

Reclassification of Area Shown on Map No. 2-H.

PD 345

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 C1-3 Restricted Commercial District and R5 General Residence District symbols and indications as shown on Map No. 2-H in area bounded by W. Ogden Avenue; S. Paulina Street; and W. Van Buren Street to those of a C2-4 General Commercial District, and a corresponding use district is hereby established in the area above described.

SECTION 2. *Be It Further Ordained*, That the Chicago Zoning Ordinance be amended by changing all the C2-4 General Commercial District symbols and indications hereinabove established 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 hereof and to no others.

[Institutional Planned Development printed on pages 13795
thru 13801 of this Journal.]

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

Reclassification of Area Shown on Map No. 5-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 R4 General Residence District symbols and indications as shown on Map No. 5-F in the area bounded by

W. Willow Street; N. Vine Street; a line from a point 343.33 feet south of W. Willow Street along the west line of N. Vine Street, to a point 343.17 feet south of W. Willow Street along the east line of N. Orchard Street; and N. Orchard Street,

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

[Residential Planned Development printed on pages 13802
thru 13806 of this Journal.]

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

No. 345

PLAN OF DEVELOPMENTINSTITUTIONAL PLANNED DEVELOPMENTSTATEMENTS

1. The area delineated hereon as an "Institutional Planned Development" is owned or controlled by the Department of Urban Renewal of the City of Chicago and constitutes Parcels I-1 and I-2 in Project Central West.
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 Department of Urban Renewal or its successors and approval of the Chicago City Council.
4. All applicable reviews, approvals, or permits as applicable to Parcels I-1 and I-2 are required to be obtained by the developer, Rush-Presbyterian-St. Luke's Medical Center, or its successor, upon conveyance of Parcels I-1 and I-2 in Project Central West.
5. Service drives of any other ingress and egress shall be adequately designed and paved in accord with the published regulations of the Bureau of Traffic Engineering and Operations 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 medical, educational, administrative and related uses and support facilities such as research, medical, professional offices, one earth station receiving dish, and support facilities for buildings and land owned by Rush-Presbyterian-St. Luke's Medical Center and devoted to medical and related uses but not located within the boundaries of this Planned Development.

Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the MI zoning district of the Chicago Zoning Ordinance.
7. Identification and other necessary signs may be permitted, subject to review of and approval by the Commissioner of the Department of Planning.
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.

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

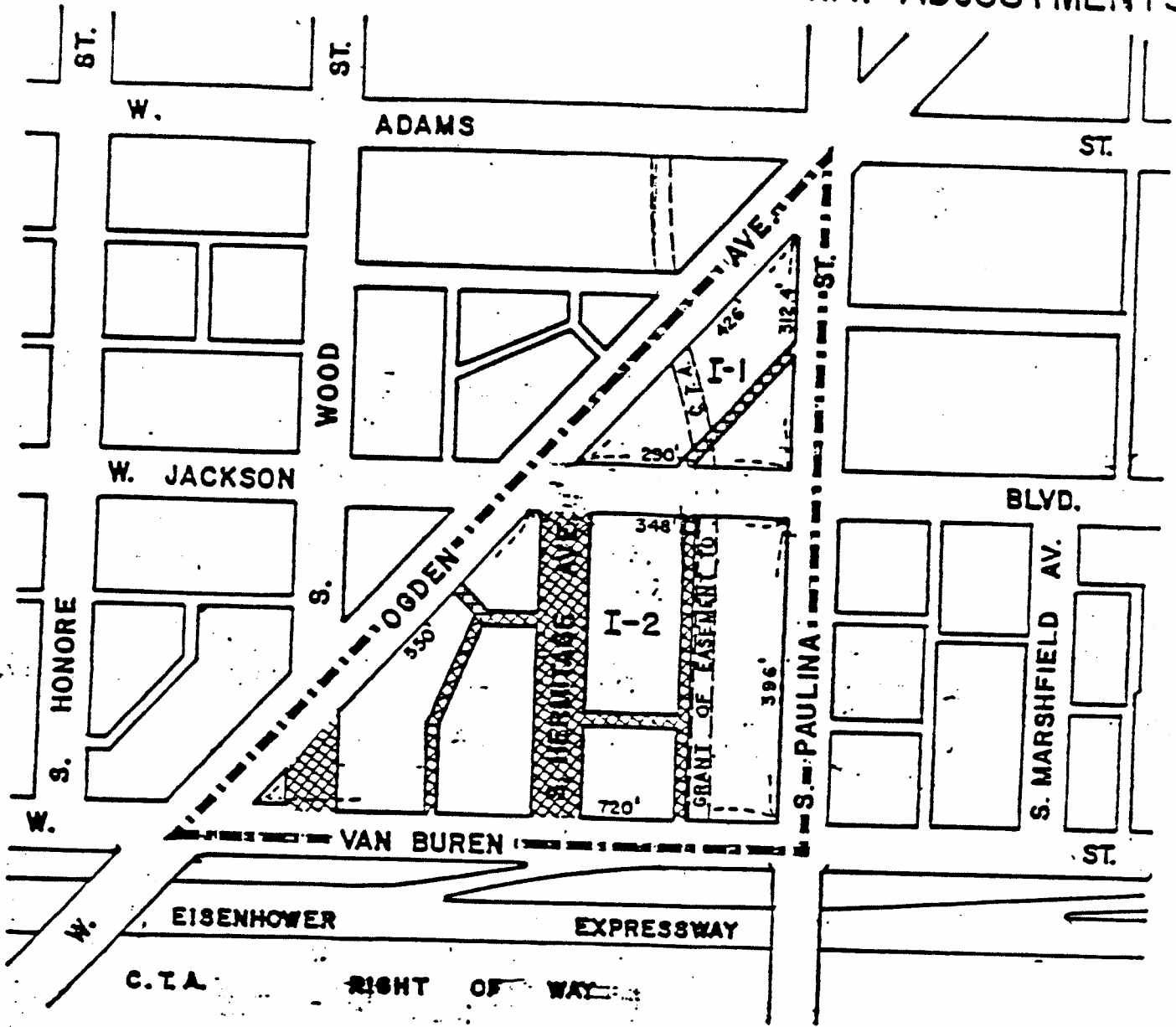
DATE: December 3, 1984

9. 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 the Department of Planning.
10. The Commissioner of the Department of Planning reserves the right to the review and approval of Schematic drawings for structures consisting of future phases of development to insure the compliance of such structures with the terms and conditions of this Planned Development.
11. The present right-of-way of Wood Street shall be preserved as open space.



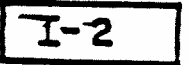
APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

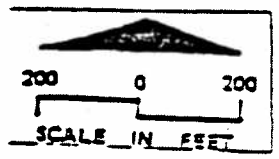
DATE: December 3, 1984

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



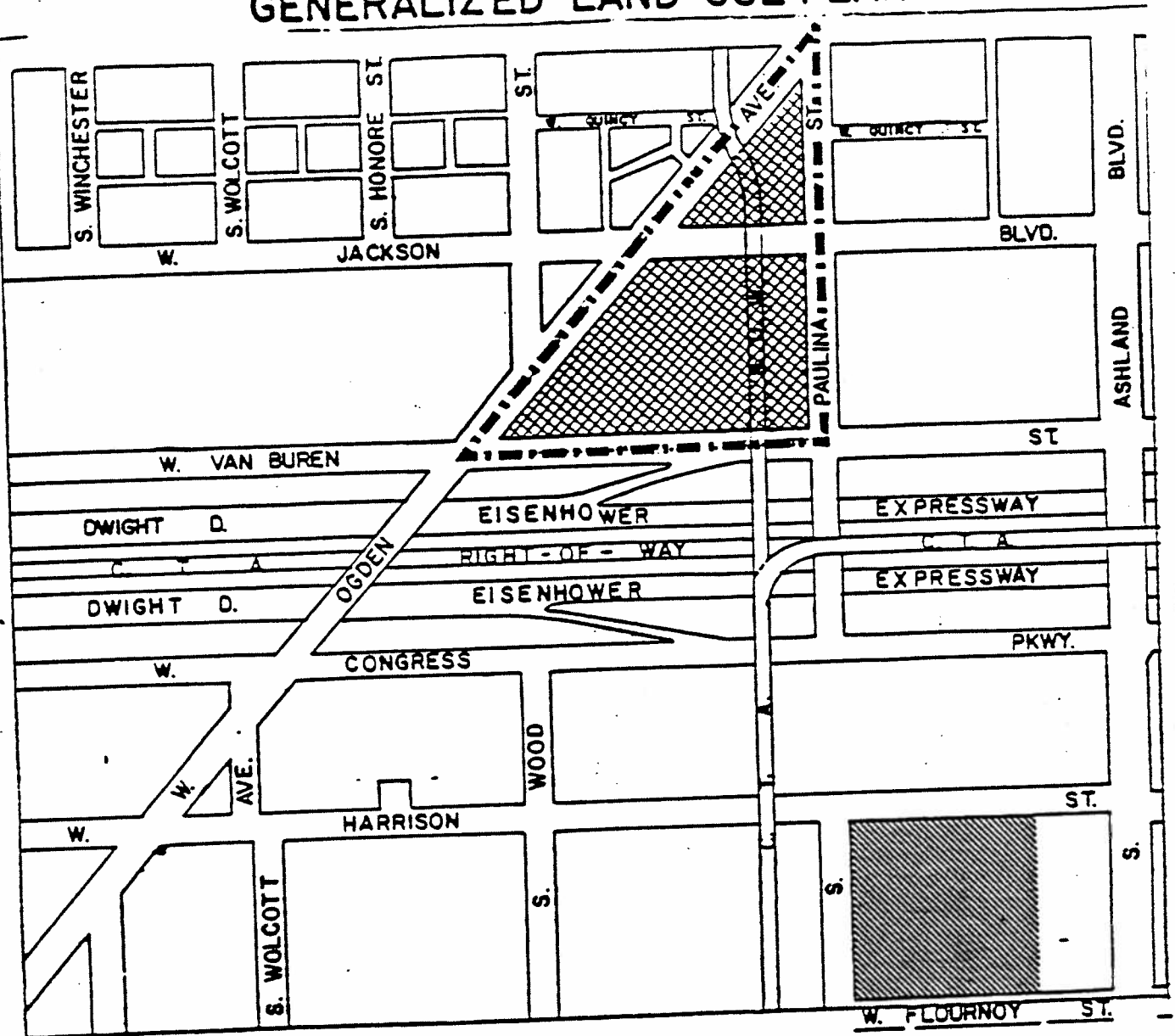
LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  STREETS AND ALLEYS PROPOSED TO BE VACATED.
-  CENTRAL WEST DISPOSITION PARCELS I-1 AND I-2


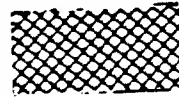



APPLICANT: DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO
 DATE: December 3, 1984

INSTITUTIONAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



LEGEND

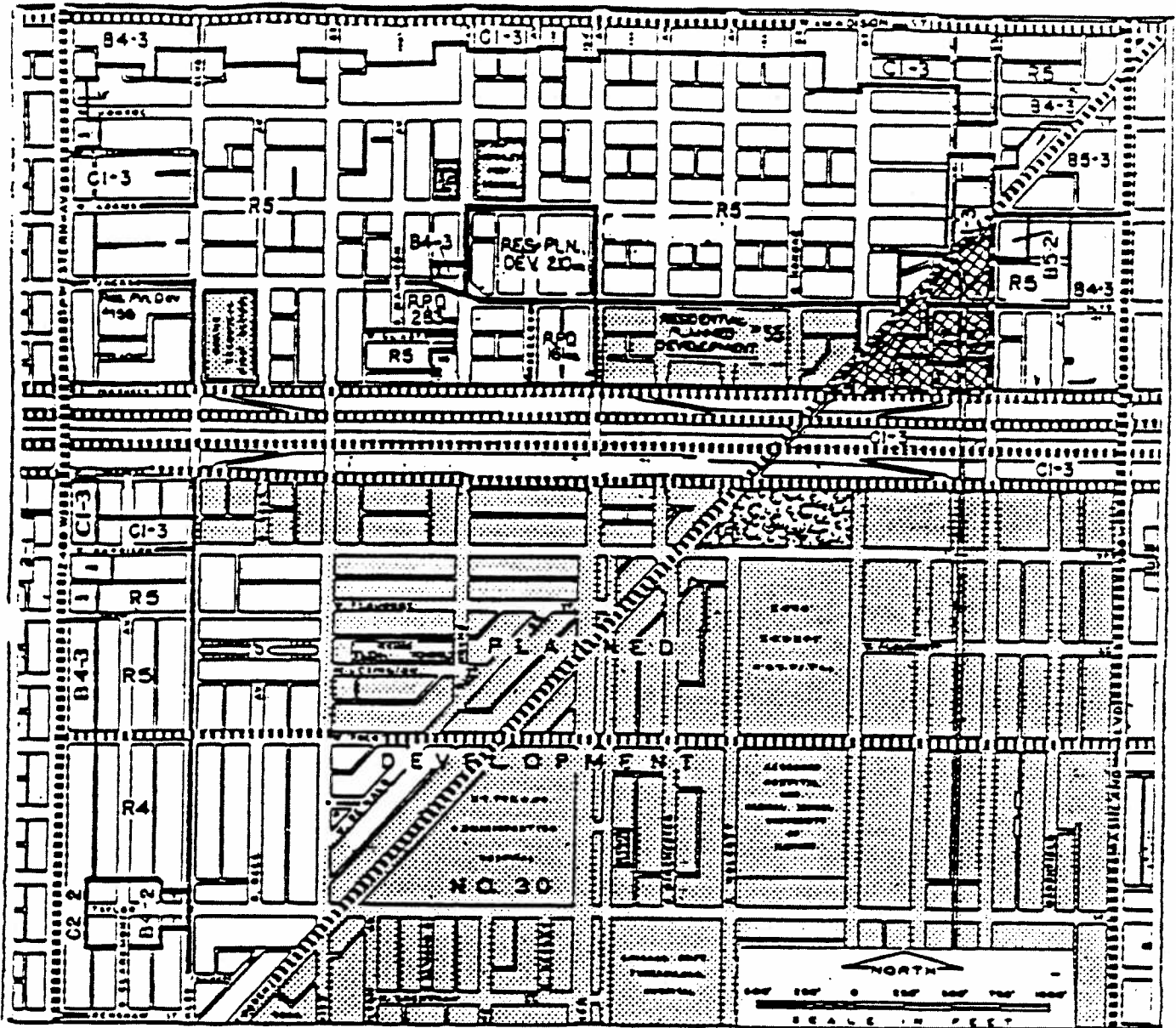
-  PLANNED DEVELOPMENT BOUNDARY
-  INSTITUTIONAL - MEDICAL AND RELATED USES WITH OFF-STREET PARKING & LOADING.
-  OFF - SITE ACCESSORY PARKING








APPLICANT: DEPARTMENT OF URBAN RENEWAL -
CITY OF CHICAGO.

DATE: December 3, 1984

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND

-  INSTITUTIONAL PLANNED DEVELOPMENT BOUNDARY
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREET SYSTEM
-  PUBLIC & QUASI-PUBLIC FACILITIES
-  PARKS & PLAYGROUNDS

APPLICANT: DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO

DATE: December 3, 1984

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			
258,390.5	5.93	Medical, educational, administrative and related and support uses (including research, medical, professional offices, and administrative and support functions, and one earth station receiving dish)	4.0	70%

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 5.93 Acres) plus Area of Right-of-Way of Public Streets and Alleys (2.77 Acres) = 8.70 Acres.

Maximum permitted F.A.R. for Total Net Site Area = 4.0

Minimum number of off-street parking spaces to be located within the site upon completion of the phased development shall be sixty. The minimum number of off-street parking spaces to be provided following the completion of the first phase of development shall be thirty which off-street parking spaces will be provided within the multi-level, self-park parking facility located on land not within the boundaries of the proposed Planned Development but within the boundaries of the jurisdictional sub-area of Institutional Planned Development No. 30 owned and controlled by the developer of the within Planned Development Area. Upon the final completion of the development of the within Planned Development Area, a minimum of sixty off-street parking spaces of the minimum required parking spaces will be provided on the site and the remaining required number of off-street parking spaces will be provided within the multi-level self-park parking facility to the extent not so provided on the site.

A minimum of two off-street loading docks shall be provided in connection with the initial phase of development.

Off-street loading requirements for the remaining phases of development shall be provided as authorized by C2-4 Classification of the Chicago Zoning Ordinances.

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Minimum Periphery Setbacks:

- a. West Van Buren St.: 0 Feet
- b. West Ogden Ave.: 0 Feet
- c. South Paulina St.: 0 Feet
- d. West Jackson Blvd.: 0 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.

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: December 3, 1984