



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
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312 744-2578 (TTY)

<http://www.cityofchicago.org>

March 26, 2008

Mr. John J. George
Attorney At Law
Daley and George, Ltd.
Two First National Plaza
20 South Clark Street
Suite 400
Chicago, Illinois 60603-1835

Re: Administrative Relief for Residential-Institutional Planned Development
No. 35, as amended, Loretto Hospital Parking Lot

Dear Mr. George:

Please be advised that your request for a minor change to Residential-Institutional Planned Development No. 35, as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Specifically, you are requesting to dedicate a four foot strip of property along the south and east sides of Loretto Hospital's parking lot to be used as a carriage walk. The proposed dedication to the City of Chicago will require a relocation of the ornamental fencing and new striping of the parking spaces as shown on the revised Site Plan, prepared by Richard Potkar Architects and dated March 3, 2008.

With regard to your request, the Department of Planning and Development has determined that allowing this proposed dedication does not create an adverse impact on the Planned Development or surrounding neighborhood, does not result in an increase in the bulk or density, does 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. 35, as amended, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall
Commissioner

ALR:SA:HG:tm

cc: Mary Bonome, Mike Marmo, Pat Haynes, Erik Glass, DPD files

NEIGHBORHOODS



*Reclassification Of Area Shown On Map Number 2-L.
(As Amended)
(Application Number 15600)*

RIPD 35, 09

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 B3-2 Community Shopping District and C1-2 Neighborhood Commercial District symbols and indications as shown on Map Number 2-L in the area bounded by:

West Harrison Street; a line 153.55 feet east of and parallel to South Lotus Avenue; the alley next south of and parallel to West Harrison Street; and a line 275.10 feet west of and parallel to South Lotus Avenue,

to an RM4.5 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing the Residential Planned Development Number 35 and RM4.5 Residential and Multi-Unit District symbols and indications in the area bounded by:

West Harrison Street; a line 153.55 feet east of and parallel to South Lotus Avenue; the alley next south of and parallel to West Harrison Street; a line 275.10 feet west of and parallel to South Lotus Avenue; the alley next south of and parallel to West Harrison Street; a line 557.91 feet east of and parallel to South Central Avenue; West Flournoy Street; and South Central Avenue,

to the designation of Residential-Institutional Development Number 35, 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 3. 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 35,
As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Residential-Institutional Planned Development Number 35, as amended, consists of approximately one

hundred forty-seven thousand eight hundred sixty-six (147,866) square feet (three and thirty-nine hundredths (3.39) acres) and is owned or controlled by the Applicant, Loretto Hospital (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. The Applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the Applicant shall designate in writing the party or parties authorized to make application 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; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Right-Of-Way Adjustment Map; a Subarea Map; an Overall Site Plan; a Subarea A Site Plan; a Subarea A Detailed Site Plan; a Subarea B Detailed Site Plan; a Subarea C Detailed Site Plan; an Overall Landscape Plan; a Subarea A Landscape Plan; a Subarea A Detailed Landscape Plan; a Subarea B Landscape Plan; a Subarea C Detailed Landscape Plan; a Massing Diagram; a Partial Elevation Emergency Department Addition; and a Roof Plan dated December 14, 2006, prepared by Richard A.M. Potokar, Inc.. Full-size sets of the Overall Site Plan, Overall Landscape

Plan, and Partial Elevation Emergency Department Addition 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-Institutional Planned Development Number 35, as Amended": research, medical service, laboratories, hospital, professional offices (including medical offices), religious assembly, convenience retail and all hospital and medical service related 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. 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 Overall Site Plan and Overall 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 or Subarea C until the Commissioner of the Department of Planning and Development shall issue written approval of a Site Plan for Subarea B or Subarea C. 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).
- All site statistics applicable to the development parcel or parcels including:
 - F.A.R. 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.
 - 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 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 agrees to provide a twenty-five percent (25%) green roof equaling approximately eight hundred seventy-eight (878) square feet of net useable roof area.
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 35 classification and the zoning of Subarea B and Subarea C shall automatically revert to the pre-existing classifications.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Subarea Map; Overall Site Plan; Subarea Site Plans; Overall and Subarea Landscape Plans; Massing Diagram; Partial Elevation Emergency Department Addition; and Roof Plan referred to in these Plan of Development Statements printed on pages 98638 through 98654 of this Journal.]

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

2/7/2007

REPORTS OF COMMITTEES

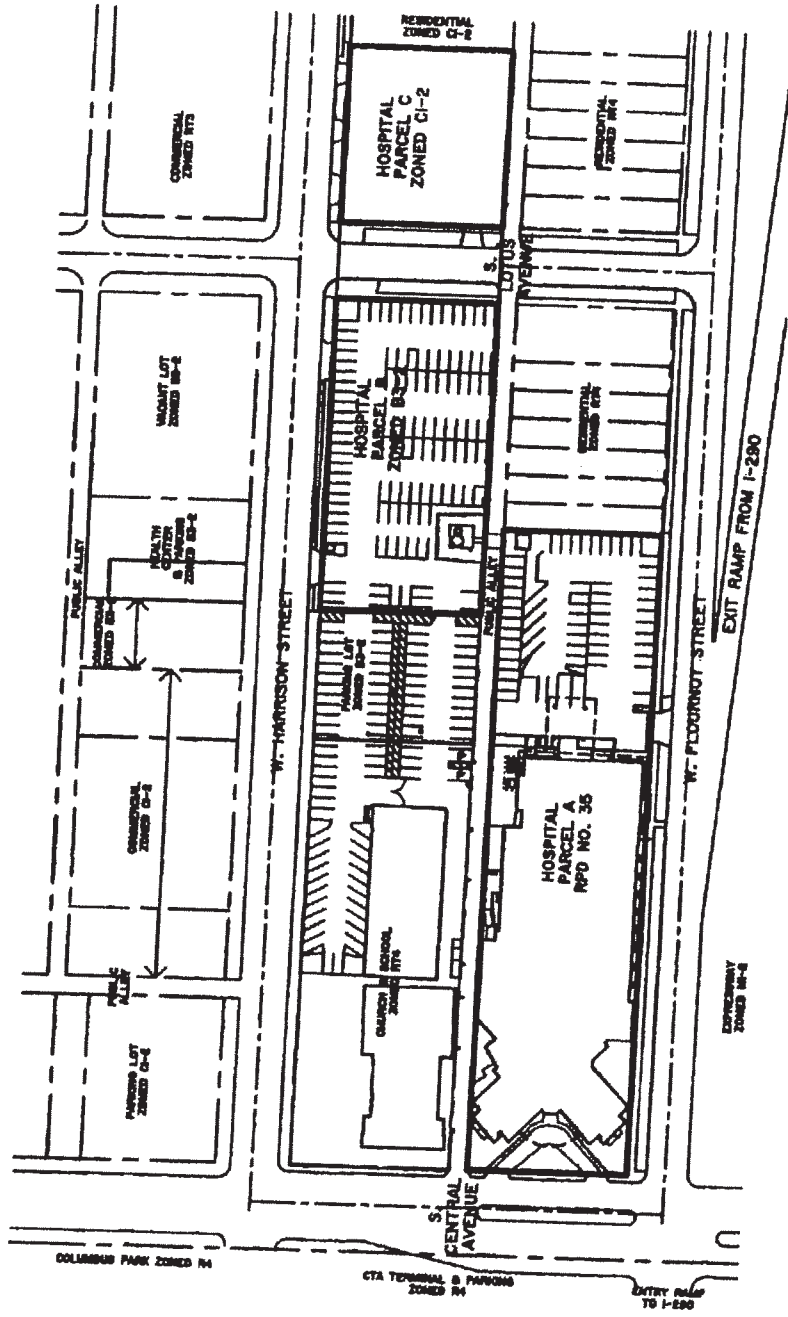
98637

*Residential-Institutional Planned Development
Number 35, As Amended.*

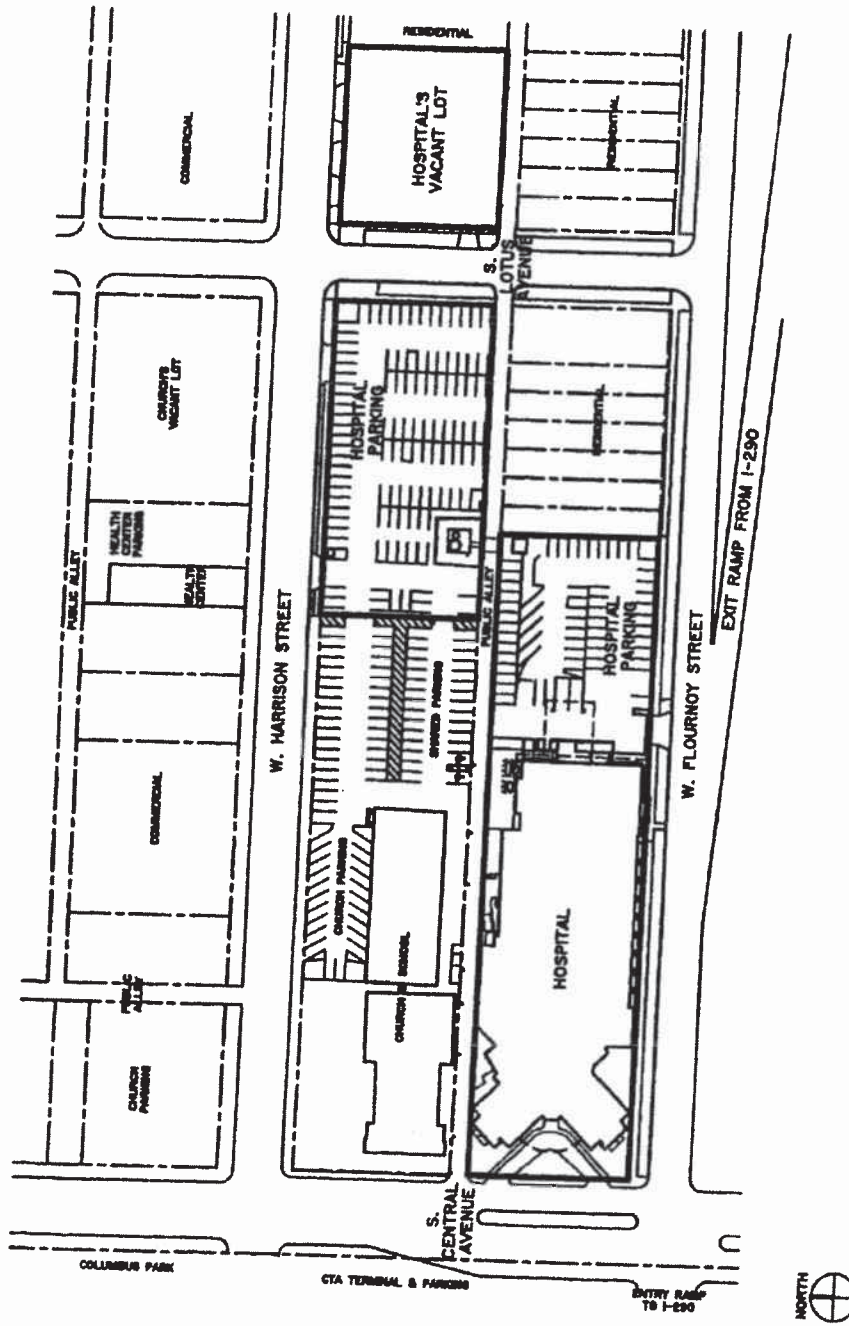
Bulk Regulations And Data Table.

Net Site Area:	Square Feet	Acres
Subarea A:	78,374	1.80
Subarea B:	38,646	0.89
Subarea C:	<u>21,573</u>	<u>0.49</u>
Subtotal:	138,593	3.18
Proposed to be vacated:	<u>9,273</u>	<u>0.21</u>
Total Net Site Area after vacation:	147,866	3.39
Area in Adjoining Rights-of-Way:	<u>49,142</u>	<u>1.13</u>
Gross Site Area:	197,008	4.52
Maximum Floor Area Ratio:		
Subareas A, B and C:	2.50	
Maximum Site Coverage:	Per approved Site Plan	
Minimum Number of Off-Street Parking Spaces:	160	
Minimum Number of Loading Spaces:	1	
Maximum Building Height:	104 feet	

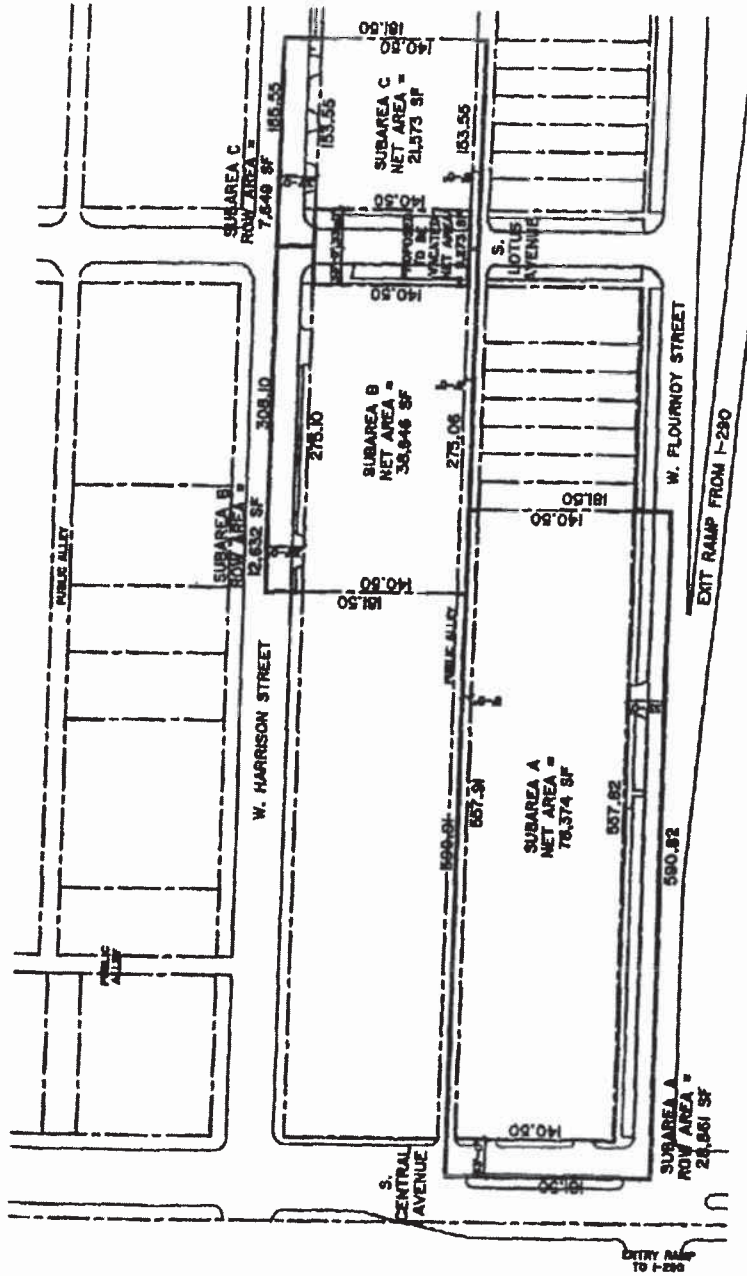
Existing Zoning Map.



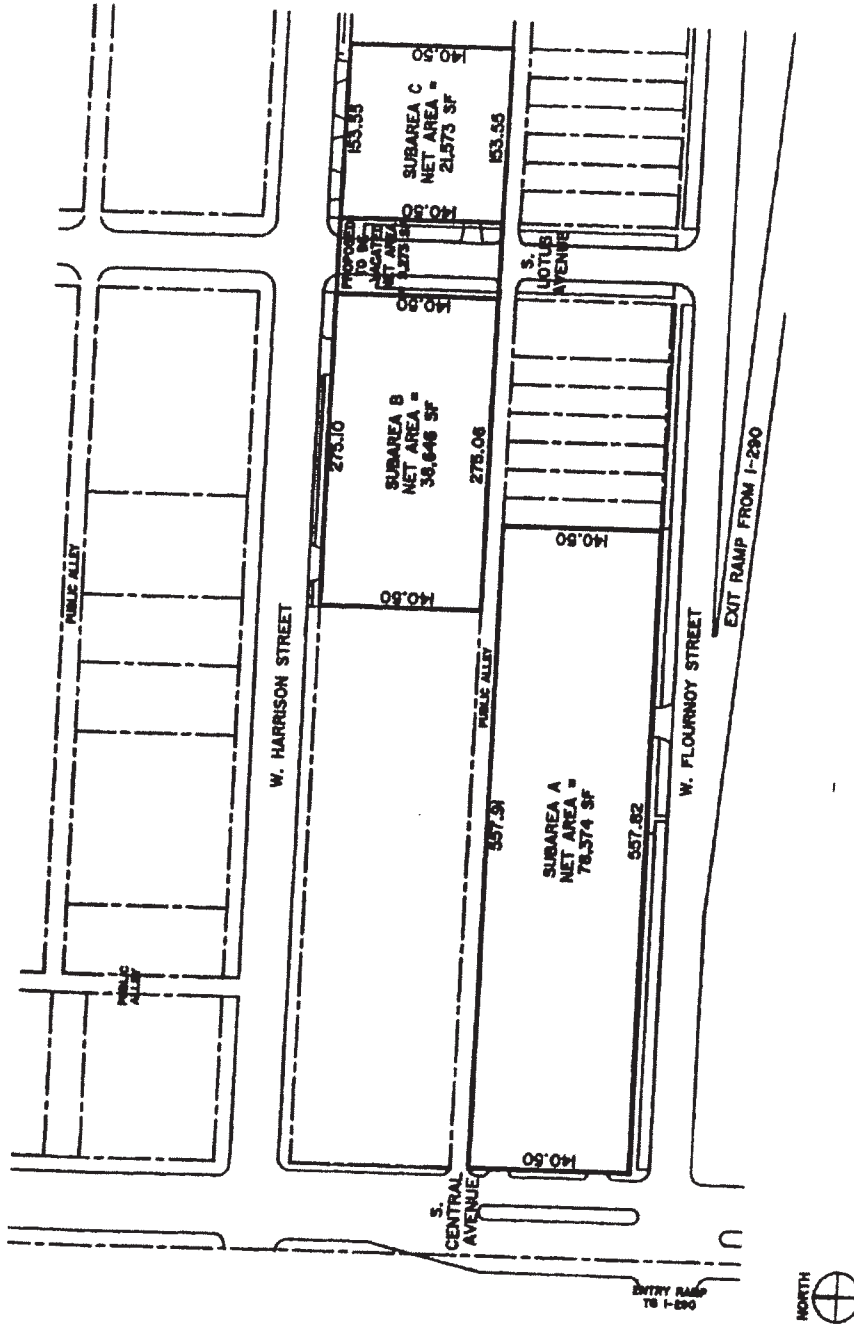
Existing Land-Use Map.



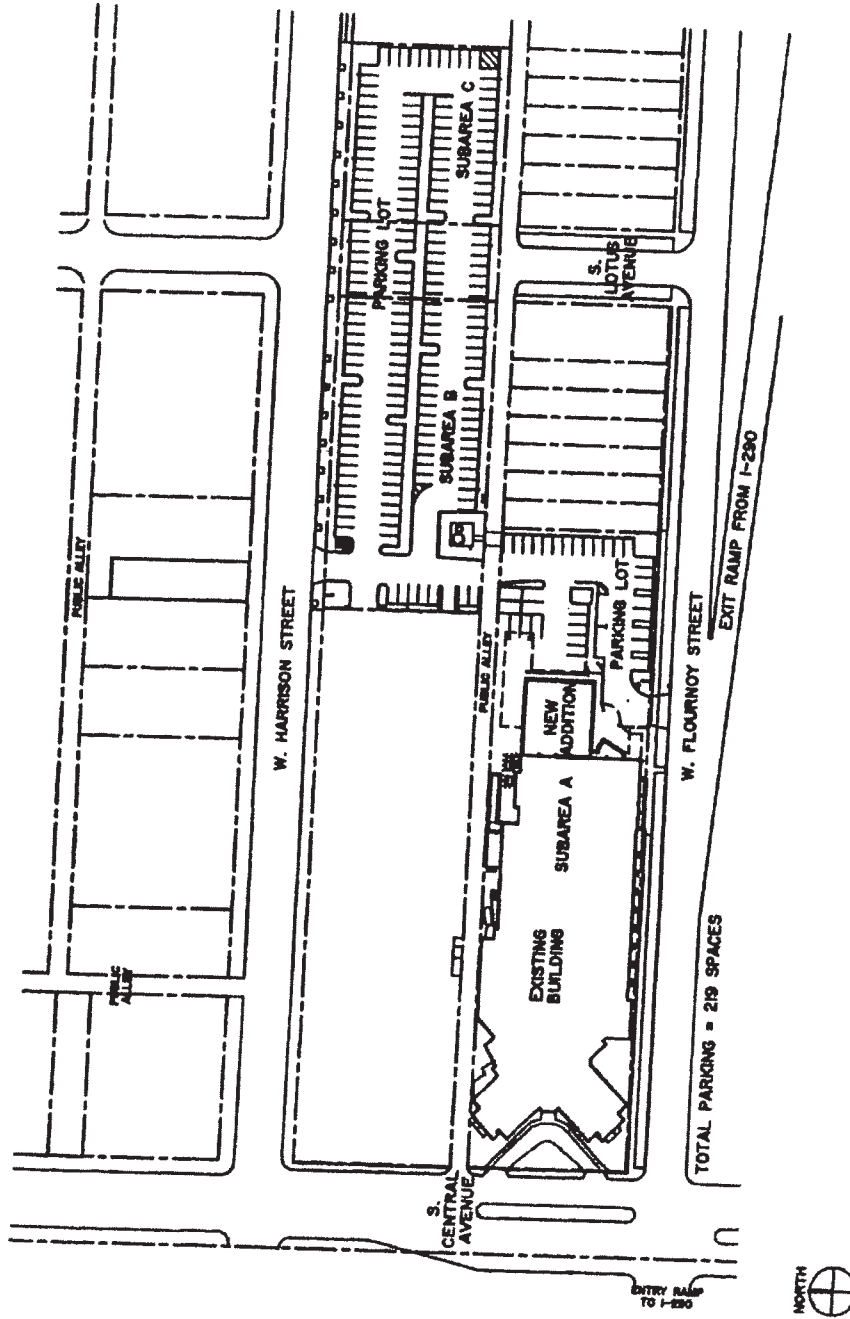
Planned Development Boundary, Property Line
And Right-Of-Way Adjustment Map.



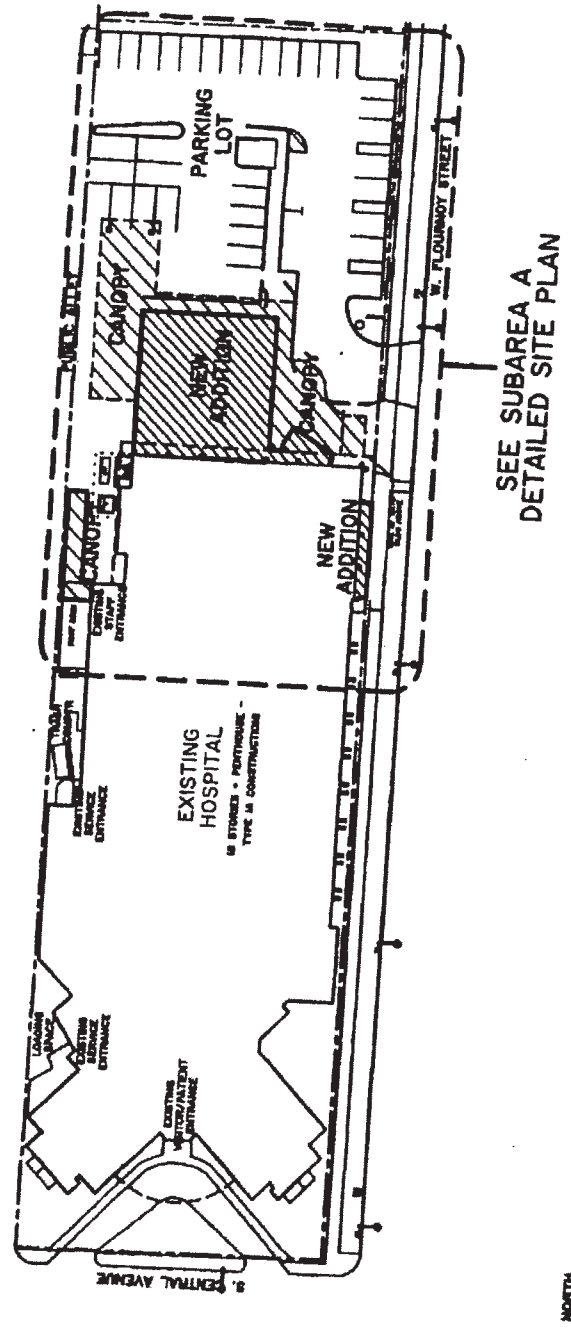
Subarea Map.



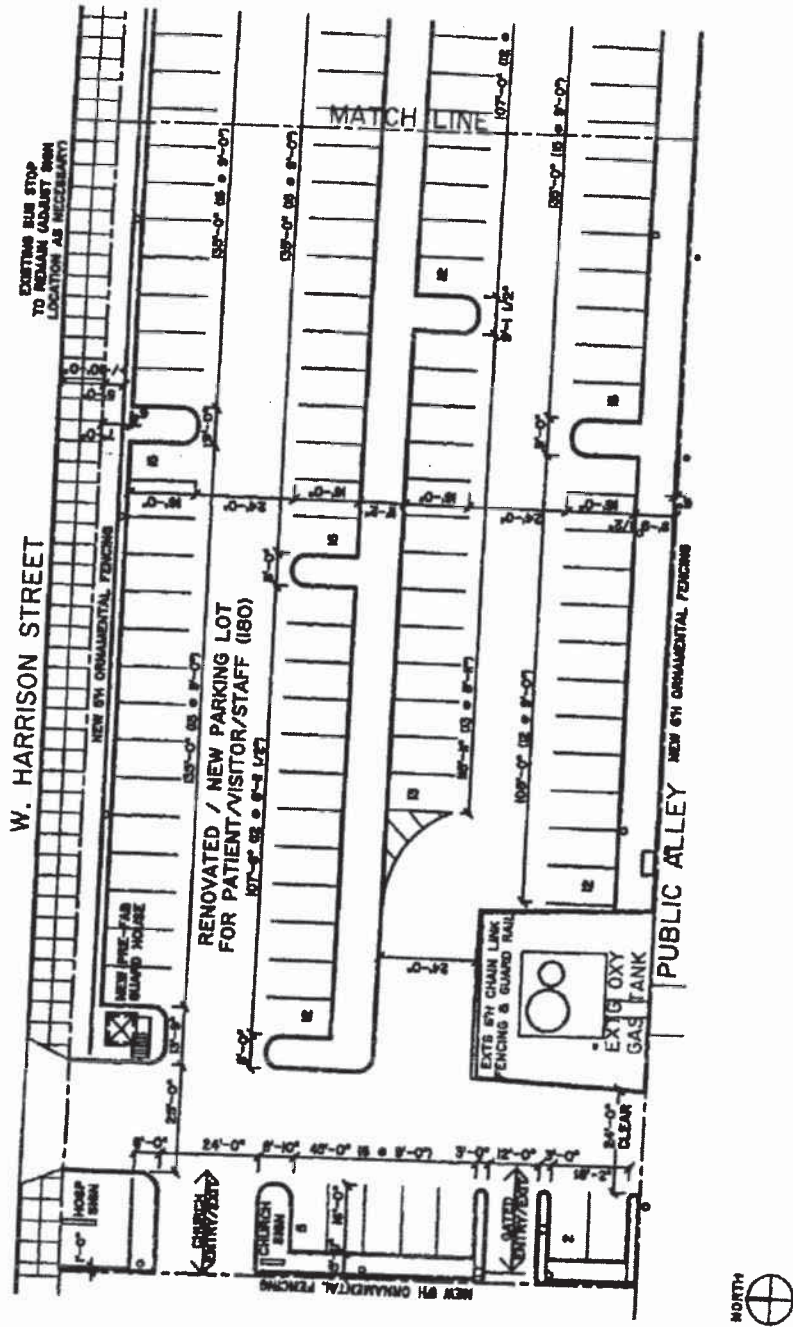
Overall Site Plan.



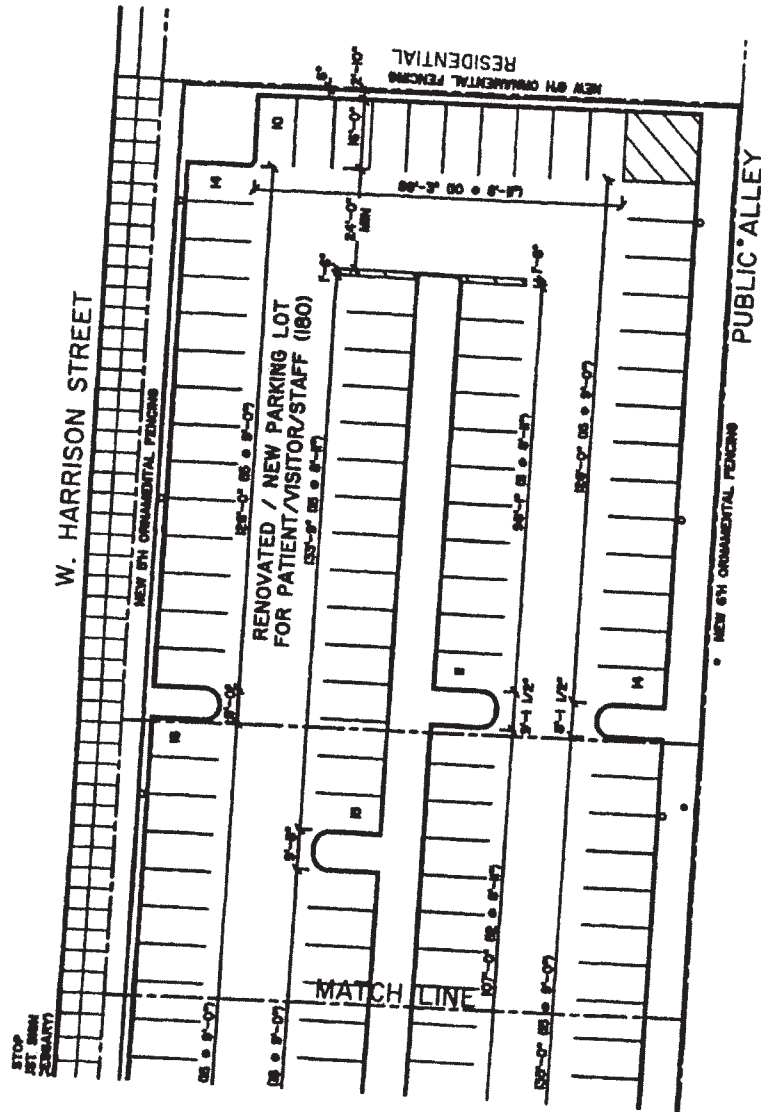
Subarea A Site Plan.



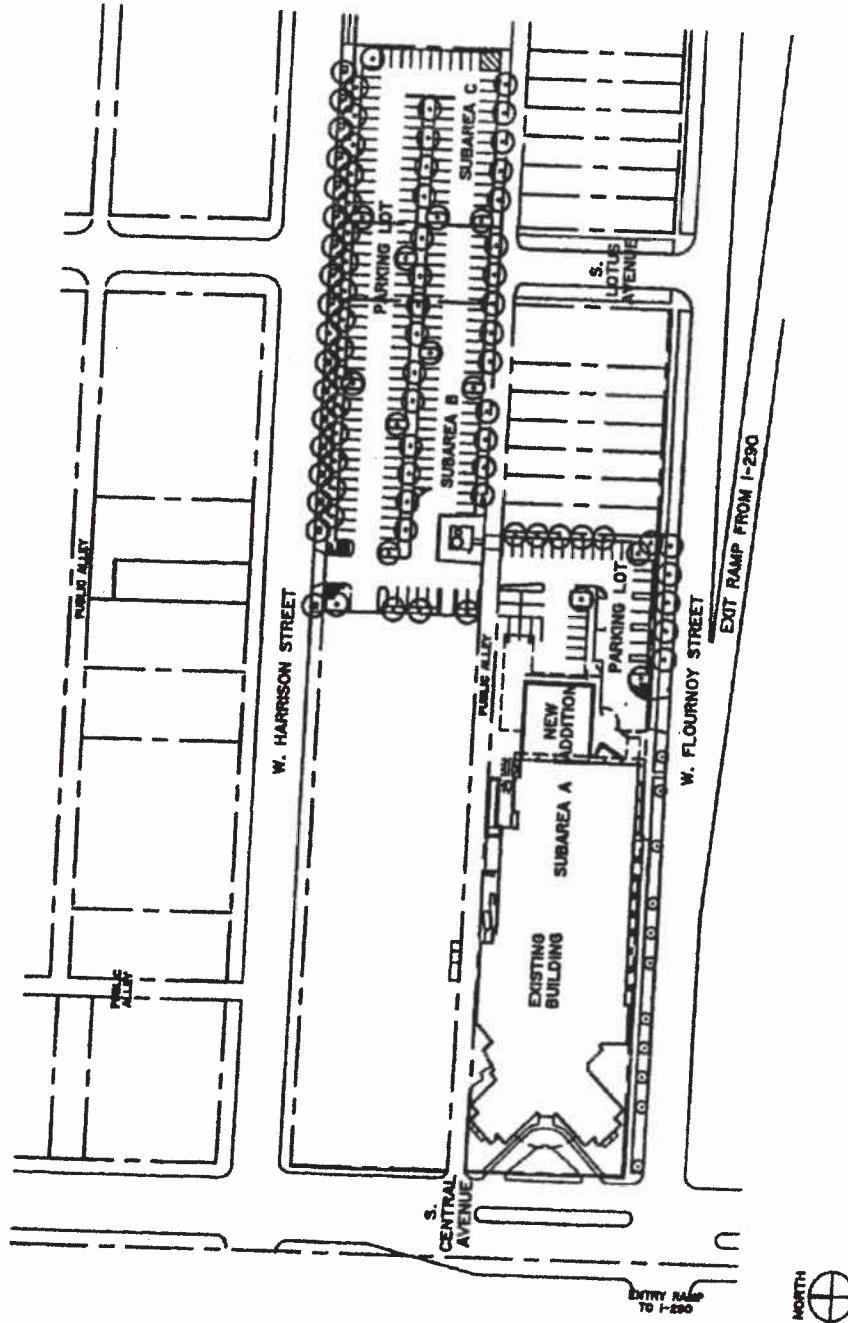
Subarea B Detailed Site Plan.



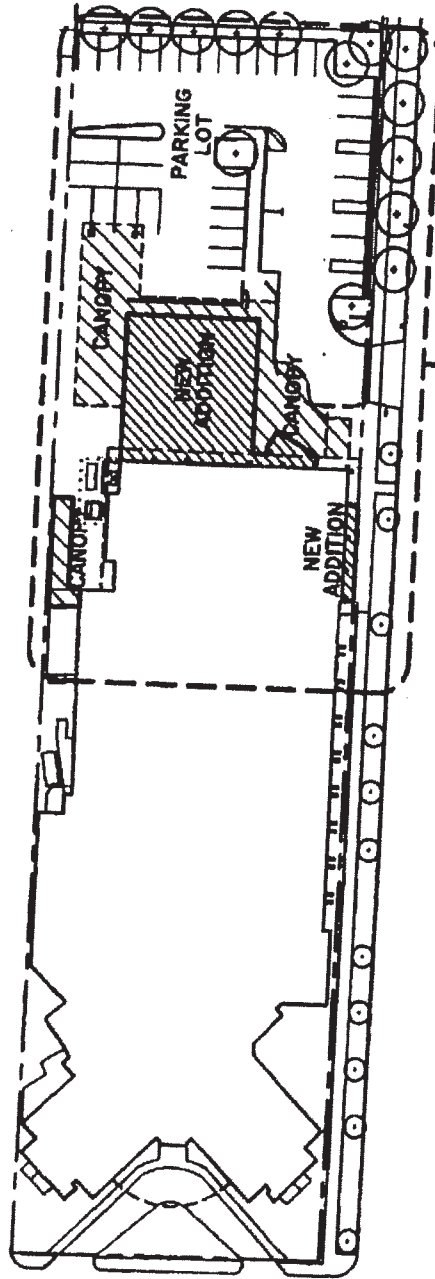
Proposed Vacated And Subarea C
Detailed Site Plan.



Overall Landscape Plan.



Subarea A Landscape Plan.



SEE SUBAREA A
DETAILED SITE PLAN

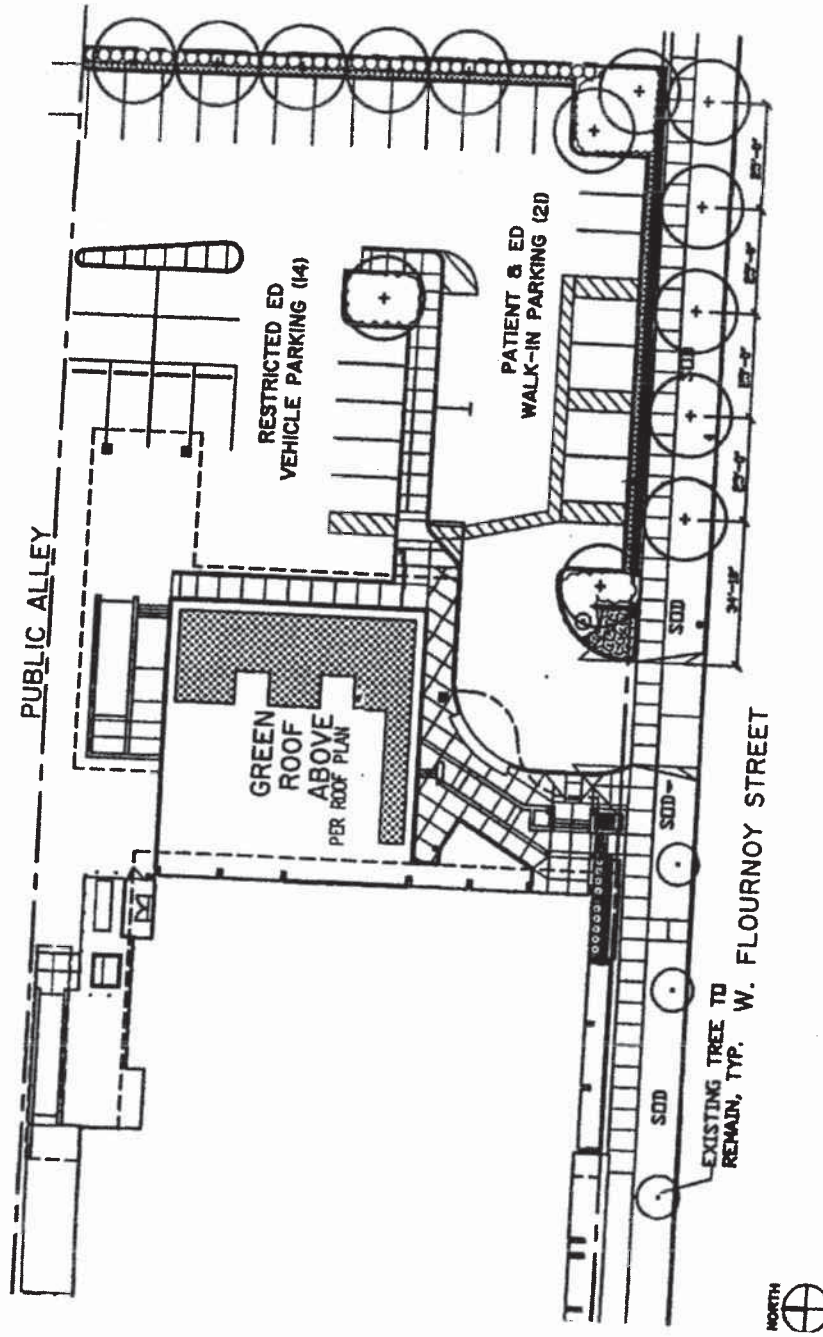


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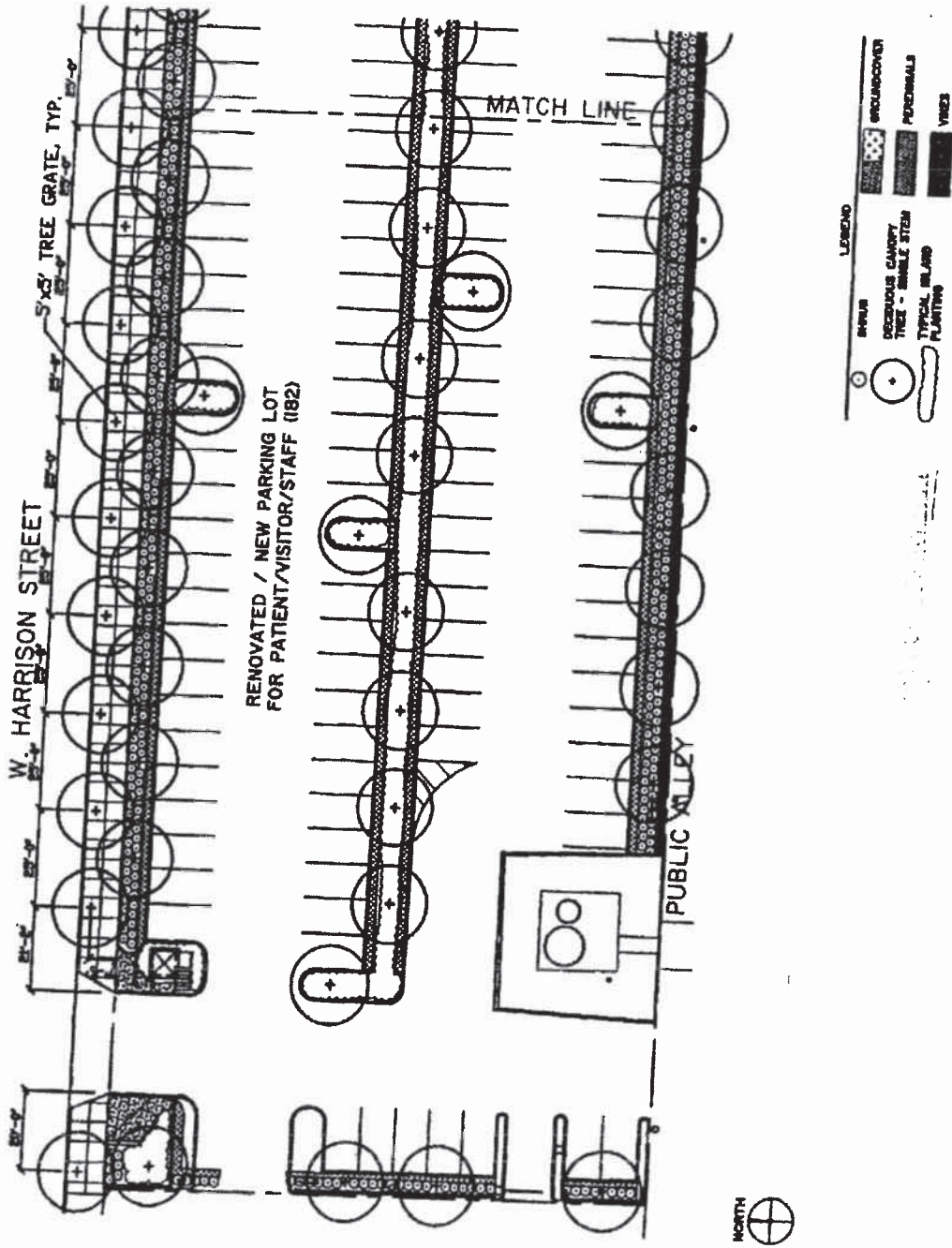
REPORTS OF COMMITTEES

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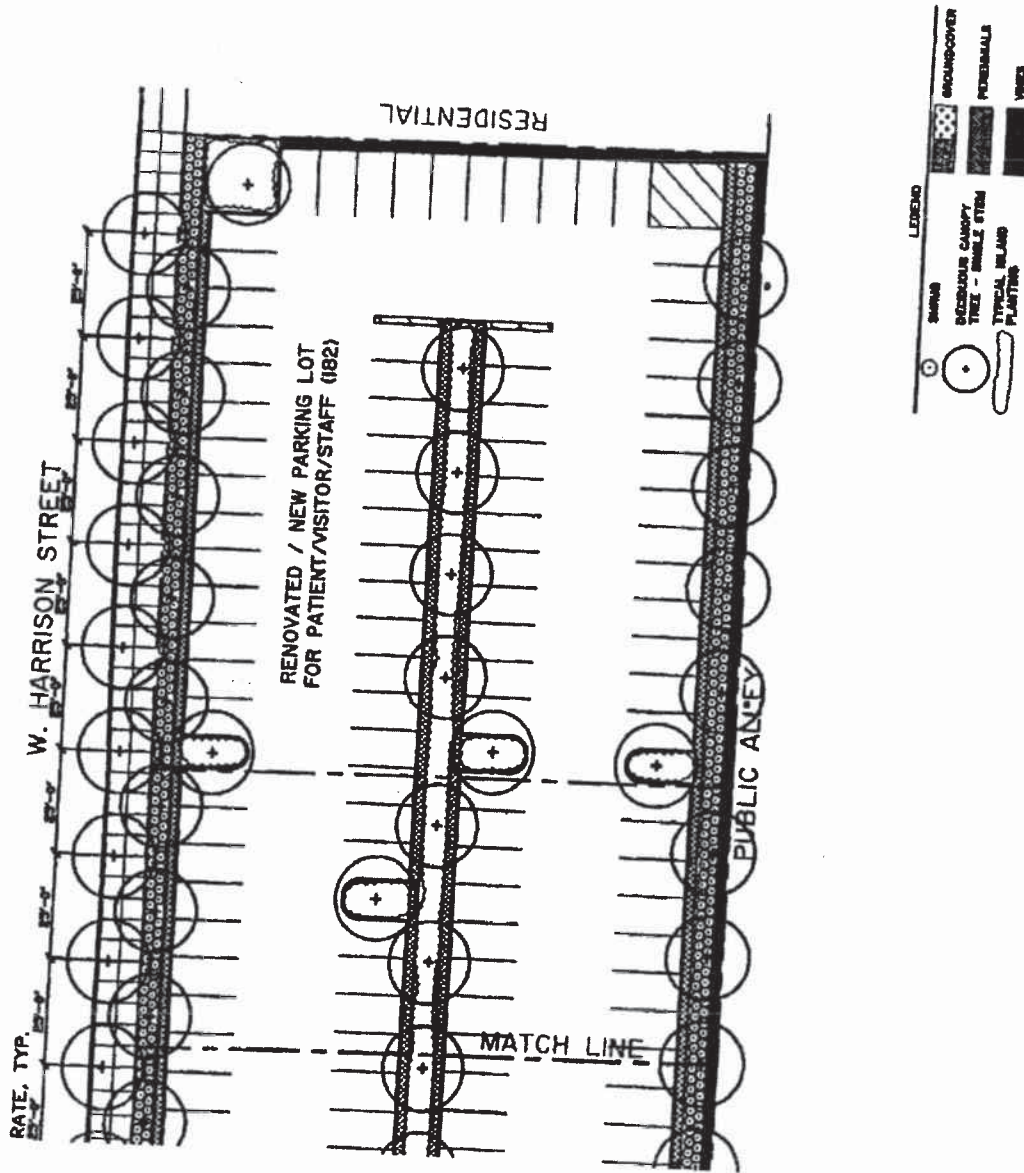
Subarea A Detailed Landscape Plan.



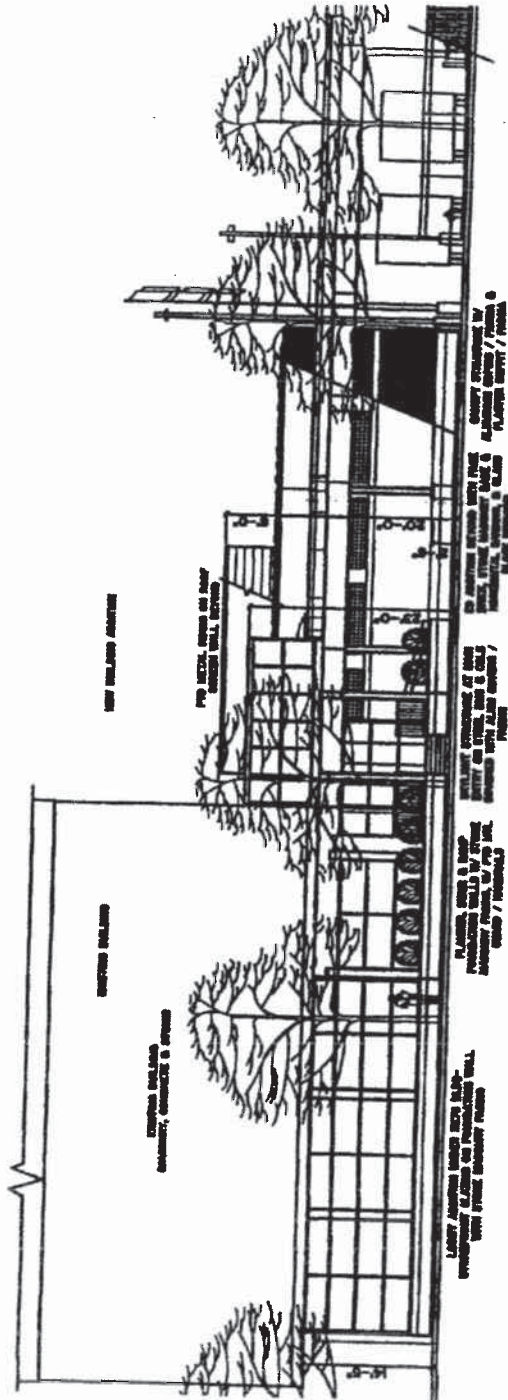
Subarea B Detailed Landscape Plan.



Proposed Vacated And Subarea C
Detailed Landscape Plan.



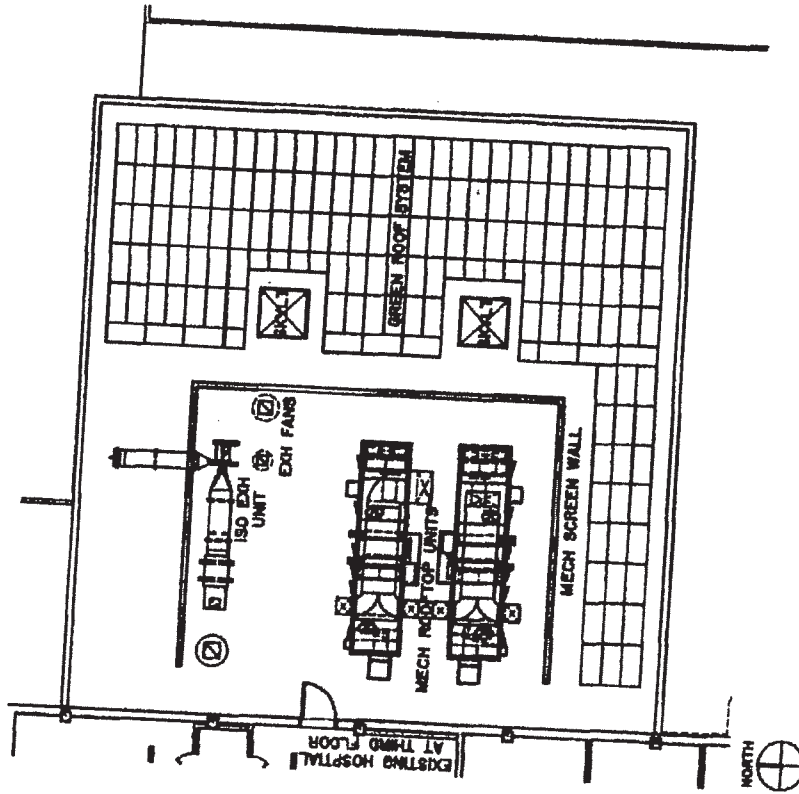
Partial Elevation Emergency Department Addition.



Roof Plan.

GREEN ROOF CALCULATION

ROOF AREA	SQUARE FEET
GROSS ROOF AREA (ED BUILDING ADDITION)	3,734
LESS 18-INCH PERIMETER (3 SIDES)	(271)
LESS MECHANICAL (INCL ACCESS AROUND SCREEN WALL)	(1,651)
LESS SKYLIGHTS	(156)
TOTAL:	1,756
50% MINIMUM REQUIRED:	878
ACTUAL GREEN ROOF:	1,296



WHEREAS, Emanuel Congregation has been an institution of great value and good for the community of Edgewater, especially in the youth organizations; and

WHEREAS, Rabbi Herman E. Schaalman, its spiritual leader, has worked many years on behalf of his Congregation and the entire community; now, therefore,

Be It Resolved, That the members of the City Council of the City of Chicago, assembled in meeting this 24th day of March, 1965, do unanimously congratulate Emanuel Congregation on its eighty-fifth anniversary and wish them continued success.

On motion of Alderman Wigoda said proposed resolution was *Adopted*.

Presented by

ALDERMAN SPERLING (50th Ward) and OTHERS:

Commendation Extended Officials and Personnel of Station WGN-TV for Production and Presentation of Program "Let Freedom Ring—The Negro in Chicago".

A proposed resolution (presented jointly by Aldermen Sperling, Parrillo, Harvey, Metcalfe, Holman, Miller, Bohling, Condon, Chew, Murray, Fitzpatrick, Campbell, Yaksic, Tourek, Collins, Marzullo, Sain, Keane, Kaplan, Goldberg and Rosenberg) reading as follows:

WHEREAS, A great contribution from mass media is a continual stimulation to the Democratic process of our Country and of our City; and

WHEREAS, Mass media in the City of Chicago continually renders such a service to all of the people of the City of Chicago; and

WHEREAS, The television program entitled "Let Freedom Ring: The Negro in Chicago" presented on March 13, 1965 by Station WGN-TV in Chicago was a program in the tradition of this fine organization and of all mass media in Chicago; and

WHEREAS, The said television program "Let Freedom Ring: The Negro in Chicago", a one-hour production given at prime time at 8:30 P.M. on March 13, 1965 aforesaid, brilliantly displayed the contributions of a City to its Negro population and the rising Negro middle class in Chicago, and its contribution to the welfare of all of the citizenry of Chicago; and

WHEREAS, This television program rendered a great public service in showing to all of the people within its vision and radius a true picture of the Negro in Chicago; and

WHEREAS, Programs such as this do much to stimulate better understanding between races and creeds and all peoples of each other; now, therefore,

Be It Resolved, That Station WGN-TV be commended for showing the program "Let Freedom Ring: The Negro in Chicago" on March 13, 1965, and for its civic contribution and public service in showing this fine television presentation; and

Be It Further Resolved, That Station WGN-TV photographer, Charles Ray; the producer of the program, Wendell Smith; the executive producer, Bruce Dennis; the writers of the program, Charles Amundson and Darrell Strong; and the film editor, Arvid Carlson; as well as all of the personnel of Station WGN-TV be and they are hereby commended for their part in the production and presentation of this public service television presentation.

On motion of Alderman Sperling (seconded by Alderman Metcalfe) said proposed resolution was *Adopted*.

UNFINISHED BUSINESS.

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Metcalfe the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published on March 10, 1965, pages 4307-4308, recommending that the City Council pass ten proposed ordinances transmitted with the committee's report for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

On separate motions made by Alderman Metcalfe nine of the said proposed ordinances (which were recommended by the committee without change) were *Passed*, by yeas and nays as follows:

Yeas—Aldermen Parrillo, Harvey, Metcalfe, Holman, Despres, Miller, Bohling, Condon, Lupo, Buchanan, Danaher, Zelezinski, Healy, J. P. Burke, Krska, Chew, Murray, Fitzpatrick, Campbell, Yaksic, Tourek, Collins, Marzullo, Zydlo, Sain, Keane, Sulski, Brandt, Sande, Cullerton, Kaplan, Scholl, Goldberg, Rosenberg, Fifielski, Kerwin, Hoellen, C'Rourke, Wigoda, Sperling—40.

Nays—None.

Said nine ordinances as passed read respectively as follows:

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

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. 2-L in the area bounded by

the alley next north of and parallel to W. Flournoy Street; a line 557 feet 11 inches east of S. Central Avenue; W. Flournoy Street; and S. Central 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 following is the plan of development attached to the foregoing ordinance:

#7248

Passed 3/24/65

J.C.C. PP4950-4957

PLAN OF DEVELOPMENT # 35
RESIDENTIAL PLANNED DEVELOPMENT
(INSTITUTIONAL)

STATEMENTS

1. The area delineated hereon as a "Residential Planned Development" is owned and controlled by the Sisters of St. Casimir.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.
3. Any dedication of streets or alleys or adjustments of the rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Sisters of St. Casimir, and 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.

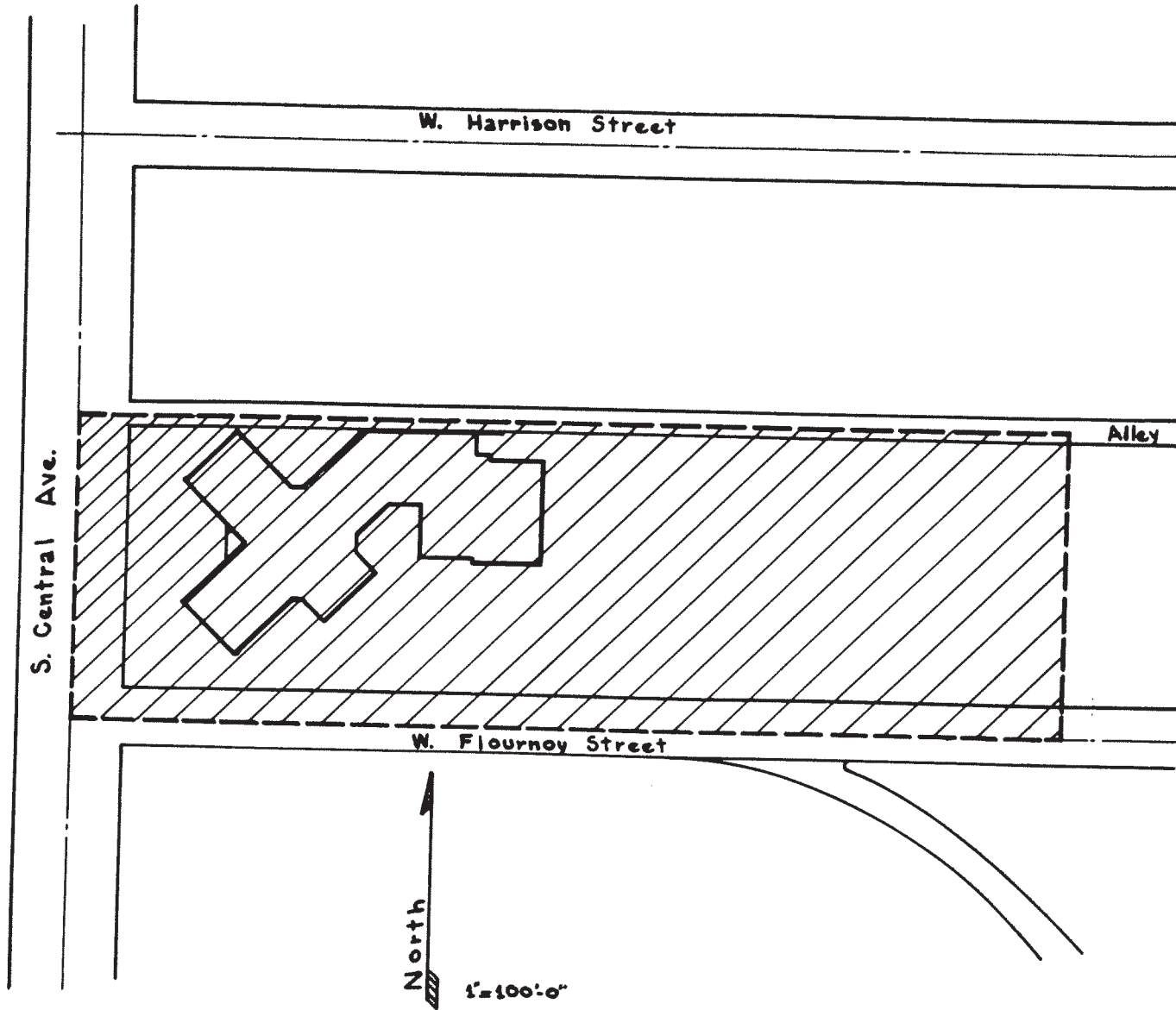
Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 zoning district of the Chicago Zoning Ordinance.
6. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a R4 General Residence District classification and with regulations hereby made applicable thereto.
7. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of City Planning.

PLICANT: Loretto Hospital




DATE: December 18, 1964

RESIDENTIAL PLANNED DEVELOPMENT
(INSTITUTIONAL)

GENERALIZED LAND USE PLAN



LEGEND

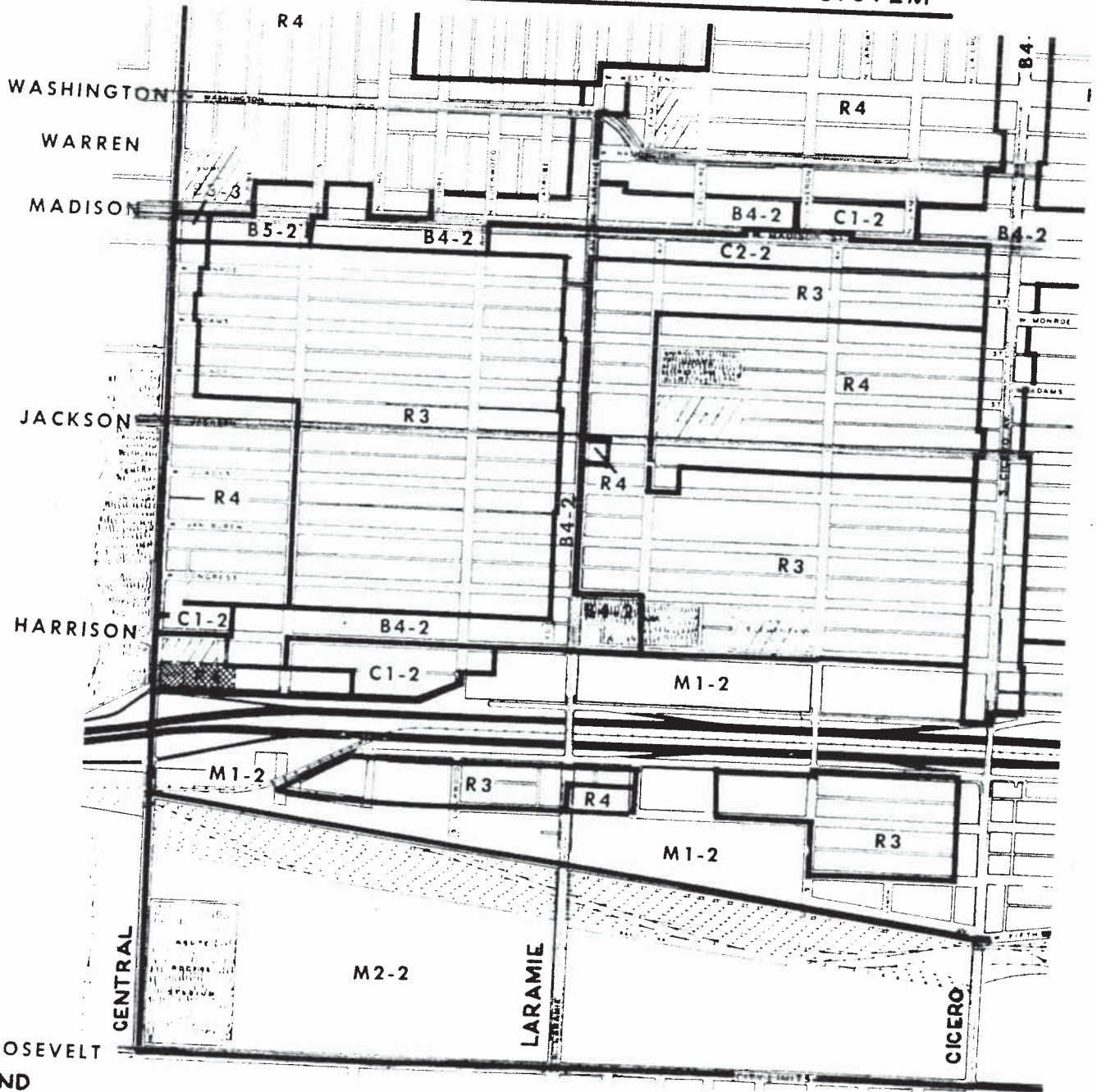
-  Medical, Laboratories, Housing, and related uses
-  Planned Development Boundary
-  Existing Buildings

APPLICANT: LORETTO HOSPITAL







DATE: December 18, 1964

**RESIDENTIAL PLANNED DEVELOPMENT
(INSTITUTIONAL)**

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND

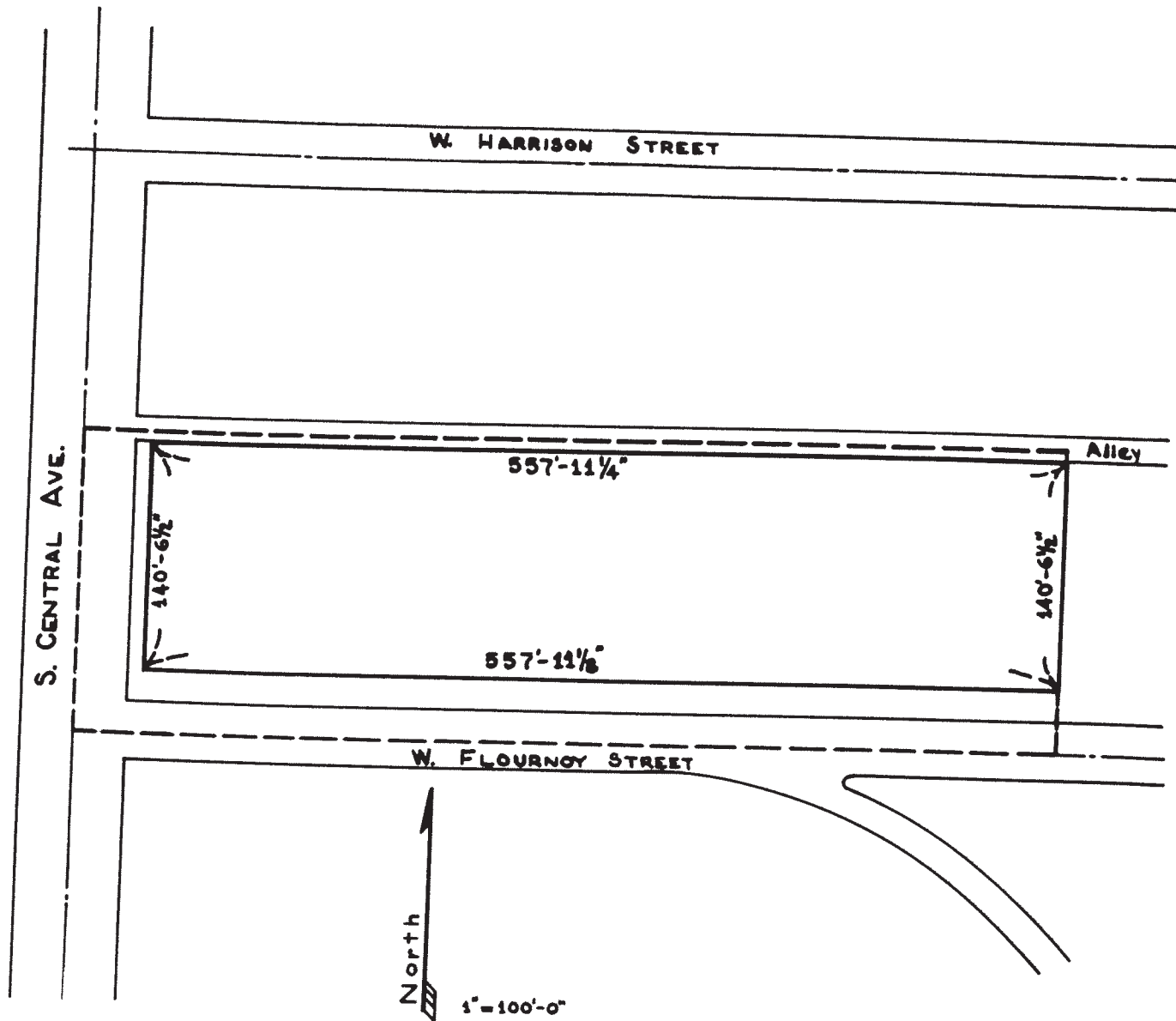
-  Zoning District
-  Preferential Street System
-  Residential Planned Development
-  Planned Development Boundary
-  Parks and Playgrounds
-  Public and Quasi-public Facilities

APPLICANT: LORETTO HOSPITAL

DATE: December 18, 1964

RESIDENTIAL PLANNED DEVELOPMENT
(INSTITUTIONAL)

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



PLANNED DEVELOPMENT BOUNDARY -----

APPLICANT: LORETTO HOSPITAL

DATE: December 18, 1964

RESIDENTIAL PLANNED DEVELOPMENT
(INSTITUTIONAL)

PLANNED DEVELOPMENT USE AND BULK REGULATIONS

Net Site Area		General Description of Land Use	Maximum F.A.R.	Maximum % of Land Co
Sq. Ft.	Acres			
78,495	1.82	Medical, Laboratory, Housing and related uses	2.5	45%

The above noted regulations relate to the ultimate development within the Planned Development Area. Interim stages of development may exceed these permitted standards, subject to the approval of the Department of City Planning.

GROSS SITE AREA = NET SITE AREA 1.82 ACRES PLUS AREA OF PUBLIC RIGHT-OF-WAY .68 ACRES EQUALS 2.5 ACRES.

PRESENT POPULATION

- A. Medical and related uses
 - 1. Number of beds 167
 - 2. Number of Attending Doctors 90
 - 3. Number of Employees (Maximum in one shift) 125
(Includes 87 nurses, interns and residents)

- B. Housing
 - 1. Convent 9 (6 nurses)

Minimum number of off-street parking spaces for existing Medical, Laboratories, Housing and related uses 126 spaces.

Off-street parking requirements for proposed Medical, Laboratories, Housing and related uses shall be provided 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.

Minimum Periphery Setbacks.

- A. Boundary and front yard setbacks 15 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.

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to existing structures, or when necessary, because of technical reasons, subject to the approval of the Department of City Planning.

APPLICANT: Loretto Hospital

DATE: December 18, 1964