

Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 2-J.

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 July 30, 1981, page 6776, recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify a particular area on Map No. 2-J.

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

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Burke, Brady, Streeter, Kellam, Sheahan, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Carothers, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Farina, Casey, Cullerton, Rittenberg, Natarus, Oberman, Merlo, Axelrod, Schullter, Orr, Stone—41.

Nays—None.

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

The following is said ordinance as passed:

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 and B4-3 Restricted Service District symbols and indications as shown on Map No. 2-J in the area bounded by

W. Fifth Avenue; S. Trumbull Avenue; a line 103 feet north of W. Van Buren Street; the east boundary line of the alley next east of and parallel to S. Trumbull Avenue; a line 140.5 feet north of and parallel to W. Van Buren Street; S. Homan Avenue; a line 118.5 feet south of W. Van Buren Street; the alley next west of and parallel to S. Homan Avenue; the alley next north of and parallel to W. Congress Parkway; the alley next east of and parallel to S. Trumbull Avenue; W. Congress Parkway; and S. St. Louis Avenue,

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.

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

[Planned Development printed on pages 6876 through 6880 of this Journal]

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 July 20, 1981, page 6641 recommending that the City Council Do Not Pass Two (2) 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 ordinances 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 Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Burke, Brady, Streeter, Kellam, Sheahan, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Carothers, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Farina, Casey, Cullerton, Rittenberg, Natarus, Oberman, Merlo, Axelrod, Schullter, Orr, Stone—41.

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

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

Reclassification of Area Shown on Map No. 20-F.

An ordinance to classify as an R3 General Residence District instead of a B4-1 Restricted Service District, the area bounded by

W. 81st Street; S. Stewart Avenue; a line 120 feet south of and parallel to W. 81st Street; and S. Vincennes Avenue (Map No. 20-F).

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

An ordinance to classify as a C1-1 Restricted Commercial District instead of a B2-1 Restricted Retail District, the area bounded by

the alley next north of and parallel to W. 99th Street; a line 50 feet east of and parallel to S. Wood Street; W. 99th Street; and S. Wood Street (Map No. 24-H).

Failed to Pass—PROPOSED ORDINANCE FOR AMENDMENT OF CHICAGO ZONING ORDINANCE TO RECLASSIFY AREA ON MAP NO. 26-H.

On motion of Alderman Vrdolyak the City Council took up for consideration a report from the Committee on Buildings and Zoning regarding a proposed ordinance amending the Chicago Zoning Ordinance by Reclassifying a particular area shown on Map No. 26-H (referred to the Committee on July 8, 1980 then referred on July 20, 1981). The report recommended that the City Council Do Not Pass said proposed ordinance.

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

Yeas—None.

Nays—Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Burke, Brady, Streeter, Kellam, Sheahan, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Carothers, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Farina, Casey, Cullerton, Rittenberg, Natarus, Oberman, Merlo, Axelrod, Schullter, Orr, Stone—41.

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

(continued on page 6881)

INSTITUTIONAL PLANNED DEVELOPMENTSTATEMENTS

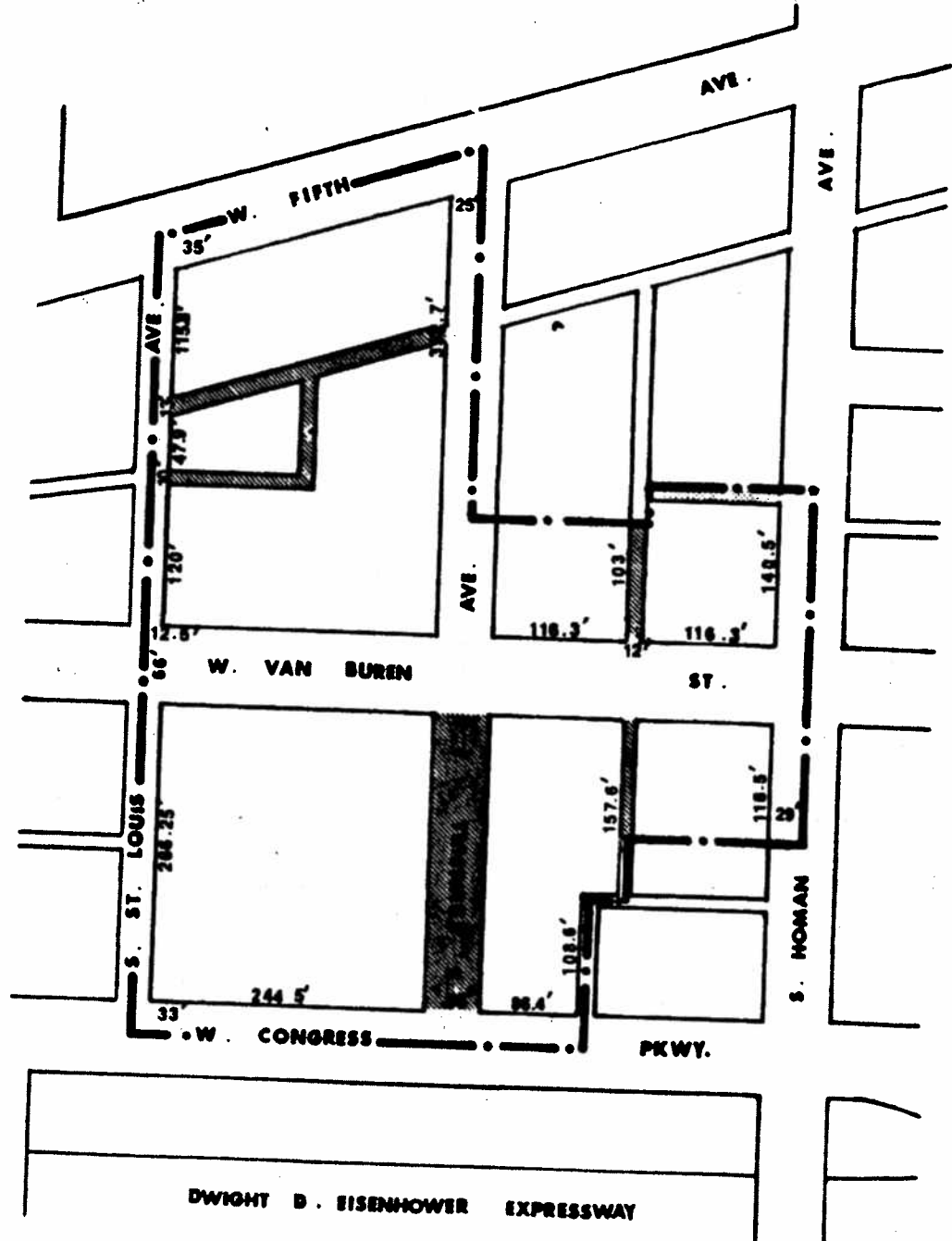
1. The area delineated herein as "Institutional Planned Development" is owned or controlled by the Department of Urban Renewal of the City of Chicago and is designated as Urban Renewal Project Homan-Van Buren, and is subject to a contract of sale to the Bethany Hospital.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
3. Any dedication of, or vacation of streets, or resubdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal or its successor and approval by the Chicago City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Department of Urban Renewal or its successor upon conveyance of Urban Renewal Project Homan-Van Buren.
5. Service drives or any other ingress or egress lanes, not heretofore proposed to be dedicated, 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 area.
6. Use of land will consist of hospital; education; research & medical facilities; professional offices and related uses; and parking 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. The following information sets forth data concerning the property included in said development and a generalized Land Use Plan illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
8. Identification signs may be permitted within the area delineated as Institutional Planned Development subject to the review and approval of the Department of Inspective Services and the Department of Planning.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as adopted by the Commissioner of Planning.

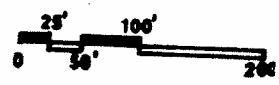
APPLICANT: Department of Urban Renewal of the City of Chicago

DATE: May 13 , 1981

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



LEGEND
 - - - - - PLANNED DEVELOPMENT BOUNDARY
 [Shaded Area] STREETS AND ALLEYS PROPOSED TO BE VACATED
 [Dashed Line] ALLEY TO BE DEDICATED
 APPLICANT: THE DEPARTMENT OF URBAN RENEWAL
 DATE: MAY 13, 1981

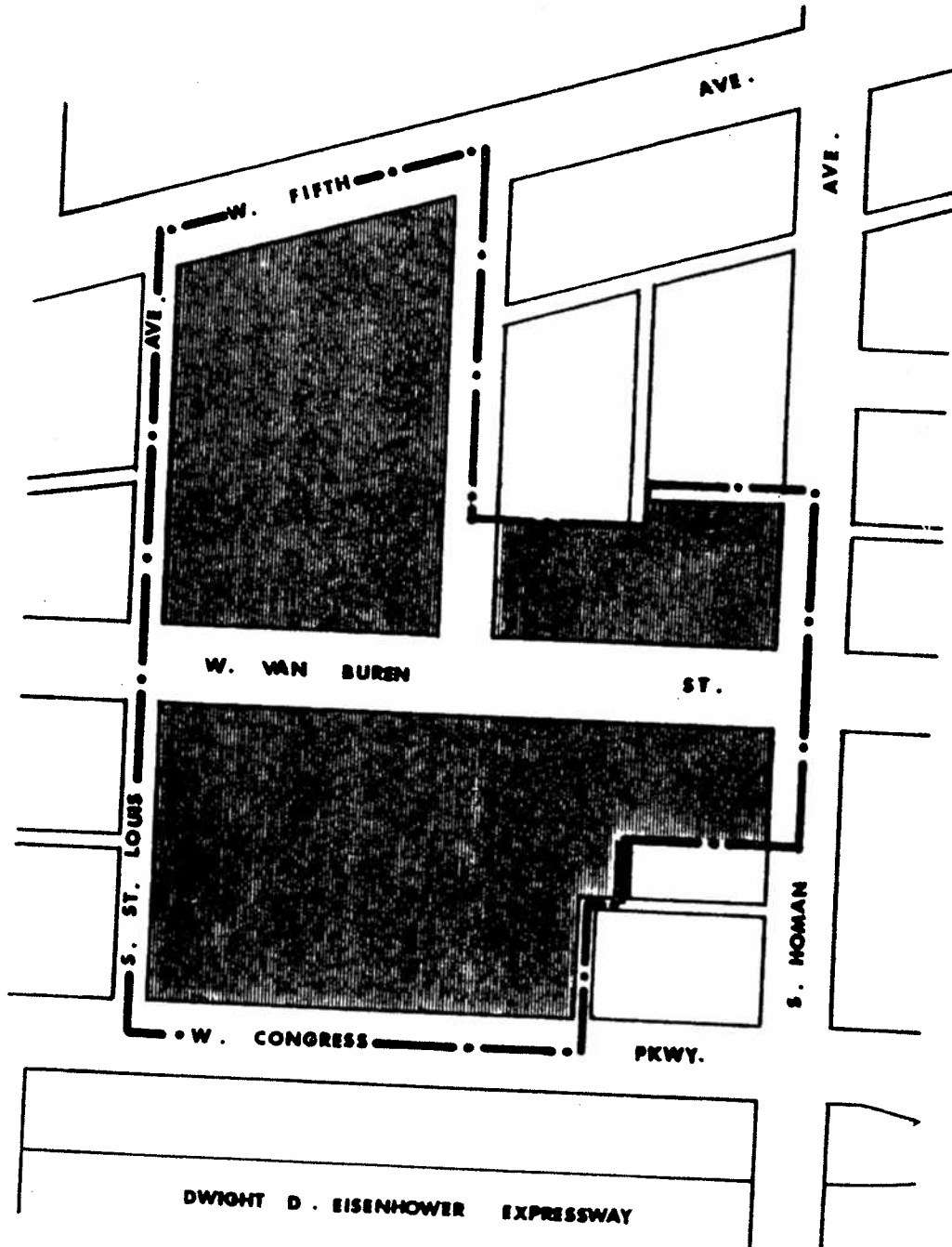


August 12, 1981

UNFINISHED BUSINESS

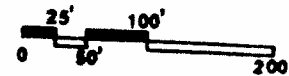
6879

INSTITUTIONAL PLANNED DEVELOPMENT
GENERALISED LAND USE PLAN



LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- HOSPITAL BUILDING OFFSTREET PARKING AND RELATED ACCESSORY USES



APPLICANT : THE DEPARTMENT OF URBAN RENEWAL
DATE : MAY 13 , 1981



PLANNED DEVELOPMENT USE AND BULK REGULATIONS
INSTITUTIONAL PLANNED DEVELOPMENT

Net Site Area		General Description of Land Use and Type	Max	Max. % of Land
Square Feet	Acres		F.A.R.	Covered
237,179	5.44	Hospital, Professional Offices, Medical and Related Uses Laboratories (Clinical & Research)	2.2	35%

THE ABOVE NOTED REGULATIONS RELATED 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 (5.44 Acres) plus Area of Right-of-Way of Public Streets and Alleys, (1.99 Acres) = 7.43 Acres.

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

Population:

A. Medical and Related Uses

1. Number of Hospital Beds	212
2. Number of Attending Doctors	60
3. Number of Employees	450

B. Professional Offices (60,000 sq. ft. floor area)

Minimum number of off-street parking spaces required	393
Number of off-street parking to be provided for hospital uses	281
Number of off-street parking to be provided for office bldg.	112
Number of off-street loading berths to be provided	3

Minimum Periphery Setbacks	20 W. Congress Parkway
	20 W. Van Buren Street
	20 S. Homan Avenue
	20 S. St. Louis Avenue

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) - 35% Exclusive of Parking Structures

APPLICANT: Department of Urban Renewal

DATE: May 13, 1981