

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

*Reclassification Of Area Shown On Map Number 6-E.
(As Amended)
(Application Number 14968)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development Number 26 and C2-5 Motor Vehicle Related Commercial District symbols and indications as shown on Map Number 6-E in the area bounded by:

East 25th Street; a line 709.50 feet west of and parallel to South Dr. Martin Luther King, Jr. Drive; East 26th Street; and the alley west of and parallel to South Michigan Avenue,

to the designation of Residential Planned Development Number 26, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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-Business Planned Development Number 26,
As Amended.*

Plan Of Development Statements.

- 1. The area delineated herein as Residential Planned Development Number 26, as amended, consists of approximately six hundred twenty-two thousand two hundred two (622,202) square feet (fourteen and

twenty-eight hundredths (14.28) acres) and is owned or controlled by the applicant, Mercy Hospital and Medical Center (hereafter, "Applicant").

2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets 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 titleholder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and if different than the Applicant, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors. An agreement among property owners, the board of directors of any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.
 4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Subarea Map; a General Plan; and Detail Landscape Plans for Lots A, G and H, dated August 18, 2005, prepared by Solomon Cordwell Buenz and Associates, Inc. Full-size sets of the General Plan and Detail Landscape Plans 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 "Residential Planned Development Number 26": Subarea A: research, medical service, laboratories, hospital, housing, professional offices,
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religious assembly, convenience retail and all related uses. Subarea B: parking accessory to the hospital and medical service uses and all uses permitted in the C2-5 Motor Vehicle-Related Commercial District.

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. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standard for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan and Landscape Plan and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. No Part II approval shall be granted for an individual building or buildings within Subarea B until the Commissioner of the Department of Planning and Development shall issue written approval of a Site Plan for Subarea B. Site Plan approval is intended to assure that specific development proposals conform with this planned development and to assist the City in monitoring on-going development.

A Site Plan shall, at a minimum, provide the following information:

- boundaries of development parcel or parcels;

- building footprint or footprints;
- building facade elevations and heights;
- dimensions of all setbacks;
- location and depiction of all parking spaces (including relevant dimensions);
- location and depiction of all loading berths (including relevant dimensions);
- all drives, roadways and vehicular routes;
- all landscaping (including species and size);
- all pedestrian circulation routes and points of ingress/egress (including sidewalks); and
- all site statistics applicable to the development parcel or parcels including:
 - floor area and floor area ratio as represented on submitted drawings;
 - lot coverage as represented on submitted drawings;
 - number of parking spaces provided;
 - number of loading berths provided; and
 - uses of development parcel.

Changes or modifications to approved Site Plans may be made after approval of the Commissioner, so long as the Site Plan, as so changed or modified, substantially conforms with this planned development.

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
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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 planned development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this planned development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The Applicant shall provide a vegetated ("green") roof system in accordance with Department of Planning and Development policy as identified in the Green Roof Matrix at the time application is made for approval pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance (Part II).
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. Unless substantial construction of the landscaping improvements in Subarea A 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 and the zoning of Subarea A shall automatically revert to the pre-existing Residential Planned Development Number 26 classification and the zoning of Subarea B shall automatically revert to the pre-existing C2-5 Motor Vehicle-Related Commercial District classification.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Subarea Map; General Plan; and Detail Landscape Plans referred to in these Plan of Development Statements printed on pages 56161 through 56167 of this *Journal*.]

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

Residential Planned Development Number 26, As Amended.

Bulk Regulations And Data Table.

| Net Site Area | Square Feet | Acres |
|---------------|----------------|-------------|
| Subarea A | 514,623 | 11.81 |
| Subarea B | <u>107,579</u> | <u>2.47</u> |
| Total: | 622,202 | 14.28 |

Maximum Floor Area Ratio:

| | |
|------------|-------------|
| Subarea A: | 2.00 F.A.R. |
| Subarea B: | 5.00 F.A.R. |

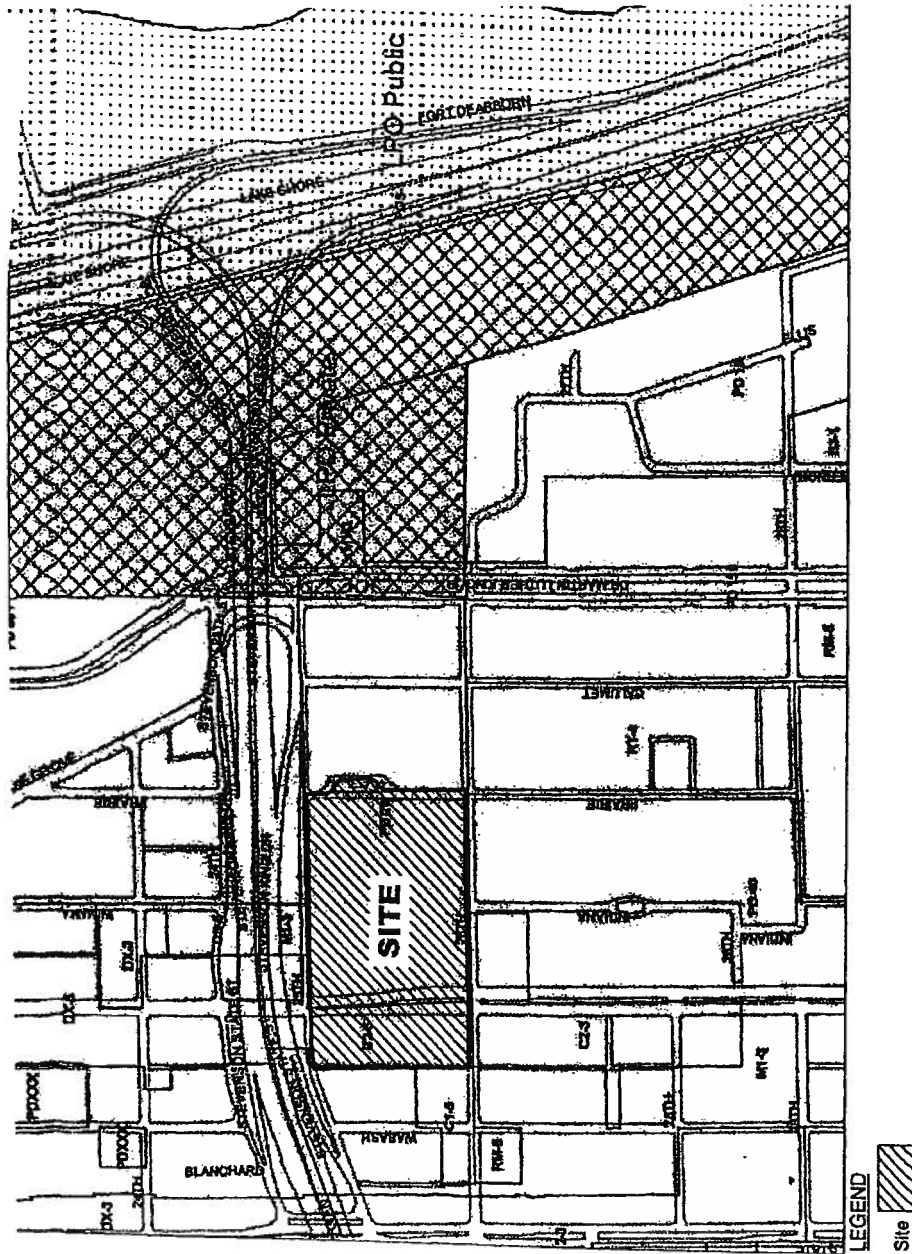
Maximum Site Coverage: Per approved Site Plan

Minimum Number of Off-Street Parking Spaces: 798

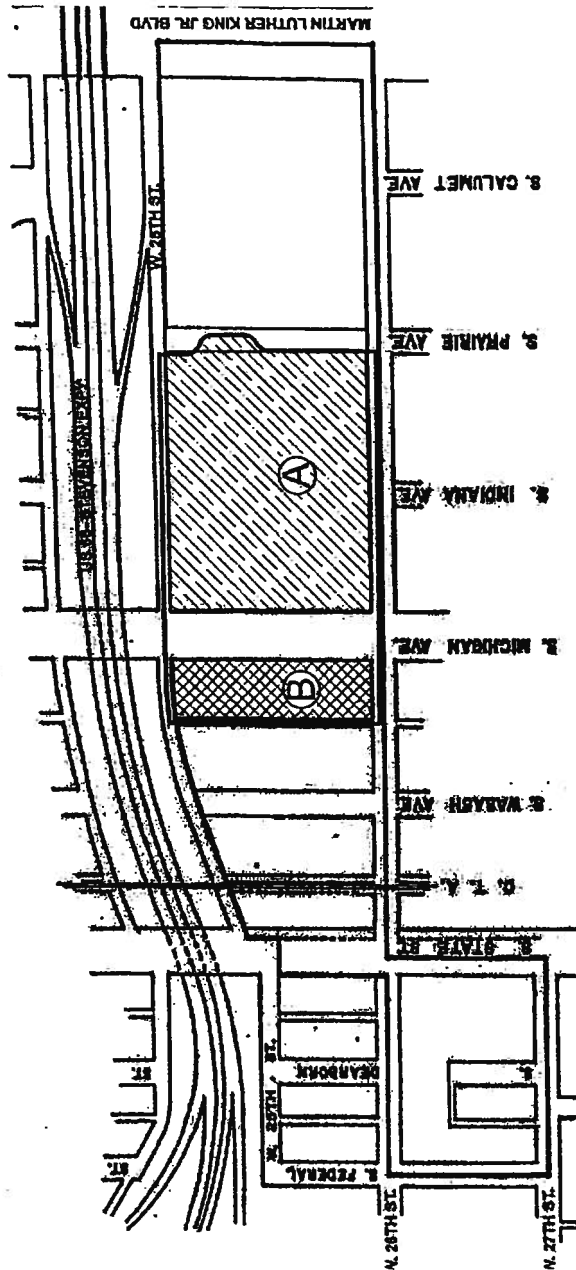
Minimum Number of Loading Spaces: 5

Maximum Building Height: 200 feet

Existing Zoning Map.



Subarea Map.



LEGEND

Planned Development Boundary ———

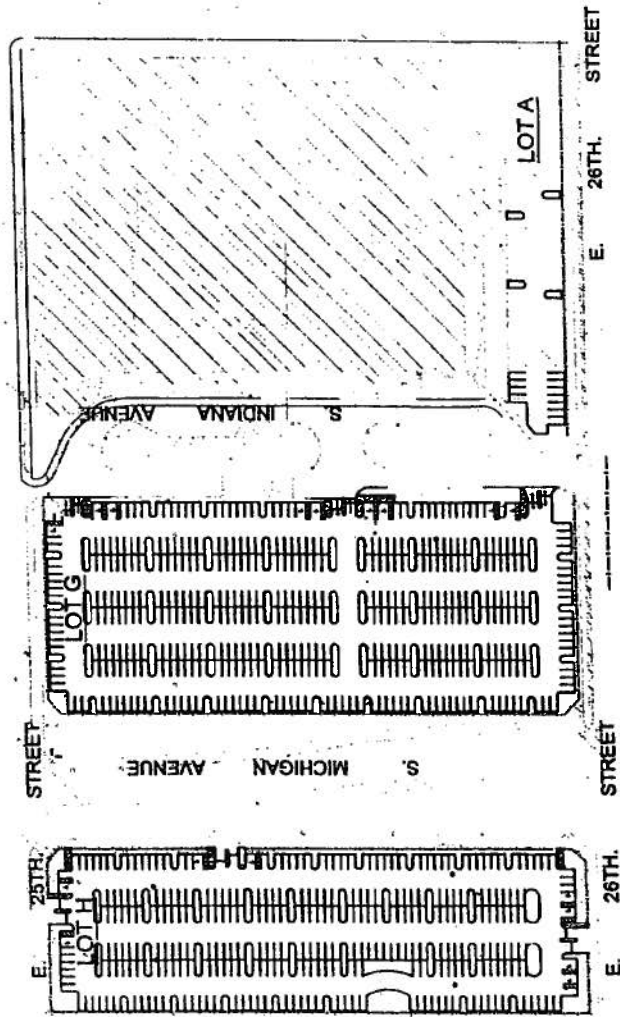
Sub-Area A: Hospital



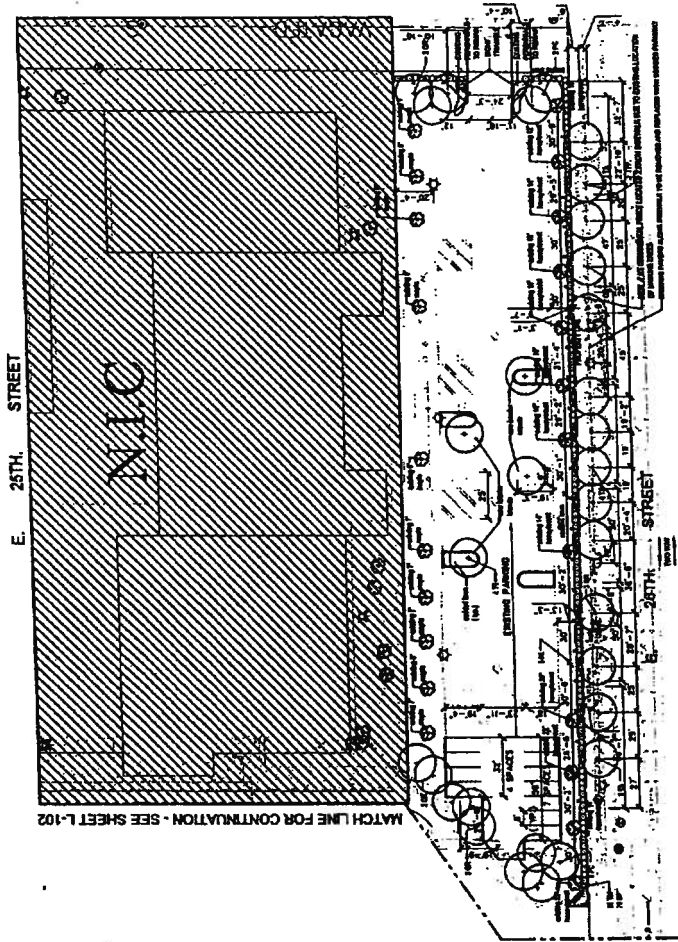
Sub-Area B: Parking



General Plan.

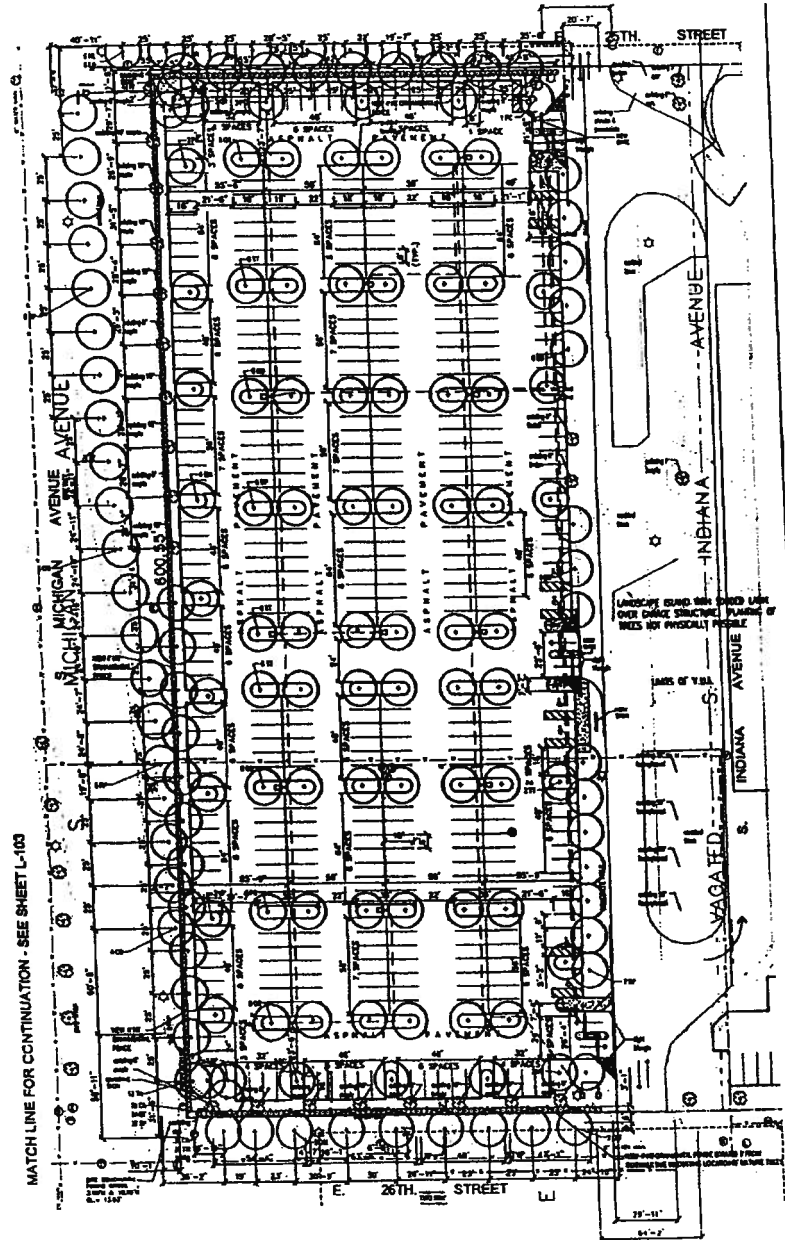


Detail Landscape Plan -- Lot A.

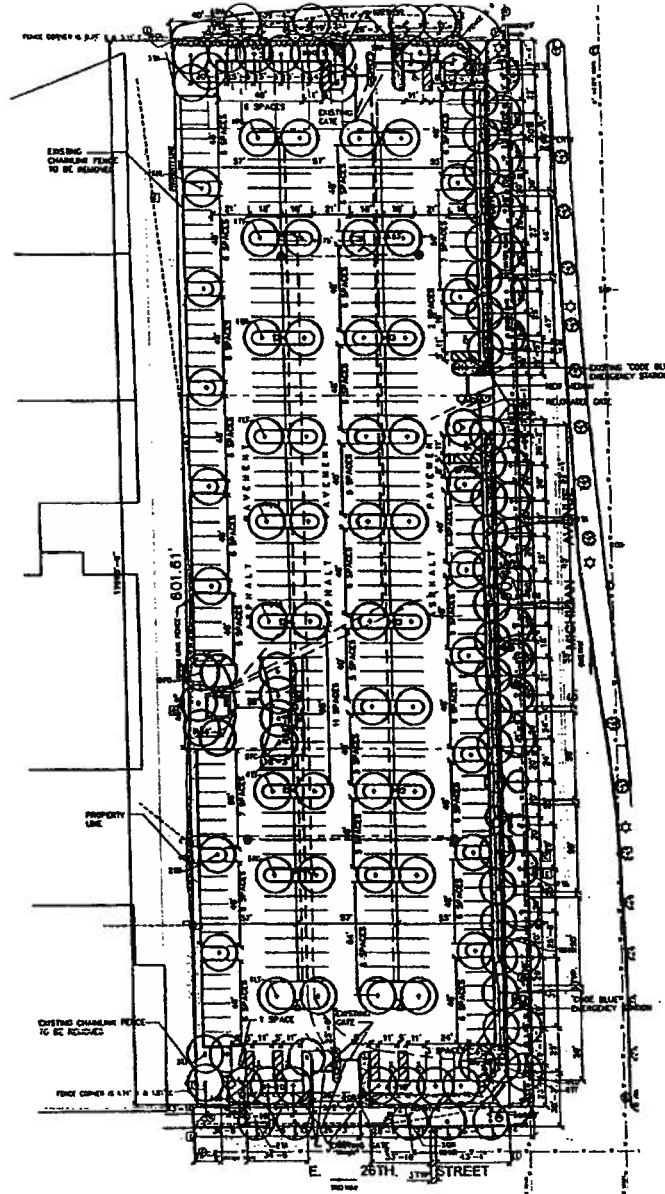


- LEGEND**
- CURB AND GUTTER (6x1.5)
 - 6" WOOD PLANK
 - EXISTING TREE
 - PROPOSED SHOT BERRY
 - CATCH BASIN
 - NEW TREE
 - WITH CANOPY
 - NEW TOP OF CURB
 - NEW TOP OF CURB

Detail Landscape Plan -- Lot G.



Detail Landscape Plan -- Lot H.



MATCH LINE FOR CONTINUATION - SEE SHEET L-102

LEGEND

- CURB AND GUTTER (84-11)
- NEW WOOD FENCE
- Y PROPOSED SHrub
- EXISTING SHrub
- CATCH BASIN
- EXISTING TREE
- NEW TREE
- NEW SHrub
- EXISTING TREE

LOT #14 PARKING COUNT

- PARKING SPACES = 24
- PARKING SPACES FOR HANDICAP = 6
-

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. 17-H.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District and all the C1-2 Restricted Commercial District symbols and indications as shown on Map No. 17-H in the area bounded by

W. Lunt Avenue; a line 181.4 feet east of N. Western Avenue; the alley next south of and parallel to W. Lunt Avenue; and N. Western Avenue,

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

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

Reclassification of Area Shown on Map No. 18-D.

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 C2-2 General Commercial District symbols and indications as shown on Map No. 18-D in the area bounded by

the west line of the right-of-way of the B. & O. R.R.; E. 73rd Street; and a line 101 feet west of the west line of the right-of-way of the B. & O. R.R.,

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. 6-E.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C2-4 General Commercial District and M1-4 Restricted Manufacturing District symbols and indications as shown on Map No. 6-E in the area bounded by

the south line of the proposed Southwest Expressway; S. South Park Way; E. 26th Street; and S. Michigan Avenue,

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

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

[The Plan of Development attached to the foregoing ordinance appears on pages 2444-2448.]

Reclassification of Area Shown on Map No. 18-H.

Alderman Ronan 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 2204 of the Journal of the Proceedings of January 23, 1964 (for the reclassification of an area shown on Map No. 18-

H). The motion *prevailed* and said proposed ordinance *as so amended* was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Parrillo, Metcalfe, Holman, Despres, Miller, Bohling, Condon, Lupo, Buchanan, Zelezinski, Healy, J. P. Burke, Krska, Sheridan, Chew, Murray, Fitzpatrick, Yaksic, Janousek, Tourek, Collins, Marzullo, Zydlo, Sain, Tomaso, Ronan, Keane, Sulski, Brandt, Sande, Laskowski, Massey, Cullerton, Shapiro, Kaplan, Scholl, Goldberg, Bauler, Rosenberg, Fifielski, Kerwin, Hoellen, O'Rourke, Wigoda, Sperling—45.

Nays—None.

Said ordinance, as passed, 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 B4-2 Restricted Service District symbols and indications as shown on Map No. 18-H in the area bounded by

the alley next north of and parallel to W. 79th Street; S. Wood Street; W. 79th Street; and S. Honore Street,

to those of a B4-3 Restricted Service District, and a corresponding bulk district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 16-N.

Alderman Ronan 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 2204 of the Journal of the Proceedings of January 23, 1964 (for the reclassification of an area shown on Map No. 16-N). The motion *prevailed* and said proposed ordinance *as so amended* was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Parrillo, Metcalfe, Holman, Despres, Miller, Bohling, Condon, Lupo, Buchanan, Zelezinski, Healy, J. P. Burke, Krska, Sheridan, Chew, Murray, Fitzpatrick, Yaksic, Janousek, Tourek, Collins, Marzullo, Zydlo, Sain, Tomaso, Ronan, Keane, Sulski, Brandt, Sande, Laskowski, Massey, Cullerton, Shapiro, Kaplan, Scholl, Goldberg, Bauler, Rosenberg, Fifielski, Kerwin, Hoellen, O'Rourke, Wigoda, Sperling—45.

Nays—None.

Said ordinance, as passed, 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 M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 16-N in the area bounded by

the alley next north of and parallel to W. 64th Street; the alley next east of and parallel to S. Oak Park Avenue; W. 64th Place; and S. Oak Park Avenue,

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

SECTION 2. This ordinance shall be in force and

(Continued on page 2449)

PD 26

A 565
PASSED 3/25/6
PAGE 2443

PLAN OF DEVELOPMENT
RESIDENTIAL PLANNED DEVELOPMENT #26
(INSTITUTIONAL)

STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is controlled by the Department of Urban Renewal, City of Chicago.
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 re-subdivision of parcels shall require a separate approval 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, 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 Development," as promulgated by the Commissioner of City Planning.

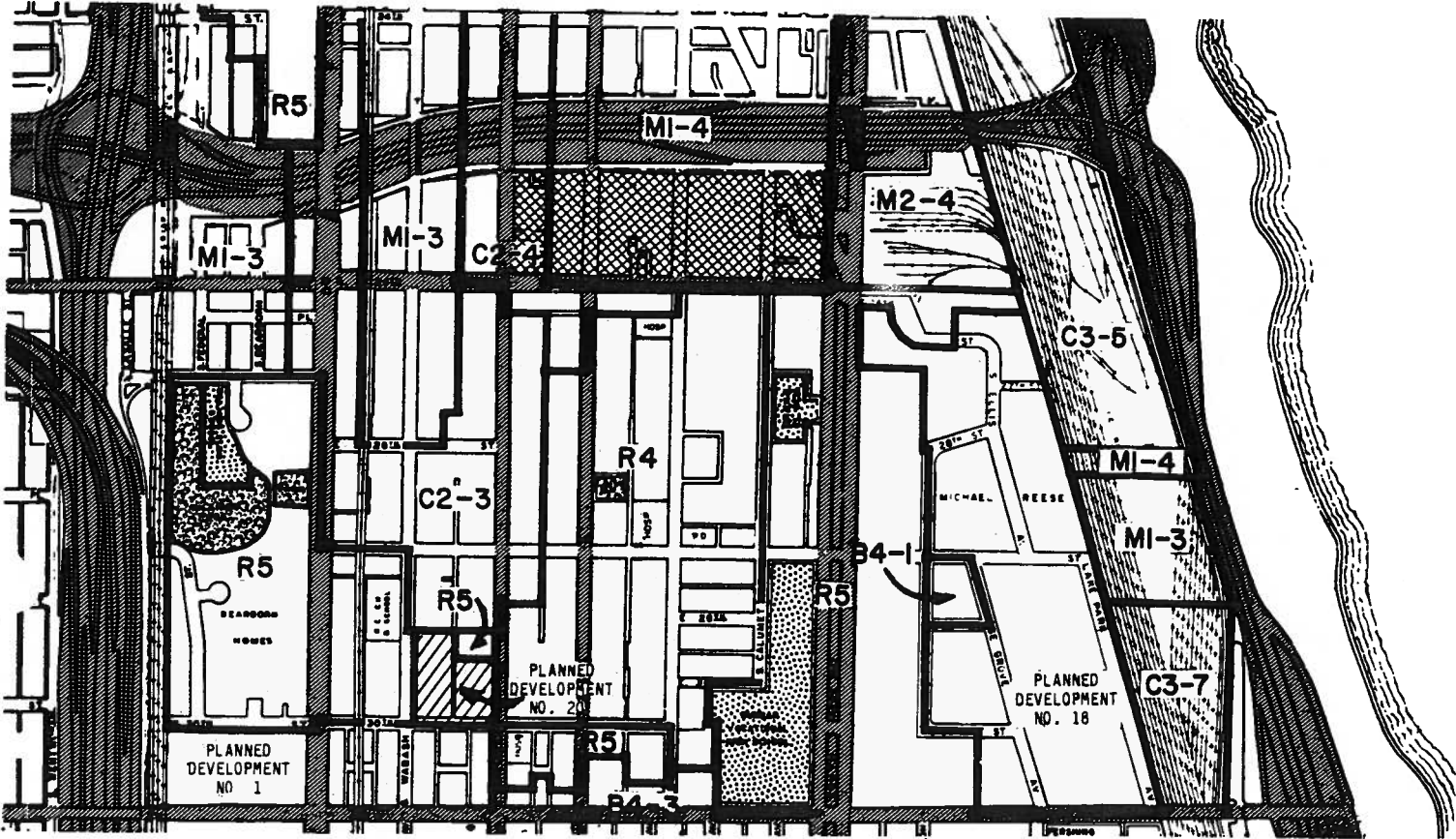
APPLICANT:

CITY OF CHICAGO
DEPARTMENT OF URBAN RENEWAL

DATE:

July 1, 1963

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



APPLICANT: CITY OF CHICAGO,
DEPARTMENT OF URBAN RENEWAL

DATE: JULY 1, 1963

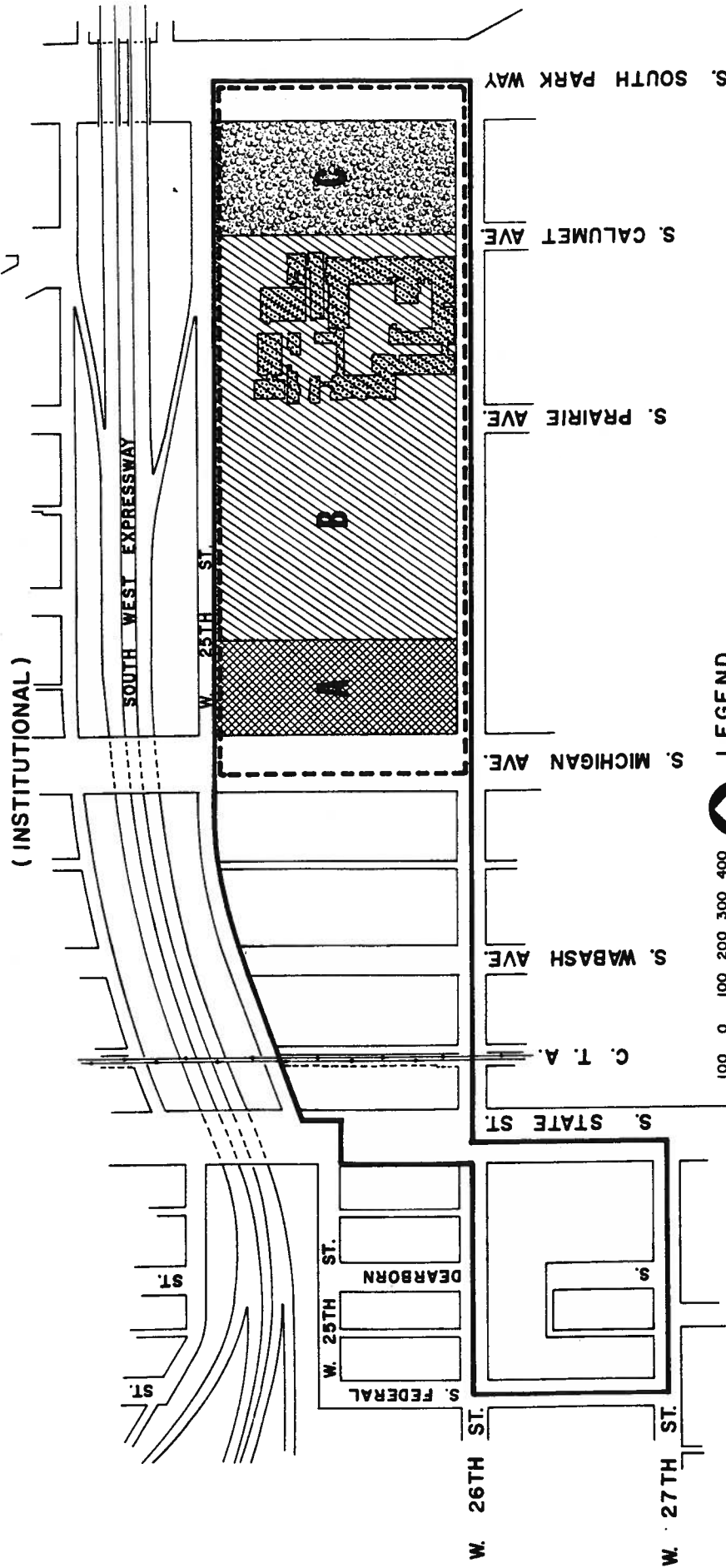


LEGEND

- ZONING DISTRICTS
- PREFERENTIAL STREETS
- PUBLIC SCHOOLS
- PARKS & PLAYGROUNDS
- PROPOSED RESIDENTIAL PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN

RESIDENTIAL PLANNED DEVELOPMENT (INSTITUTIONAL)



LEGEND

- BOUNDARY OF REDEVELOPMENT PROJECT 25TH-SOUTH PARKWAY
- BOUNDARY OF PLANNED DEVELOPMENT
- SUB-AREA A - LABORATORIES (CLINICAL AND RESEARCH)
- SUB-AREA B - MEDICAL AND RELATED USES
- SUB-AREA C - HOUSING (NURSES, INTERNES AND RESIDENTS)
- EXISTING BUILDINGS (MERCY HOSPITAL)

APPLICANT: CITY OF CHICAGO,
DEPARTMENT OF URBAN RENEWAL

DATE: JULY 1, 1963

PLANNED DEVELOPMENT USE AND BULK REGULATIONS
RESIDENTIAL PLANNED DEVELOPMENT

(INSTITUTIONAL)

| Sub-Area | Site Area | | General Description of Land Use and Type | Max. F.A.R. | Max. % of Land Covered |
|----------|-------------|-------|---|----------------|---------------------------|
| | Square Feet | Acres | | | |
| A | 139,298.60 | 3.2 | Laboratories (Clinical & Research) | 1.0 | 20% |
| B | 578,951.47 | 13.29 | Medical and Related Uses | 1.5 | 35% |
| C | 165,882.73 | 3.81 | Housing (Nurses, Interns & Residents) | 0.8 | 15% |
| TOTALS | 884,132.80 | 20.3 | | | |

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.

1. Gross Site Area = Net Site Area 20.3 Acres Plus Area of Right-of-Way and Public Land 4.01 = 24.31 Acres

Maximum permitted F. A. R. for Total Net Site Area = 1.5

Present Population:

A. Medical and Related Uses

1. Number of beds 357

2. Number of Attending Doctors 162

3. Number of Employees (Maximum in one shift) 350

(includes 183 nurses, interns and residents)

B. Housing

1. Nurses & Students 100

2. Interns and Residents 0

Minimum number of off-street parking spaces for existing Medical and Related uses, Laboratories (Clinical Research), Housing (Nurses, Interns and Residents) and Private Recreational: 110 spaces.

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

Minimum Periphery Setbacks:

A. Boundary and Front Yard Setbacks 25 feet.

B. Side Yard Setbacks 8 feet.

Minimum Distances Between Buildings:

A. Patient Room Facings 24 feet.

B. End and Face Walls 24 feet.

C. Front and Rear Face 50 feet.

Maximum percent of land covered for total net site area 25%

APPLICANT: City of Chicago,
DEPARTMENT OF URBAN RENEWAL

DATE: July 1, 1963