



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 3 2025

Michael Ezgur
Acosta Ezgur
1030 W. Chicago Ave., Third Floor
Chicago, IL 60642

Re: Minor change to PD 37, Subarea C, Sports and Recreation Use

Dear Mr. Ezgur:

Please be advised that your request for a minor change to Residential-Institutional Planned Development No. 37 ("PD 37"), Subarea C, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Pursuant to Statement No. 5 of the PD, the following uses are permitted in Subarea C: multi-family dwellings, professional office, storage, accessory parking and accessory uses. Based on an underlying zoning district of B3 and per the Subarea A-1B and Subarea A-2 uses which include commercial uses, the sports and recreation, participant use category is currently permitted within Subarea's A-1B and A-2.

Per your request, your client and the sole owner of Subarea C, the Horizon Group XX, LLC, is seeking a minor change to add sports and recreation, participant use as a permitted use within Subarea C. This will allow your client to establish three indoor pickleball courts within the vacant building located at 820 W. Wilson Ave., as shown on the attached Architectural Site Plan, Conceptual Site Plan, and South Elevation. Please be advised any signage shown on the exhibits is not included as part of this approval. A sign permit application must be submitted and approved prior to the installation of any signage.

The Department of Planning and Development has determined that allowing sports and recreation, participant use as a permitted use within Subarea C 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. This change has been reviewed and approved by CDOT, Fire Prevention, MOPD, and Stormwater.

Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 37, 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,

Noah Szafraniec
Assistant Commissioner

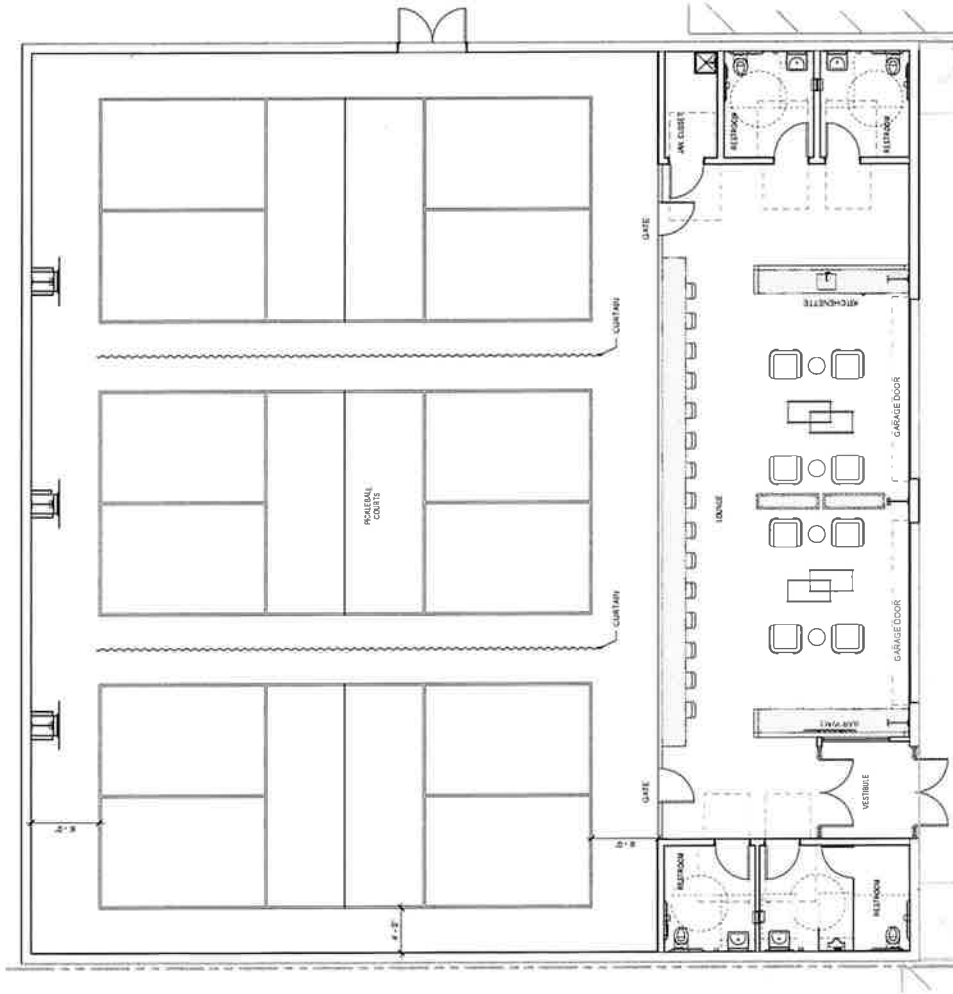
NS:tm

C: Noah Szafraniec, Mike Marmo, Janice Hill, Main file

CONCEPTUAL SPACE PLAN

UPTOWN PICKLEBALL SPACE PLAN

SCALE: 3/16" = 1'-0"



*PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. *RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOGRAPHIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.
*ALL BUILDING AREAS AND APPROXIMATE LAYOUTS, BUILDING FOOTPRINT, ENTRY DESIGN ARE PAULDED.

UPTOWN PICKLEBALL

CHICAGO

1/24/2021

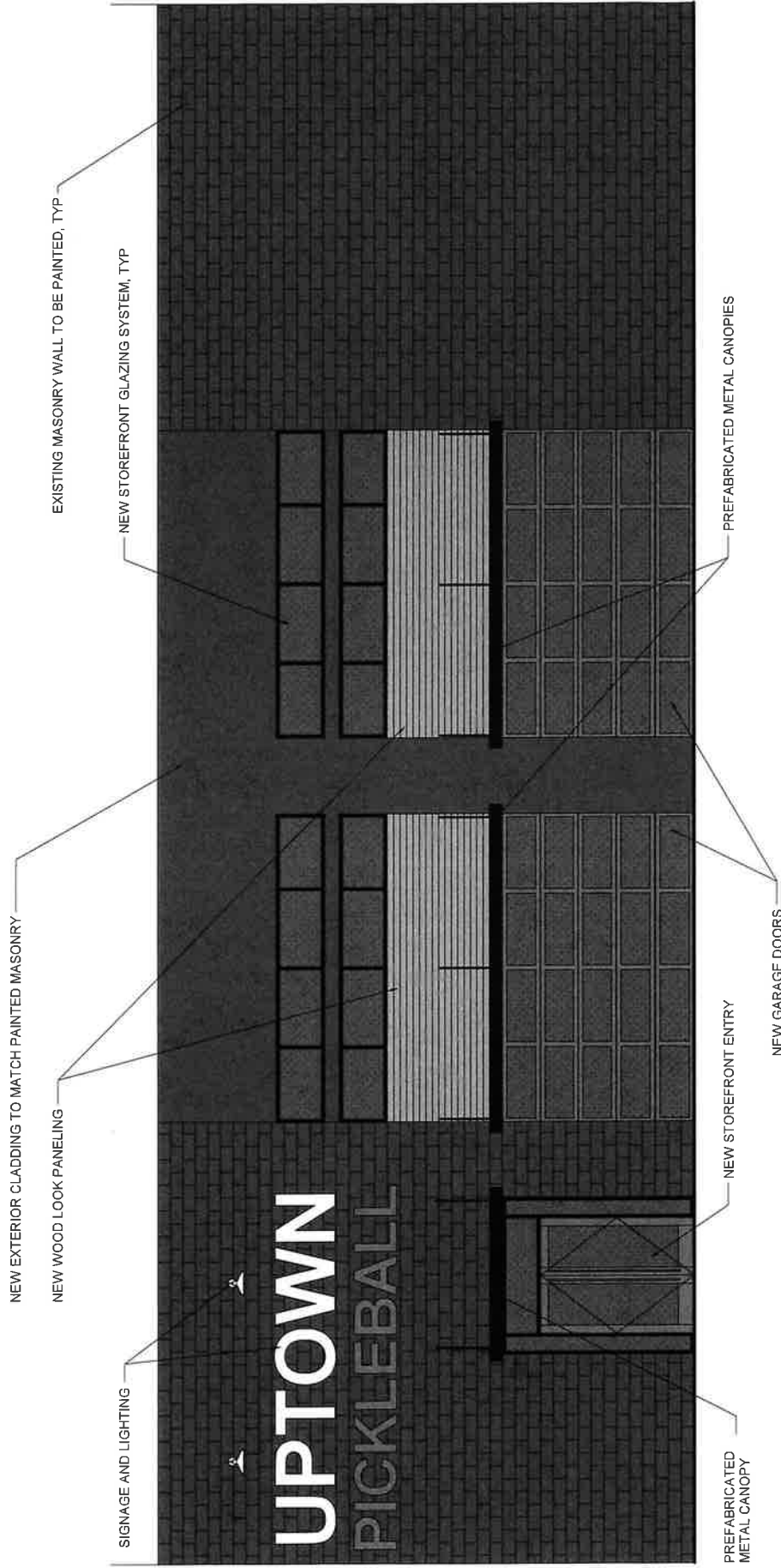
BLANCKE PBA 2/20/21

PROJECT: UPTOWN PICKLEBALL

SOUTH ELEVATION

UPTOWN PICKLEBALL

SCALE: 3/8" = 1'-0"



PRELIMINARY NOT FOR CONSTRUCTION PERMIT OR REGULATORY APPROVAL. RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTO-REALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.
*ALL BUILDING AREAS ARE APPROXIMATE. SCALE, MATERIALS, AND FINISHES ARE FOR INFORMATION ONLY AND SHOULD BE VERIFIED BY THE CLIENT.

UPTOWN PICKLEBALL



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 6, 2022

Paul W. Shadle
DLA Piper LLP
444 West Lake Street
Suite 900
Chicago, IL 60606

Re: Minor Change to PD 37

Dear Mr. Shadle:

Please be advised that your request on behalf of your client, Lincoln Property Company National LLC, for a minor change to Residential-Institutional Planned Development No. 37 ("PD 37") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance. The subject property is located within Subarea A-1A of PD 37 and is owned by Weiss Property Holdings, LLC, which has provided a Letter of Authorization to the Developer, Lincoln Property Company National, LLC.

Lincoln Property Company National, LLC is seeking a minor change related to the design of a new 12-story, multi-family residential building. Since approval of the PD, the Developer has refined the design of the building and the following modifications are being proposed:

- **Balconies:** The approved plans included recessed balconies at 5 corner unit locations. The new plans reposition 4 of the balconies as projected balconies and eliminate 1 balcony, instead providing a "Juliette" style balcony with sliding door and railing. No balconies extend into the public right-of-way.
- **Main entry portal:** The main entry portal is revised from brick to metal panel on the exterior and interior surfaces. The main entry portal has changed proportions to be more tall than wide.
- **Additional metal panels at the ground floor:** At the podium levels, metal panels are added in limited areas to enhance the architectural expression. See the East façade, NE corner, and metal clad column at the SW corner.
- **2nd Floor Amenity Space:** A communicating stair is added to the double height lobby, providing access to new program areas on the 2nd floor.
- **Parking podium glazing:** On the west elevation two vertical slots of frosted glass are repositioned along the façade.
- **Apartment unit mix, general:** At all apartment levels the basic unit demising is adjusted to account for ongoing structural coordination and to provide more large units.
- **Apartment façade glazing:** Metal panel is changed to spandrel glass. The brick "grid" detailing has been changed to metal panel.

Minor change
PD 37
April 6, 2022
Page 2

- Outdoor amenity space: The 3rd floor club room and fitness center are repositioned to the interior of the building. At the 12th floor the SE landscaped roof terrace is reduced in size and relocated to the NE corner, adjacent to the club room. Two apartments are added to the 12th floor plan in the location of the old terrace to make up for lost units on level 3.
- 12th floor façade articulation: Glazing at the level 12 apartment units was previously set back 24” from the glazing plane below and is now pulled out to be set back 12” from the glazing plane. (All glazing is still set back 4” from the metal ‘grid”).
- Additional rooftop screen wall: A rooftop screen wall matching the height and materiality of the main penthouse is added.
- Parkway trees: Nine existing partway trees are being replaced with a total of 12 new parkway trees, occurring on N. Clarendon Avenue, W. Wilson Avenue, and N. Marine Drive.

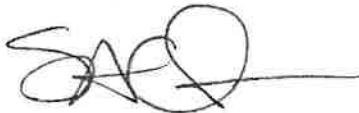
The following revised exhibits are attached:

- Subarea A-1A Site Plan (Ex. 04)
- Subarea A-1A North Elevation (Ex. 05.1)
- Subarea A-1A East Elevation (Ex. 05.2)
- Subarea A-1A South Elevation (Ex. 05.3)
- Subarea A-1A West Elevation (Ex. 05.4)

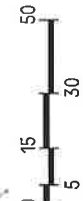
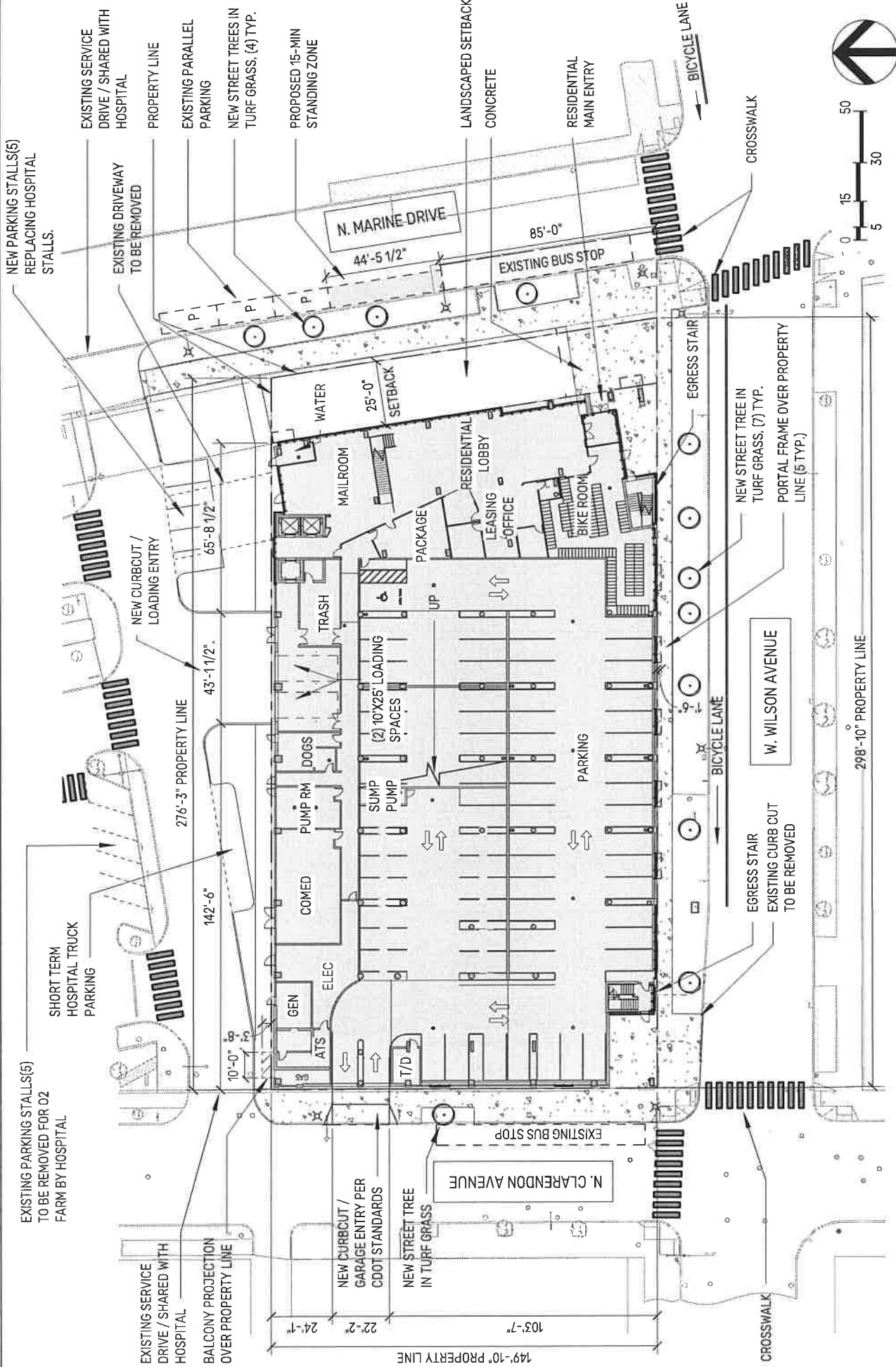
Regarding your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 37, 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 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,



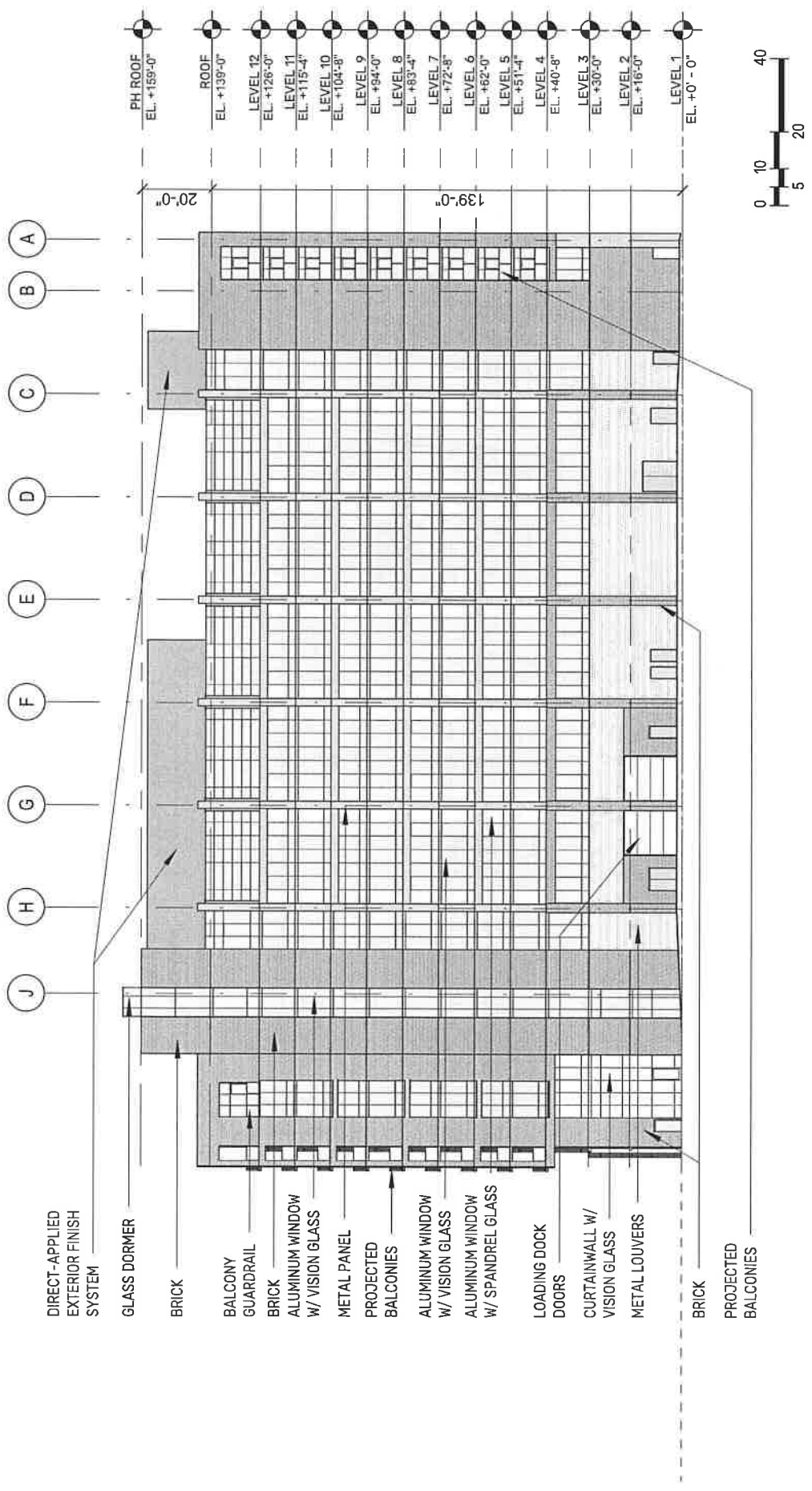
Steven Valenziano
Assistant Zoning Administrator



04

Subarea A-1A Site Plan
 REVISED: MARCH 16, 2022

APPLICANT: LINCOLN PROPERTY COMPANY NATIONAL LLC
 ADDRESS: 4600 N. MARINE DRIVE
 DATE INTRODUCED: MAY 26, 2021
 PLAN COMMISSION: JULY 15, 2021



DIRECT-APPLIED
EXTERIOR FINISH
SYSTEM

GLASS DORMER

BRICK

BALCONY
GUARDRAIL

BRICK
ALUMINUM WINDOW
W/ VISION GLASS

METAL PANEL
PROJECTED
BALCONIES

ALUMINUM WINDOW
W/ VISION GLASS

ALUMINUM WINDOW
W/ SPANDELL GLASS

LOADING DOCK
DOORS

CURTAINWALL W/
VISION GLASS

METAL LOUVERS

BRICK
PROJECTED
BALCONIES

A
B
C
D
E
F
G
H
J

PH ROOF
EL. +159'-0"

ROOF
EL. +139'-0"

LEVEL 12
EL. +126'-0"

LEVEL 11
EL. +115'-4"

LEVEL 10
EL. +104'-8"

LEVEL 9
EL. +94'-0"

LEVEL 8
EL. +83'-4"

LEVEL 7
EL. +72'-8"

LEVEL 6
EL. +62'-0"

LEVEL 5
EL. +51'-4"

LEVEL 4
EL. +40'-8"

LEVEL 3
EL. +30'-0"

LEVEL 2
EL. +16'-0"

LEVEL 1
EL. +0'-0"

20'-0"

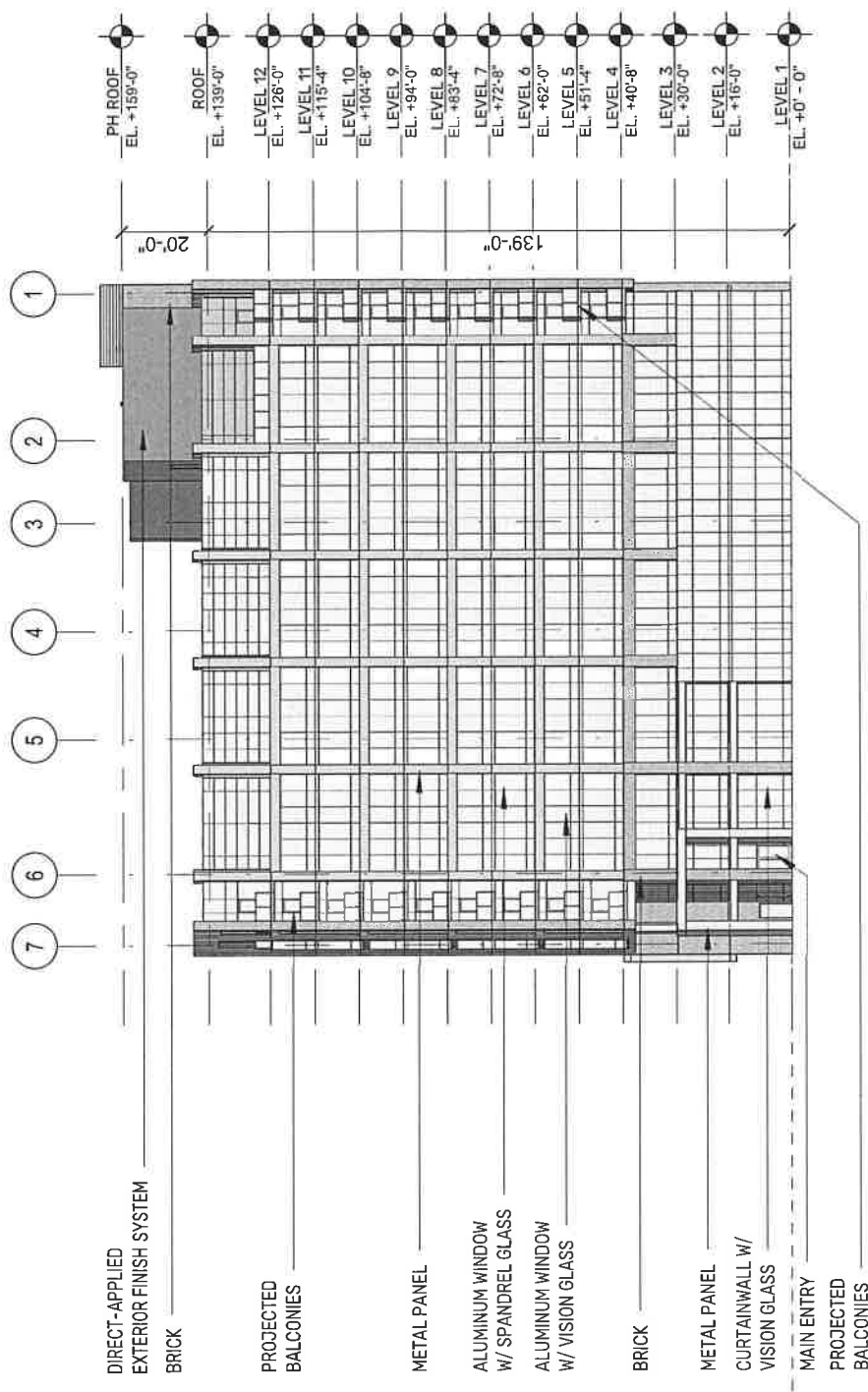
139'-0"



APPLICANT: LINCOLN PROPERTY COMPANY NATIONAL LLC
 ADDRESS: 4600 N. MARINE DRIVE
 DATE INTRODUCED: MAY 26, 2021
 PLAN COMMISSION: JULY 15, 2021

Subarea A-1A North Elevation
 REVISED: MARCH 16, 2022

05.1



PH ROOF
EL. +159'-0"

ROOF
EL. +139'-0"

LEVEL 12
EL. +126'-0"

LEVEL 11
EL. +115'-4"

LEVEL 10
EL. +104'-8"

LEVEL 9
EL. +94'-0"

LEVEL 8
EL. +83'-4"

LEVEL 7
EL. +72'-8"

LEVEL 6
EL. +62'-0"

LEVEL 5
EL. +51'-4"

LEVEL 4
EL. +40'-8"

LEVEL 3
EL. +30'-0"

LEVEL 2
EL. +16'-0"

LEVEL 1
EL. +0' - 0"

139'-0"

20'-0"

1

2

3

4

5

6

7

DIRECT-APPLIED EXTERIOR FINISH SYSTEM

BRICK

PROJECTED BALCONIES

METAL PANEL

ALUMINUM WINDOW W/ SPANDREL GLASS

ALUMINUM WINDOW W/ VISION GLASS

BRICK

METAL PANEL

CURTAINWALL W/ VISION GLASS

MAIN ENTRY

PROJECTED BALCONIES



05.2

Subarea A-1A East Elevation

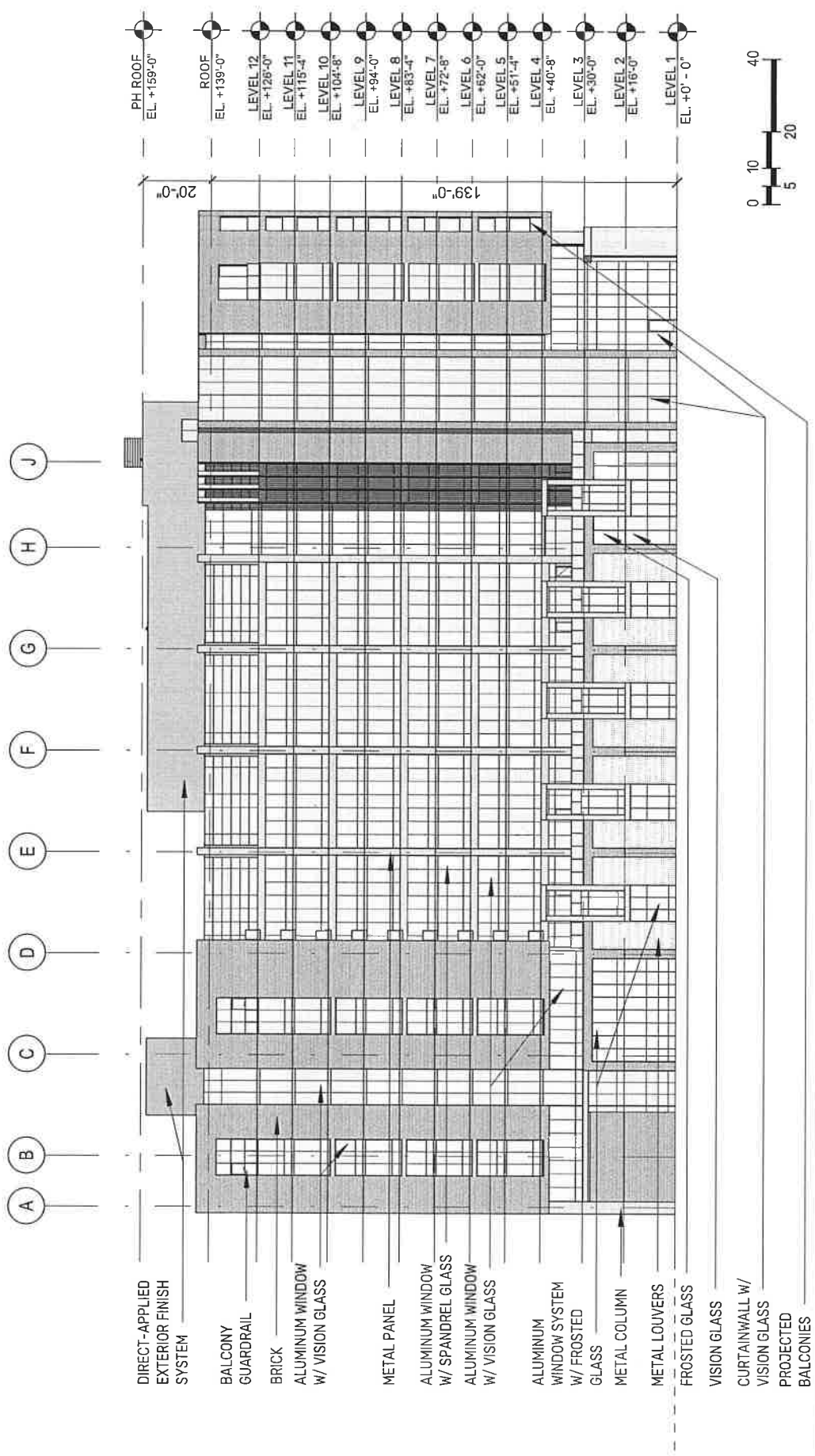
REVISED: MARCH 16, 2022

APPLICANT: LINCOLN PROPERTY COMPANY NATIONAL LLC

ADDRESS: 4600 N. MARINE DRIVE

DATE INTRODUCED: MAY 26, 2021

PLAN COMMISSION: JULY 15, 2021



PH ROOF
EL. +159'-0"

ROOF
EL. +139'-0"

LEVEL 12
EL. +126'-0"

LEVEL 11
EL. +116'-4"

LEVEL 10
EL. +104'-8"

LEVEL 9
EL. +94'-0"

LEVEL 8
EL. +83'-4"

LEVEL 7
EL. +72'-8"

LEVEL 6
EL. +62'-0"

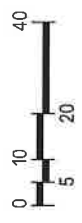
LEVEL 5
EL. +51'-4"

LEVEL 4
EL. +40'-8"

LEVEL 3
EL. +30'-0"

LEVEL 2
EL. +16'-0"

LEVEL 1
EL. +0' - 0"



A B C D E F G H J

DIRECT-APPLIED EXTERIOR FINISH SYSTEM

BALCONY GUARDRAIL

BRICK

ALUMINUM WINDOW W/ VISION GLASS

METAL PANEL

ALUMINUM WINDOW W/ SPANDREL GLASS

ALUMINUM WINDOW W/ VISION GLASS

ALUMINUM WINDOW SYSTEM W/ FROSTED GLASS

METAL COLUMN

METAL LOUVERS

FROSTED GLASS

VISION GLASS

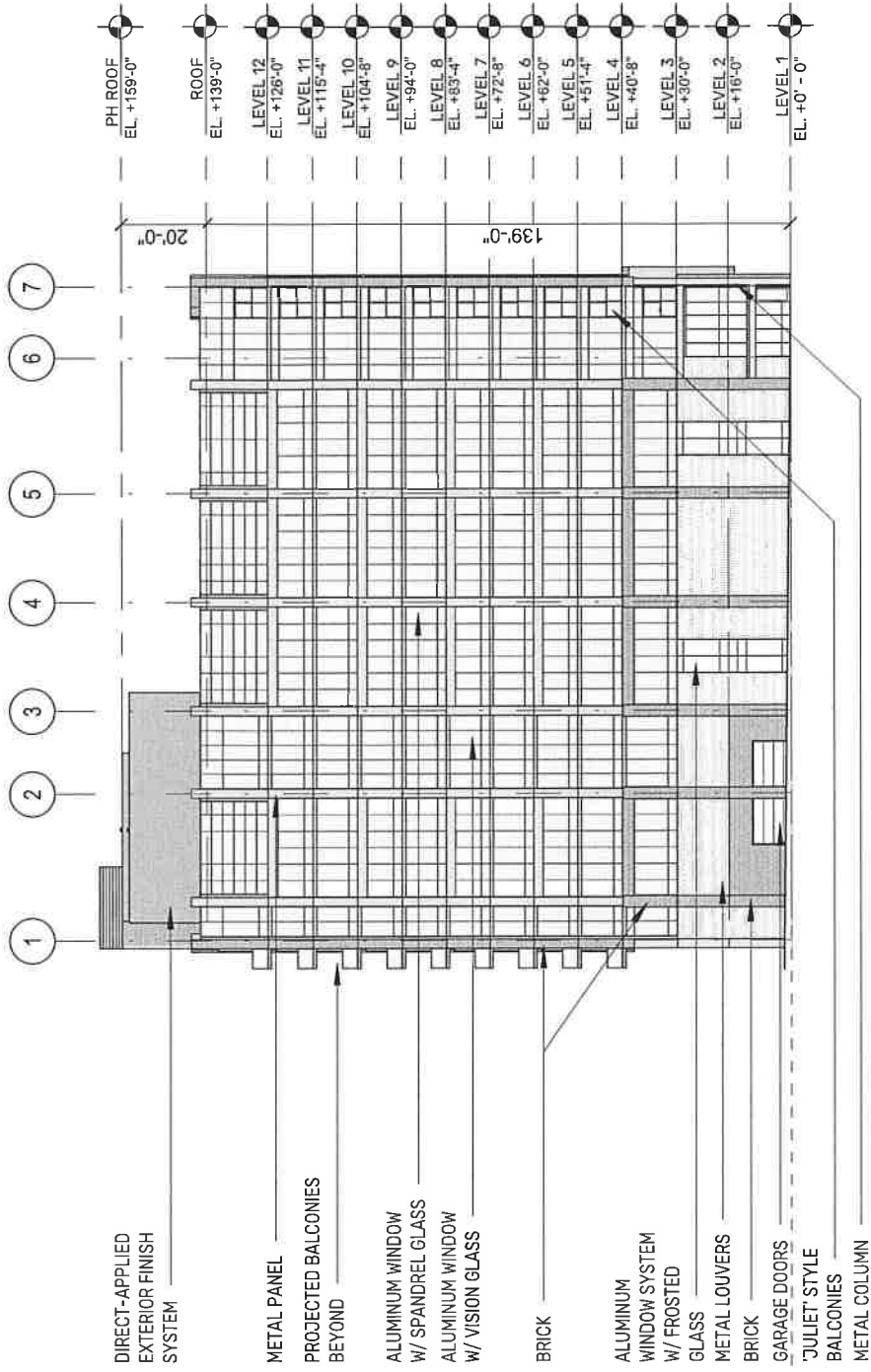
CURTAINWALL w/ VISION GLASS

PROTECTED BALCONIES

APPLICANT: LINCOLN PROPERTY COMPANY NATIONAL LLC
 ADDRESS: 4600 N. MARINE DRIVE
 DATE INTRODUCED: MAY 26, 2021
 PLAN COMMISSION: JULY 15, 2021

Subarea A-1A South Elevation
 REVISED: MARCH 16, 2022

05.3



05.4

Subarea A-1A West Elevation
 REVISED: MARCH 16, 2022

APPLICANT: LINCOLN PROPERTY COMPANY NATIONAL LLC
 ADDRESS: 4600 N. MARINE DRIVE
 DATE INTRODUCED: MAY 26, 2021
 PLAN COMMISSION: JULY 15, 2021

Street	Segment		Coordinates	
	From	To	From	To
(Omitted text is unaffected by this ordinance.)				
Armitage	Halsted	Racine	800W	1200W
Belmont	Halsted	Racine Southport	800W	1400W
Broadway	Diversey	Cornelia	2800N	3500N
(Omitted text is unaffected by this ordinance.)				

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

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF AREAS SHOWN ON MAP NO. 11-F.

(As Amended)
(Application No. 20698)
(Common Address: 4600 N. Marine Dr.)

RIPD 37.09

[SO2021-1931]

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, July 21, 2021.

To the President and Members of the City Council:

Presenting a report for your Committee on Zoning, Landmarks and Building Standards which held a meeting on July 20, 2021, the following items were passed by a majority of the members present:

Page 1 contains Document Number O2021-2990, the amendment of Municipal Code Chapter 16-6 by modifying various sections and adding new Sections 16-6-045, 16-6-055 and 16-6-071 to the Flood Control Ordinance.

Page 1 also contains Document Number O2021-2875, the amendment of Municipal Code Chapter 6, Table 14A-12-1206.1, by implementing a cap on late payment penalties on certain unpaid building inspection fees.

Pages 1 through 12 contain various map amendments in the 1st, 2nd, 3rd, 4th, 5th, 7th, 8th, 14th, 19th, 25th, 26th, 27th, 28th, 30th, 32nd, 33rd, 37th, 40th, 42nd, 43rd and 44th Wards.

Page 13 contains the map amendment for Document Number SO2021-1931 for the address commonly known as 4600 North Marine Drive, noting that Aldermen Rodriguez, Sigcho-Lopez, Martin and Hadden would like to be recorded as voting "No" on this item.

Pages 13 and 14 contain various map amendments in the 47th, 48th and 49th Wards.

Page 14 contains the historical landmark designation for (former) Schlitz Brewery-Tied House at 1393 -- 1399 West Lake Street in the 27th Ward.

Page 14 also contains one historical landmark fee waiver in the 2nd Ward.

Page 15 contains various large signs over 100 square feet in area and 24 feet above grade in the 17th, 21st, 25th and 42nd Wards.

I hereby move for passage of the proposed substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) THOMAS TUNNEY,
Chairman.

On motion of Alderman Tunney, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen La Spata, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Brookins, Tabares, Scott, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Cardona, Waguespack, Rodriguez-Sanchez, Austin, Ramirez-Rosa, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Smith, Tunney, Gardiner, Cappleman, Osterman, Silverstein -- 45.

Nays -- Aldermen Rodriguez, Sigcho-Lopez, Martin, Hadden -- 4.

Alderman Thompson 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 Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the Residential-Institutional Planned Development District Number 37 symbols and indications as shown on Map Number 11-F in the area bounded by:

North Clarendon Avenue; West Lakeside Place; North Marine Drive; West Wilson Avenue; a line from a point 254.65 feet west of North Clarendon Avenue to a point 253.53 feet west of North Clarendon Avenue; the alley next north of West Wilson Avenue; North Clarendon Avenue; West Eastwood Avenue; a line from a point 249.4 feet west of North Clarendon Avenue to a point 247.51 feet west of North Clarendon Avenue; and West Leland Avenue,

to those of Residential-Institutional Planned Development Number 37, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in this 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.

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

Residential-Institutional Planned Development No. 37, As Amended.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 37, as amended ("Planned Development"), consists of approximately 298,251 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by multiple owners.
2. 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 titleholders 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, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400. The person or entity

as may then own or control a subarea delineated herein shall be authorized to obtain all required reviews, approvals, licenses and permits which are necessary to implement this Planned Development.

3. 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of ___ Statements; a Bulk Regulations Table, Existing Zoning Map, Existing Land-Use Map, Planned Development Boundary and Property Line Map and Subarea Map, Site Plan and Building Elevations (North, South, East, West) prepared by Valerio Dewalt Train and dated July 15, 2021. The Design Exhibits set forth in the January 25, 2017 *Journal of the Proceedings of the City Council of the City of Chicago*, pages 42303 to 42307 (inclusive), prepared by Horizon Group XX LLC and dated December 15, 2016; the Design Exhibits set forth in the approved Administrative Relief granted November 28, 2016; the Design Exhibits set forth in the approved Administrative Relief granted May 1, 2006; and the Design Exhibits set forth in the February 11, 2004 *City Council Journal of the Proceedings of the City Council of the City of Chicago*, pages 18696 to 18917 (inclusive), prepared by FGA Fitch Gellick Association Architects, G.A. Gellick Associates, Inc., and dated December 11, 2003. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as Planned Development Number 37, as amended:

Subarea A-1A:

Dwelling Units located on and above the ground floor, accessory parking and accessory uses;

Subarea A-1B:

Hospital, research, medical, professional offices, commercial, retail, restaurant, accessory parking and related or accessory uses;

Subarea A-2:

Hospital, research, medical, professional offices, commercial, retail, restaurant, elderly housing, assisted housing, accessory parking and related or accessory uses;

Subarea B:

Accessory and non-accessory off-street parking and accessory uses; and

Subarea C:

Multi-family dwellings, professional office, storage, accessory parking and accessory uses.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 298,251 square feet.

9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The Applicant acknowledges and agrees that the rezoning of the Property from Residential-Institutional Planned Development Number 37 to Residential-Institutional Planned Development Number 37, as amended, triggers the requirements of Section 2-44-080 of the Municipal Code of Chicago (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project or, with the approval of the Commissioner of the Department of Housing ("DOH"), in an approved off-site location, as affordable units ("ARO Units"); (ii) pay a fee in lieu of the development of the ARO Units; or, (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the ARO Units on-site or off-site (the "Required Units"). If the developer elects to provide ARO Units off-site, the off-site ARO Units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district.

Subarea A-1A is located in a higher income area within the meaning of the ARO. Subarea A-1A is an existing parking lot and its proposed project is a new construction 12-story residential building with a total of 314 dwelling units. As a result, the Applicant's affordable housing obligation is 31 ARO Units (10 percent of 314, rounded down), 8 of which are Required Units (25 percent of 31, rounded up). The Subarea A-1A Applicant's ARO obligation will be satisfied by (a) providing the 8 Required Units on-site in the Subarea A-1A project, as set forth in the Affordable Housing Profile Form attached hereto and (b) making a cash payment in the amount of \$134,242 per ARO Unit or \$3,087,566 in total, as adjusted in accordance with Section 2-44-080 ("Cash Payment") in lieu of the development of the remaining 23 ARO Units. Notwithstanding Section 2-44-080(K), the developer of the Subarea A-1A Project ("Subarea A-1A Developer") may pay the Cash Payment into an escrow account controlled by the City of Chicago (the "City") at the time that the Subarea A-1A Developer records the Affordable Housing Agreement (defined below).

The City shall release the escrowed funds to the developer ("Sarah's Developer") of Sarah's on Lakeside Supportive Housing to be located at 4747 North Sheridan Road, Chicago, Illinois 60640 ("Sarah's on Lakeside Project"), at the closing of the construction financing for the Sarah's on Lakeside Project, provided that Sarah's Developer has executed and recorded a regulatory agreement or other instrument obligating the Sarah's Developer to construct the Sarah's on Lakeside Project. Sarah's on Lakeside Project will be a new construction 5-story building with a total of 28 permanent affordable residential units and will also house a large open space for supportive services, case manager and staff office, and outdoor space for the tenants' use. If the closing of the construction financing for the Sarah's on Lakeside Project does not occur by December 31, 2022, the escrowed funds will be transferred to the Affordable Housing Opportunity Fund. The Applicant agrees that the ARO Units in Subarea A-1A must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City. If the Applicant, or its successor in interest, subsequently reduces (or increases) the number of housing units in the P.D., the Applicant, or its successor in interest, shall update and resubmit the Affordable Housing Profile Form to DOH for review and approval, and DOH may adjust the number of required ARO Units without amending the P.D. Prior to the issuance of any building permits for any residential building in Subarea A-1A, including, without limitation, excavation or foundation permits, the Applicant, or its successor in interest with respect to Subarea A-1A, must execute and record an affordable housing agreement in accordance with Section 2-44-080(L) (the "Affordable Housing Agreement") and pay the Cash Payment either to the Affordable Housing Opportunity Fund, or to the escrow account controlled by the City in accordance with the above terms. The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The Applicant of Subarea A-1A acknowledges and agrees that the Affordable Housing Agreement will be recorded against the P.D., or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this statement, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
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. Future plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
16. The Applicant acknowledges the City's ongoing and evolving initiatives to enhance awareness of, and support and encourage participation by, Minority and Women's Business Enterprise certified contractors and local city residents. To assist the City in promoting such MBE, WBE and local city resident involvement, the Applicant has already provided the Department of Planning and Development with any preliminary outreach plans designed to elicit MBE, WBE and local city resident participation, such submission may include copies of certified letters, and receipts of such, sent to MBE/WBE contractor associations and the ward office of the alderman in which this project is proposed to be located. In conjunction with the Applicant's submission for Part II permit reviews, the applicant will provide DPD, and upon request, the full Plan Commission, with all responses to any preliminary outreach plans and certified letters, updates on any associated communications or meetings and anticipated percentages of MBE, WBE and local city resident participation. Prior to issuance of their Certificate of Occupancy, the Applicant will provide DPD with their actual level of MBE and WBE certified contractor and local city resident participation. All such details will be provided in a form acceptable to the Zoning Administrator or Commissioner of the Department of Planning and Development.
17. In the event of a change in the boundaries of Subarea A-1 or Subarea A-2 resulting from the need to transfer property to comply with Section 3(b) of the Amended and Restated Reciprocal Easement Agreement dated September 23, 2005 governing the Property, the owner of either Subarea A-1 or Subarea A-2 may file a written request with the Department of Planning and Development forwarding a copy of the recorded quitclaim deed contemplated by said Section 3(b) containing the revised legal descriptions and asking that the boundaries of Subareas A-1 and A-2 be modified to reflect same without amending the Planned Development.
18. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to Residential-Institutional Planned Development Number 37, as it existed prior to this amendment.

[4th, 5th, 6th, 7th, 8th, 9th, 10th and 11th Floor Plans; Existing Land-Use Map; Existing Zoning Map; Subarea Map; Subarea A-1A Site Plan; and Subarea A-1A North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 33529 through 33544 of this *Journal*.]

Bulk Regulations and Data Table, ARO Affordable Housing Profile Form (AHP) and ARO Web Form referred to in these Plan of Development Statements read as follows:

Residential-Institutional Planned Development No. 37, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:	352,684 square feet (8.11 acres)
Public Rights-of-Way:	54,433 square feet (1.24 acres)
Net Site Area for Entire P.D.:	298,251 square feet (6.87 acres)
Net Site Area by Subareas:	
Subarea A-1A:	43,087 square feet
Subarea A-1B:	112,621 square feet
Subarea A-2:	43,663 square feet
Subarea B:	65,722 square feet (1.51 acres)
Subarea C:	33,158 square feet (0.76 acre)
Maximum Floor Area Ratio for Entire P.D.:	3.62
Subarea A-1A:	6.62
Subarea A-1B:	3.36
Subarea A-2:	5.0 (MOB)
Subarea B:	0.0
Subarea C:	6.0
Allowed Uses:	See Statement 5
Maximum Number of Dwelling Units:	314 units permitted in Subarea A-1A
	150 units permitted in Subarea A-2
	165 units permitted in Subarea C

Maximum Number of Hospital Beds:	373 beds permitted in Subarea A-1B
Setbacks from Property Line:	In substantial conformance with the Site Plan for Subareas A, B, and C and Building Elevations for Subareas A and C
Minimum Number of Off-Street Parking Spaces:	
Subarea A-1A:	136 spaces
Subarea A-1B:	0 spaces
Subarea A-2:	17 spaces
Subarea B:	779 (Hospital -- Subarea A-1) spaces 193 (MOB -- Subarea A-2) spaces 9 (Subarea C) spaces
Subarea C:	29 spaces
Minimum Number of Off-Street Loading Spaces:	
Subarea A-1A:	2 spaces
Subarea A-1B:	2 (Hospital) spaces
Subarea A-2:	2 (MOB) spaces
Subarea B:	0 spaces
Subarea C:	2 spaces
Maximum Building Height:	In substantial conformance with the Attached Building Elevations

1. Includes nine (9) dwellings below the second floor and accessory uses.
2. Ten (10) parking spaces were eliminated from the original P.D. and the existing P.D. will contain ten (10) non-accessory parking spaces for the 46th Ward residents with City issued permits.

ARO Affordable Housing Profile Form (AHP) FINAL FOR PUBLICATION

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.org/ARO.
This completed form should be returned to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: ARO@cityofchicago.org

Date: 5/27/2021

Final For Publication

DEVELOPMENT INFORMATION

Development Name: Lincoln Property Company National LLC
Development Address: 4600 N. Marine Dr.
Zoning Application Number, if applicable:

Ward: 46

If you are working with a Planner at the City, what is his/her name?

Michael Berkshire

Type of City Involvement
check all that apply

- City Land
- City Land
- Financial Assistance
- Zoning increase
- Planned Development (PD)
- Transit Served Location (TSL) project

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

- ARO Web Form completed and attached - or submitted online on
- ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excep*)
- If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)
- If ARO units proposed are off-site, required attachments are included (see next page)
- If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

DEVELOPER INFORMATION

Developer Name: Lincoln Property Company National LLC
Developer Contact: Joe Segobiano
Developer Address: 2000 McKinney Ave. Suite 1000 Dallas, TX 75201
Email: jsegobiano@lpsi.com
Attorney Name: Paul Shadle

Developer Phone: 630-572-6661

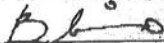
Attorney Phone: 312-368-3493

TIMING

Estimated date marketing will begin: 1/2024
Estimated date of building permit*: 1/2022
Estimated date ARO units will be complete: 5/2024

*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)


Developer or their agent

5/28/2021

Date

July 9, 2021

Justin Roof or Denise Roman, DOH

Date



AFFORDABLE REQUIREMENTS ORDINANCE

Last updated January 11, 2019

FINAL FOR PUBLICATION



ARO Web Form

Applicant Contact Information

Name: Lincoln Property Company National LLC
Email: jsegobiano@lpsi.com

Development Information

Address

Printed Date: 05/28/2021

Number From: 4600 Number To: N/A Direction: N
Street Name: Marine Dr. Postal Code: 60640

Development Name

4600 Marine Dr.

Are you rezoning to downtown?: No
Is your project subject to the ARO Pilots?: 2015 ARO REQUIREMENTS APPLY

Information

Ward: 46 ARO Zone: Higher Income

Details

ARO Ttrigger: DP
Total Units 314
Development Type: Rent
TSL Project: TSL-or FAR doesn't exceed 3.5
Date Submitted: 05/11/2021

FINAL FOR PUBLICATION

Requirements

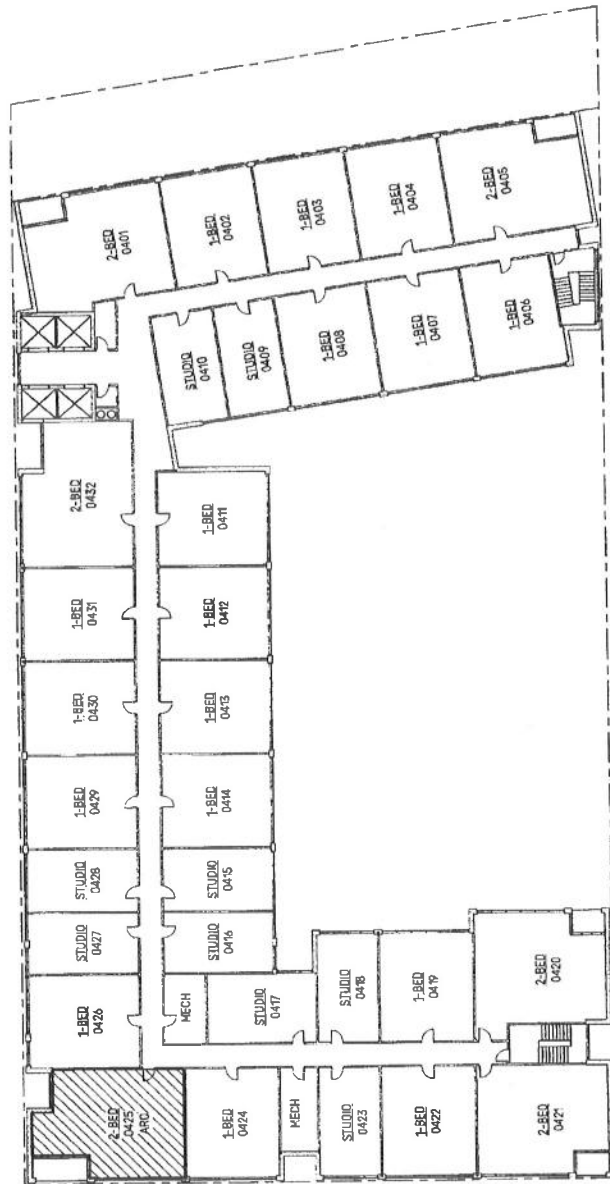
Affordable Units: 31 *On-site aff. Units: 8

How do you intend to meet your required obligation

On-Site: 8 Off-Site: 0

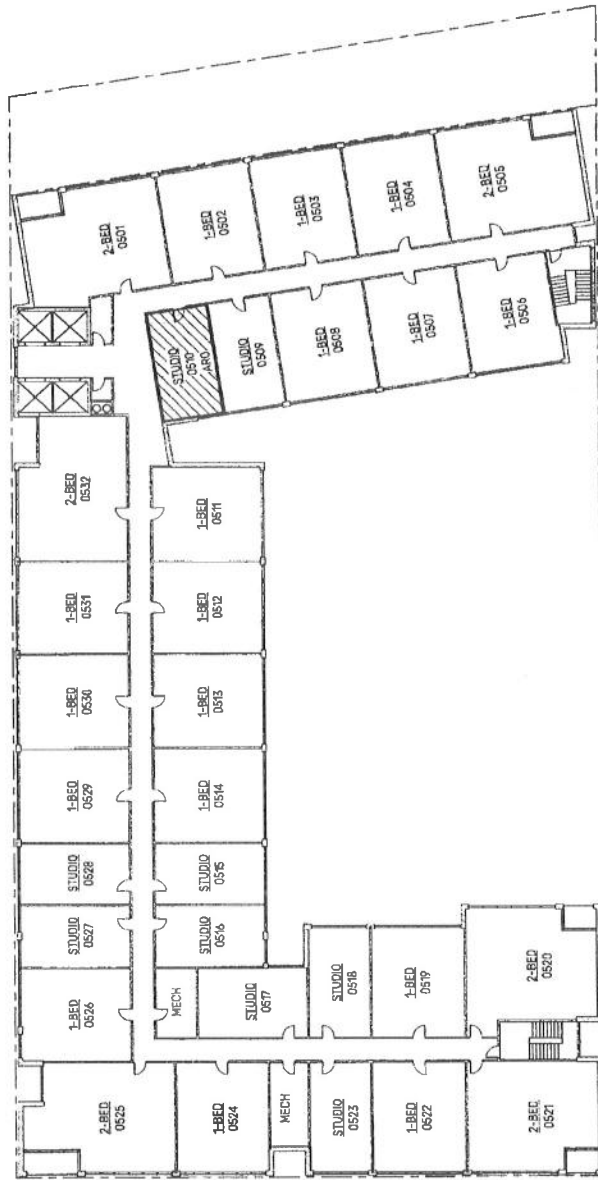
On-Site to CHA or Authorized Agency: 0 Off-Site to CHA or Authorized agency: 0

Total Units: 8 In-Lieu Fee Owed: 3,087,566



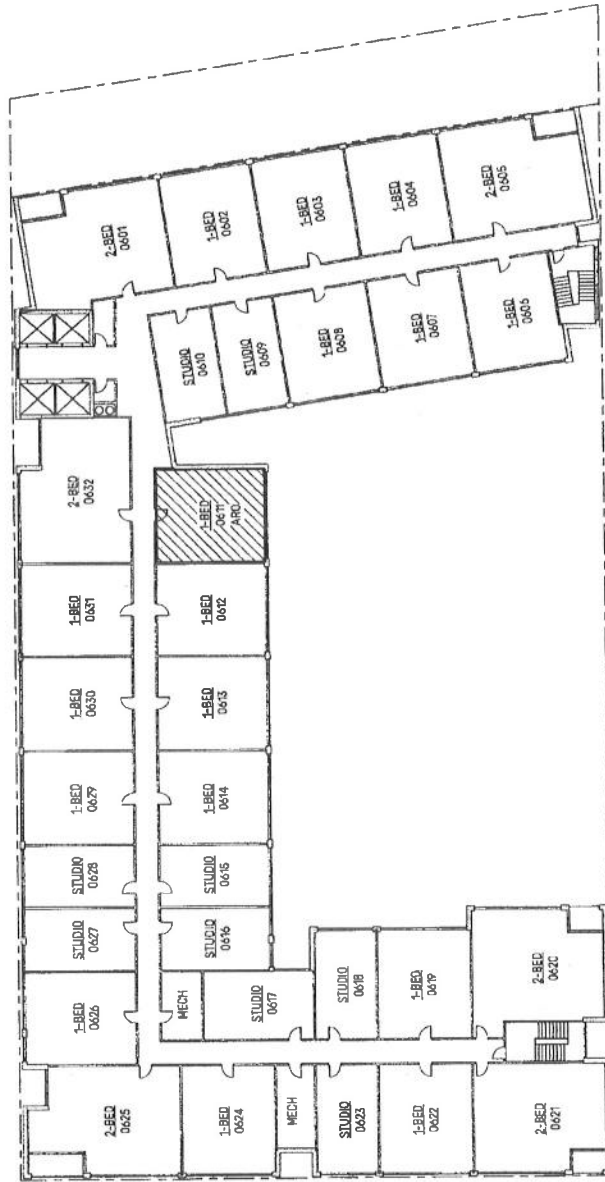
FLOOR 4

SCALE: 1" = 30'-0"



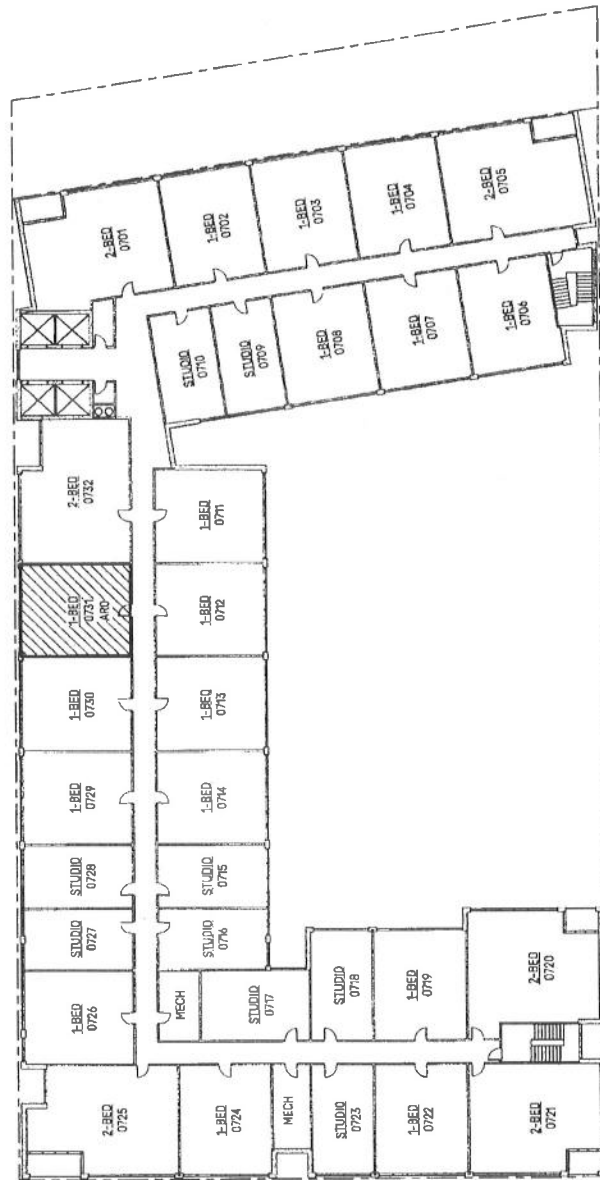
FLOOR 5

SCALE: 1" = 30'-0"



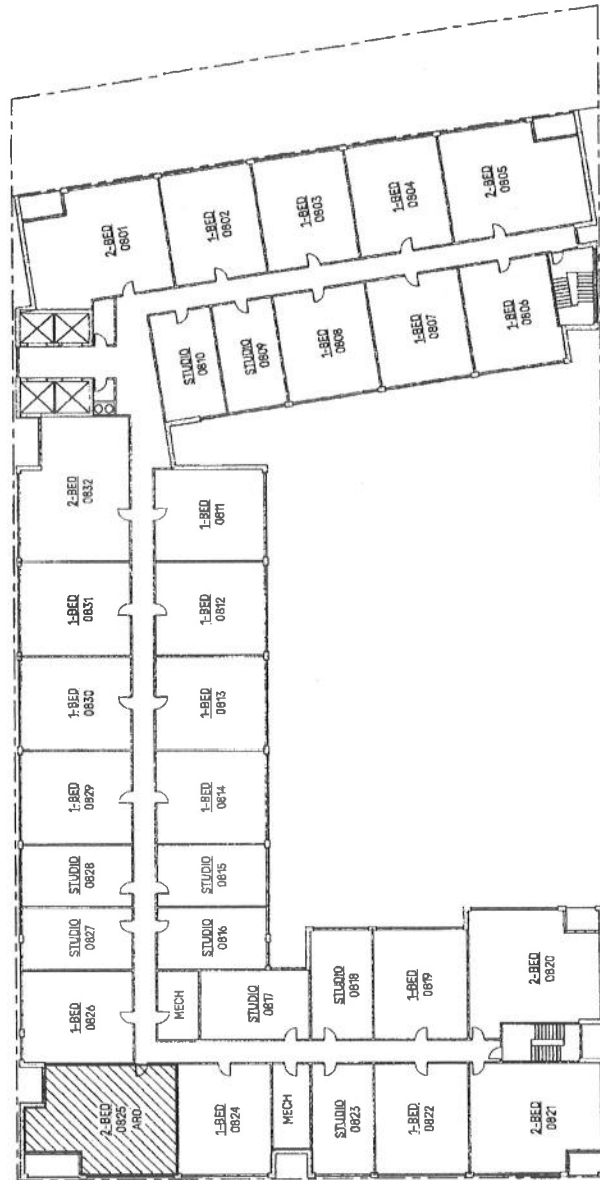
FLOOR 6

SCALE: 1" = 30'-0"



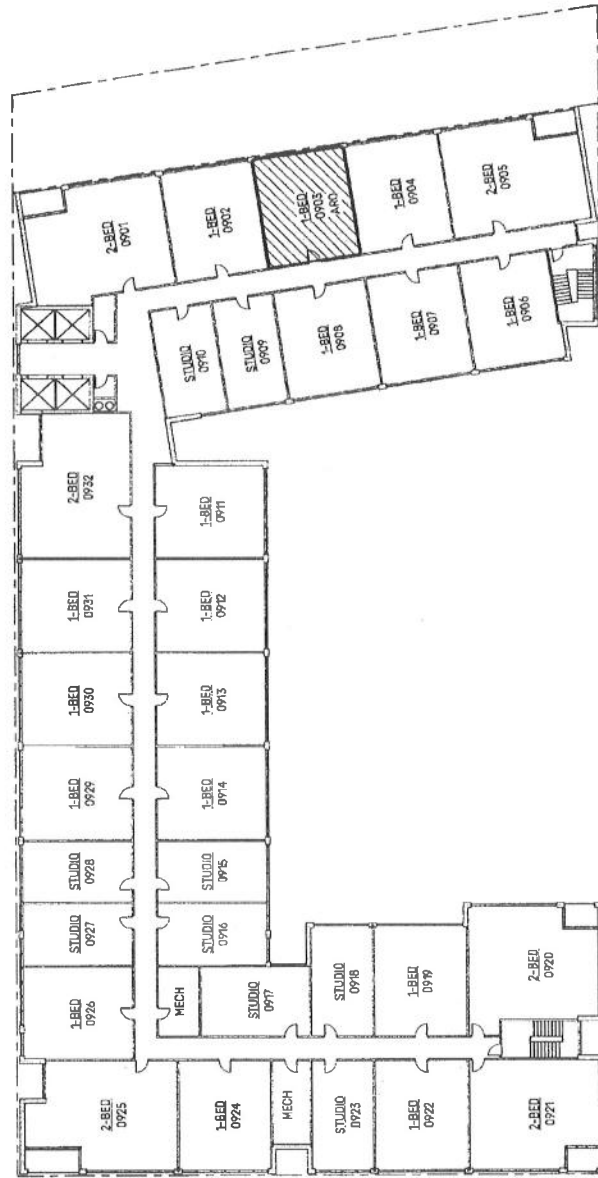
FLOOR 7

SCALE: 1" = 30'-0"



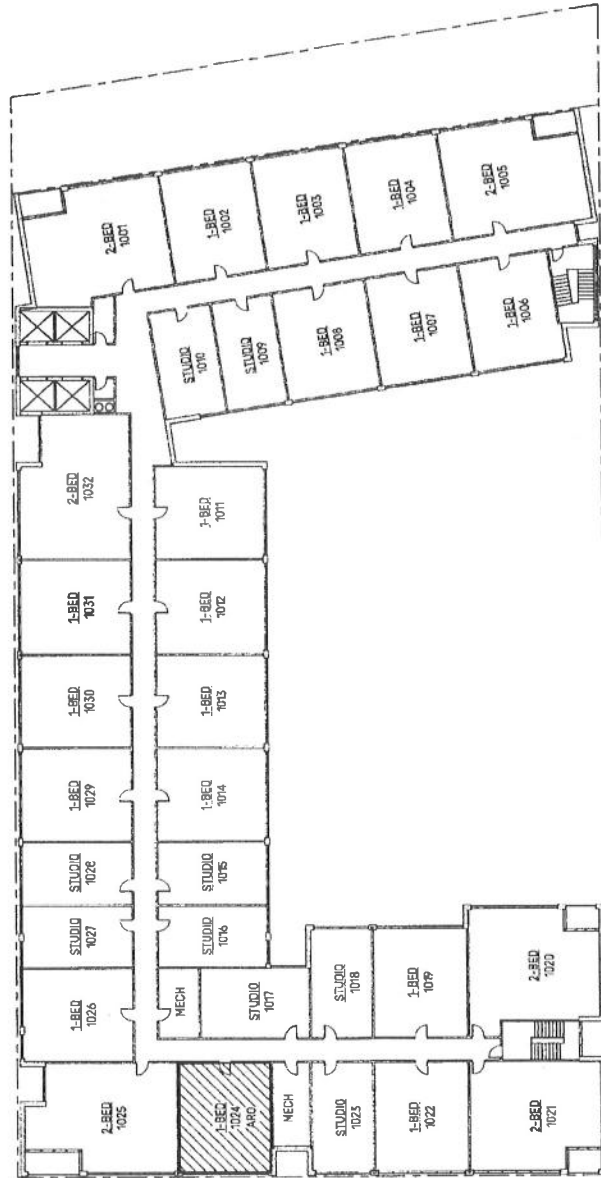
FLOOR 8

SCALE: 1" = 30'-0"



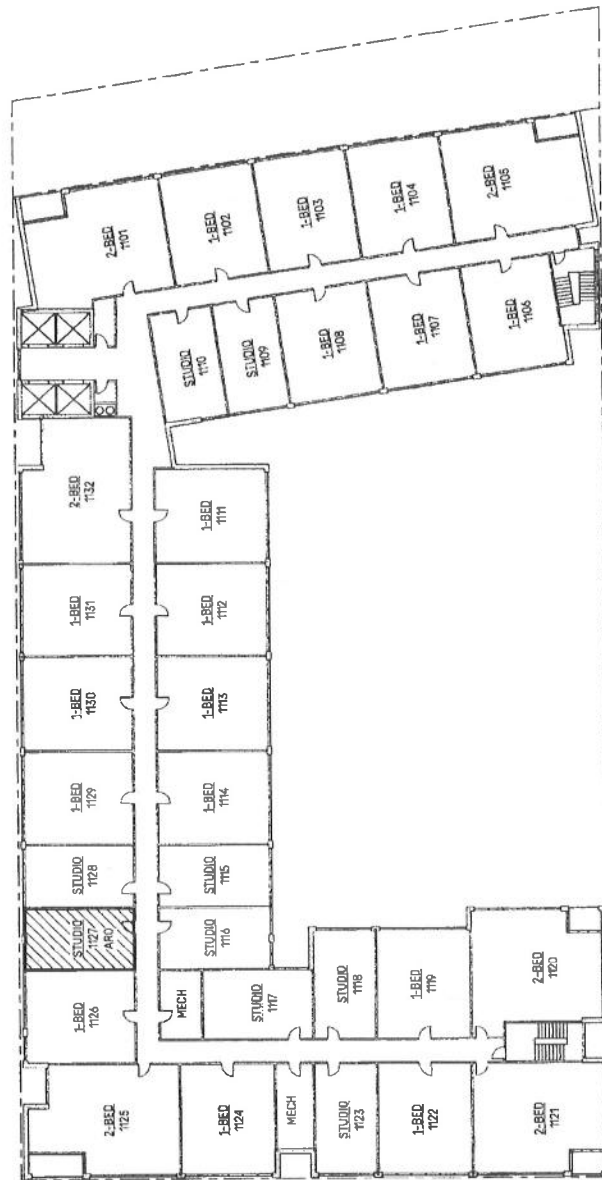
FLOOR 9

SCALE: 1" = 30'-0"



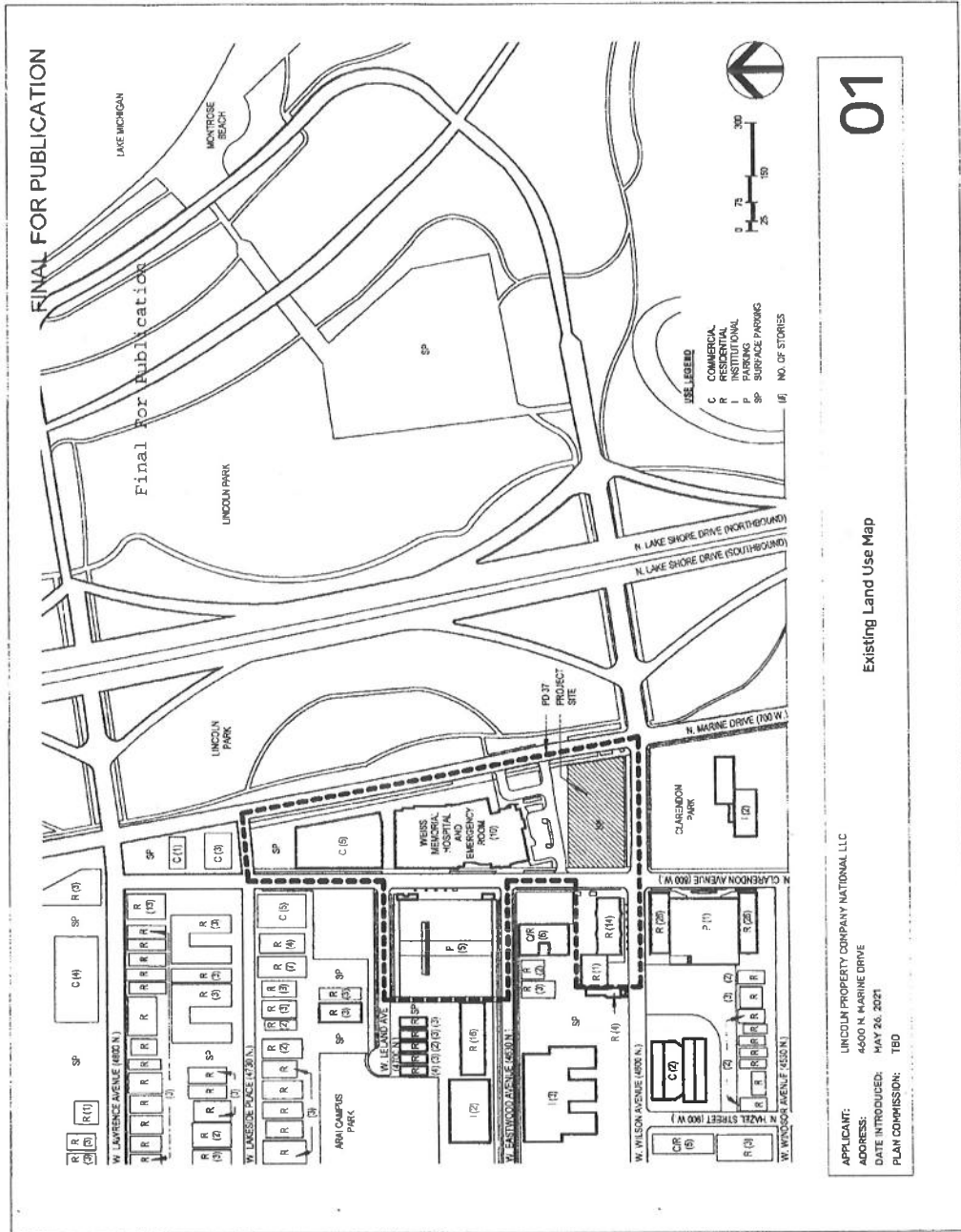
FLOOR 10

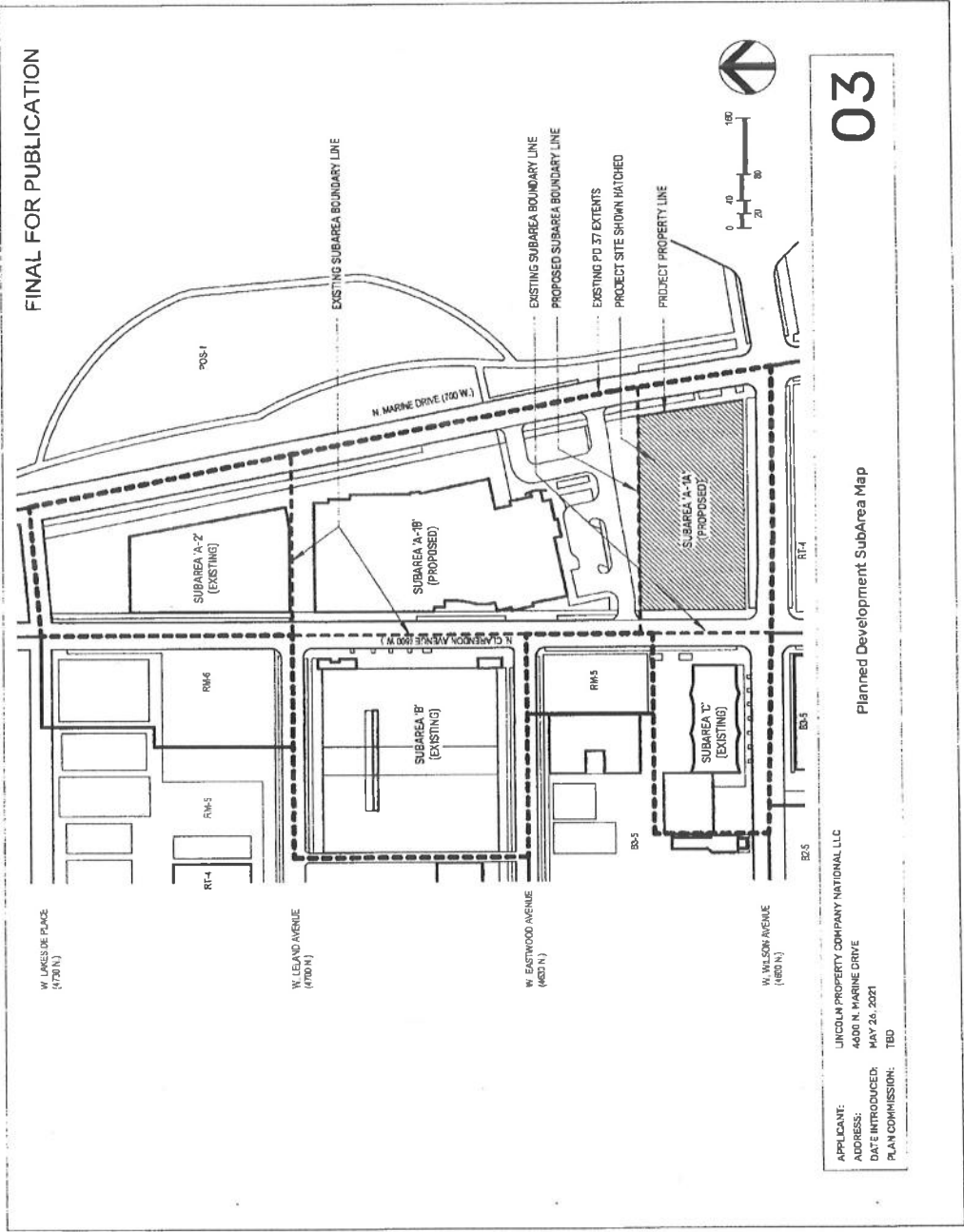
SCALE: 1" = 30'-0"



FLOOR 11

SCALE: 1" = 30'-0"



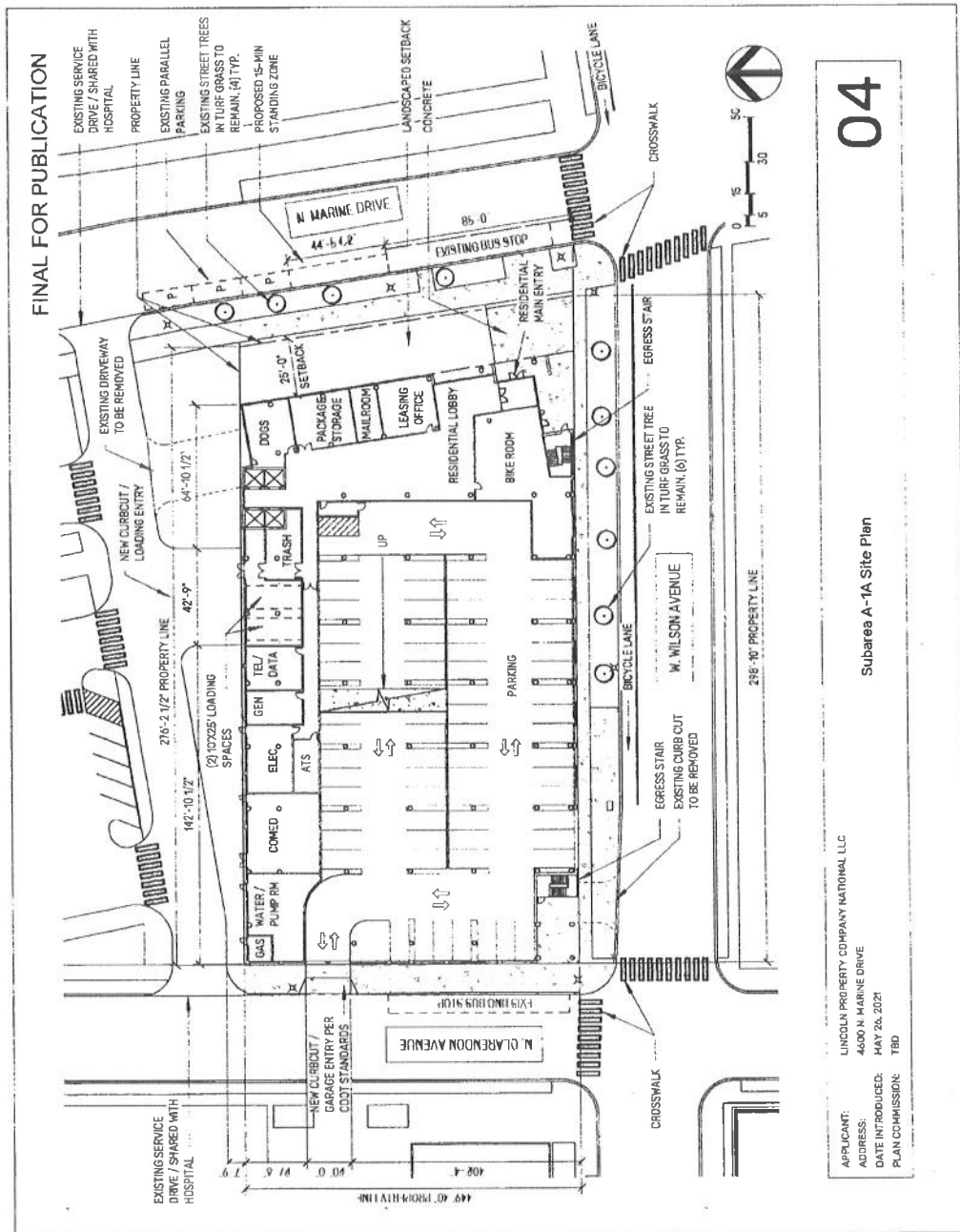


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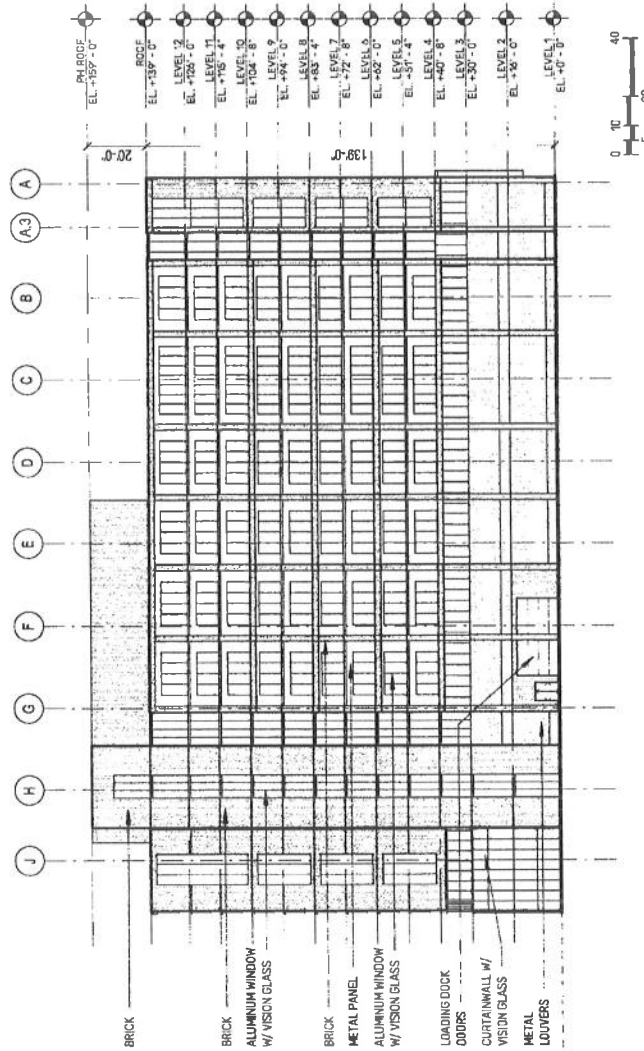
03

Planned Development Subarea Map

APPLICANT: LINCOLN PROPERTY COMPANY NATIONAL LLC
 ADDRESS: 4600 N. MARINE DRIVE
 DATE INTRODUCED: MAY 26, 2021
 PLAN COMMISSION: TBD



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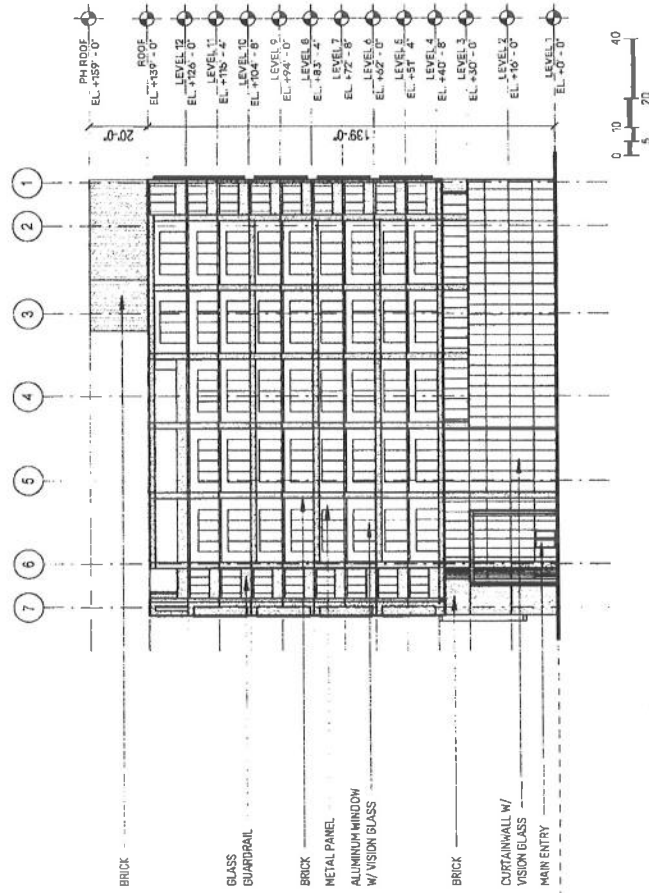


05.1

Subarea A-1A North Elevation

APPLICANT: LINCOLN PROPERTY COMPANY NATIONAL LLC
 ADDRESS: 4600 N. MARINE DRIVE
 DATE INTRODUCED: MAY 26, 2021
 PLAN COMMISSION: TBD

FINAL FOR PUBLICATION

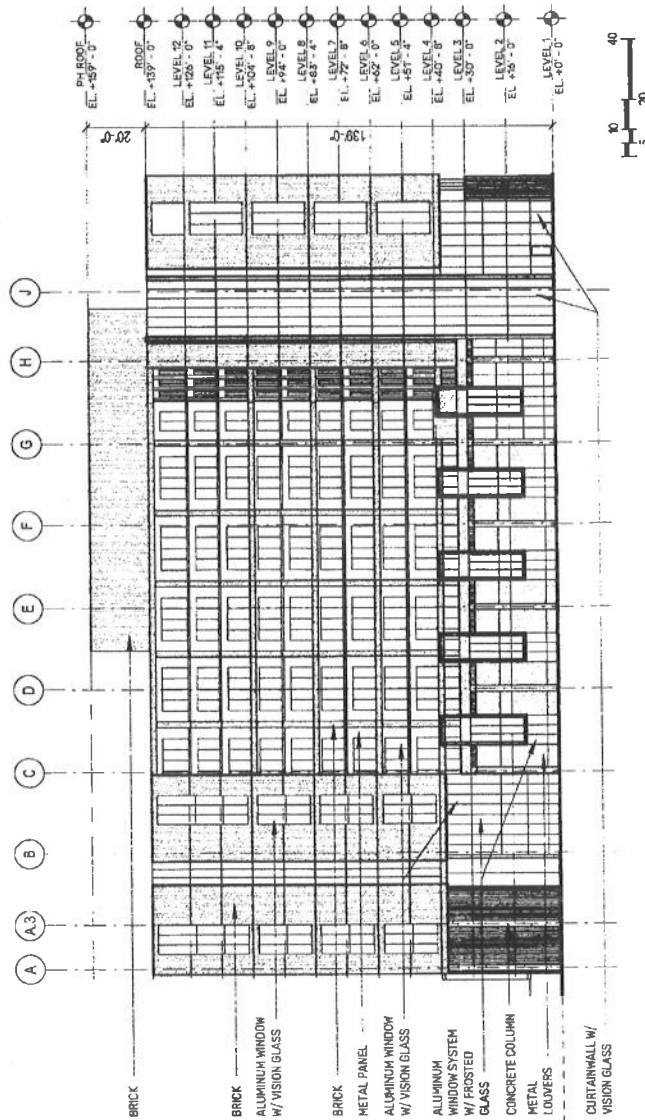


05.2

Subarea A-1A East Elevation

APPLICANT: LINCOLN PROPERTY COMPANY NATIONAL LLC
 ADDRESS: 4600 N. MARINE DRIVE
 DATE INTRODUCED: MAY 26, 2021
 PLAN COMMISSION: TBD

FINAL FOR PUBLICATION

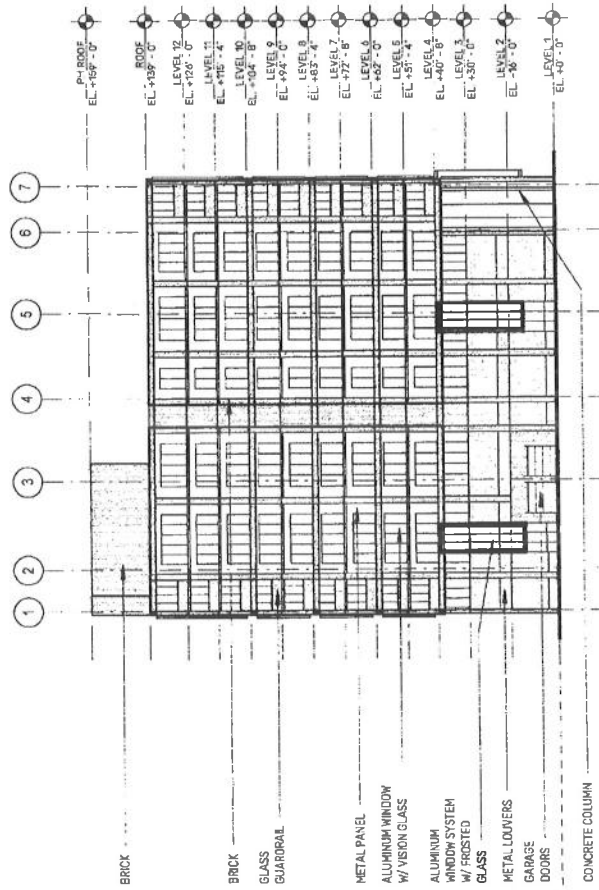


05.3

Subarea A-1A South Elevation

APPLICANT: LINCOLN PROPERTY COMPANY NATIONAL LLC
 ADDRESS: 4000 N. MARINE DRIVE
 DATE INTRODUCED: MAY 28, 2021
 PLAN COMMISSION: TBD

FINAL FOR PUBLICATION



05.4

Subarea A-1A West Elevation

APPLICANT: LINCOLN PROPERTY COMPANY NATIONAL LLC
 ADDRESS: 4600 N. MARINE DRIVE
 DATE INTRODUCED: MAY 25, 2021
 PLAN COMMISSION: TBD

May 4, 2021

Doug Renkenberger
Anderson Mikos Architects
1111 W. 22nd St., Suite 315
Oak Brook, IL 60523

**Re: Lakefront Ordinance Exemption for PD 37, Weiss Memorial Hospital
NW Pavilion interior renovations at 4646 N. Marine Dr.**

Dear Mr. Renkenberger:

Please be advised that your request for a Lake Michigan and Chicago Lakefront Protection Ordinance (the "Lakefront Ordinance") exemption has been considered by the Department of Planning and Development. Weiss Memorial Hospital's NW Pavilion at 4646 N. Marine Dr. is in Planned Development Number 37 ("PD 37") and within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. .

Weiss Hospital is proposing the renovation of the existing patient bedrooms on the fifth floor of the NW Pavilion Building. Miscellaneous toilet room renovations and finish upgrades on the first and second floor of the NW Pavilion are included in the project. The renovations include new toilet rooms, plumbing fixtures, ceilings, lighting, and new patient room headwall fixtures. Mechanical, electrical, and plumbing modifications are limited to the connection of the systems affected by the architectural renovations. There will be no change to the existing building's envelope, site coverage or height.

You are requesting an exemption from the Lakefront Ordinance pursuant to Section 16-4-150 to receive approval for the proposed renovation without the necessity of securing approval of the Chicago Plan Commission. Pursuant to the Lakefront Ordinance, repairs and rehabilitations which do not exceed 50% of the total cost of replacement of the existing structure are exempt from securing approval of the Chicago Plan Commission. Per your request letter, the proposed renovation work will not exceed 50% of the total cost of replacement.

Therefore, I hereby approve your request for an exemption from the Chicago Plan Commission approval provisions of the Lakefront Ordinance for the proposed renovation work at 4646 N. Marine Dr. All new construction must comply with the requirements of PD 37 and all required permits must be obtained prior to the start of construction.

Sincerely,



Patrick Murphey
Zoning Administrator

c: Mike Marmo, Erik Glass, Janice Hill, Noah Szafraniec, Main file

A-8322

58050

JOURNAL--CITY COUNCIL--CHICAGO

10/11/2017

Reclassification Of Area Shown On Map No. 9-J.
(Application No. 19293)
(Common Address: 3741 W. Addison St.)

[O2017-5183]

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

SECTION 1. That the City Zoning Ordinance be amended by changing all the R3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 9-J in the area bounded by:

West Addison Street; a line 199.89 feet east of and parallel to North Hamlin Avenue; the alley next south of West Addison Street; and a line 166.56 feet east of and parallel to North Hamlin Avenue,

to those of an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit 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. 11-F.
(As Amended)
(Application Number A-8322)
(Common Address: 4700 N. Marine Dr.)

RIPD 37, 00

[SO2017-5232]

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the Residential-Institutional Planned Development District Number 37 symbols and indications as shown on Map Number 11-F in the area bounded by:

North Clarendon Avenue; West Lakeside Place; North Marine Drive; West Wilson Avenue; a line from a point 254.65 feet west of North Clarendon Avenue to a point 253.53 feet west of North Clarendon Avenue; the alley next north of West Wilson Avenue; North Clarendon Avenue; West Eastwood Avenue; a line from a point 249.4 feet west of North Clarendon Avenue to a point 247.51 feet west of North Clarendon Avenue; and West Leland Avenue,

to those of Residential-Institutional Planned Development Number 37, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance shall be in force and effect upon passage.

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

*Residential-Institutional Planned Development No. 37,
As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Planned Development Number 37, as amended, ("Planned Development") consists of approximately 298,251 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by multiple owners.
2. 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 titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicants successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400. The person or entity as may then own or control a subarea delineated herein shall be authorized to obtain all required reviews, approvals, licenses and permits which are necessary to implement this Planned Development.
3. 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of 19 Statements; a Bulk Regulations Table, Existing Zoning Map, Existing Land-Use Map, Planned Development Boundary and Property Line Map and Subarea Map, prepared by the Applicant and dated July 20, 2017. The Design Exhibits set forth in the January 25, 2017 *Journal of the Proceedings of the City Council of the City of Chicago*, pages 42303 to 42307 (inclusive), prepared by Horizon Group XX LLC and dated December 15, 2016; the Design Exhibits set forth in the approved Administrative Relief granted November 28, 2016; the Design Exhibits set forth in the approved Administrative Relief granted May 1, 2006; and the Design Exhibits set forth in the February 11, 2004 City Council *Journal of the Proceedings of the City Council of the City of Chicago*, pages 18696 to 18917 (inclusive), prepared by FGA Fitch Gellick Association Architects, G.A. Gellick Associates, Inc., and dated December 11, 2003. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as Planned Development Number 37, as amended:

Subarea A-1:

Hospital, research, medical, professional offices, commercial, retail, restaurant, accessory parking and related or accessory uses;

Subarea A-2:

Hospital, research, medical, professional offices, commercial, retail, restaurant, elderly housing, assisted housing, accessory parking and related or accessory uses;

Subarea B:

Accessory and non-accessory off-street parking and accessory uses; and

Subarea C:

Multi-family dwellings, professional office, storage, accessory parking and accessory uses.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 298,251 square feet.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. Any future amendments to the Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Subarea A-2, the Applicant shall submit, if applicable, a site plan, floor plans, landscape plan and building elevations for Subarea A-2 for review and approval by the Department of Planning and Development (DPD). Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (P.D.) and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the

Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire subarea, the Applicant shall also include, if applicable, a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II Approval for Subarea A-2 shall be granted until Site Plan Approval has been granted. Following approval by DPD, the approved Subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the P.D.

After approval of the Subarea Site Plan for Subarea A-2, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the P.D., the terms of the P.D. shall govern. Any Subarea Site Plan Approval Submittals shall provide the following information, if applicable:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned floor plans;
- fully-dimensioned building elevations (if changes are made to the building exterior);
- fully-dimensioned landscape plan(s); and
- statistical information applicable to Subarea A-2, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the P.D.

12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
13. The Applicant acknowledges and agrees that the proposed amendment to P.D. 37 may trigger the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO") for Subarea A-2. Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (the "Required Units") as affordable units, or with the Commissioner's approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the

development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a "higher income area" within the meaning of the ARO, and the project to be located in Subarea A-2 may have up to 150 units. The Applicant agrees that the affordable rental units must be affordable to households earning no more than [60 percent] of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. The Applicant's affordable housing obligation, as determined when the number of proposed units is finalized, will need to be documented in the Affordable Housing Profile Form attached hereto as Exhibit A. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof (i.e. Subarea A-2), and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 14, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

14. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
15. 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. Future plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

16. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
17. The Applicant acknowledges the city's ongoing and evolving initiatives to enhance awareness of, and support and encourage participation by, Minority and Women's Business Enterprise certified contractors and local city residents. To assist the city in promoting such MBE, WBE and local city resident involvement, the Applicant has already provided the Department of Planning and Development with any preliminary outreach plans designed to elicit MBE, WBE and local city resident participation, such submission may include copies of certified letters, and receipts of such, sent to MBE/WBE contractor associations and the ward office of the alderman in which this project is proposed to be located. In conjunction with the Applicant's submission for Part II permit reviews, the Applicant will provide DPD, and upon request, the full Plan Commission, with all responses to any preliminary outreach plans and certified letters, updates on any associated communications or meetings and anticipated percentages of MBE, WBE and local city resident participation. Prior to issuance of their Certificate of Occupancy, the Applicant will provide DPD with their actual level of MBE and WBE certified contractor and local city resident participation. All such details will be provided in a form acceptable to the Zoning Administrator or Commissioner of the Department of Planning and Development.
18. In the event of a change in the boundaries of Subarea A-1 or Subarea A-2 resulting from the need to transfer property to comply with Section 3(b) of the Amended and Restated Reciprocal Easement Agreement dated September 23, 2005 governing the Property, the owner of either Subarea A-1 or Subarea A-2 may file a written request with the Department of Planning and Development forwarding a copy of the recorded quitclaim deed contemplated by said Section 3(b) containing the revised legal descriptions and asking that the boundaries of Subareas A-1 and A-2 be modified to reflect same without amending the Planned Development.
19. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to a B3-5 Community Shopping District and with regulations thereby made applicable thereto.

[Planned Development Boundary and Property Line Map and Subarea Map;
Existing Zoning Map; and Existing Land-Use Map referred to in these
Plan of Development Statements printed on pages 58059
through 58061 of this *Journal*.]

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

Bulk Regulations And Data Table.

Gross Site Area:	352,684 square feet (8.11 acres)
Public Rights-of-Way:	54,433 square feet (1.24 acres)
Net Site Area for Entire P.D.:	298,251 square feet (6.87 acres)
Net Site Area by Subareas:	
Subarea A-1:	155,708 square feet
Subarea A-2:	43,663 square feet
Subarea B:	65,722 square feet (1.51 acres)
Subarea C:	33,158 square feet (0.76 acre)
Maximum Floor Area Ratio for Entire P.D.:	2.97
Maximum Floor Area by Subareas:	
Subarea A-1:	3.0 (Hospital)
Subarea A-2:	5.0 (MOB)
Subarea B:	0.0
Subarea C:	6.0
Allowed Uses:	See Statement 5
Maximum Number of Dwelling Units:	150 units permitted in Subarea A-2

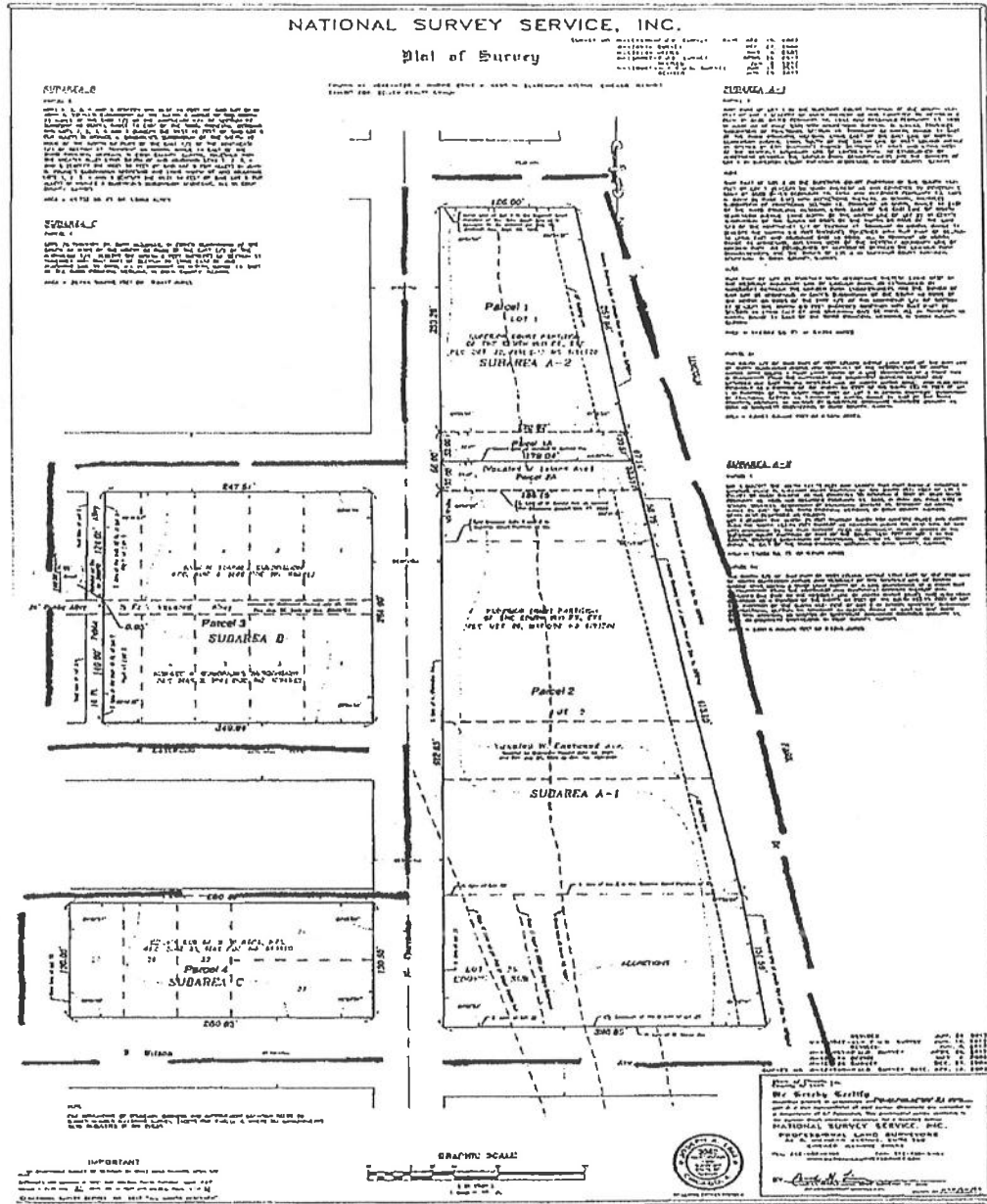
	165 units permitted in Subarea C*
Maximum Number of Hospital Beds:	373 beds permitted in Subarea A-1
Setbacks from Property Line:	In substantial conformance with the Site Plan for Subareas A, B, and C and Building Elevations for Subareas A and C
Minimum Number of Off-Street Parking Spaces:	
Subarea A-1:	92 spaces
Subarea A-2:	17 spaces
Subarea B:	779 (Hospital -- Subarea A-1) spaces** 193 (MOB -- Subarea A-2) spaces 9 (Subarea C) spaces
Subarea C:	29 spaces
Minimum Number of Off-Street Loading Spaces:	
Subarea A-1:	2 (Hospital) spaces
Subarea A-2:	2 (MOB) spaces
Subarea B:	0 spaces
Subarea C:	2 spaces
Maximum Building Height:	In substantial conformance with the attached Building Elevations

* Includes nine (9) dwelling below the second floor and accessory uses.

** Ten (10) parking spaces were eliminated from the original P.D. and the existing P.D. will contain ten (10) non-accessory parking spaces for the 46th Ward residents with City issued permits.

FINAL FOR PUBLICATION

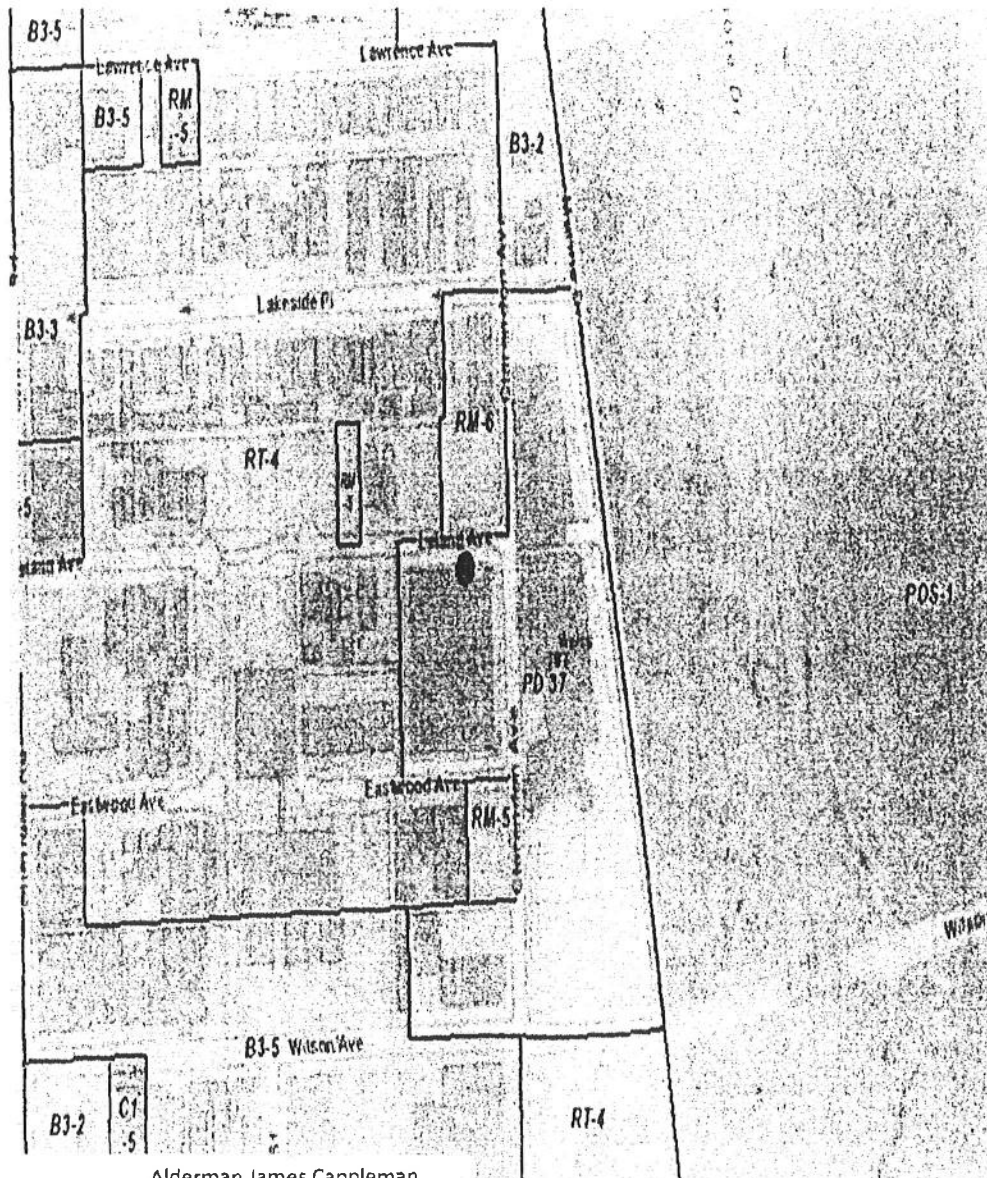
Planned Development Boundary & Property Line Map & Sub Area Map



Applicant: Alderman James Cappleman
 Address: 4700 N. Marine Drive
 Date: June 28, 2017
 Plan Commission: July 20, 2017

FINAL FOR PUBLICATION

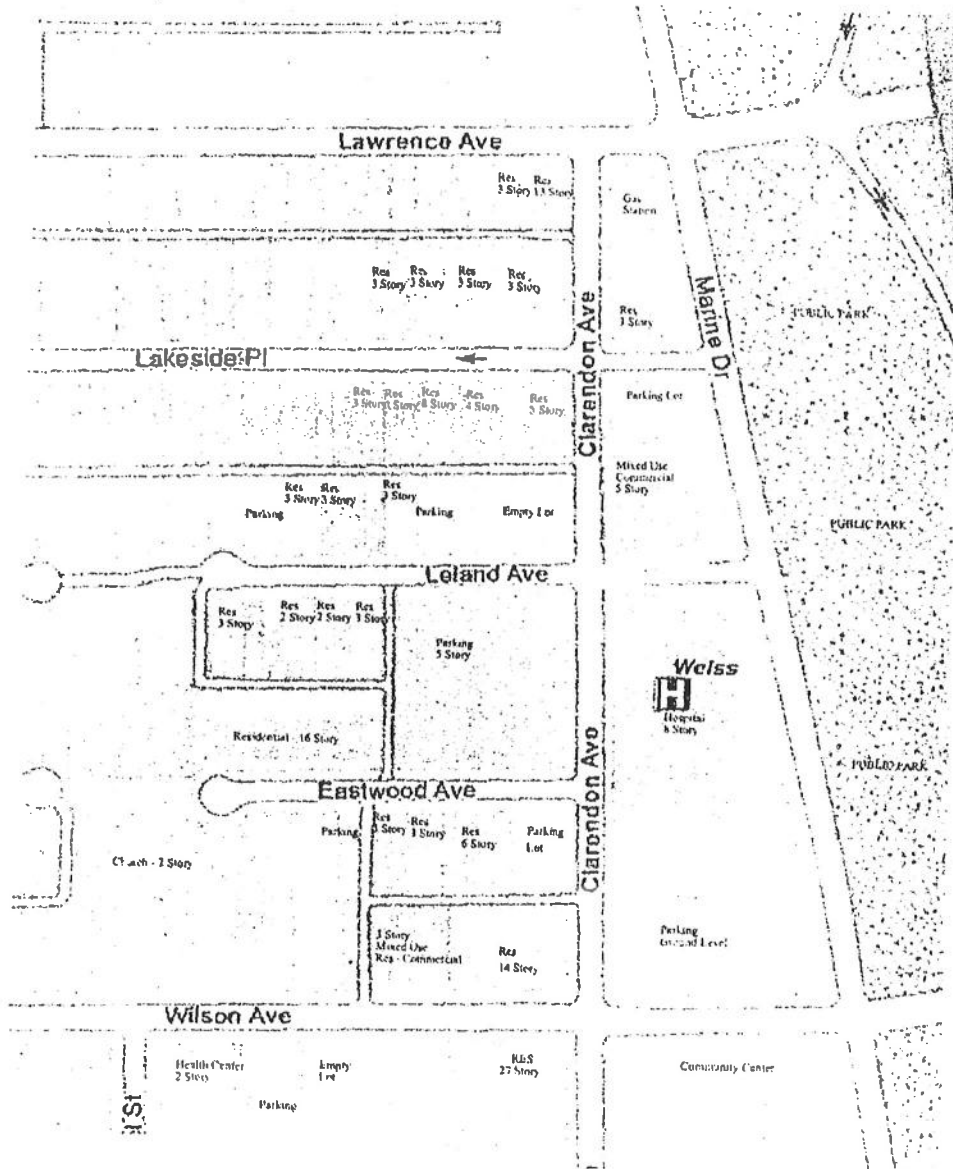
Existing Zoning Map



Applicant: Alderman James Cappleman
Address: 4700 N. Marine Drive
Date: June 28, 2017
Plan Commission: July 20, 2017

FINAL FOR PUBLICATION

Existing Land-Use Map



Applicant: Alderman James Cappleman
 Address: 4700 N. Marine Drive
 Date: June 28, 2017
 Plan Commission: July 20, 2017

18930

42296

JOURNAL--CITY COUNCIL--CHICAGO

1/25/2017

~~Reclassification Of Area Shown On Map No. 9-H.~~

~~(Application No. 19045)~~

~~(Common Address: 2036 W. Roscoe St.)~~

[O2016-8600]

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 of the B1-2 Neighborhood Shopping District symbols and indications as shown on Map Number 9-H in an area bounded by:

a line 48 feet west of and parallel to North Seeley Avenue; the alley next north of and parallel to West Roscoe Street; a line 24 feet west of and parallel to North Seeley Avenue; and West Roscoe Street,

to those of a B3-2 Community Shopping District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Reclassification Of Area Shown On Map No. 11-F.

(As Amended)

(Application No. 18930)

(Common Address: 4600 N. Clarendon Ave.)

RIPD 37, aa

[SO2016-6325]

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the Residential-Institutional Planned Development District Number 37 symbols and indications as shown on Map Number 11-F in the area bounded by:

North Clarendon Avenue; West Lakeside Place; North Marine Drive; West Wilson Avenue; a line from a point 254.65 feet west of North Clarendon Avenue to a point 253.53 feet west of North Clarendon Avenue; the alley next north of West Wilson Avenue; North Clarendon Avenue; West Eastwood Avenue; a line from a point 249.4 feet west of North Clarendon Avenue to a point 247.51 feet west of North Clarendon Avenue; and West Leland Avenue,

to those of Residential-Institutional Planned Development Number 37, as amended, which is hereby established in the area above described, subject to such use and bulk

regulations as are set forth in this 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.

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

Residential-Institutional Planned Development No. 37, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential-Institutional Planned Development Number 37, as amended, ("R-IPD Number 37") is owned or controlled by multiple owners.
2. The off-street parking and loading facilities will be provided in compliance with this plan of development.
3. Any dedication of street or alleys or adjustments of the rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal of the owners and approval by the City Council.
4. All applicable review, approval or permits are required to be obtained by the owners.
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 service drives.
6. Use of land will consist of hospital, research, doctors' offices, apartments and related uses. Use of Subarea C parcel, as identified by the attached survey and commonly known as 4600 North Clarendon Avenue, shall include multi-family housing for a total of 165 residential dwelling units including nine (9) residential dwelling units below the second floor.
7. The following information sets forth data concerning the property included in R-IPD Number 37 and data concerning a generalized land-use plan illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to the B3-5 Community Shopping District and with regulations hereby made applicable thereto.

8. The plan of development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and Development.
9. On-premises signs or any other necessary signs may be permitted within the area delineated herein as R-IPD Number 37 subject to the review and approval from the Department of Planning and Development ("Department").
10. Horizon Group XX LLC ("Applicant") has filed an application to amend R-IPD Number 37 with respect to the 4600 North Clarendon Avenue Property, as depicted on the attached "Property Exhibit". The following additional Statements A through M shall apply to the subject property and no other property within R-IPD Number 37, unless expressly stated otherwise.
 - A. This planned development amendment, as applicable to the 4600 Clarendon Property, consists of these Statements A through M: a 4600 Clarendon Property Site Plan, Floor Plans, and Building Elevations, prepared by DJC & Associates LLC and dated September 14, 2016. These, and no other zoning controls, shall apply to the 4600 Clarendon Property. R-IPD Number 37 conforms to the intent and purpose of the Zoning Ordinance, Title 17 of the Municipal Code, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
 - B. The uses on the 4600 Clarendon Property, permitted pursuant to this planned development amendment, shall permit a total of 165 residential dwelling units including nine (9) dwelling units below the second floor and accessory uses.
 - C. On-premises signs shall be permitted on the 4600 Clarendon Property subject to the review and approval of the Department, consistent with the provisions of Section 17-12-12-010, et seq., of the Municipal Code. Off-premises signs shall not be permitted.
 - D. Closure of all or part of any public street or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Chicago Municipal Code.
 - E. The maximum height of any improvements on the 4600 Clarendon Property shall be designated on the property elevations. In addition to the maximum heights of the building and any appurtenances attached thereto prescribed in R-IPD Number 37, the height of any improvement also shall be subject, if applicable, to the height limitations as approved by the Federal Aviation Administration.
 - F. For purposes of floor area ratio ("FAR") calculations, the definitions in the Chicago Zoning Ordinance shall apply.

- G. Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the planned development.
- H. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the owner(s) and Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
- I. The Applicant and owner shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitations, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
- J. The terms and conditions of development under this planned development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the owner, its successors and assigns and, if different than the Applicant, the legal titleholder(s) and any ground lessors.
- K. 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 building and improvement on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the high standard of accessibility.
- L. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, conserves energy and maximizes the preservation of natural resources. All development in any subarea shall conform to the "City of Chicago's Sustainable Development Policy Matrix" in effect at the time of the Site Plan pursuant to this planned development.
- M. This planned development shall be governed by Section 17-13-0612 of the Chicago Zoning Ordinance. Should this planned development ordinance, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the property to prior zoning that formed the basis of this amended planned development.

[Boundary of the Subject Site; Zoning District Boundary Lines; Proposed and Existing Ground Floor Plans; Existing Typical Floor Plans (Floors Two through Fourteen); Front and Side Building Elevations; and Architectural Photographs referred to in these Plan of Development Statements printed on pages 42302 through 42307 of this *Journal*.]

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

Residential-Institutional Planned Development No. 37, As Amended.

Plan Of Development.

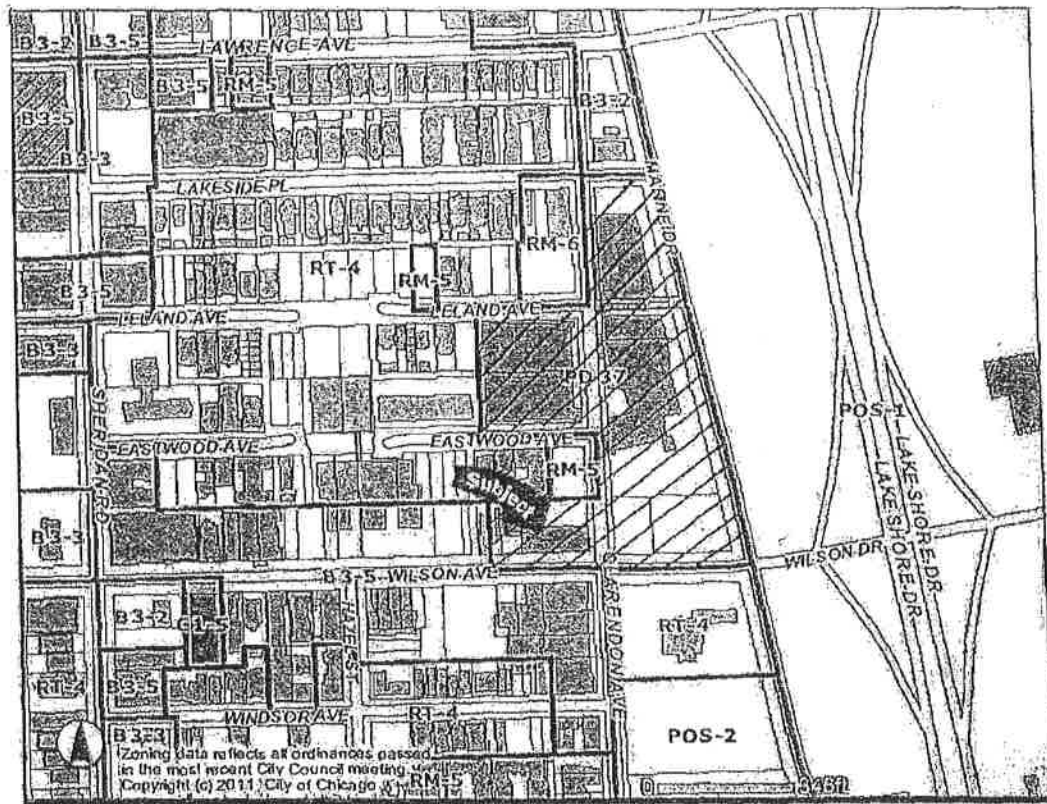
Bulk Regulations And Data Table.

Gross Site Area:	352,684 square feet (8.11 acres)
Public Rights-of-Way:	54,433 square feet (1.24 acres)
Net Site Area for Entire P.D.:	298,251 square feet (6.87 acres)
Net Site Area by Subareas:	
Subarea A:	199,371 square feet (4.6 acres)
Subarea B:	65,722 square feet (1.51 acres)
Subarea C:	33,158 square feet (0.76 acre)
Maximum Floor Area Ratio for Entire P.D.:	2.3
Maximum Floor Area by Subareas:	
Subarea A:	3.0 (hospital); 5.0 (MOB)
Subarea B:	0.0
Subarea C:	6.0
Allowed Uses:	See Statement B for uses allowed in Subarea C
Maximum Number of Dwelling Units:	165 units permitted in Subarea C
Maximum Number of Hospital Beds:	373 beds permitted in Subarea A



Maximum Percentage of Site Coverage:	In accordance with the attached Site/Landscape Plan
Setbacks from Property Line:	In substantial conformance with the Site Plan for Subareas A, B and C and Building Elevations for Subareas A and C.
Maximum Percentage of Site Coverage:	In substantial conformance with the Site Plan for Subareas A, B and C and Building Elevations for Subareas A and C.
Minimum Number of Off-Street Parking Spaces:	
Subarea A:	109 spaces
Subarea B:	779 (hospital) spaces 193 (MOB) spaces^
Subarea C:	29 spaces
Minimum Number of Off-Street Loading Spaces:	
Subarea A:	2 (hospital) spaces 2 (MOB) spaces
Subarea B:	0 spaces
Subarea C:	2 spaces
Maximum Building Height:	In substantial conformance with the attached Building Elevations

^ [Ten (10) parking spaces were eliminated from the original P.D. and the existing P.D. will contain ten (10) non-accessory parking spaces for the 46th Ward residents with city issued permits and this Applicant will provide nine (9) off-street accessory parking spaces located in Subarea C.]

RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT No.37, AS AMENDED
ZONING MAP OF SUBJECT PROPERTY

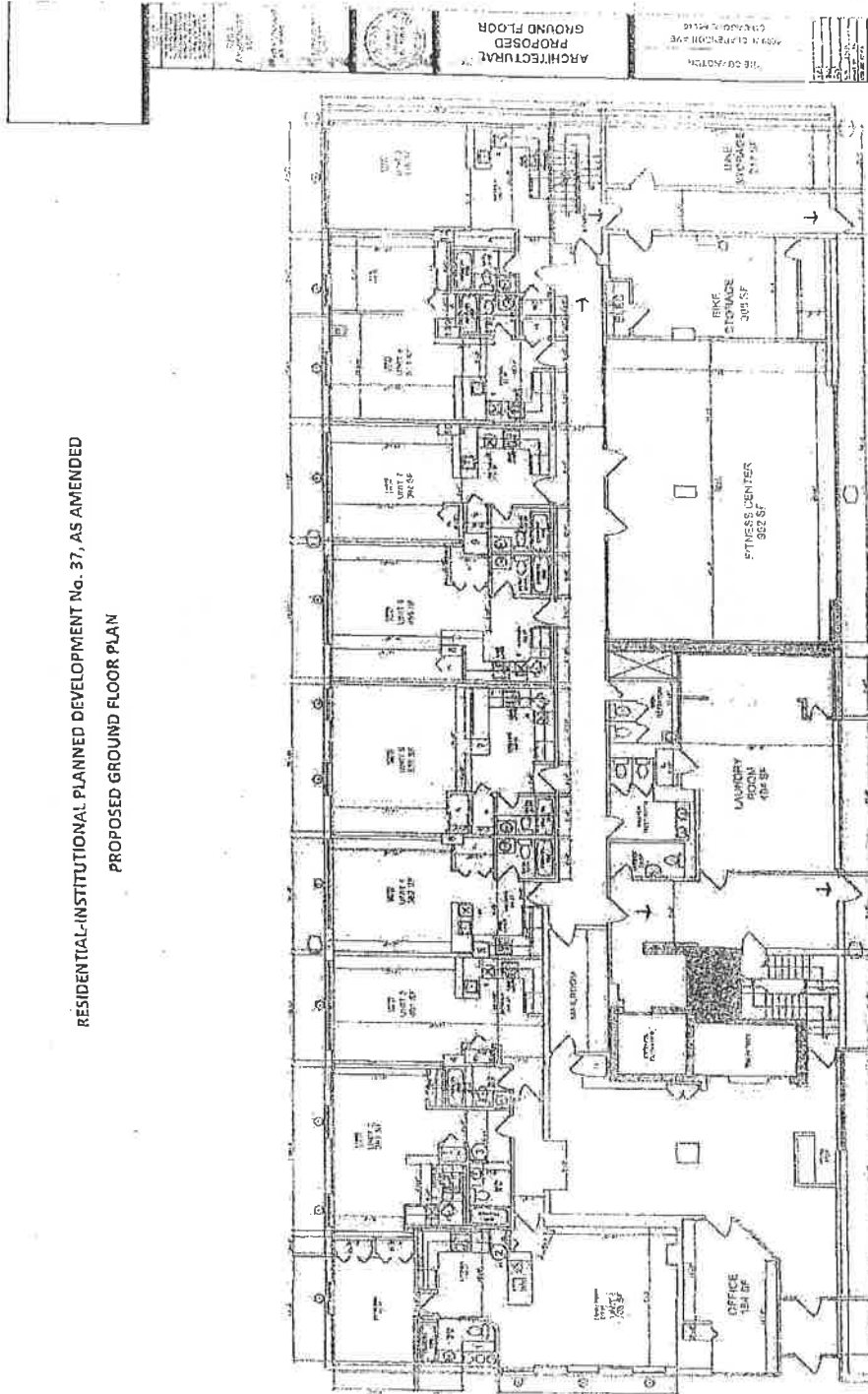


LEGEND

-  Boundary of the Subject Site
-  Zoning District Boundary Lines

Applicant:	Horizon Group XX, LLC
Address:	4600 North Clarendon Avenue
Date:	September 14, 2016
Plan Commission:	December 15, 2016

RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT No. 37, AS AMENDED
PROPOSED GROUND FLOOR PLAN



Applicant: Horizon Group XX, LLC
 Address: 4600 North Clarendon Avenue
 Date: September 14, 2016
 Plan Commission: December 15, 2016

PROPOSED GROUND FLOOR PLAN
 N.T.S.

ARCHITECTURAL
 PROPOSED
 GROUND FLOOR

THE OFFICE
 154 SF

BIKE STORAGE
 305 SF

FITNESS CENTER
 927 SF

LAUNDRY ROOM
 110 SF

OFFICE
 154 SF

RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT No. 37, AS AMENDED
EXISTING GROUND FLOOR PLAN

THE DOWNTOWN ARCHITECTURAL EXISTING GROUND FLOOR

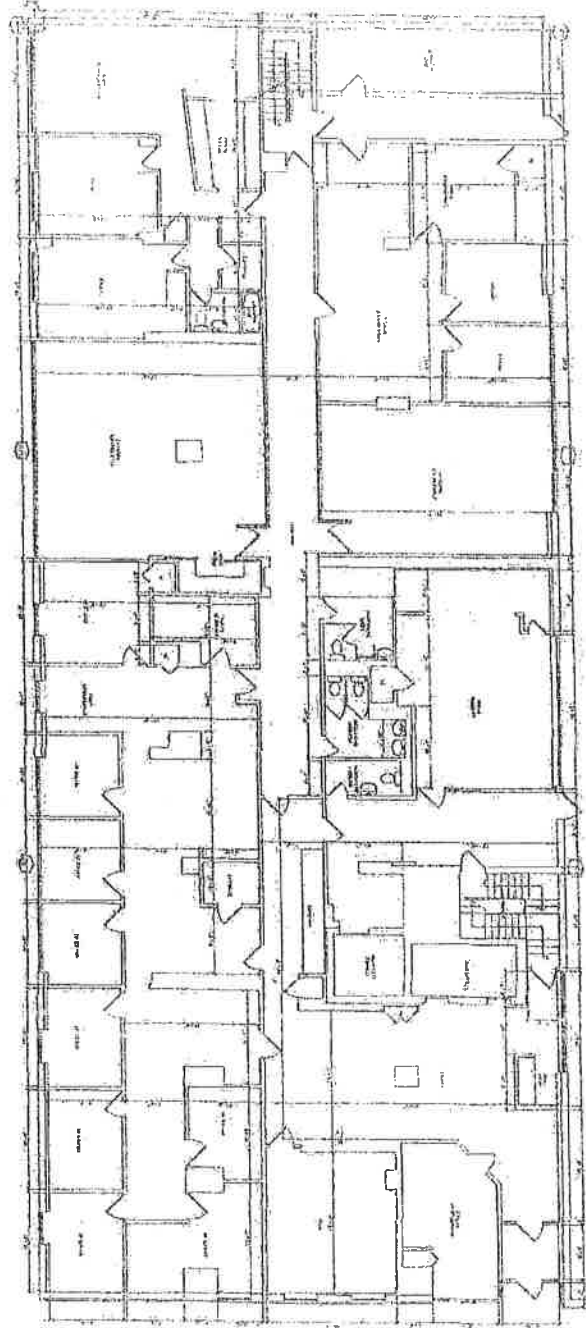
1609 N CLARENDON AVE. CHICAGO, ILL 60610

DATE: 09/14/16
BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT NO. 1609NCLARENDON

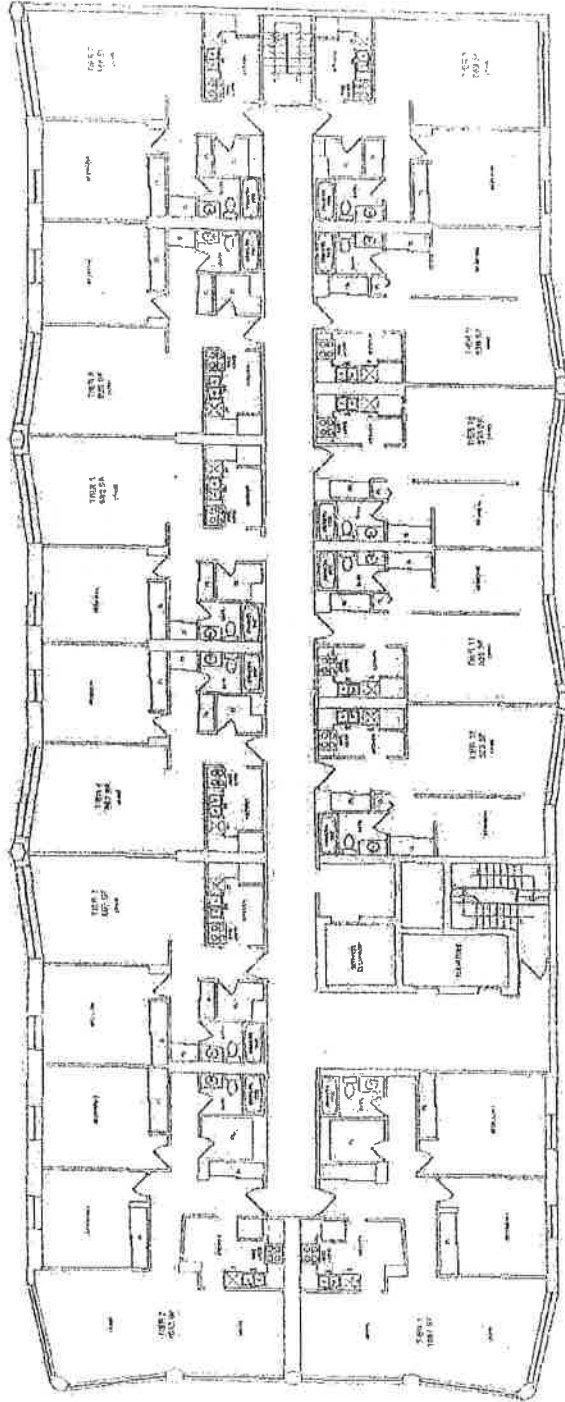
A-1



EXISTING GROUND FLOOR PLAN
N.T.S.

Applicant: Horizon Group XX, LLC
 Address: 4600 North Clarendon Avenue
 Date: September 14, 2016
 Plan Commission: December 15, 2016

RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT No. 37, AS AMENDED
EXISTING TYPICAL FLOOR PLAN (FLOOR 2-14)



ARCHITECTURAL
EXISTING
TYPICAL FLOOR

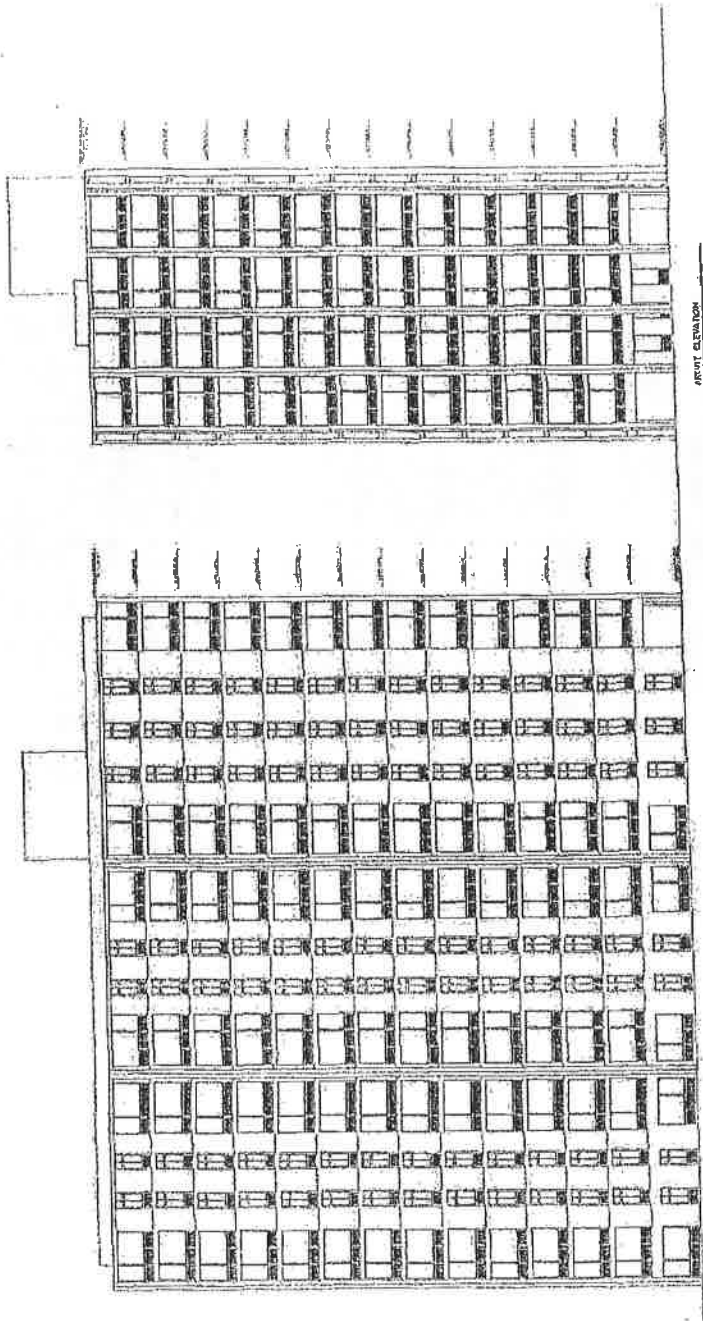
DATE: 12/15/2016
PROJECT: 4600 NORTH CLARENDON AVENUE
SHEET: A-2

Applicant: Horizon Group XX, LLC
 Address: 4600 North Clarendon Avenue
 Date: September 14, 2016
 Plan Commission: December 15, 2016

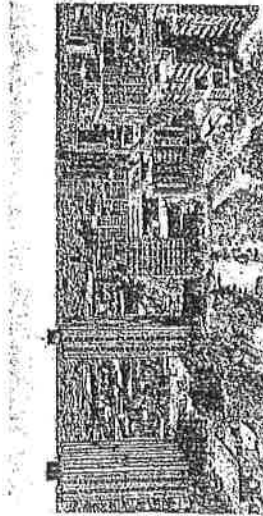
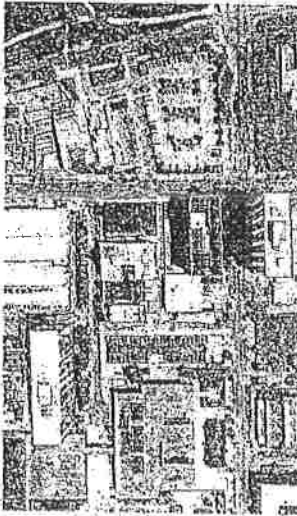
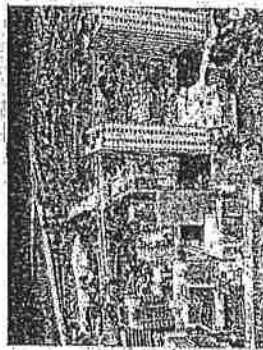
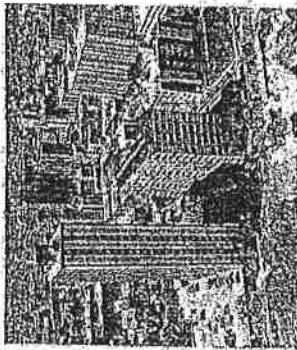
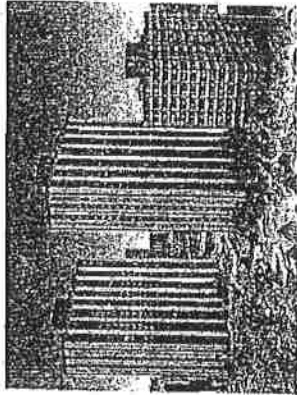
EXISTING TYPICAL (FLR 2-14) FLOOR PLAN
 N.T.S.

RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT No. 37, AS AMENDED
BUILDING ELEVATIONS

ARCHITECTURAL ELEVATIONS
 4600 NORTH CLARENDON AVENUE
 CHICAGO, ILLINOIS
 A-4

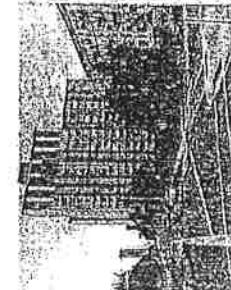
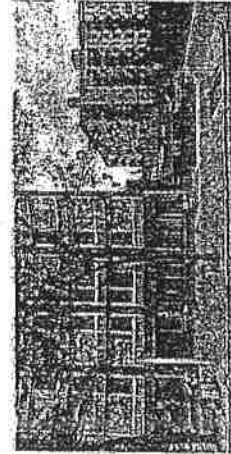
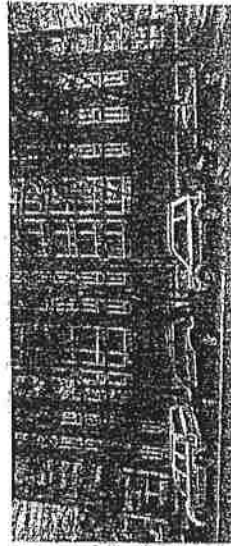


Applicant: Horizon Group XX, LLC
 Address: 4600 North Clarendon Avenue
 Date: September 14, 2016
 Plan Commission: December 15, 2016



RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT No. 37, AS AMENDED

ARCHITECTURAL PHOTOGRAPHS



Applicant: Horizon Group XX, LLC
 Address: 4600 North Clarendon Avenue
 Date: September 14, 2016
 Plan Commission: December 15, 2016



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 6, 2016

Nick Ftikas
Law Offices of Samuel V.P. Banks
Thirty-Eighth Floor
221 N. LaSalle Street
Chicago, IL 60601

Re: Lake Michigan and Chicago Lakefront Protection Ordinance Exemption for interior work only at 4600 N. Clarendon Ave., Planned Development Number 37, Sub area C

Dear Mr. Ftikas:

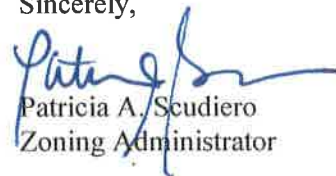
Please be advised that your request for a Lake Michigan and Chicago Lakefront Protection Ordinance (the "Lakefront Ordinance") exemption has been considered by the Department of Planning and Development. The building at 4600 N. Clarendon Ave. is located within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District and within Sub area C of Planned Development Number 37.

Your client, Horizon Group XX, LLC, is the owner of the existing 14-story building and they are proposing to convert the first floor office space into 9 residential units. All of the proposed work will be internal to the building. There are no expansions or additions to the structure and the cost of the work will not exceed 50% of the replacement cost of the existing building.

You are requesting an exemption from the Lakefront Ordinance pursuant to Section 16-4-150 so as to receive approval for the proposed renovation without the necessity of securing approval of the Chicago Plan Commission. Pursuant to the Lakefront Ordinance, repairs and rehabilitations which do not exceed 50% of the total cost of replacement of the existing structure are exempt from securing approval of the Chicago Plan Commission.

Therefore, I hereby approve your request for an exemption from the Chicago Plan Commission approval provisions of the Lake Michigan and Chicago Lakefront Protection Ordinance for the above-referenced interior work.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

c: Mike Marmo, Erik Glass, Janice Hill, Sean Glowacz, main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 28, 2016

David A. Urschel
Loebl Schlossman & Hackl
3712 N. Broadway, Suite 310
Chicago, IL 60613

**Re: Administrative Relief request for Planned Development No. 37
Proposed emergency generator adjacent to Weiss Memorial Hospital Parking Garage**

Dear Mr. Urschel:

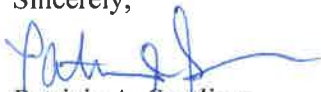
Please be advised that your request for a minor change to Residential-Institutional Planned Development No. 37 ("PD 37"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD 37.

Your client and the owner of all of the property within PD 37, Weiss Memorial Hospital, is seeking administrative relief to allow an emergency generator and fuel tank immediately adjacent to the east elevation of the existing hospital parking garage along Clarendon Ave. The location of the proposed equipment and landscape screening is shown on the attached Existing Overall Campus Plan and Enlarged Proposed Landscape Plan.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed equipment 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.

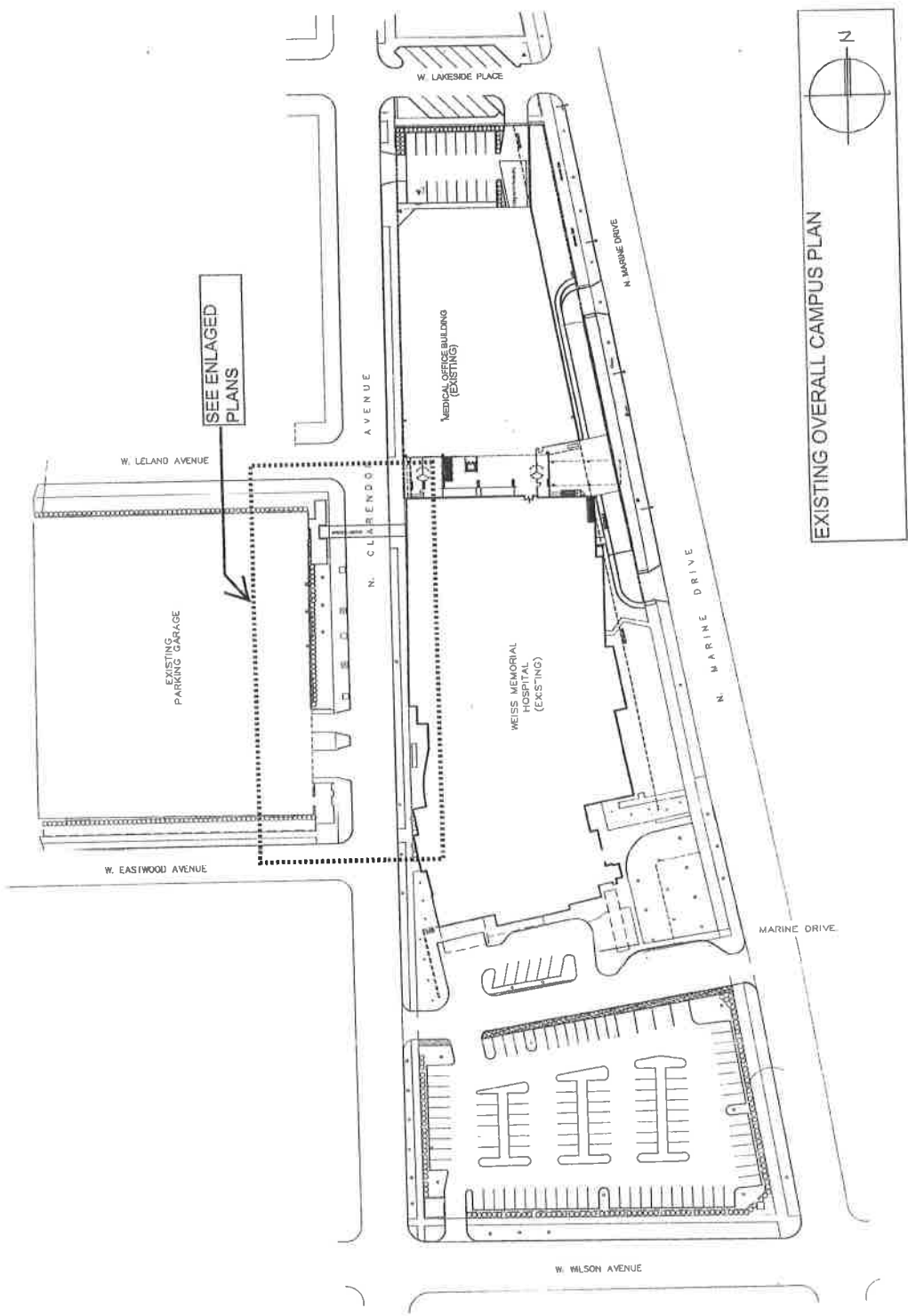
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Institutional Planned Development No. 37, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this 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, Ron Daye, Main file



Loebl Schlossman & Hackl
 Architects • Planners • Interiors

PROPOSED NEW EMERGENCY GENERATOR
 CHICAGO PLANNED DEVELOPMENT PD 37

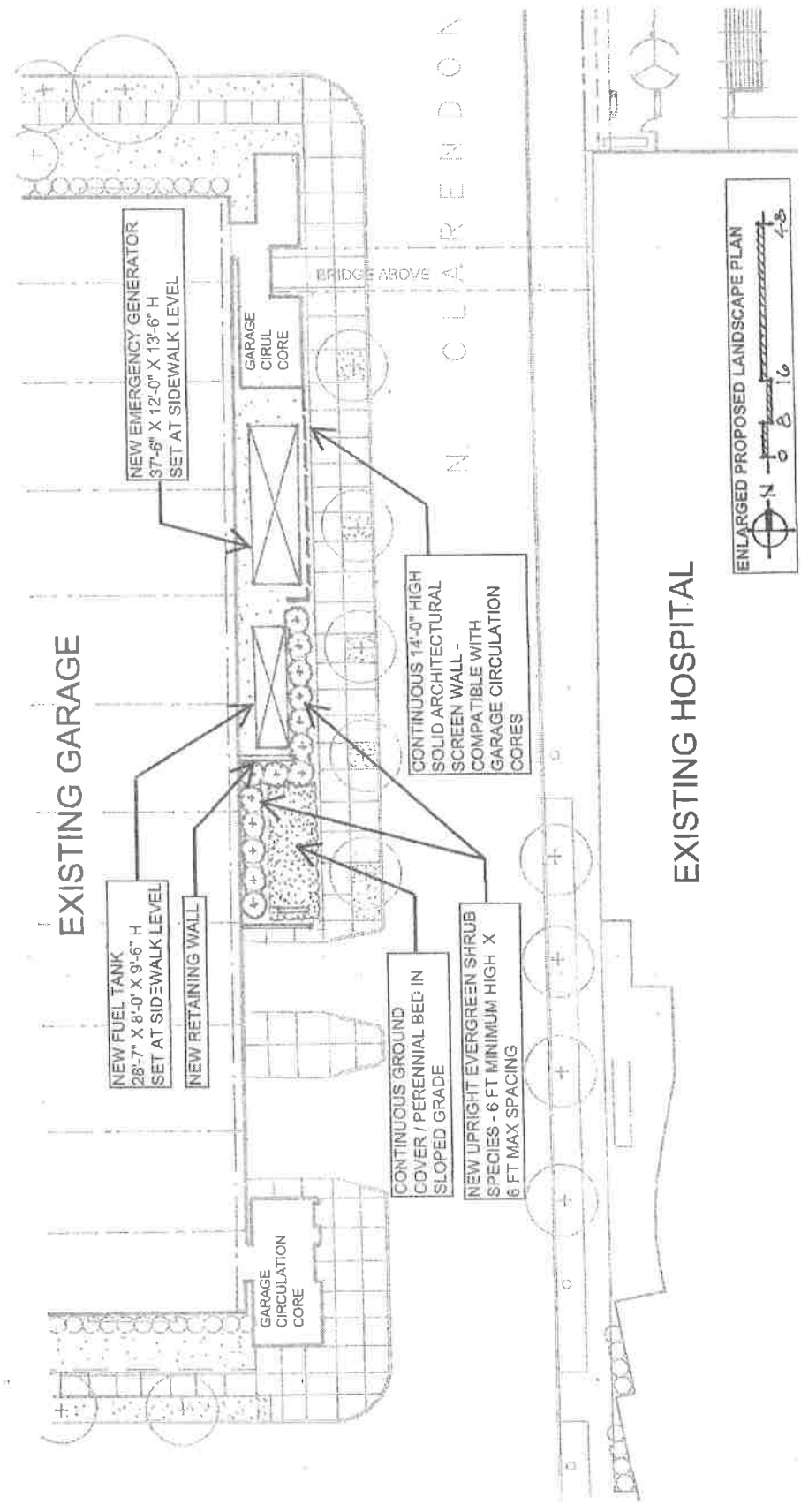
WEISS MEMORIAL HOSPITAL
 4646 North Marine Drive
 Chicago, Illinois 60640

WEISS
 HEALTHCARE ARCHITECTS

November 11, 2016

W LELAND AVE →

← W EASTWOOD AVE

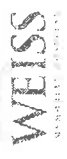


Loebl Schlossman & Hackl
Architects • Planners • Artists

PROPOSED NEW EMERGENCY GENERATOR

November 11, 2016
(November 22, 2016 Update)

WEISS MEMORIAL HOSPITAL
4646 North Marine Drive
Chicago, Illinois 60640





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
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>

May 1, 2006

Mr. Michael Gelick
President
Gelick Associates Incorporated
626 S. Clark Street
Chicago, IL 60605

Re: **Administrative Relief request for Residential-Institutional Planned Development No. 37**

Dear Mr. Gelick:

Please be advised that your request for a minor change to Residential-Institutional Planned Development No. 37 has been considered by the Department of Planning and Development pursuant to Statement No. 11 of the Planned Development.

Specifically, you requested:

- Minor adjustments to site paving, walks, parking and landscaping.
- An adjusted entry canopy and stair enclosure at the Marine Drive elevated entry.
- On the east elevation, the revision of the cantilevered and recessed corner terrace area to a straight lined enclosure. This change does not result in a change to the previously approved enclosed square footage (170,350 sq. ft.) nor in the previously approved green roof square footage (20,767 sq. ft.).
- Also on the east elevation, a revision to the color pattern on the metal panels as a result of the elimination of the cantilevered, recessed northeast corner. The previously approved design which consisted of two color striping will be replaced with two color paneled areas, thereby breaking down the scale of the elevations and providing some articulation.
- The revision of the Clarendon Avenue bridge cladding to provide a horizontally divided window panel to accommodate horizontal impact resistance to the interior of the floor to ceiling window wall.

With regard to your request, the Department of Planning and Development has determined that these revisions do not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change.



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Institutional Planned Development No. 37, I hereby approve the foregoing minor change, but no other changes to Residential-Institutional Planned Development No. 37.

Sincerely,



Lori T. Healey 
Commissioner

LTH:MRD:tm
cc w/attachments: Mike Marmo, DPD files

2/11/2004

REPORTS OF COMMITTEES

13982
18683

a line 48 feet south of and parallel to West Oakdale Avenue; North Sheffield Avenue; a line 155 feet south of and parallel to West Oakdale Avenue; and the alley next west of North Sheffield Avenue,

to those of an R6 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 Number 8-H.
(Application Number A-5348)

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 of the C1-2 Restricted Commercial District symbols and indications as shown on Map Number 8-H in the area bounded by:

West 35th Street; South Ashland Avenue; a line 180 feet south of West 35th Street; and the public alley next west of and parallel to South Ashland Avenue,

to those of an R3 General Residence District.

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

Reclassification Of Area Shown On Map Number 11-F.
(As Amended)

(Application Number 13982)

RIPD 37,09

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the B4-4 Restricted Service District symbols and indications as shown on Map Number 11-F in the area bounded by:

North Clarendon Avenue; West Lakeside Place; North Marine Drive; West Wilson Avenue; a line from a point ± 254.65 feet west of North Clarendon Avenue to a point ± 253.53 feet west of North Clarendon Avenue; the alley next north of West Wilson Avenue; North Clarendon Avenue; West Eastwood Avenue; and a line from a point ± 249.4 feet west of North Clarendon Avenue to a point ± 247.51 feet west of North Clarendon Avenue,

to the designation of Residential-Institutional Planned Development Number 37, as amended, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto 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-Institutional Planned Development Number 37, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential-Institutional Planned Development Number 37, as amended (the "Planned Development") consists of approximately two hundred ninety-eight thousand two hundred fifty-one (298,251) square feet (plus or minus six and eighty-seven hundredths (± 6.87) acres) of property which is depicted on the attached Planned Boundary and Property Line Map (the "Property") and is owned or controlled by the applicants, Wellness Associates, L.L.C. and V.H.S. Acquisition Subsidiary Number 3, Inc., also known as Louis A. Weiss Memorial Hospital.
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, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the applicants 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 applicants, its successors and assigns and, if different than the applicants, the legal title holders and any ground lessors. All rights granted hereunder to the applicants shall inure to the benefit of the applicants' 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, at the time 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.

4. This Plan of Development consists of thirteen (13) statements and the following exhibits: Bulk Regulation Data Sheet; Existing Land-Use Map, Vicinity Map; Local Site Images; Property Line Map and Right-of-Way Adjustment; Existing Zoning Map; Existing Site Plan; Generalized Land-Use Plan (showing Subareas A, B and C); Conceptual (proposed) Site Plan; Project Narrative and New Medical Building Rendering; Drawings of New Bridge to Existing Parking Structure; New Building Floor Plans and Alignment; 4720 (new) Building Elevations and Floor Plans with Material Specifications; Atrium View; Parking Elevations and Floor Plans; Sunlight Access and Shadow Input Study; Green Roof Plan; Right-of-Way Adjustment Map; Landscape Plan for Subareas A, B and C and Building Elevations for Subareas A, B and C prepared by F.G.A. Fitch Gelick Association Architects, G.A. Gelick Associates Inc., dated December 11, 2003. Full sized copies of the Site Plan, Landscape Plan and Building Elevations dated February 11, 1998 and dated December 11, 2003 are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof and satisfies the established criteria for approval as a Planned Development.
5. The following uses are permitted in the area delineated herein as Residential-Institutional Planned Development Number 37, as amended (subareas shown on the Generalized Land-Use Plan):
 - Subarea A: Hospital, research, medical, professional offices, commercial, retail, restaurant, accessory parking and related or accessory uses;

Subarea B: Accessory and non-accessory off-street parking and accessory uses; and

Subarea C: Multi-family dwellings, professional offices, storage, accessory parking and accessory uses.

6. Identification and business identification signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. Off-street parking shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the Planned Development shall be designated and designed for parking for the handicapped.
8. Any service drive 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 the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
9. In addition to the maximum height of the improvements and any appurtenance depicted on the Building Elevations attached hereto, the height of any improvement shall also be subject to limitations approved by the Federal Aviation Administration.
10. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site Plan, Landscape Plan and the Building Elevations. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.
11. Ten (10) non-accessory parking spaces for 46th Ward residents with city issued permits will be provided in conformance with the number of parking spaces eliminated as a result of the development.

Public access through the atrium constructed on vacated West Leland Avenue, which joins the medical office building to Weiss Hospital, shall be provided between the hours of 5:30 A.M. through 1:30 A.M.

A public walking path shall be provided along the south side of Weiss Hospital.

Lighting shall be provided underneath the pedestrian skybridge connecting Weiss Hospital to the parking garage.

The requirements of the Planned Development 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 determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the 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 11.11-3(c) 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 an energy efficient manner, generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System.
13. Unless substantial construction of improvements within Subarea A as contemplated by this Planned Development amendment has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the following:
 - (a) B4-4 for the area bounded by West Lakeside Place, North Marine Drive, West Leland Avenue and North Clarendon Avenue; and
 - (b) Residential-Institutional Planned Development Number 37, as approved on April 9, 1969 and amended March 11, 1998 for the area bounded by West Leland Avenue, North Marine Drive; West Wilson Avenue; a line from a point plus or minus to two hundred

fifty-four and sixty-five hundredths (± 254.65) feet west of North Clarendon Avenue to a point plus or minus two hundred fifty-three and fifty-three hundredths ($+253.53$) feet west of North Clarendon Avenue; the alley next north of West Wilson Avenue; North Clarendon Avenue; West Eastwood Avenue; and a line from a point plus or minus two hundred forty-nine and four-tenths (± 249.4) feet west of North Clarendon Avenue to a point plus or minus two hundred forty-seven and fifty-one hundredths (± 247.51) feet west of North Clarendon Avenue.

[Existing Zoning Map; Planned Development Boundary Map; Existing Land-Use Map; Figure 2 -- Existing Site Plan; Proposed Site Plan; Landscape Site Plan; First Floor Plan; Typical Floor Plan; Green Roof Plan; New Medical Office Building with First Floor Plan Alignment With Existing Hospital; Building Elevations; Medical Office Building View Drawings; Parking Structure -- Top Level Floor Plan; Parking Structure Elevations; Parking Structure -- Wall Section and Sunlight Access and Shadow Impact Studies referred to in these Plan of Development Statements printed on pages 18693 through 18719 of this *Journal*.]

Bulk Regulations and Data Table and Sustainable Green Building Elements and Medical Office Building Project Narrative referred to in these Plan of Development Statements read as follows:

*Residential-Institutional Planned Development Number 37,
As Amended.*

Plan Of Development.

Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Area Remaining in Public Rights-of-Way.
 $\pm 352,684$ square feet (± 8.1 acres) = $\pm 298,251$ square feet (± 6.87 acres) + $\pm 54,433$ square feet (± 1.24 acres).

Net Site Area of Subarea A:	±199,371 square feet (±4.6 acres)
Net Site Area of Subarea B:	±65,722 square feet (±1.51 acres)
Net Site Area of Subarea C:	±33,158 square feet (±0.76 acres)
TOTAL:	±298,251 square feet (±6.87 acres)

Maximum Permitted Floor
Area Ratio:

Subarea A:	3.0 (Hosp.) 5.0 (MOB)
Subarea B:	0
Subarea C:	6.0
TOTAL:	2.3

Minimum Number of Off-
Street Parking Spaces:

Subarea A:	109 spaces
Subarea B:	779 (Hosp.) spaces ¹ 193 (MOB) spaces
Subarea C:	29 spaces
TOTAL:	1,110 spaces

Maximum Number of Off-
Street Loading Berths:

Subarea A:	2 (Hosp.) berths 2 (MOB) berths
------------	------------------------------------

1. Ten (10) parking spaces were eliminated from the existing P.U.D. and the new P.U.D. will contain ten (10) non-accessory parking spaces for 46th Ward residents with city issued permits.

Subarea B: 0 berths

Subarea C: 2 berths

TOTAL: 6 berths

Maximum Number of
Dwelling Units:

Subarea A: 0 units

Subarea B: 0 units

Subarea C: 156 units

TOTAL: 156 units

Maximum Number of
Hospital Beds:

Subarea A: 373 beds

Subarea B: 0 beds

Subarea C: 0 beds

TOTAL: 373 beds

Setbacks from Property
Line:

In substantial conformance with the Site Plan for Subareas A, B and C and Building Elevations for Subarea A.

Maximum Percentage of
Site Coverage:

In substantial conformance with the Site Plan for Subareas A, B and C and Building Elevations for Subarea A.

Maximum Height:

In substantial conformance with the Building Elevations.

Medical Office Building.

Wellness Associates, L.L.C.

Sustainable Green Building Elements.

- Reduced perimeter to floor area ration to decrease the exterior exposure to the environment.
- Reduces vision glass area (approximately one-third (1/3) facade) and increased insulated exterior wall area to reduce heat loss and improve energy conservation.
- Green Roof raised second (2nd) level terrace at the northeast corner of the building.
- Green Roof main roof area surrounding the mechanical penthouse.
- Concrete floor slab at the roof to increase building thermal mass characteristics.
- Landscaped Winter Garden with sky lit space to increase oxygen and interior health, comfort and delight.
- Water conserving toilet fixtures.
- Bicycle racks.
- Heat recovery system incorporated into the building air handling system to save heat loss.
- Use of native plant materials for interior and exterior plantings.
- Energy saving lighting system.
- Use of many healthy recyclable materials throughout the project.

Medical Office Building Project Narrative.

The site presently contains a freestanding Walgreens drug store, which will be demolished. In its stead, the intention is to construct Medical Office Building and a landscaped wintergarden connecting link between Weiss Memorial Hospital and the Medical Office Building. The existing Walgreens drug store has a basement, which will be retained and utilized for Walgreens' storage, and mechanical/electric requirements of the Medical Office Building.

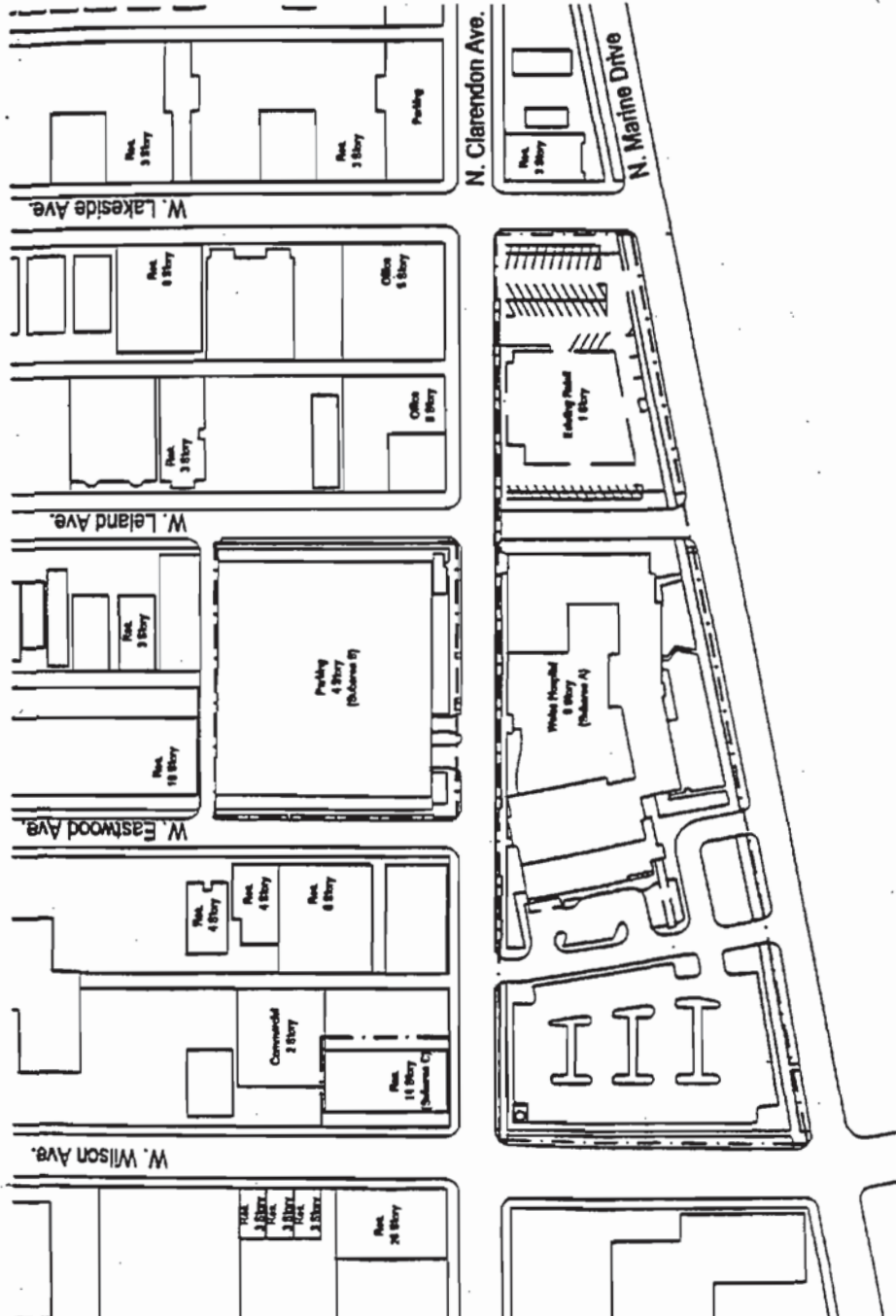
The Medical Office Building will be a four (4) story, approximately one hundred fifteen thousand (115,000) square foot building serving the medical profession, as well as accommodating an approximately thirteen thousand (13,000) square foot Walgreens drug store. The wintergarden will be a steel and glass, three (3) story structure connecting the Medical Office Building to the hospital. The Medical Office Building will be a steel structure with insulated spandrel glass panels and vision glass skin. The spandrel panels constitute two thirds ($\frac{2}{3}$) of the wall floor to floor and include several color tones reflecting the adjacent park to the east, surrounding buildings to the north and west and the existing hospital to the south.

The new Medical Office Building will meet all requirements of the City of Chicago Energy Code. The building has a compact configuration containing reduced perimeter to floor area. The envelope of one third ($\frac{1}{3}$) vision glass and two thirds ($\frac{2}{3}$) insulated glass spandrel panels along with a concrete roof slab reduces heat loss and adds thermo mass to the building. The LEEDS two and one-tenth (2.1) Analysis Rating of thirty-eight (38) points of a possible sixty-nine (69) points puts this project in the Silver Category. We will strive to maintain and possibly improve this rating.

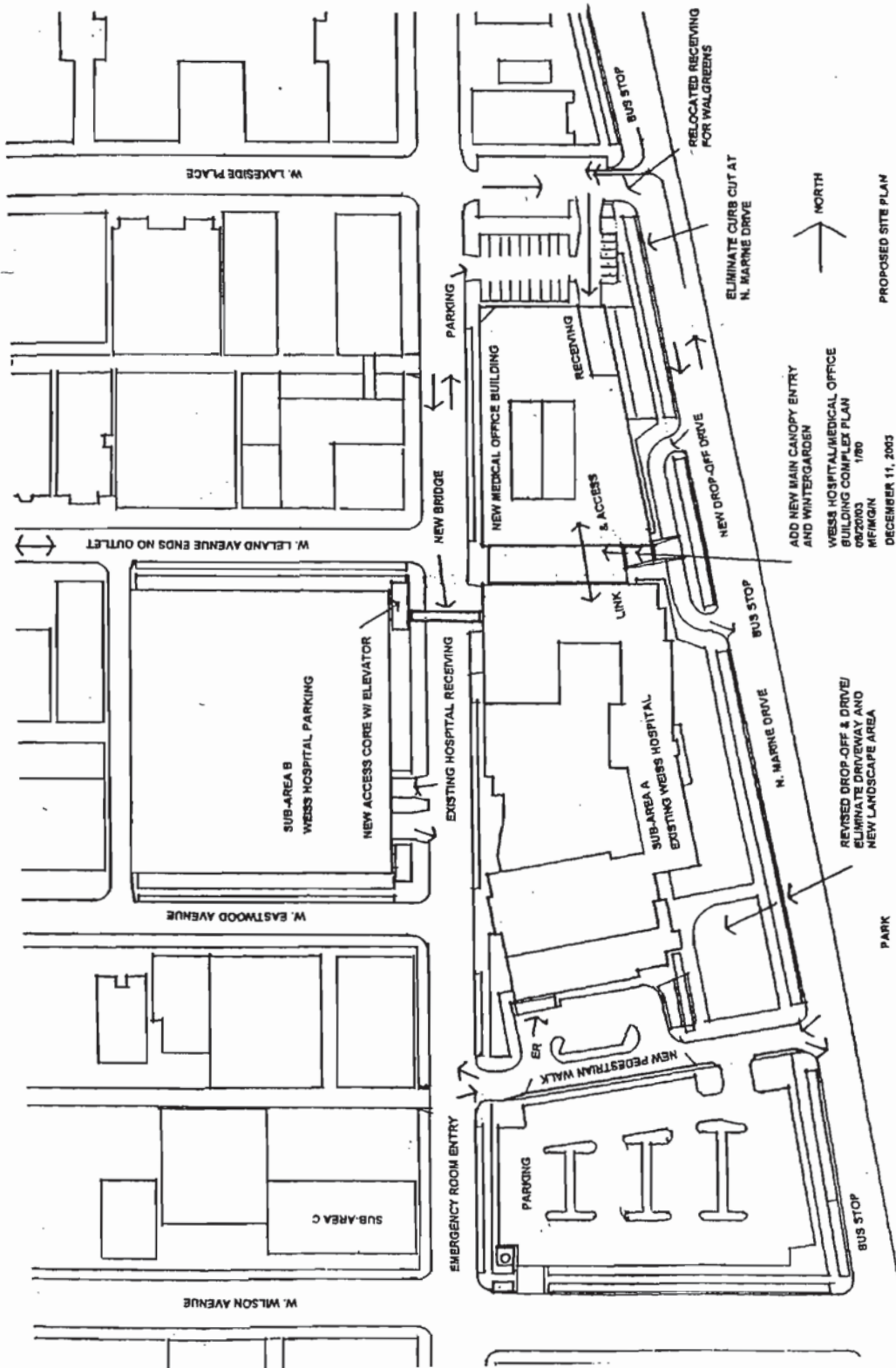
The ground floor level will contain a Walgreens drug store of approximately thirteen thousand (13,000) square feet, Weiss Memorial Hospital space of approximately fifteen thousand (15,000) square feet and a connecting link of approximately three thousand three hundred fifty (3,350) square feet. The connecting link will be utilized as the main entrance to both the hospital and the Medical Office Building. In addition the connecting link (wintergarden) will provide access for pedestrians between North Marine Drive on the east and North Clarendon Avenue on the west. Parking for the Medical Office Building will be provided in a one (1) story addition to the existing hospital parking structure. The parking structure will be linked directly to the new Medical Office Building and existing Weiss Hospital by an interior bridge that will span North Clarendon Avenue forty-four (44) feet south of West Leland Avenue at the fourth (4th) floor of Weiss Hospital and pass directly north to the new wintergarden with an elevator connection to the first (1st) floor entry level to both facilities.

The building will have a setback from the east (North Marine Drive) property line of twenty-five (25) feet. This strip will be planted in accordance with the City of Chicago Landscape Ordinance, as well as other areas of the property (see landscape plan). On-grade parking, north of the new building, for the Walgreens drug store will be improved with appropriate fencing and plantings. The parkway along North Marine Drive will be improved with four (4) inch caliper hardwood trees, and where possible, in tree pits along North Clarendon Avenue. The building includes a northeast corner raised landscaped terrace over the Walgreens loading dock area, which will add corner offices on the three (3) upper levels and soften the corner facing the park to the east. Together with the landscaped east setback area the elevated landscaped terrace will draw the park and building site together.

Figure 2 -- Existing Site Plan.



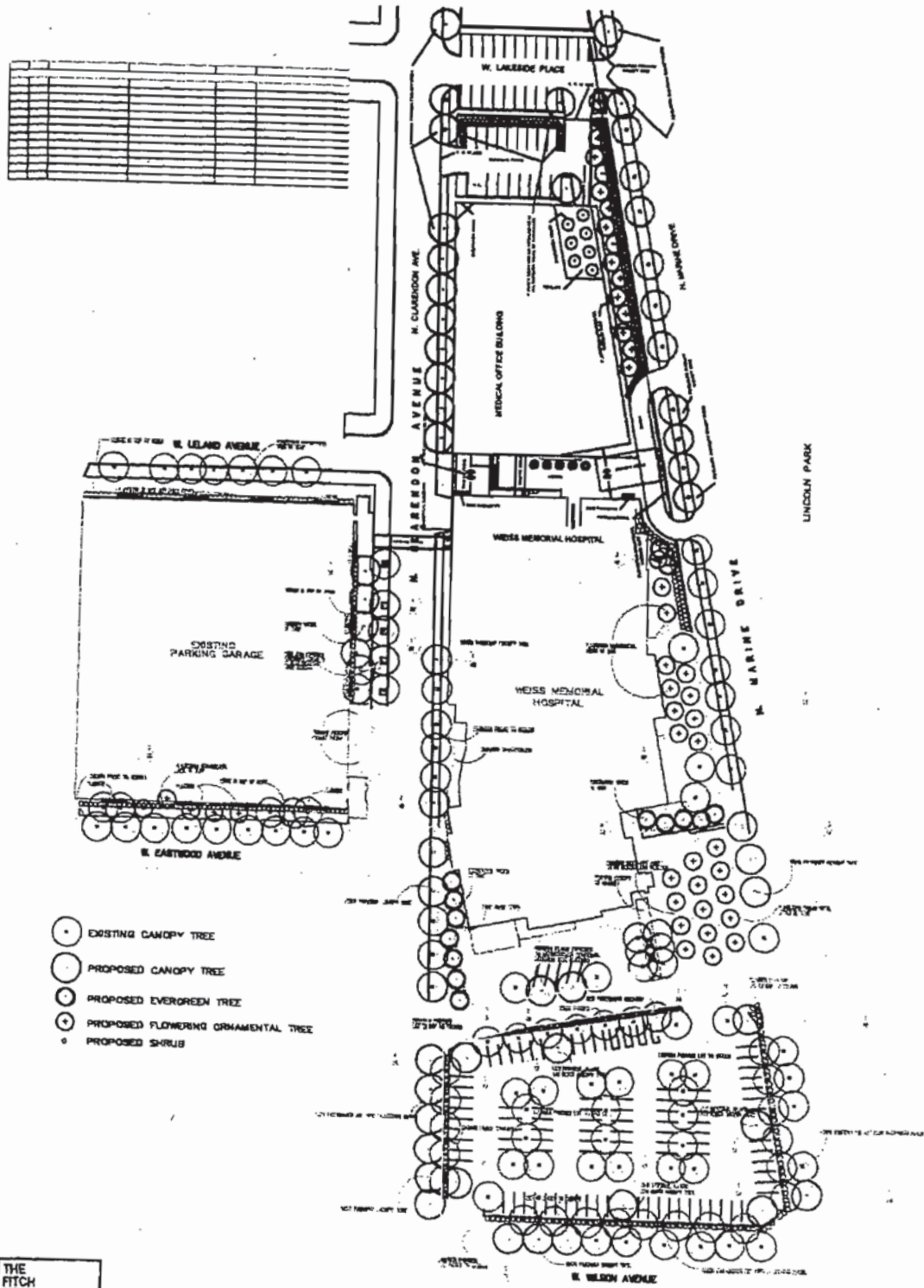
Proposed Site Plan.



PROPOSED SITE PLAN

DECEMBER 11, 2003

Landscape Site Plan.

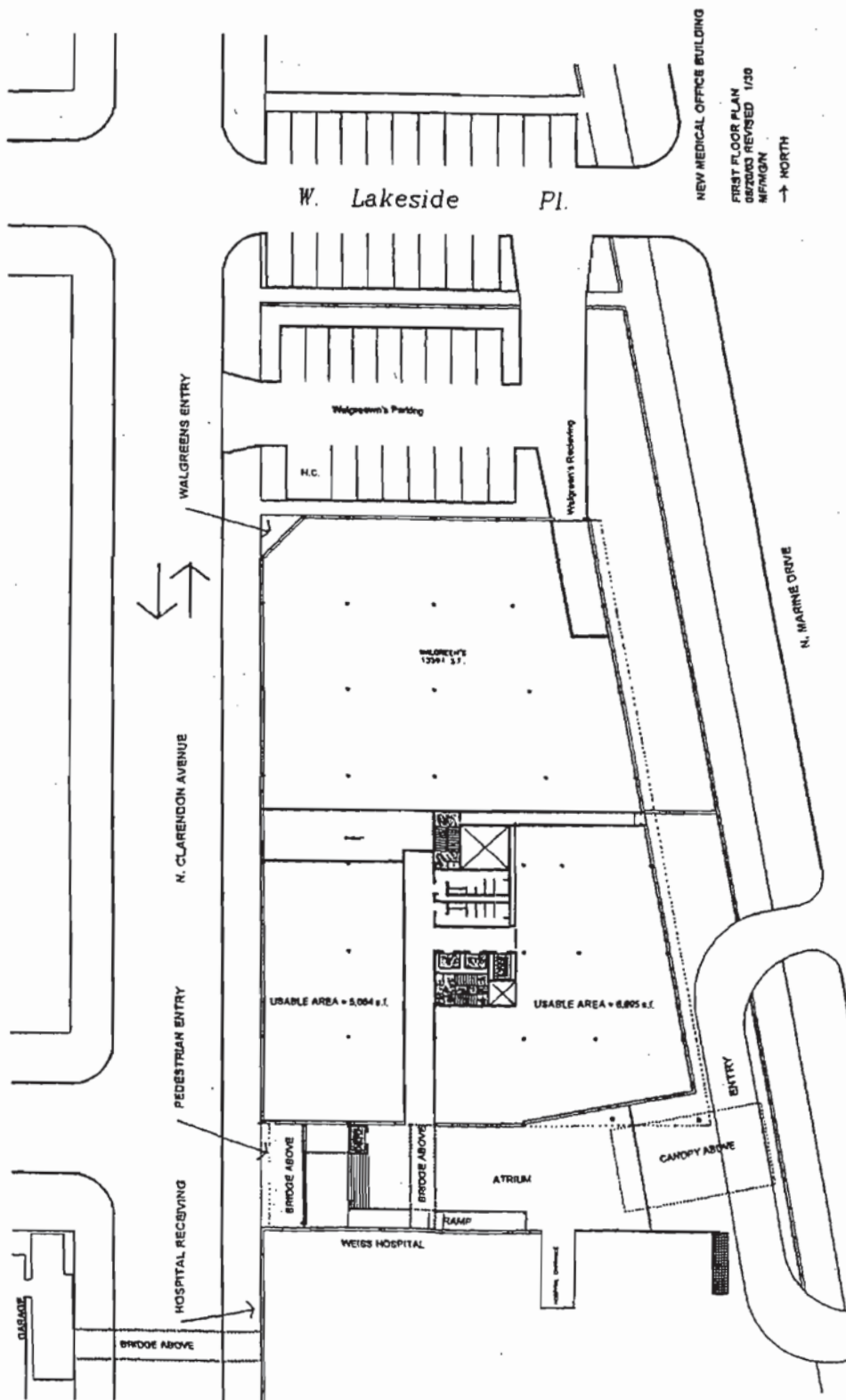


THE
FITCH
STUDIO



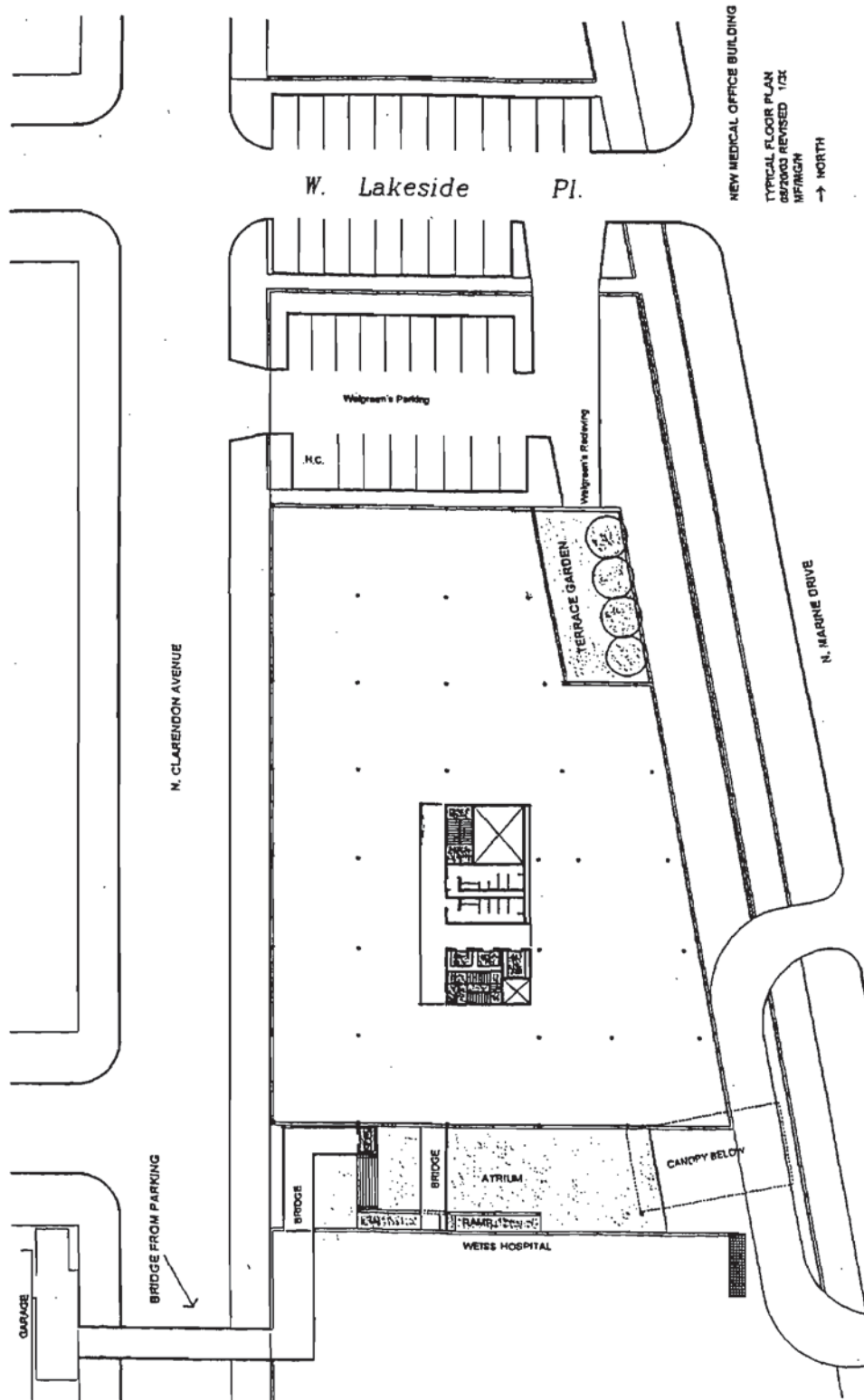
New Medical Office Building.

First Floor Plan.

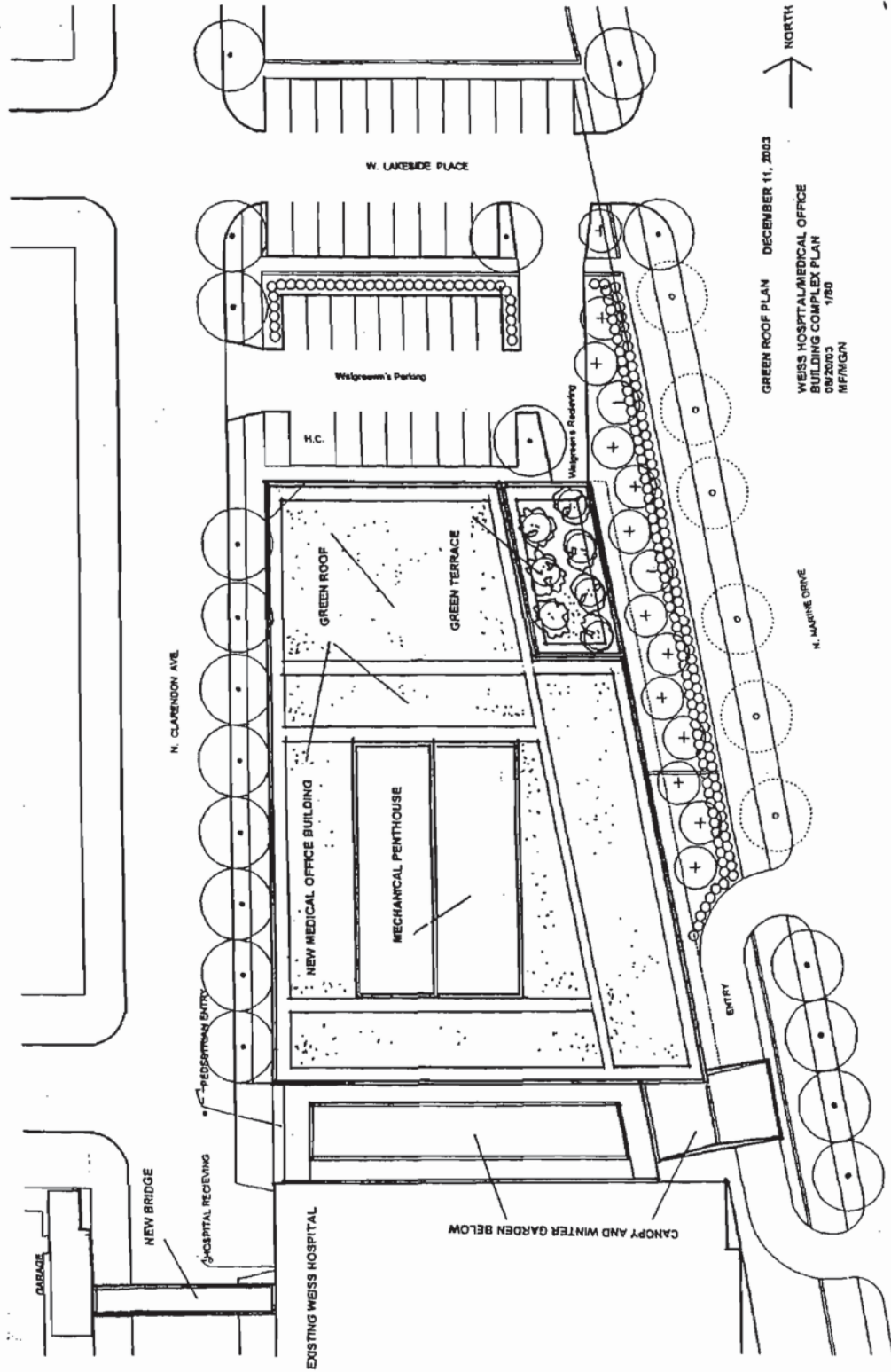


New Medical Office Building.

Typical Floor Plan.

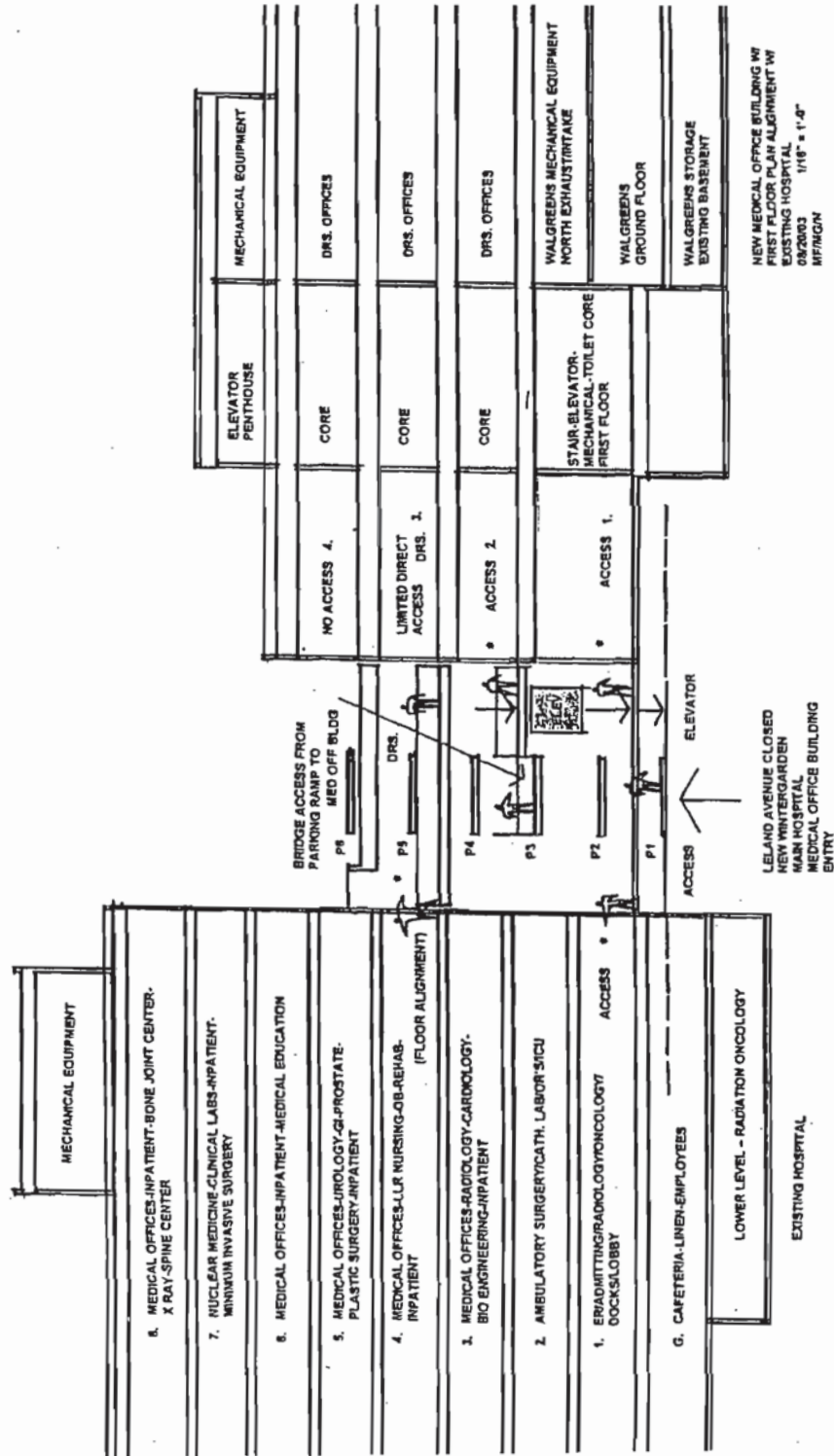


Green Roof Plan.



GREEN ROOF PLAN DECEMBER 11, 2003
 WEISS HOSPITAL/MEDICAL OFFICE
 BUILDING COMPLEX PLAN
 09/2003
 MF/MGN

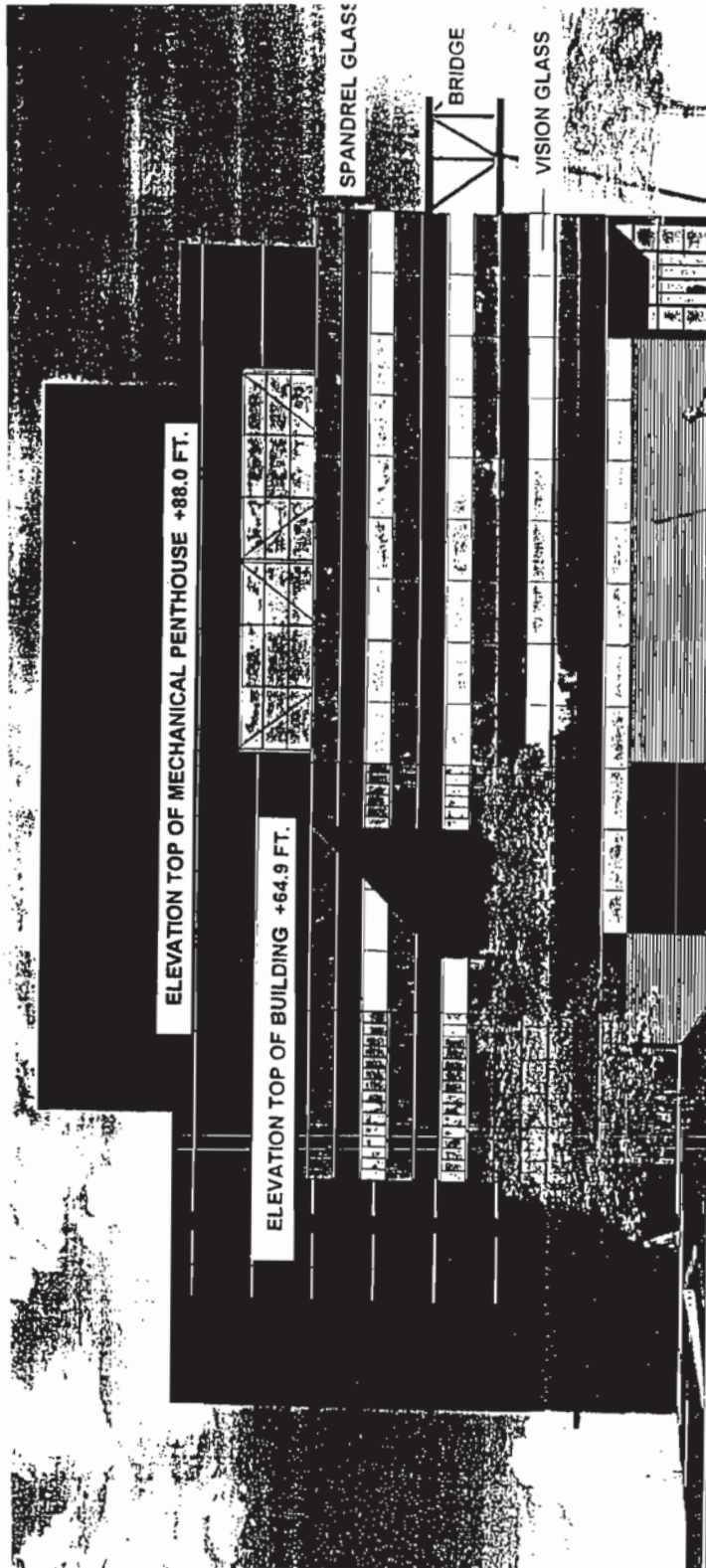
New Medical Office Building With First Floor Plan Alignment With Existing Hospital.



NEW MEDICAL OFFICE BUILDING W/ FIRST FLOOR PLAN ALIGNMENT W/ EXISTING HOSPITAL
 08/20/03 1118" = 1'-0"
 MFM/MGN

LELAND AVENUE CLOSED
 NEW WINTERGARDEN
 MAIN HOSPITAL
 MEDICAL OFFICE BUILDING
 ENTRY

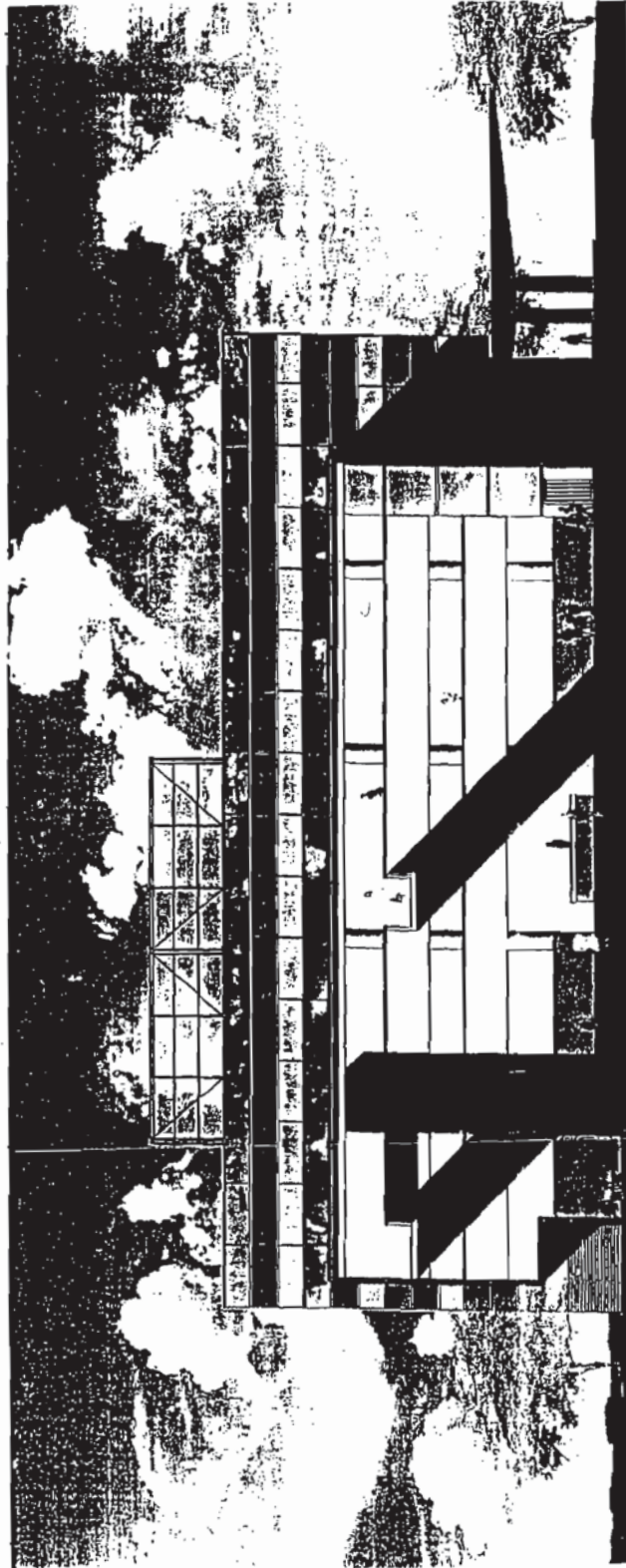
North Elevation.



NORTH ELEVATION 1/16

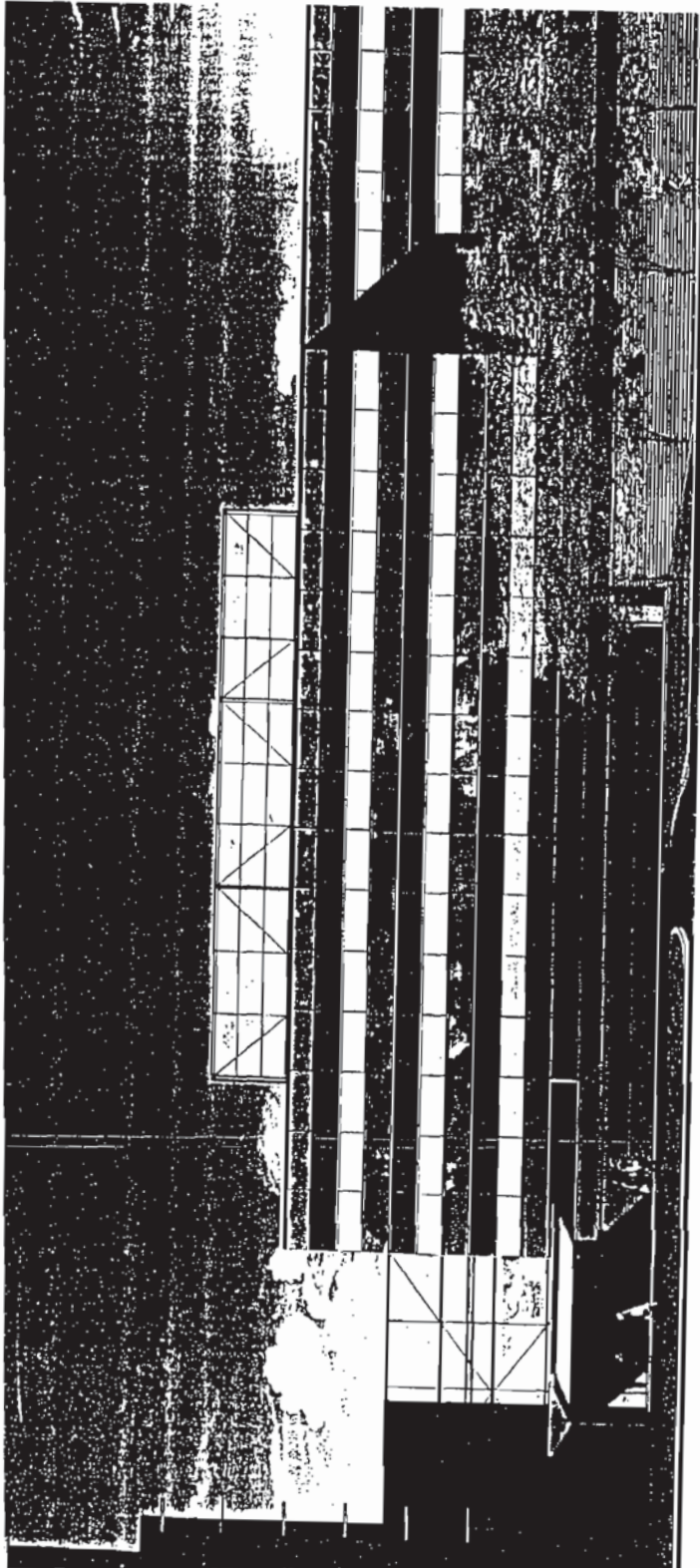
DECEMBER 11, 2003

South Elevation And Atrium Section.



SEE NORTH ELEVATION FOR MATERIAL INDICATIONS

East Elevation.



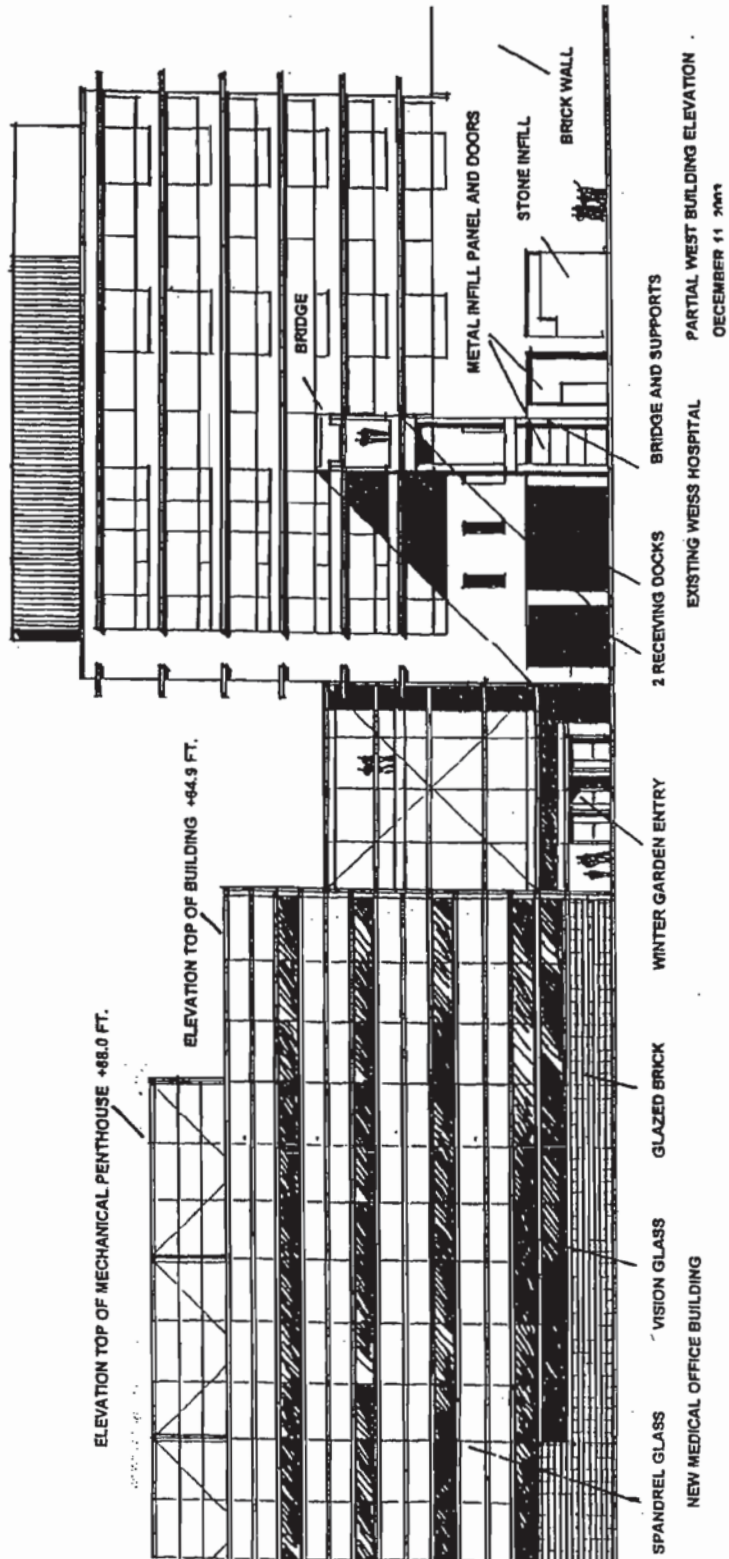
SEE NORTH ELEVATION FOR MATERIAL INDICATIONS

West Elevation.



SEE NORTH ELEVATION FOR MATERIAL INDICATIONS

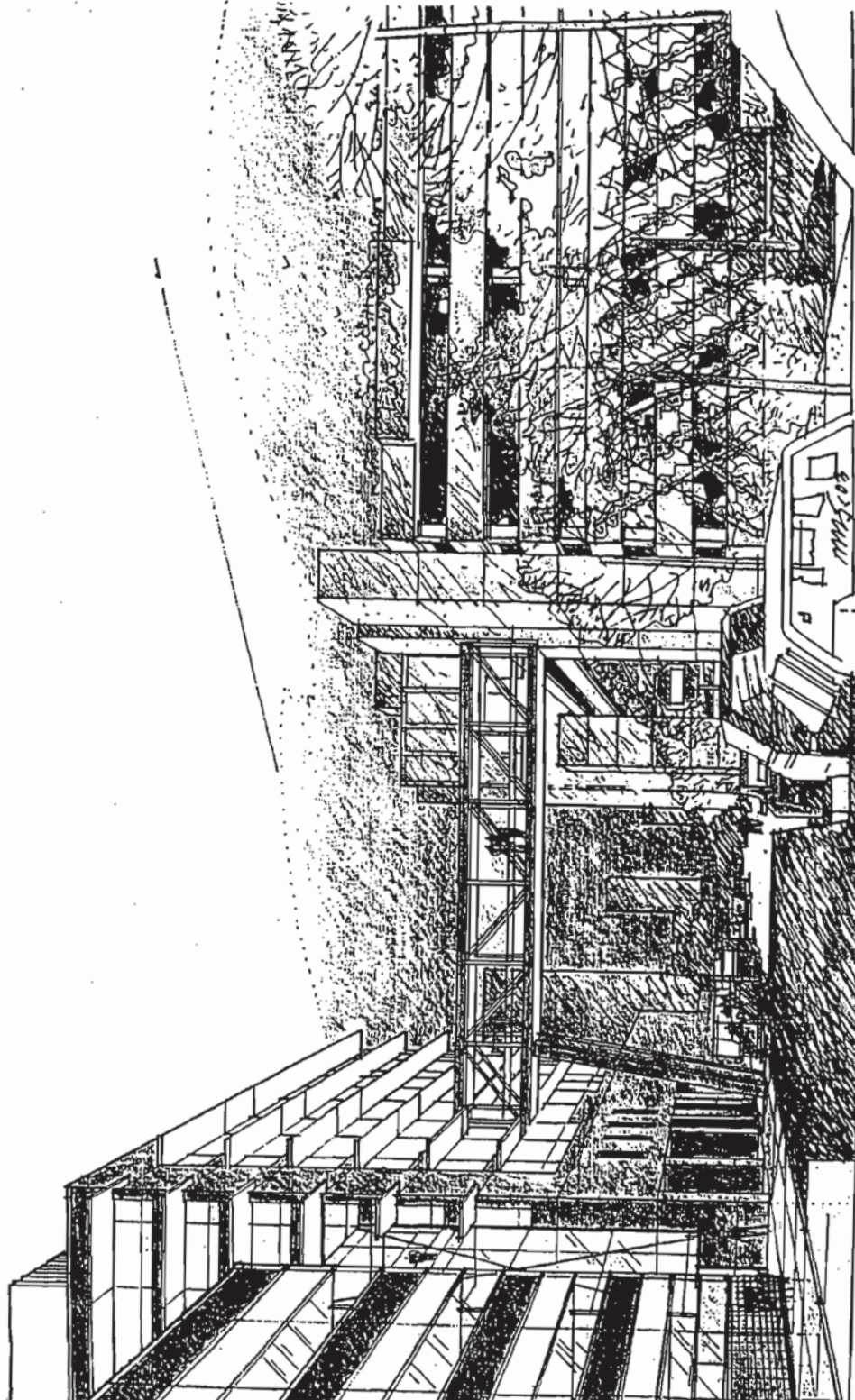
Partial West Building Elevation.



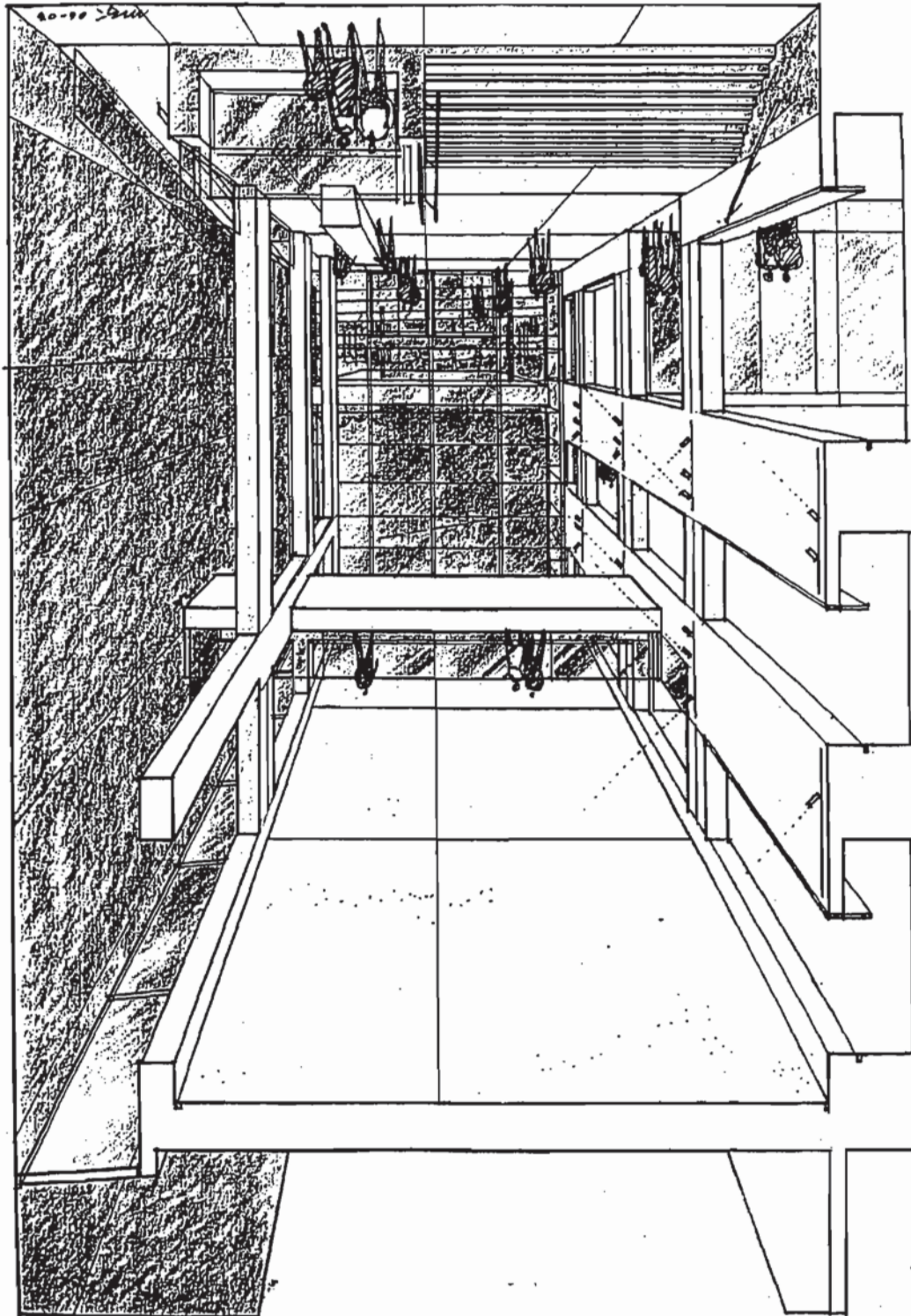
Medical Office Building.



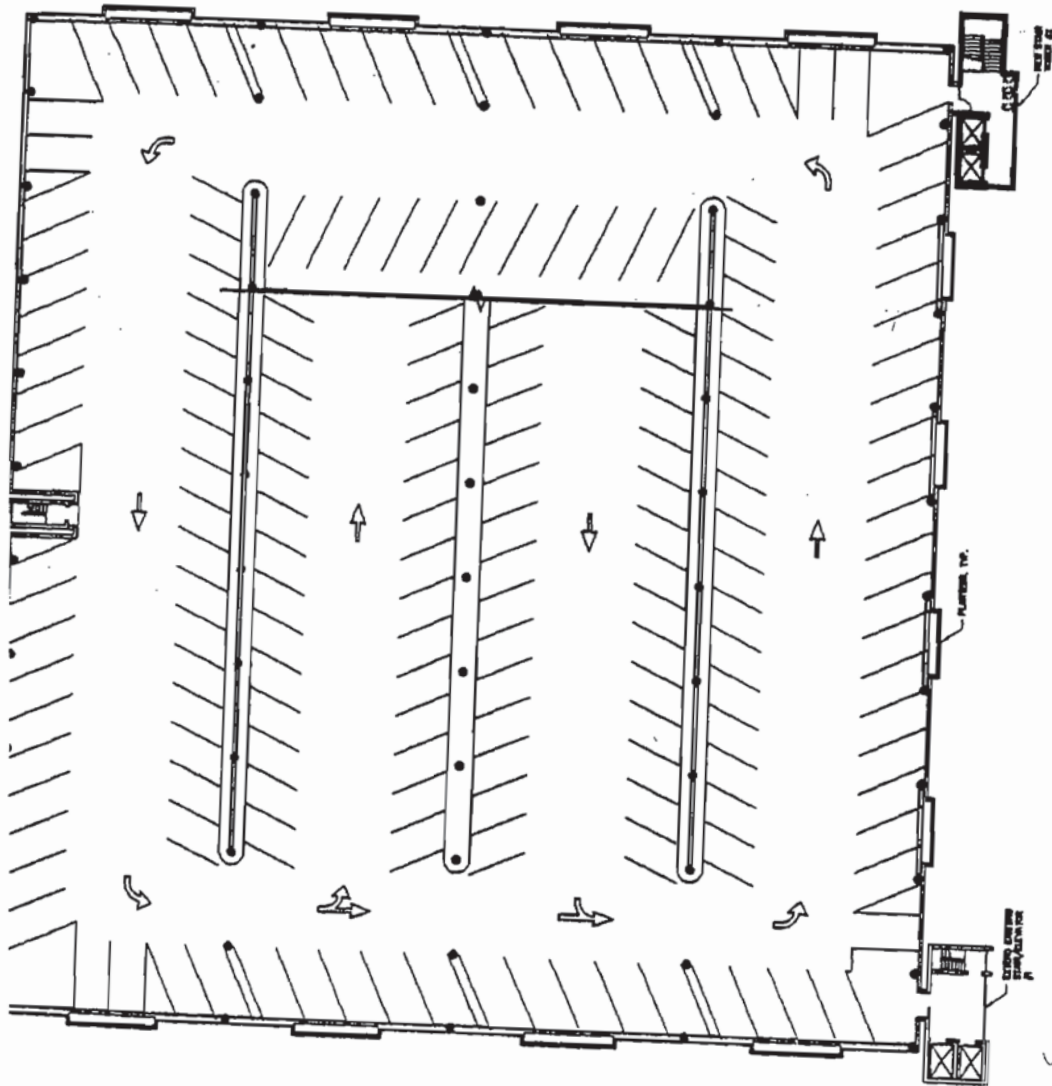
Revised New Bridge To Existing Parking Structure -- Weiss Hospital/
Medical Office Building Complex View Looking South.



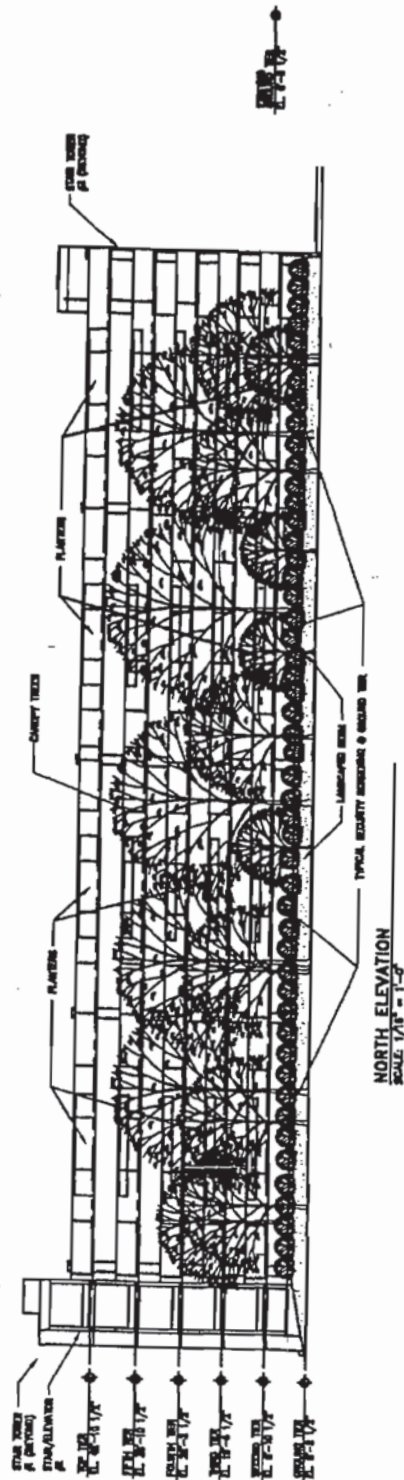
Medical Office Building Entry
Atrium View Looking East.



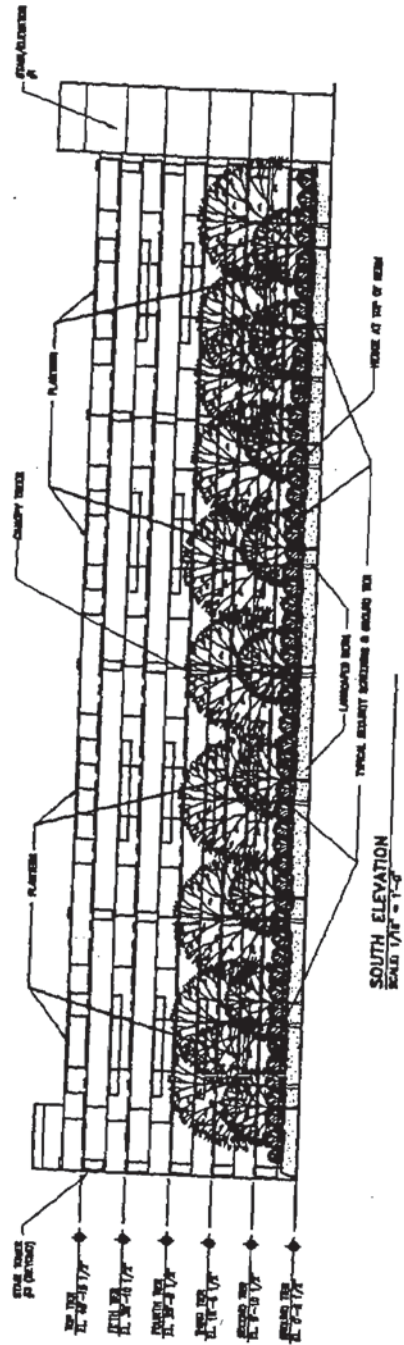
Parking Structure -- Top Level Floor Plan.



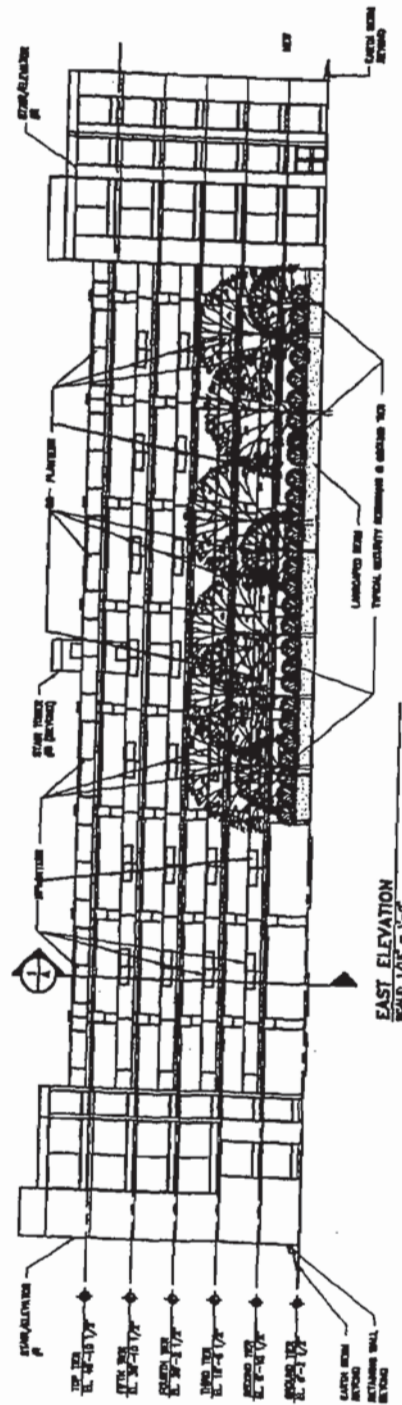
Parking Structure -- North Elevation.



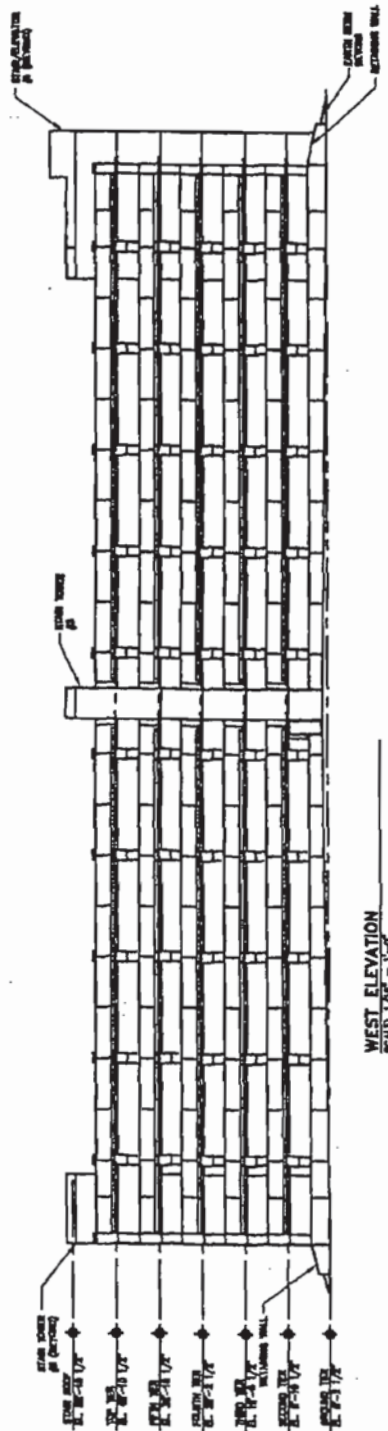
Parking Structure -- South Elevation.



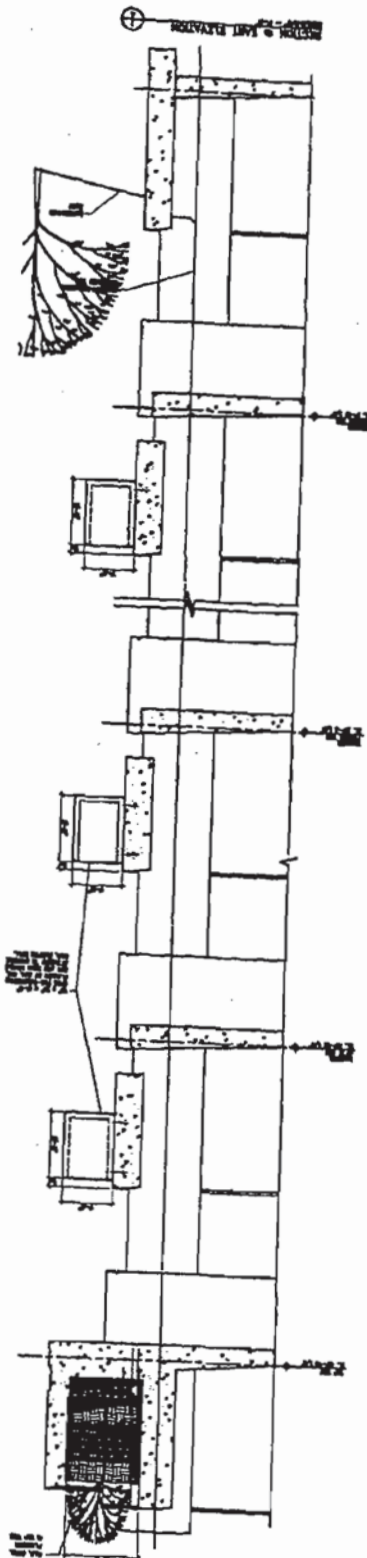
Parking Structure -- East Elevation.



Parking Structure -- West Elevation.



Parking Structure -- Wall Section.



Sunlight Access And Shadow Impact Study 1.

6 PM



12 PM



9 AM



Solstice, Summer

Sunlight Access And Shadow Impact Study 2.

6 PM



12 PM



9 AM



Equinox, Vernal & Autumnal

Sunlight Access And Shadow Impact Study 3.

6 PM



12 PM



9 AM



Solslice, Winter

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. 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 R4 General Residence District symbols and indications as shown on Map No. 2-G in the area bounded by

the alley next south of and parallel to W. Flournoy Street; the alley next west of and parallel to S. Laffin Street; the south line of the alley next north of and parallel to W. Polk Street; a line 150 feet west of S. Laffin Street; W. Polk Street; and the alley next east of and parallel to S. Ashland Boulevard,

to those of an 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.

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 14, 1969, page 5120, recommending that the City Council pass six 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 each of said proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Hubbard, Metcalfe, Holman, Despres, Cousins, Lupo, Buchanan, Bilandic, Swinarski, Staszczuk, Burke, Krska, Sheridan, Shannon, Hines, Fitzpatrick, Campbell, Frost, Janousek, Kuta, Collins, Marzullo, Zydlo, Sain, Jambrone, Biggs, McMahon, Keane, Gabinski, Brandt, Sande, Laskowski, Aiello, Casey, Cullerton, Laurino, Fifielski, Hoellen, O'Rourke, Wigoda—41.

Nays—None.

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. 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 R6 General Residence District symbols and indications as shown on Map No. 11-G in the area bounded by

W. Cuyler Avenue; a line drawn from a point 76 feet 5¼ inches west of N. Broadway along the south line of W. Cuyler Avenue to a point 135 feet 5½ inches west of N. Broadway along the north line of the alley next south of and parallel to W. Cuyler Avenue; the alley next south of and

parallel to W. Cuyler Avenue; and a line drawn from a point 235 feet 5½ inches west of N. Broadway along the north line of the alley next south of and parallel to W. Cuyler Avenue to a point 176 feet 5¼ inches west of N. Broadway along the south line of W. Cuyler Avenue,

to those of a B2-4 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.

Reclassification of Area Shown on Map No. 11-K.

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. 11-K in the area bounded by

W. Montrose Avenue; a line 181 feet east of N. Kedvale Avenue; a line 100 feet east of W. Montrose Avenue; and N. Kedvale Avenue,

to those of a C1-1 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 No. 11-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 R3 General Residence District symbols and indications as shown on Map No. 11-L in the area bounded by

W. Montrose Avenue; the alley next west of and parallel to N. Cicero Avenue; the alley next south of and parallel to W. Montrose Avenue; and a line 30 feet west of the alley next west of and parallel to N. Cicero 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. 13-N.

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 B4-1 Restricted Service District symbols and indications as shown on Map No. 13-N in the area bounded by

W. Higgins Avenue; N. Newland Avenue; the alley next south of and parallel to W. Higgins Avenue; and N. Sayre Avenue,

to those of a B4-2 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. 11-G and Map No. 11-F.

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

SECTION 1. That the Chicago Zoning Ordinance

RD
11-N

PD
37

be amended by changing all the R7 General Residence District, B4-5 Restricted Service District, and Planned Development symbols and indications as shown on Maps No. 11-G and 11-F in the area bounded by

W. Leland Avenue; N. Marine Drive; W. Wilson Avenue; a line 254.6 feet west of N. Clarendon Avenue; the alley next north of and parallel to W. Wilson Avenue; N. Clarendon Avenue, W. Eastwood Avenue; and a line 257.9 feet west of N. Clarendon 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.

[[Plan of Development attached to this ordinance printed on pages 5310-5314 of this Journal.]

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

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 symbols and indications as shown on Map No. 7-N in the area bounded by

W. Belmont Avenue; the alley next west of and parallel to N. Neenah Avenue; W. Barry Avenue; and the west line of the right of way of the C. M. St. P. & P. 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.

Failed to Pass—PROPOSED ORDINANCES FOR AMENDMENT OF CHICAGO ZONING ORDINANCE TO RECLASSIFY PARTICULAR AREAS (Adverse Committee Recommendations).

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 14, 1969, page 5120, recommending that the City Council *do not pass* two proposed ordinances transmitted with the committee's report for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Metcalfe 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—41.*

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

To classify as an R4 General Residence District

instead of an R2 Single Family Residence District the area bounded by

a line 43 feet north of W. 65th Street; the alley next east of and parallel to S. Keating Avenue; W. 65th Street; and S. Keating Avenue (Map No. 16-K);

To classify as an R4 General Residence District instead of a B4-1 Restricted Service District the area bounded by

a line 122 feet north of W. 123rd Street; the alley next east of and parallel to S. Union Avenue; the west line of the right of way of the Penn. R.R.; a line 122 feet north of W. 123rd Street; the alley next west of and parallel to S. Wallace Street; W. 123rd Street; and S. Union Avenue (Map No. 30-F).

Failed to Pass—PROPOSED ORDINANCES FOR AMENDMENT OF CHICAGO ZONING ORDINANCE TO RECLASSIFY PARTICULAR AREAS (Adverse Committee Recommendations).

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 14, 1969, pages 5120-5121, recommending that the City Council *do not pass* two proposed ordinances transmitted with the committee's report for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Metcalfe 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—41.*

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

To classify as a B5-2 General Service District instead of a B4-2 Restricted Service District the area bounded by

a line 125 feet north of W. Montrose Avenue; the alley next east of and parallel to N. Artesian Avenue; W. Montrose Avenue; and N. Artesian Avenue (Map No. 11-I);

To classify as a C1-1 Restricted Commercial District instead of a B4-1 Restricted Service District the area bounded by

W. Belle Plaine Avenue; N. Kedzie Avenue; the alley next south of and parallel to W. Belle Plaine Avenue; and a line 121 feet 1½ inches west of N. Kedzie Avenue (Map No. 11-J).

Issuance of Permit Authorized for Erection of Illuminated Sign.

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 14, 1969, page 5121, recommending that the City Council pass a proposed order transmitted with

(Continued on page 5315)

PLAN OF DEVELOPMENT
RESIDENTIAL PLANNED DEVELOPMENT NO. 37, AS AMENDED
(INSTITUTIONAL)
STATEMENTS

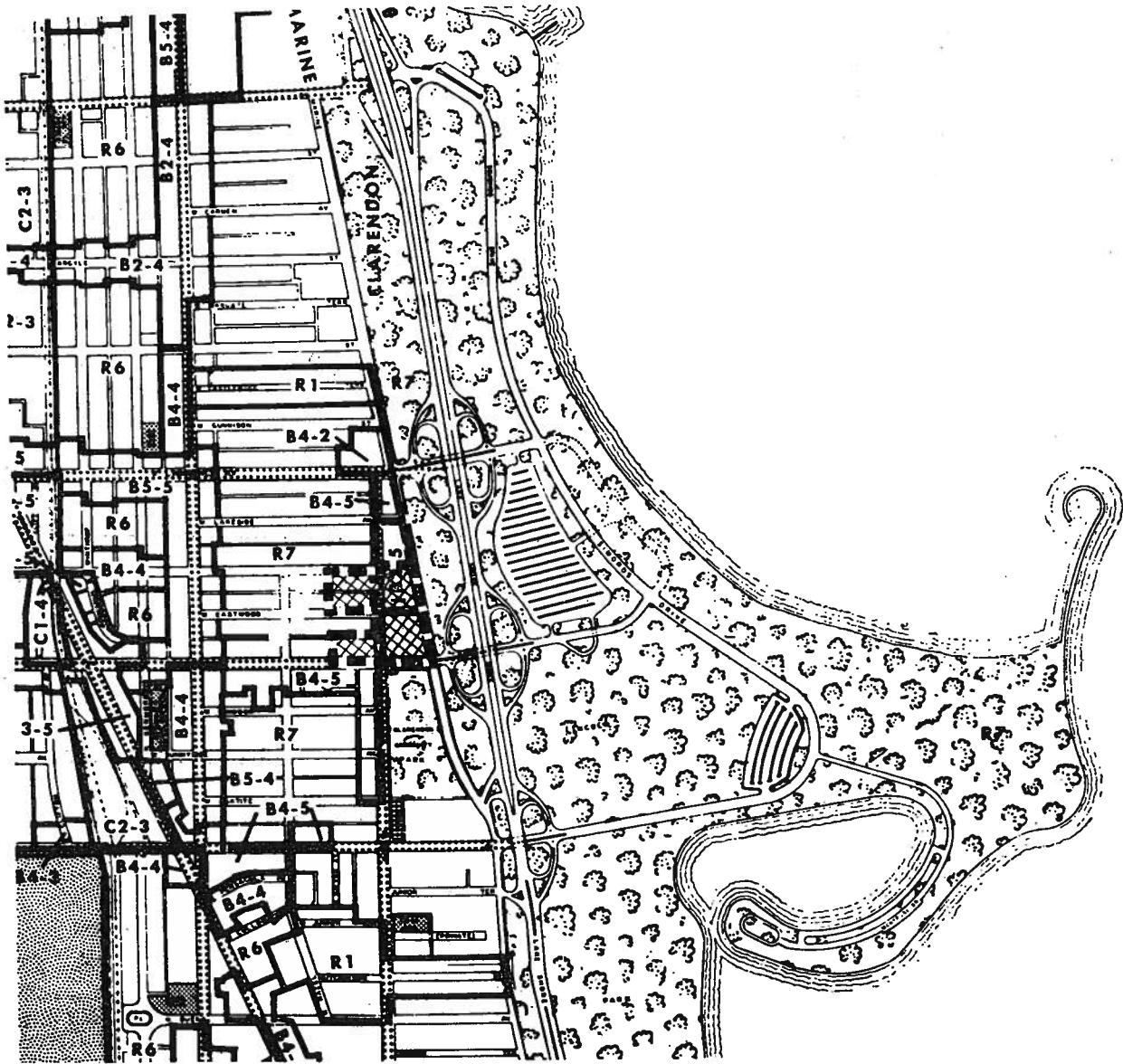
1. The area delineated hereon as a "Residential Planned Development" is owned or controlled by Louis A. Weiss Memorial Hospital.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R7 General Residence District of the Chicago 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 Louis A. Weiss Memorial Hospital and approval by the City Council.
4. All applicable reviews, approvals or permits are required to be obtained by the Louis A. Weiss Memorial Hospital.
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, housing, and related uses as authorized by the Chicago Zoning Ordinance.

Laboratories or research facilities contained herein 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 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 an R7 General Residence District classification and with regulations hereby made applicable thereto.
8. 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 Development and Planning.








APPLICANT: LOUIS A. WEISS MEMORIAL HOSPITAL

DATE: January 17, 1969



**EXISTING ZONING AND PREFERENTIAL STREET SYSTEM
RESIDENTIAL PLANNED DEVELOPMENT NO.37, AS AMENDED
(INSTITUTIONAL)**

LEGEND

-  ZONING DISTRICTS
-  PREFERENTIAL STREET SYSTEM
-  CEMETERY
-  RESIDENTIAL PLANNED DEVELOPMENT
-  RESIDENTIAL PLANNED DEVELOPMENT BOUNDARY
-  PARK
-  SCHOOL



SCALE IN THOUSAND. FEET



APPLICANT: LOUIS A. WEISS MEMORIAL HOSPITAL
DATE: JANUARY 17, 1969

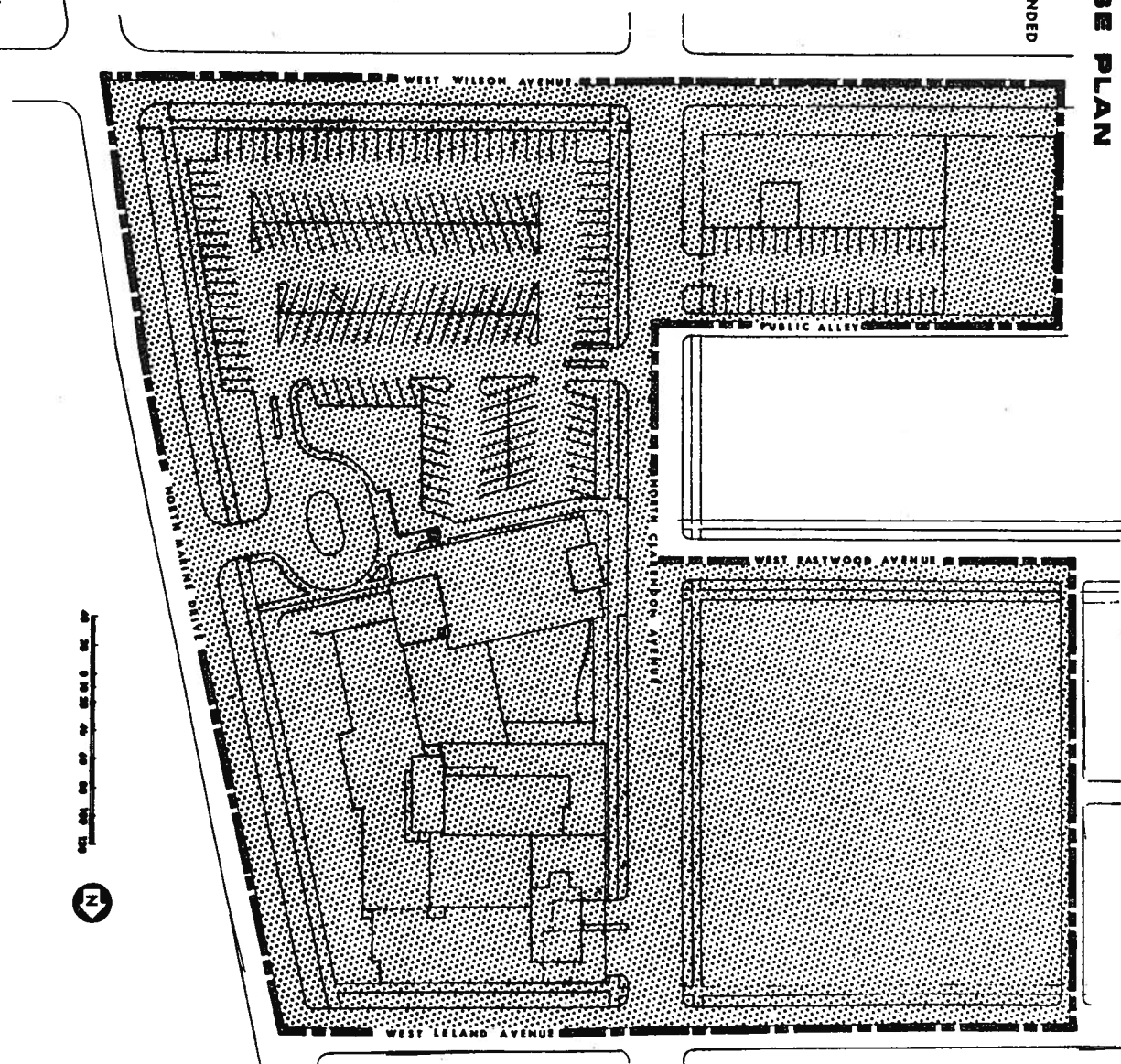
GENERALIZED LAND USE PLAN

RESIDENTIAL PLANNED DEVELOPMENT No. 37, AS AMENDED
(INSTITUTIONAL)

PLANNED DEVELOPMENT BOUNDARY

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

APPLICANT, LOUIS A. WEISS MEMORIAL HOSPITAL
DATE, JANUARY 17, 1969



PLANNED DEVELOPMENT USE AND BULK REGULATIONS
RESIDENTIAL PLANNED DEVELOPMENT NO. 37, AS AMENDED
(INSTITUTIONAL)

Net Site Area		General Description of Land Use and Type	Max. F.A.R.	Max. % of Land Covered
Square Feet	Acres			
240,856	5.53	Medical and Related Uses Laboratories (Clinical & Research) Housing (Nurses, Interns & Residents)	8.0	40%

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 DEVELOPMENT & PLANNING.

Gross Site Area = Net Site Area 5.53 Acres plus Area of Right-of-Way of Public Streets and Alleys 1.99 Acres = 7.52 Acres

Maximum permitted F.A.R. for Total Net Site Area = 8.0

Present Population:

A. Medical and Related Uses

1. Number of Beds 343.
2. Number of Attending Doctors 85.
3. Number of Employees (Maximum in one shift) 454.
(includes 67 nurses, interns and residents.)

B. Housing

1. Nurses 113.
2. Interns and Residents 30.

Minimum number of off-street parking spaces for Medical and Related Uses, Laboratories (Clinical and Research), Housing (Nurses, Interns and Residents) and Private Recreational : 350 spaces. Actual number of PARKING SPACES 488.

Off-street parking and loading requirements for proposed Medical and Related Uses, Laboratories (Clinical and Research), Housing (Nurses, Interns and Residents) shall be provided as authorized by R7 General Residence District Classification of the Chicago Zoning Ordinance.

Minimum Periphery Setbacks:

- A. Boundary and Front Yard Setbacks 25 FEET.
- B. Boundary and Side Yard Setbacks 8 FEET.

Minimum Distances Between Buildings:

- A. Patient Room Facings 24 FEET.
- B. End and Face Walls 24 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 DEVELOPMENT & PLANNING.

Maximum percent of land covered (for total Net Site Area) = 40%

APPLICANT: LOUIS A. WEISS MEMORIAL HOSPITAL

DATE: January 17, _____, 1969

PLAN OF DEVELOPMENT

RESIDENTIAL PLANNED DEVELOPMENT NO. 37, AS AMENDED

(INSTITUTIONAL)

STATEMENTS

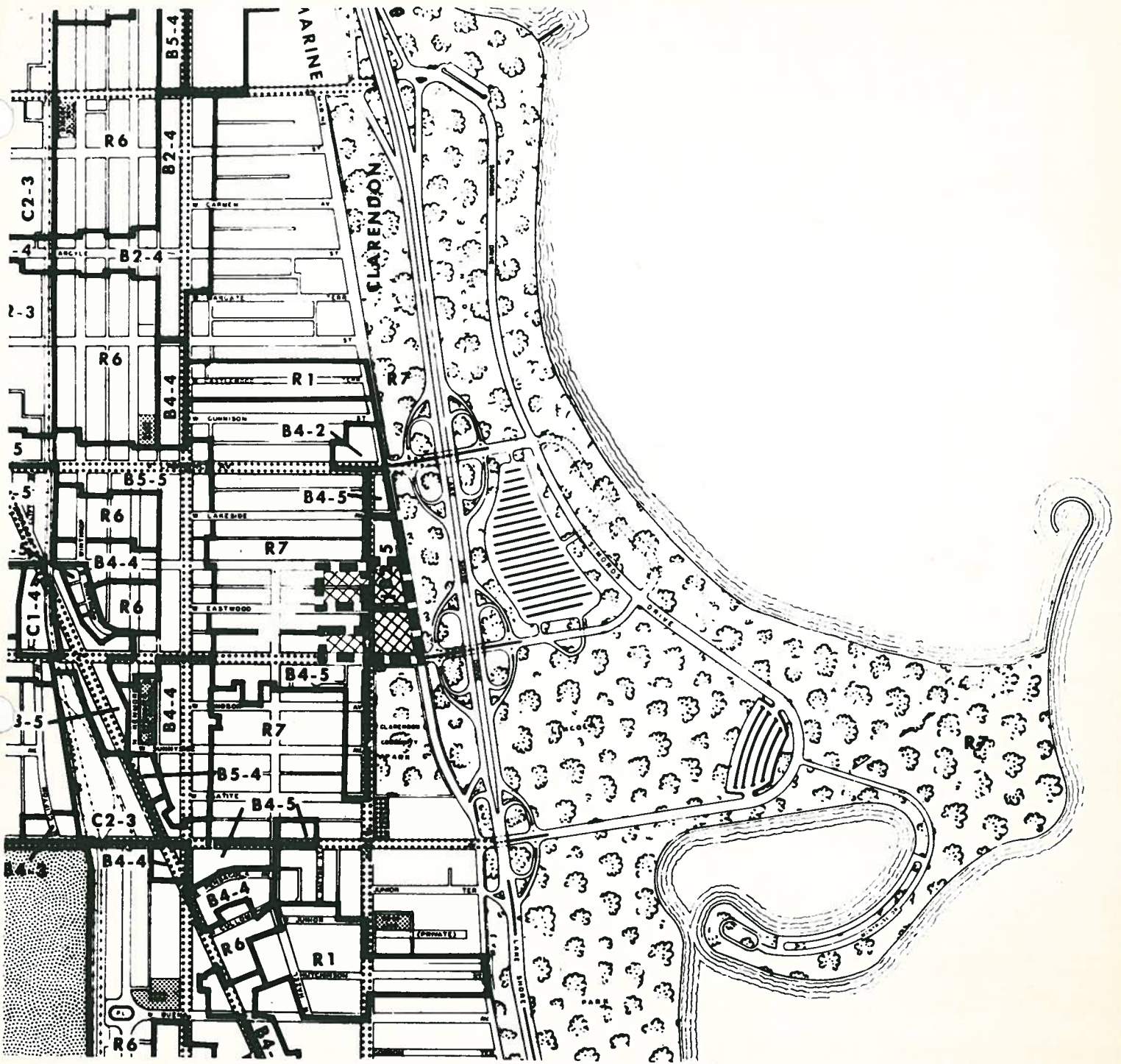
1. The area delineated hereon as a "Residential Planned Development" is owned or controlled by Louis A. Weiss Memorial Hospital.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R7 General Residence District of the Chicago 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 Louis A. Weiss Memorial Hospital and approval by the City Council.
4. All applicable reviews, approvals or permits are required to be obtained by the Louis A. Weiss Memorial Hospital.
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, housing, and related uses as authorized by the Chicago Zoning Ordinance.

Laboratories or research facilities contained herein 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 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 an R7 General Residence District classification and with regulations hereby made applicable thereto.
8. 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 Development and Planning.





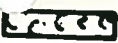
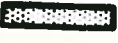

APPLICANT: LOUIS A. WEISS MEMORIAL HOSPITAL

DATE: January 17, 1969



EXISTING ZONING AND PREFERENTIAL STREET SYSTEM
RESIDENTIAL PLANNED DEVELOPMENT NO.37, AS AMENDED
(INSTITUTIONAL)

LEGEND

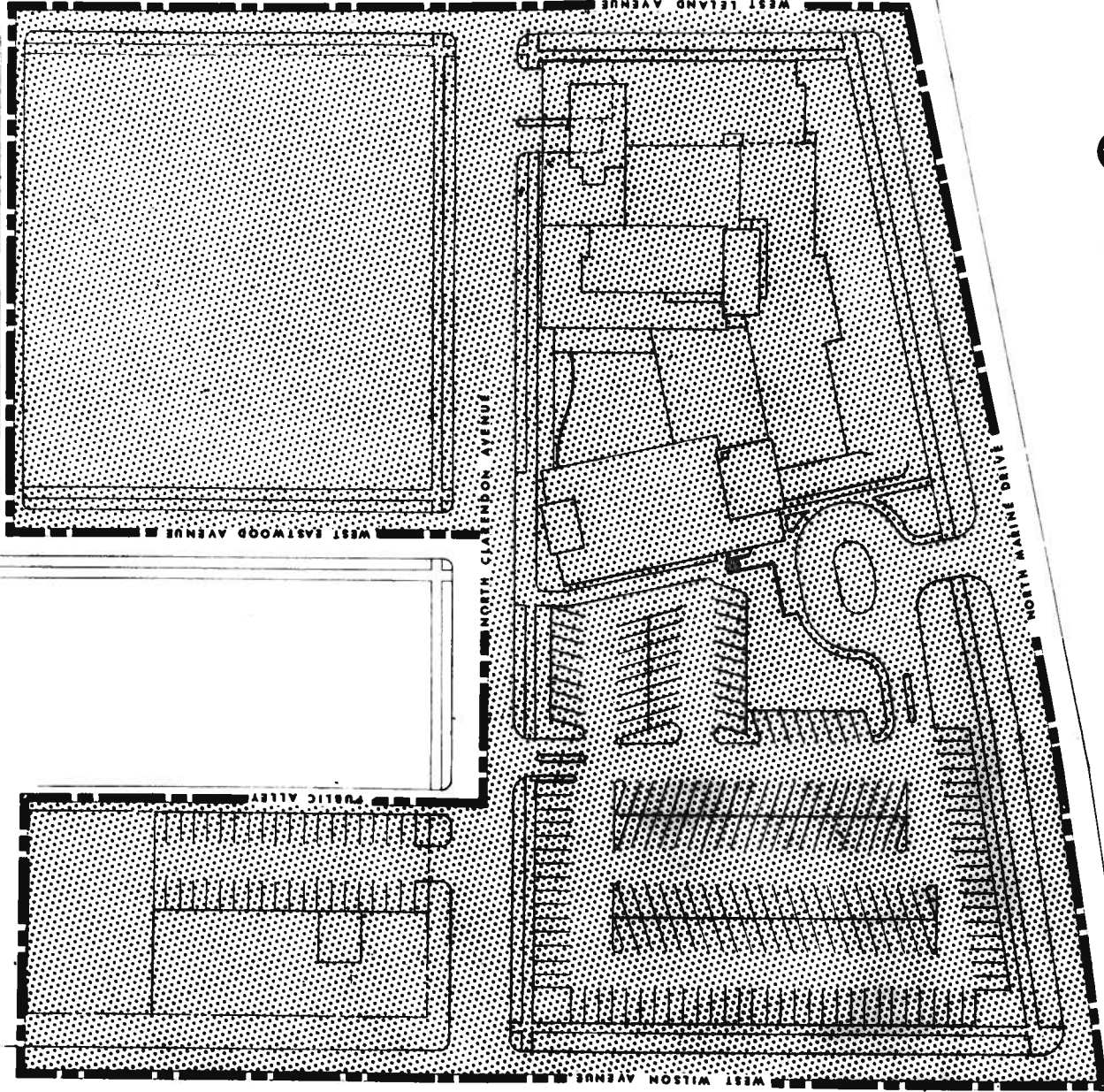
-  ZONING DISTRICTS
-  PREFERENTIAL STREET SYSTEM
-  CEMETERY
-  RESIDENTIAL PLANNED DEVELOPMENT
-  RESIDENTIAL PLANNED DEVELOPMENT BOUNDARY
-  PARK
-  SCHOOL



APPLICANT: LOUIS A. WEISS MEMORIAL HOSPITAL
 DATE: JANUARY 17, 1969

GENERALIZED LAND USE PLAN

RESIDENTIAL PLANNED DEVELOPMENT No. 37, AS AMENDED
(INSTITUTIONAL)



--- PLANNED DEVELOPMENT BOUNDARY

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



APPLICANT; LOUIS A. WEISS MEMORIAL HOSPITAL
DATE; JANUARY 17, 1969

Jan 17 1969

PLANNED DEVELOPMENT USE AND BULK REGULATIONS

RESIDENTIAL PLANNED DEVELOPMENT NO. 37, AS AMENDED
(INSTITUTIONAL)

Net Site Area		General Description of Land Use and Type	Max. F.A.R.	Max. % of Land Covered
Square Feet	Acres			
240,856	5.53	Medical and Related Uses Laboratories (Clinical & Research) Housing (Nurses, Interns & Residents)	8.0	40%

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 DEVELOPMENT & PLANNING.

Gross Site Area = Net Site Area 5.53 Acres plus Area of Right-of-Way of Public Streets and Alleys 1.99 Acres = 7.52 Acres

Maximum permitted F.A.R. for Total Net Site Area = 8.0

Present Population:

A. Medical and Related Uses

1. Number of Beds 343.
2. Number of Attending Doctors 85.
3. Number of Employees (Maximum in one shift) 454.
(includes 67 nurses, interns and residents.)

B. Housing

1. Nurses 113.
2. Interns and Residents 30.

Minimum number of off-street parking spaces for Medical and Related Uses, Laboratories (Clinical and Research), Housing (Nurses, Interns and Residents) and Private Recreational : 350 spaces. Actual number of PARKING SPACES 488.

Off-street parking and loading requirements for proposed Medical and Related Uses, Laboratories (Clinical and Research), Housing (Nurses, Interns and Residents) shall be provided as authorized by R7 General Residence District Classification of the Chicago Zoning Ordinance.

Minimum Periphery Setbacks:

- A. Boundary and Front Yard Setbacks 25 FEET.
- B. Boundary and Side Yard Setbacks 8 FEET.

Minimum Distances Between Buildings:

- A. Patient Room Facings 24 FEET.
- B. End and Face Walls 24 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 DEVELOPMENT & PLANNING.

Maximum percent of land covered (for total Net Site Area) = 40%

APPLICANT: LOUIS A. WEISS MEMORIAL HOSPITAL

DATE: January 17, _____, 1969

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. 3-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 B5-2 General Service District symbols and indications as shown on Map No. 3-H in the area bounded by

a line 25 feet southwest of N. Moorman Street; N. Paulina Street; the alley next north of and parallel to W. Division Street; the west line of the right of way of the C.T.A.; and the alley next northwest of N. Paulina Street,

to those of an R4 General Residential 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-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 symbols and indications as shown on Map No. 7-H in the area bounded by

the alley next north of and parallel to W. George Street; a line 287 feet east of N. Wolcott Avenue; W. George Street; and N. Wolcott Avenue.

to those of an M1-2 Restricted Manufacturing 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-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 B4-1 Restricted Service District symbols and indications as shown on Map No. 7-L in the area bounded by

W. Deming Place; the alley next east of and parallel to N. Laramie Avenue; W. Altgeld Street; and N. Laramie Avenue.

to those of a B4-2 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. 8-I.

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 M1-2 Restricted Manufacturing District and all the M² General Manufacturing District symbols and indications as shown on Map No. 8-I in the area bounded by

the south line of the Southwest Expressway; S. Sacramento Avenue, or a line thereof if extended where no street exists; W. 35th Street; S. Richmond Street; W. 36th Street; and a line 400 feet west of S. Sacramento Avenue

to those of a C4 Motor Freight Terminal 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. 9-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 B4-1 Restricted Service District symbols and indications as shown on Map No. 9-J in the area bounded by

the alley next north of and parallel to W. Belmont Avenue; N. Lawndale Avenue; W. Belmont Avenue; and N. Ridgeway 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. 11-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 B2-5 Restricted Retail District and all the B4-5 Restricted Service District symbols and indications as shown on Map No. 11-F in the area bounded by

W. Leland Avenue; N. Marine Drive; W. Wilson Avenue; a line 172.13 feet west of N. Clarendon Avenue; the alley next north of and parallel to W. Wilson Avenue; and N. Clarendon 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 referred to in the foregoing ordinance is printed on pages 5184-5188.]

Reclassification of Area Shown on Map No. 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 R7 General Residence District symbols and indications as shown on Map 11-G in the area bounded by

the alley next north of and parallel to W. Leland Avenue; a line 133 feet east of N. Sheridan Road; W. Leland Avenue; and a line 83 feet east of N. Sheridan Road,

to those of a B5-5 General 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. 11-M.

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 Resi-

(Continued on page 5189)

PLAN OF DEVELOPMENT

#7348

Passed 9/15/65

J.C.C. P.P. 5184-5188

RESIDENTIAL PLANNED DEVELOPMENT #37

(INSTITUTIONAL)

STATEMENTS

1. The area delineated hereon as a "Residential Planned Development" is owned or controlled by Louis A. Weiss Memorial Hospital as title holder or as the sole beneficiary of trusts holding title.
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 Louis A. Weiss Memorial Hospital and approved 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.

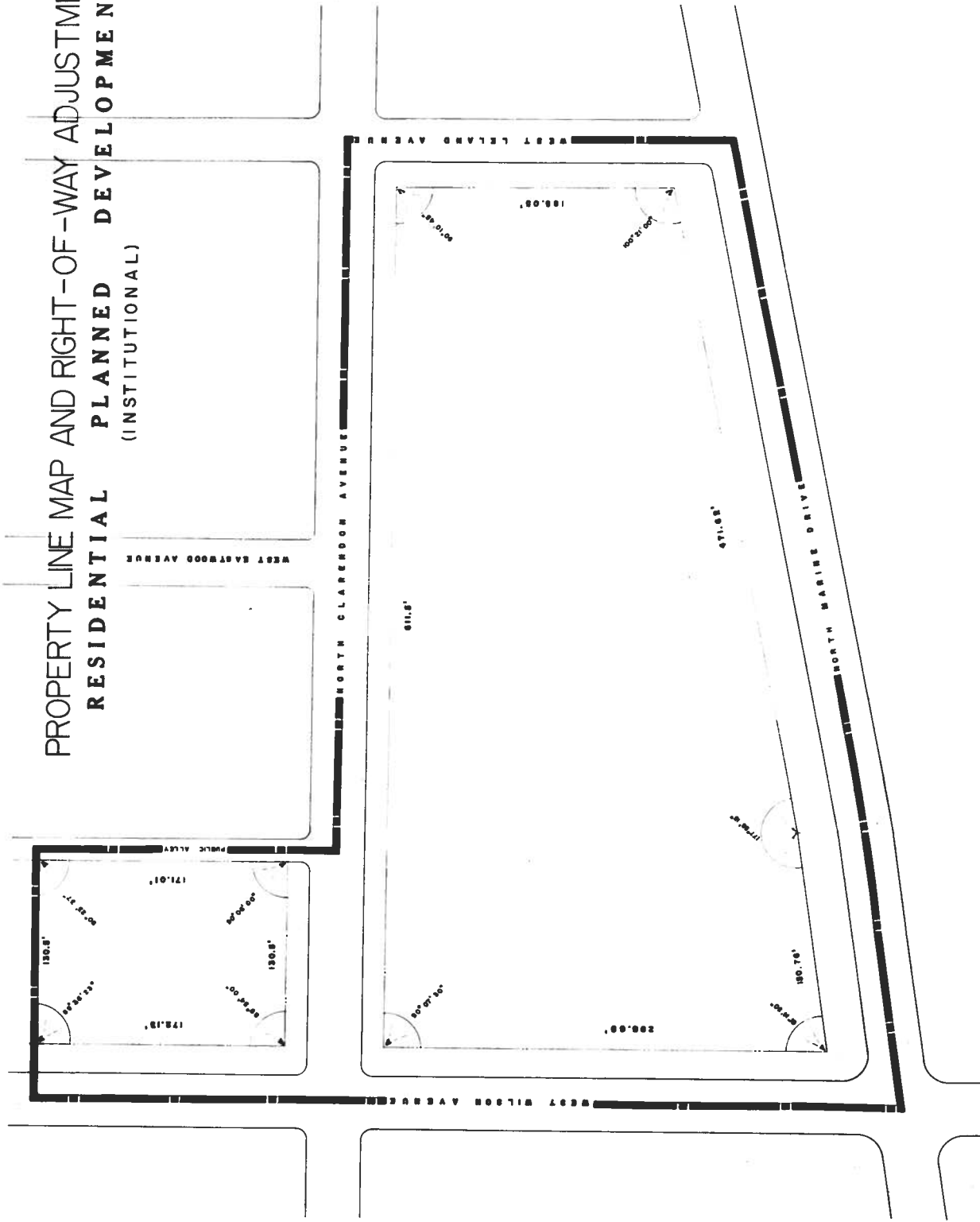
Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 zoning district of the Chicago Zoning Ordinance.

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 an R7 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.

APPLICANT: LOUIS A. WEISS MEMORIAL HOSPITAL

DATE: JUNE 23 , 1965

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










PLANNED DEVELOPMENT BOUNDARY

APPLICANT; LOUIS A. WEISS MEMORIAL HOSPITAL
 DATE; JUNE 23, 1965



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

LEGEND

-  ZONING DISTRICTS
-  PREFERENTIAL STREET SYSTEM
-  CEMETERY
-  RESIDENTIAL PLANNED DEVELOPMENT
-  RESIDENTIAL PLANNED DEVELOPMENT BOUNDARY
-  PARK
-  SCHOOL

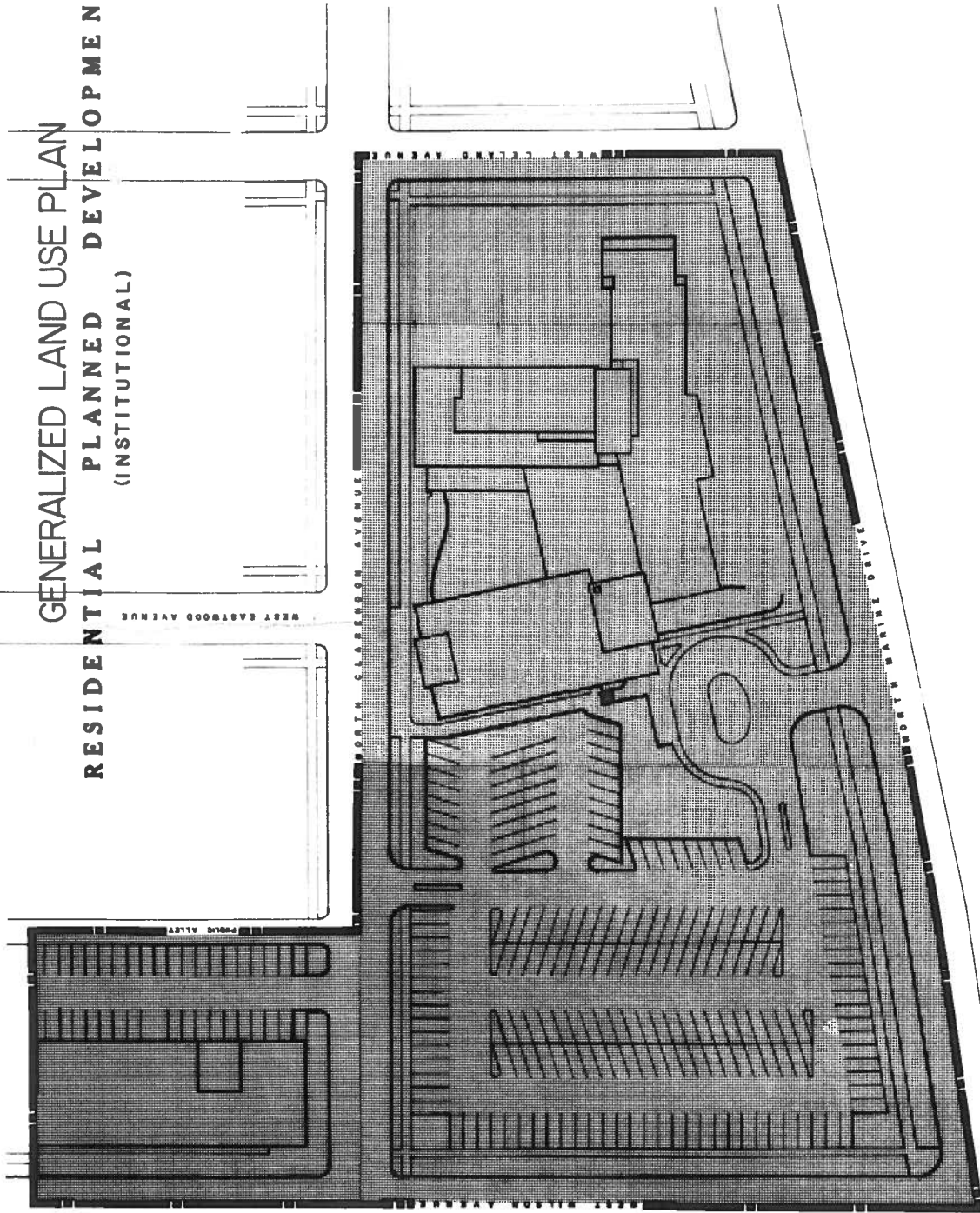




SCALE IN THOUSAND FEET



APPLICANT: LOUIS A. WEISS MEMORIAL HOSPITAL
DATE: JUNE 23, 1965

**GENERALIZED LAND USE PLAN
RESIDENTIAL PLANNED DEVELOPMENT
(INSTITUTIONAL)**



- LEGEND**
-  MEDICAL AND RELATED USES
LABORATORIES (CLINICAL AND RESEARCH)
HOUSING (NURSES, INTERNES AND RESIDENTS)
 -  PLANNED DEVELOPMENT BOUNDARY

APPLICANT; LOUIS A. WEISS MEMORIAL HOSPITAL
DATE; JUNE 23, 1965



PLANNED DEVELOPMENT USE AND BULK REGULATIONS

RESIDENTIAL PLANNED DEVELOPMENT
(INSTITUTIONAL)

Sub-Area	Net Site Area		General Description of Land Use and Type	Max. F.A.R.	Max.% of Land Covered
	Square Feet	Acres			
A	175,170	4.02	Medical and Related Uses Laboratories (Clinical & Research) Housing (Nurses, Internes & Residents)	8.0	40%
TOTALS	175,170	4.02		8.0	40%

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 4.02 Acres plus Area of Right-of-Way and Public Land 1.55 Acres = 5.57 Acres.

Maximum permitted F.A.R. for Total Net Site Area = 8.0.

Present Population:

A. Medical and Related Uses

1. Number of Beds 250.
2. Number of Attending Doctors 85.
3. Number of Employees (Maximum in one shift) 330.
(Includes 67 nurses, internes and residents.)

B. Housing

1. Nurses 53.
2. Internes and Residents 14.

Minimum number of off-street parking spaces for Medical and Related Uses, Laboratories (Clinical and Research), Housing (Nurses, Internes and Residents) and Private Recreational: 278 spaces. Actual number of PARKING SPACES 225.

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

Minimum Periphery Setbacks:

- A. Boundary and Front Yard Setbacks 25 FEET.
- B. Boundary and Side Yard Setbacks 8 FEET.

Minimum Distances Between Buildings:

- A. Patient Room Facings 24 FEET.
- B. End and Face Walls 24 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.

Maximum percent of land covered (for total Net Site Area) = 40%

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Planned Unit Development

	* Weiss & Blum Pavilions	* Silberman Residence Future	* Silberman Residence Addition	Northwest Addition Future
lower level	6,102.23		13,580.47	
ground floor or bsmt	35,959.65	9,730.00	13,560.47	
first floor	33,644.93	10,191.00	14,694.33	
second floor	28,913.12	11,713.00	14,742.39	
third floor	25,517.30	11,713.00	11,824.82	
fourth floor	24,957.46	11,713.00	11,824.82	
fifth floor	21,957.46	11,713.00		
fifth floor penthouse	722.99			
sixth floor	21,957.46	11,713.00		11,824.82
seventh floor	21,957.46	11,713.00		11,824.82
eighth floor				11,824.82
ninth floor	5055.87	575.00	1,924.00	
ninth floor penthouse				
tenth floor				
eleventh floor				
twelfth floor				
thirteenth floor				
sub total F.A.R. gross	233,802.30	150,747.00	82,131.30	113,946.11
sub total gross	245,683.39	160,692.00	66,646.83	129,430.58
			* 406,375.39	47,249.28
			389,549.30	47,249.28
* Total Gross Sq. Ft.				
Total F.A.R. Gross ^{1/2} bsmt				
Final Total Gross				
Net Area of Site				
Total Gross for F.A.R. •				
F.A.R. Actual				
F.A.R. Allowable (62.5, 84.5)				
			535,805.97	5.57 (code min)
			175,170.00	4.02 + 1.55 = 5.57
			498,495.41	gross site in acres (43,560) 175,170 + 66,443 = 243,613
			2.9	(498,495.41 / 175,170.00)
			7.0	or 7.0 x 175,170.00 = 1,226,190.00 max.
				Max add = 727,694.59
			58,510.26	
			.334	(58,510.26 / 175,170.00)
Ground floor Coverage #				
% Ground floor Coverage				
PARKING REQUIREMENTS ²³⁰ / ₃				
1 per 3 beds	83	0	32	0
1 per 3 employees, total on duty				
@ one time 2.2 full time per bed,				
.3 part time per bed, max duty				
shift .53 % base max shift 90/3	110	0	42	33
1 per staff doctor attending	85	0	9	0
off street loading req'd	2	1	0	1
off street loading actual		3		1
off street loading deficit				
total parking required				
total parking actual				
parking deficit				
no nurses max shift	53	136		169
no internes & residents max shift	14			
no nurses				
no internes & residents				
				394
				225
				0
				34
				52
				18