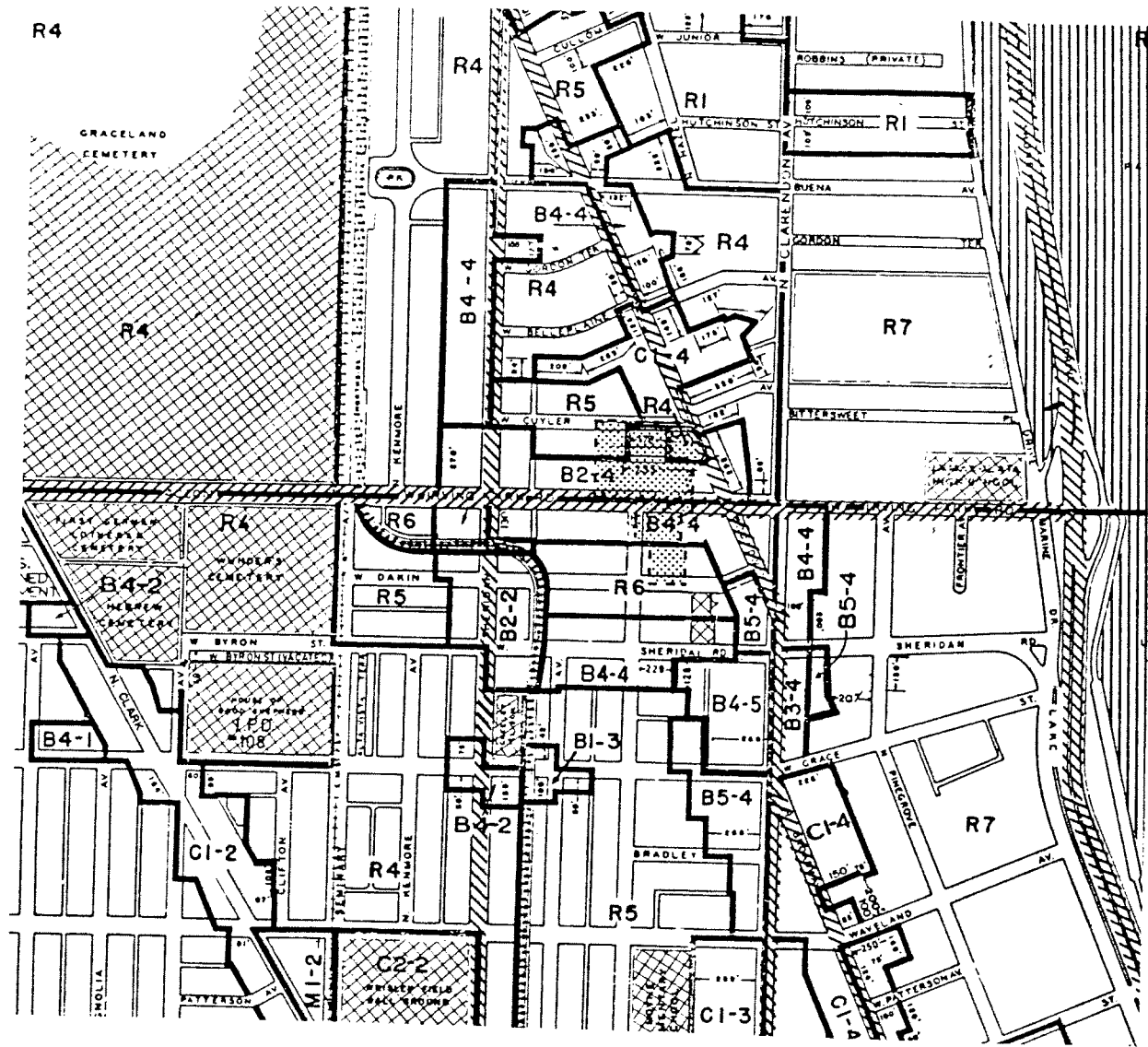
SCALE: 1" = 120'-0"


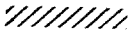






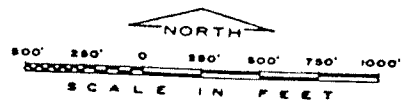
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM
INSTITUTIONAL PLANNED DEVELOPMENT

APPLICANT: THOREK HOSPITAL & MEDICAL CENTER

DATE: June 13, 1980



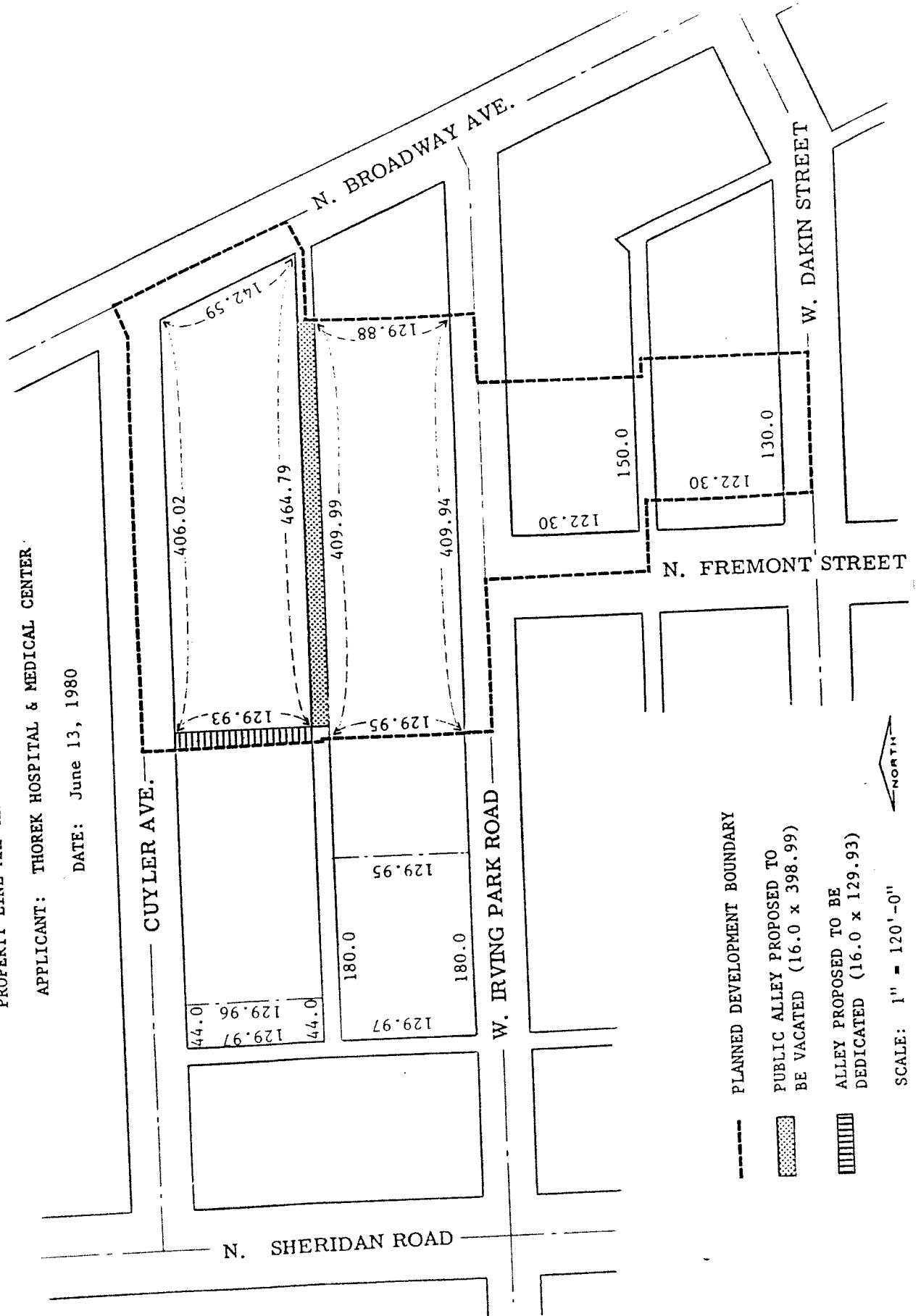
-  Zoning Districts
-  Preferential Street System
-  Proposed Institutional Planned Development
-  Proposed Planned Development Boundary
-  Public Parks
-  Other Public, Quasi-Public and Private Institutions and Facilities



PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS

APPLICANT: THOREK HOSPITAL & MEDICAL CENTER

DATE: June 13, 1980



- PLANNED DEVELOPMENT BOUNDARY
 - ▨ PUBLIC ALLEY PROPOSED TO BE VACATED (16.0 x 398.99)
 - ▨ ALLEY PROPOSED TO BE DEDICATED (16.0 x 129.93)
- SCALE: 1" = 120'-0"

PLANNED DEVELOPMENT USE AND BULK REGULATIONS

Net Site Area		General Description of Land Use and Type	Max. F.A.R.	Max. % of Land Covered
Square Feet	Acres			
150,443	3.45	Medical and Related Uses Laboratories (Clinical & Research) (Nurses, Interns, Residents, Staff & Employees)	2.2	55%

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.

Gross Site Area = Net Site Area (3.45 Acres) plus Area of Right-of-Way of Public Streets and Alleys (1.22 Acres) = 4.67 Acres.

Maximum permitted F.A.R. for Total Net Site Area = 2.2

Future Population:

A. Medical and Related Uses

- 1. Number of Hospital Beds 218
- 2. Number of Attending Doctors 60
- 3. Number of Employees (Maximum in one shift 300
(Including nurses, interns and residents.)

Minimum number of off-street parking spaces 233. Actual number of parking spaces 236. Off-street parking requirements for proposed Planned Development shall be provided as authorized by the R4 General Residence District Classification of the Chicago Zoning Ordinance. Of parking spaces, 158 off-street parking spaces will be provided on site and 78 off-street parking spaces will be provided on land owned by Thorek Hospital & Medical Center but not included within the boundaries of this Planned Development. Off-Street loading requirements for proposed Planned Development shall be provided as authorized by B2-4 Restricted Retail District Classification of the Chicago Zoning Ordinance.

Minimum Periphery Setbacks:

- a. W. Dakin St.: 15 FEET
- b. N. Fremont St.: 0 FEET
- c. W. Irving Park Rd.: 0 FEET
- d. N. Broadway: 0 FEET
- e. W. Cuyler, from N. Broadway to a point 176 feet west: 0 FEET
- f. W. Cuyler, west of "e" above: 15 FEET

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

Maximum percent of land covered (for total Net Site Area) = 55%

* Net Site Area includes existing alley proposed for vacation (6,384 s.f.: 0.15 acres) and excludes Thorek Hospital & Medical Center property proposed for alley dedication (2,079 s.f.: 0.05 acres).

APPLICANT: THOREK HOSPITAL & MEDICAL CENTER

DATE: June 13, 1980

UNFINISHED BUSINESS.

PD 243

Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 8-E.

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 April 28, 1980, page 2892, recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify a particular area.

The proposed ordinance reads as follows:

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. 8-E in the area bounded by

a line 125 feet north of East 38th Street; South Calumet Avenue; a line 100 feet north of East 38th Street; South Martin Luther Drive; East 38th Street; and the alley next west of and parallel to South Calumet 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.

[Plan of Development printed on pages 3076-3080 of this Journal.]

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

On motion of Alderman Vrdolyak the foregoing proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, McFolling, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Young, Clewis, Axelrod, Volini, Orr, Stone—46.

Nays—None.

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

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 April 16, 1980, page 2773 and corrected in the Journal of the Proceedings of April 28, 1980, pages 2905-2906, recommending that the City Council *Do Not Pass* two proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to re-

Alderman Vrdolyak moved to *Concur In* the committee's recommendations. The question in reference to each proposed ordinance thereupon became: "*Shall the proposed ordinance Pass, notwithstanding the Committee's adverse recommendation?*" and the several questions being so put, each of the said proposed ordinances *Failed to Pass*, by yeas and nays as follows:

Yeas—None.

Nays—Aldermen Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, McFolling, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Young, Clewis, Axelrod, Volini, Orr, Stone—46.

Said proposed ordinances which *Failed to Pass* proposed to amend the Chicago Zoning Ordinance to reclassify particular areas, and are summarized as follows:

Reclassification of Area Shown on Map No. 7-F.

An ordinance to classify as a B3-4 General Retail District instead of a B3-3 General Retail District, the area bounded by

a line 247.12 feet north of and parallel to W. Diversey Avenue; N. Orchard Street; W. Diversey Avenue; a line 93.40 feet west of and parallel to N. Orchard Street; (identified as line (a)) a line intercepting line (a) at an angle of 1620 feet at a point 102.15 feet north of and perpendicular to W. Diversey Parkway and extending 120.09 feet northwesterly; a line 217.75 feet north of and parallel to W. Diversey Parkway; and a line 118.90 feet west of and parallel to N. Orchard Street (Map No. 7-F).

Reclassification of Area Shown on Map No. 10-G.

An ordinance to classify as a Commercial Planned Development instead of an M3-5 Heavy Manufacturing District, the area bounded by

888 feet north of W. 43rd Street; a line 740 feet east of S. Ashland Avenue; a line 456 feet north of W. 43rd Street; and S. Ashland Avenue (Map No. 10-G).

Re-referred to Committee on Buildings and Zoning—PROPOSED ORDINANCE FOR AMENDMENT OF CHICAGO ZONING ORDINANCE TO RECLASSIFY AREA SHOWN ON MAP NO. 15-H.

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 April 28, 1980, page 2892 recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify a particular area.

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

The motion to *Re-refer* *Prevailed*.

RESIDENTIAL PLANNED DEVELOPMENT No. 236

STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned or controlled by South Park Baptist Church.
2. Off-street parking facilities, shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning.
3. Off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning.
4. All applicable official reviews, approvals or permits are required to be obtained by South Park Baptist Church or its successors.
5. Any dedication or vacation of streets and alleys or easements, or adjustments of right-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of South Park Baptist Church or its successor and approval by the City Council.
6. Any 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 within such paved areas. Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 16 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved area.
7. The following uses shall be permitted within the area delineated hereon as "Residential Planned Development": Housing for the Elderly, off-street parking and loading facilities.
8. Identification signs may be permitted within the area delineated hereon as Residential Planned Development, subject to the review and approval of the Commissioner of the Department of Planning.
9. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
10. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in relation to Planned Development", as adopted by the Commissioner of the Department of Planning.

APPLICANT: South Park Baptist Church

DATE: January 9, 1980

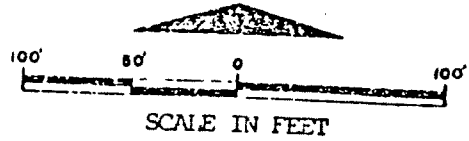
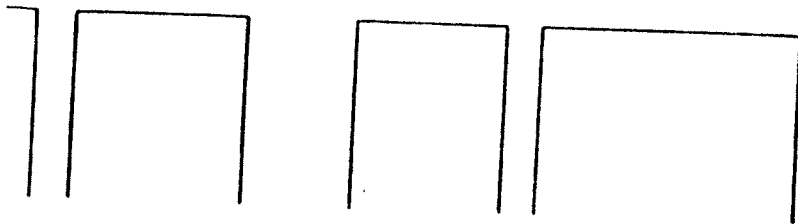
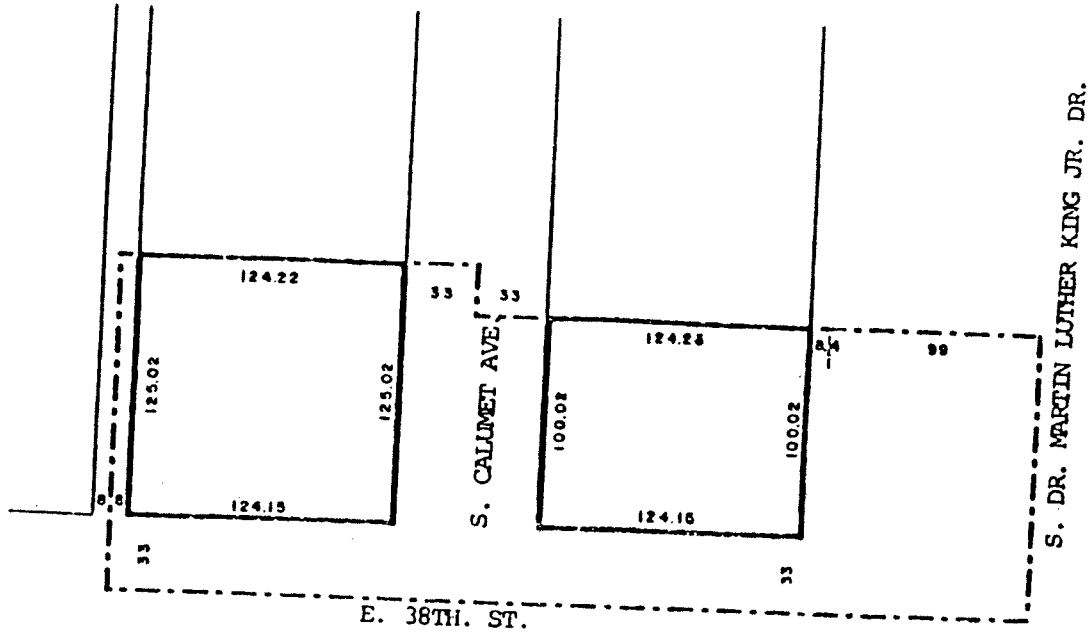
May 7, 1980

UNFINISHED BUSINESS



3077

RESIDENTIAL PLANNED DEVELOPMENT

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



LEGEND

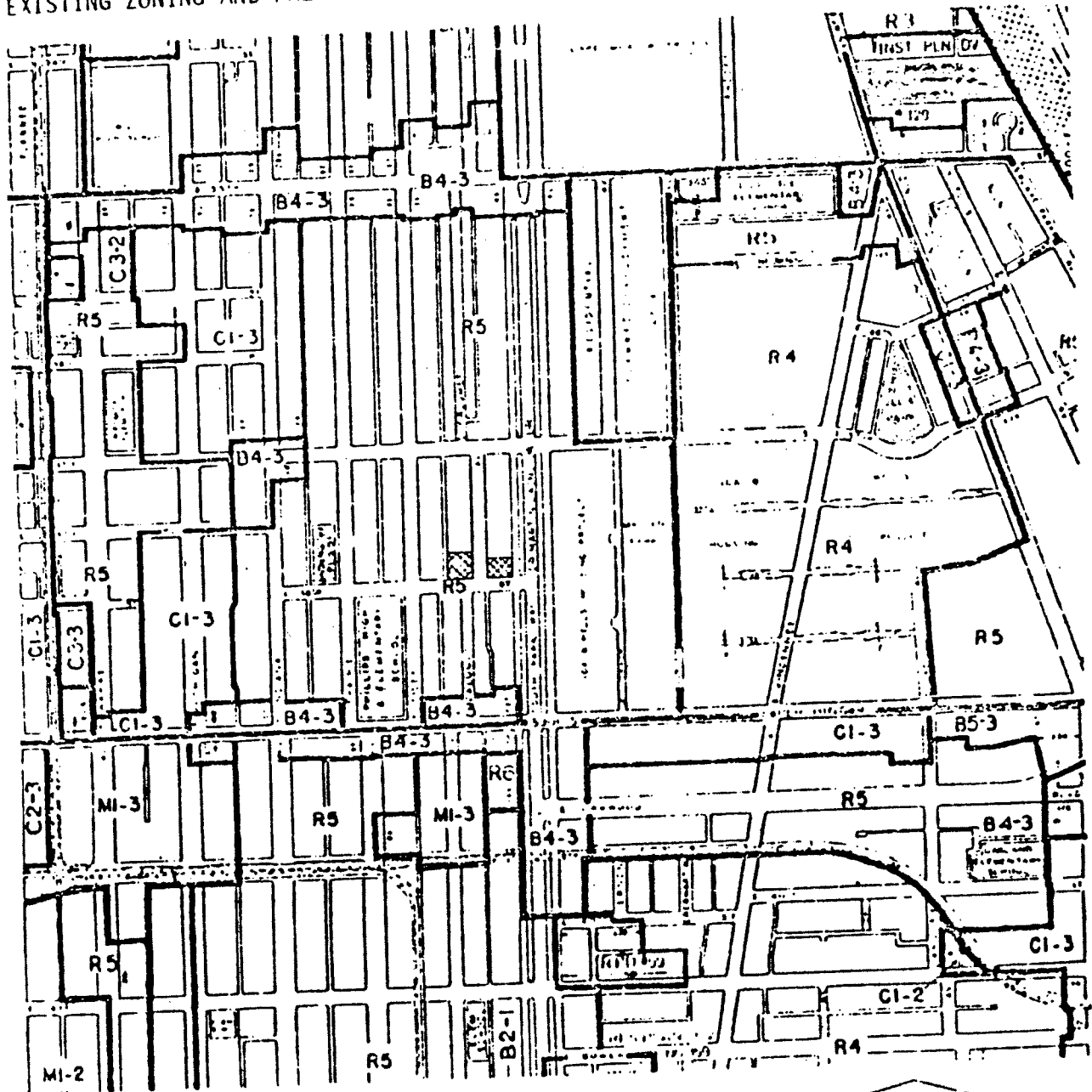
-  Planned development boundary
-  Property line boundary

APPLICANT: South Park Baptist Church


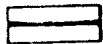
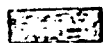
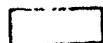
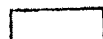
DATE: January 9, 1980

RESIDENTIAL PLANNED DEVELOPMENT

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND

-  Residential planned development
-  Zoning district boundary
-  Parks and playgrounds
-  Public and quasi-public facilities
-  Preferential streets

APPLICANT: South Park Baptist Church

DATE: January 9, 1980

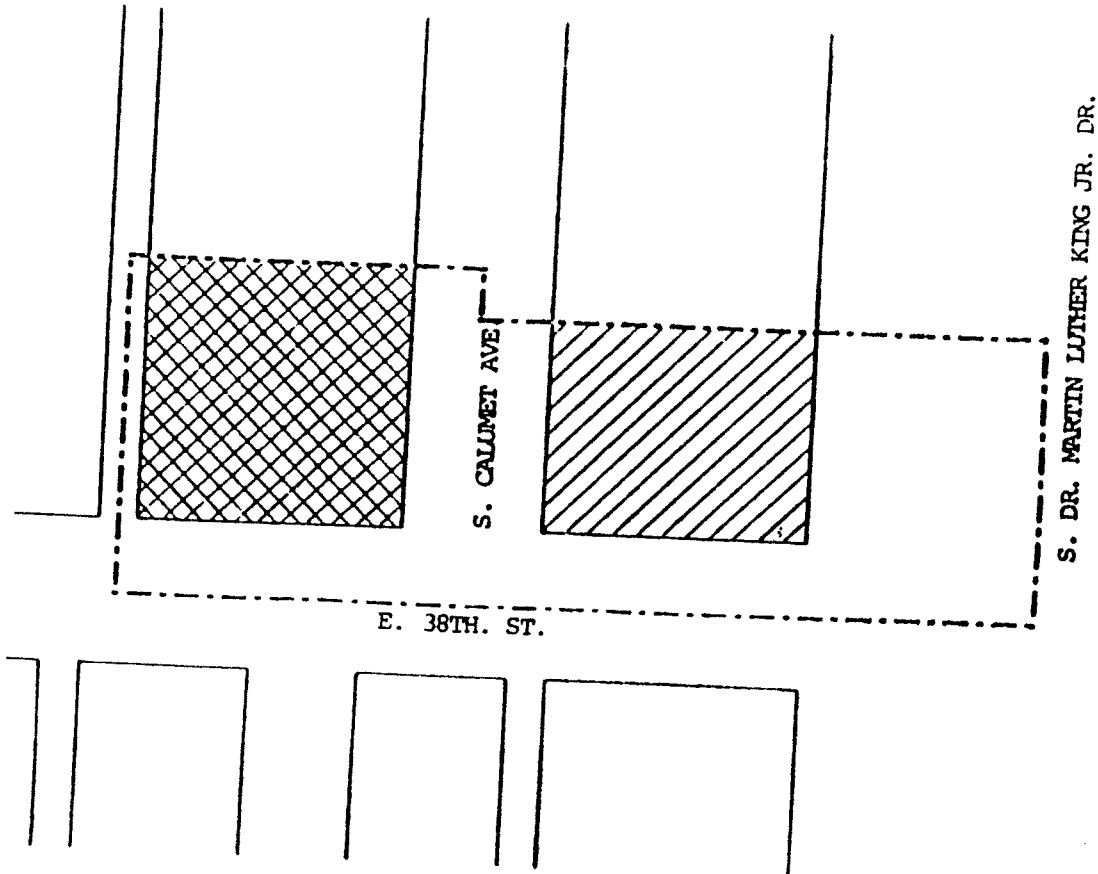
May 7, 1980

UNFINISHED BUSINESS




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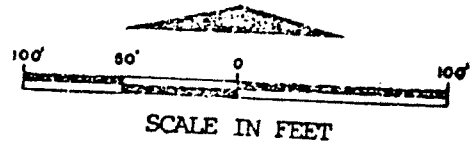
RESIDENTIAL PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN



LEGEND

-  Planned development boundary
-  Housing for the elderly
-  Off street parking



APPLICANT: South Park Baptist Church

DATE: January 9, 1980

RESIDENTIAL PLANNED DEVELOPMENT
 PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENTAGE OF LAND COVERED
SQUARE FEET	ACRES				
27,948	64	Elderly Housing Off-Street Parking & Loading Facilities	152	5.2	30%

Gross Site Area = Net Site Area + Area of Public Streets and Alleys

61,309 S.F. 27,948 S.F. 33,361 S.F.

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 5.2

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA: 152

MINIMUM NUMBER OF OFF-STREET PARKING SPACES: 36

MINIMUM NUMBER OF OFF-STREET LOADING SPACES: 1

MINIMUM SETBACKS FOR THAT PORTION OF THE SITE TO BE DEVELOPED WITH HOUSING:

NORTH - 15
 SOUTH - 15
 EAST - 0
 WEST - 0

MAXIMUM PERCENT OF LAND COVERED: 30%

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

APPLICANT: South Park Baptist Church

DATE: January 9, 1980