

*Reclassification Of Area Shown On Map No. 4-I.
(As Amended)
(Application No. 18487)
(Common Address: 1341 -- 1345 S. Fairfield Ave.)*

IPD 49, 99

[SO2015-6378]

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 RT4 Residential Two-Flat, Townhouse and Multi-Use District symbols and indications as shown on Map Number 4-I in the area bounded by:

South Fairfield Avenue; a line approximately 211 feet north of West 14th Street; the alley next east of South Fairfield Avenue; and a line approximately 186 feet north of West 14th Street,

to those of an RM5.5 Multi-Use Residential District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RMS.5 Multi-Use Residential District symbols and indications as shown on Map Number 4-I in the area bounded by:

South Fairfield Avenue; a line approximately 211 feet north of West 14th Street; the alley next east of South Fairfield Avenue; and a line approximately 186 feet north of West 14th Street,

to the designation of Institutional Planned Development Number 49, as amended, which is hereby established in the area described above subject to such use and bulk regulations as are set forth on the plan of development herewith attached and made a part of and to no others.

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

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

Institutional Planned Development No. 49, As Amended.

Planned Of Development Statements.

1. The area delineated herein as Institutional Planned Development Number 49, as amended (the "Planned Development"), consists of approximately 613,923 square feet (14.09 acres) of property that is depicted on the attached Proposed Property Line and Planned Development Boundary Map (the "Property"). Except as described in the following sentence, the Property is owned by the applicant, Sinai Health System, an

Illinois not-for-profit corporation, or by other not-for-profit corporations that are controlled by Sinai Health System. Certain parcels located within the Property are owned by the City of Chicago, who has consented to the inclusion of such parcels in the Planned Development and Sinai Health System shall be deemed to be the designated controlling party for Section 17-8-0400 of the Chicago Zoning Ordinance.

2. The applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Institutional Planned Development as to said Property; and the requirements, obligations and conditions applicable as to the same shall be binding upon the applicant, its successors and assigns, and, if different than the applicant, the owners as to their respective property within the Institutional Planned Development. All rights granted hereunder to the applicant shall inure to the benefit of the applicant, successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Notwithstanding the foregoing, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property of any rights, interest or obligation therein.
3. The plan of development consists of twenty (20) Statements and the following exhibits: (1) Bulk Regulations and Data Table; (2) Existing Zoning Map; (3) Property Line and Planned Development Boundary Map; (4) Property Line and Planned Development Boundary Map Subarea B; and (5) Proposed Landscape Plan (L 1.0) prepared by Terra Engineering (March 5, 2015) for parking area at 2701 West 14th Street. Included by reference are the following exhibits approved by the May 4, 2011 version of this Planned Development (118240 CJP 2011): (1) Existing Land-Use Map; (2) Property Line and Planned Development Boundary: Subarea A; (3) Site Plan; (4) Site Plan Subarea A; (5) Site Plan Subarea B; (6) Building Area; (7) Existing Kurtzon and Kling Buildings; (8) Proposed Landscape Plan Overall Campus; (9) Proposed Landscape Plan South Campus; (10) Proposed Landscape Plan North Campus; (11) Right-of-Way Adjustment Map; (12) Proposed Ogden Avenue Bridge Plan; (13) Ogden Avenue Bridge Section; (14) Fairfield Avenue Bridge & Tunnel Easement; (15) Green Roof Plan for In-Patient Pavilion; (16) Green Roof Plan for Ambulatory Care Center; (17) Elevations for In-Patient Pavilion; (18) Elevations for Ambulatory Care Center; (19) Campus Current Parking Map; and (20) Campus Proposed Parking Map.
4. These and no other controls shall apply to the area delineated herein. In any instance where a provision of the Planned Development conflicts with the City's Building Code, the Building Code shall apply. This plan of development is in conformity with the intent and purpose of the Chicago Zoning Ordinance and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses shall be permitted within Institutional Planned Development Number 49, as amended:

Subarea A:

Hospital; assisted living (elderly custodial care); nursing home (skilled nursing care); day care; government-operated health center; wireless communication facilities; accessory uses serving principal uses located throughout the Planned Development, as amended; and two-flat, townhouse, multi-unit residential.

Subarea B:

Hospital; day care; government-operated health center; wireless communication facilities; accessory parking; accessory uses serving principal uses located throughout the Planned Development, as amended; and retail sales-general, provided that (i) such use shall be permitted only within the ambulatory care center and (ii) the total square footage devoted to such uses shall not exceed 12,000 square feet in the aggregate.

6. Any dedication, vacation or closure of streets and alleys or easements or grants of privilege or any adjustment of rights-of-way shall require a separate submittal and approval by all required parties, including the City Council.
7. Any service drive or other ingress or egress, including emergency vehicles, shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction. Ingress and egress shall also be subject to the review and approval of the Department of Transportation and the Commissioner of Planning and Development. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in accordance with the Municipal Code of the City of Chicago.
8. In addition to the maximum height of any building permitted under the Planned Development Bulk Regulations and Data Table, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. On-premises identification signs are permitted within this Institutional Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs may be permitted subject to such review and approval. No off-premises signs shall be permitted.
10. Plans for buildings and improvements, other than the new In-Patient Pavilion in Subarea A have not been fully designed as of the date of this Institutional Planned Development amendment. Accordingly, prior to issuance by the Department of Planning and Development of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") for any future development within this Institutional Planned Development, the applicant shall submit to the Commissioner of the Department of Planning and Development a request for Site Plan Approval pursuant to Section 17-13-0800. Issuance of a Site Plan Approval shall be deemed to be an integral part of this Institutional Planned Development and the approved plans and elevations may be changed or modified administratively by the Commissioner of the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance. In the event of any inconsistency between an approved Site Plan and the terms of the Bulk Regulations and Data Table in effect at the time of

approval of such Site Plan or the modifications thereto, the terms of the Bulk Regulations and Data Table shall govern.

In addition to the other requirements set forth in this Statement 10, prior to the issuance of a Part II Approval for the proposed pedestrian bridge over Ogden Avenue, the Site Plan and elevations must be reviewed and approved by the Chicago Department of Transportation and the Illinois Department of Transportation. The applicant must provide a signed letter of approval from both agencies to the Commissioner of Planning and Development.

11. Plans for residential buildings and improvements have not been developed as of the date of this Institutional Planned Development amendment. Accordingly, prior to issuance of any permits for development of residential uses within this Institutional Planned Development, an applicant must apply for an amendment of this Institutional Planned Development pursuant to Sections 17-13-0602 through 17-13-0610 of the Chicago Zoning Ordinance.
12. The applicant shall provide parking in accordance with the minimum requirements included in the Bulk Regulations and Data Table, provided that at least 886 spaces shall be accommodated within the boundaries of the Planned Development and the remaining minimum required spaces may be provided either within the boundaries of the Planned Development or on land adjacent to the boundaries of the Planned Development and used for such purposes pursuant to one or more existing special use permits. Any future additional parking located outside of the boundaries of the Planned Development that serves uses within the Planned Development shall also be provided pursuant to one or more special use permits.
13. As a part of the application to amend this Institutional Planned Development for construction of residential dwelling units, the applicant shall also provide for the review and approval of the Department of Planning and Development such information, documents and agreements as may be required to ensure compliance with the current Affordable Requirements Ordinance (Section 2-45-110 of the Municipal Code (the "Affordable Requirements Ordinance")). The Affordable Requirements Ordinance is not applicable to the new In-Patient Pavilion in Subarea A.
14. The maximum permitted floor area ratio ("FAR") shall be in accordance with the attached Bulk Regulations and Data Table. The floor area set forth on said table includes the developments described in Statement Number 3 above, for the new In-Patient Pavilion and the new Ambulatory Care Center and also reflects the proposed demolition of two buildings in Subarea A: the Kling Building and the Kurtzon Pavilion. For the purpose of FAR calculations and floor area measurements, the definition in the Chicago Zoning Ordinance shall apply.
15. The applicant acknowledges that it is 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 design, construct and maintain all new buildings

located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("ASHRAE") and the Illuminating Engineering Society ("IES"). Copies of these standards may be obtained from the Department of Housing and Economic Development. The applicant will achieve LEED certification for the In-Patient Pavilion and Ambulatory Care Center. The applicant will construct the In-Patient Pavilion and Ambulatory Care Center with green roofs on at least 75 percent of the net usable roof area; high efficiency heating and cooling; high insulation values in windows, walls and roof; permeable pavement in certain locations; and responsible storm water management systems.

16. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Zoning Administrator upon the request of the applicant and after a determination by the Commissioner that such modification is minor, appropriate and consistent with the nature of the development of the Property contemplated in this Planned Development ordinance. Any such modification shall be deemed to be a minor change in the Planned Development ordinance as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
17. 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 City of Chicago has established a Part II Review fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot for the total buildable square feet (floor area ratio). The Part II fee will be assessed by the Department of Planning and Development during the actual Part II Review. The fee as determined by the Department of Planning and Development staff at the time is final and binding on the applicant and must be paid to the Department of Planning and Development prior to the issuance of any Part II Approval.
18. The applicant acknowledges that it is in the public interest to design, construct and maintain the applicant's new projects in a manner that provides accessibility throughout the new project. Therefore, at the time when building permits are sought, the plans for the building and improvements for any new project shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities.
19. 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 plans described in Statement Number 3 above for the Ambulatory Care Center and the In-Patient Pavilion and with the Bulk Regulations and Data Table. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

20. The lapse of approval provisions applicable to this plan of development per Section 17-13-0612 of the Chicago Zoning Ordinance shall be solely as follows: unless construction within Subarea B has commenced, as authorized by a building permit, within six years of the date of passage of this Planned Development ordinance, and thereafter diligently pursued to completion, the zoning district classifications for the real Property in this plan of development by means of the adoption of this amendment to Institutional Planned Development Ordinance Number 49, as amended, shall revert to the RM5.5 Residential Multi-Unit District.

[Existing Zoning Map; Proposed Property Line and Boundary Map -- Subarea B; Proposed Property Line and Boundary Map; and Landscape Plan referred to in these Plan of Development Statements printed on pages 23288 through 23291 of this *Journal*.]

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

Institutional Planned Development No. 49, As Amended.

Bulk Regulations And Data Table.

Net Site Area 613,923 square feet (14.09 acres) = Gross Site Area (808,415 square feet, 18.49 acres) - Area in Public Right-of-Way (194,492 square feet, 4.46 acres).

Subarea A:

Net Site Area (398,670 square feet, 9.15 acres) = Gross Site Area (506,226 square feet, 11.62 acres) - Area in Public Right-of-Way (107,556 square feet, 2.47 acres).

Subarea B:

Net Site Area (215,253 square feet, 4.88 acres) = Gross Site Area (302,194 square feet, 6.88 acres) - Area in Public Right-of-Way (86,936 square feet, 2.00 acres).

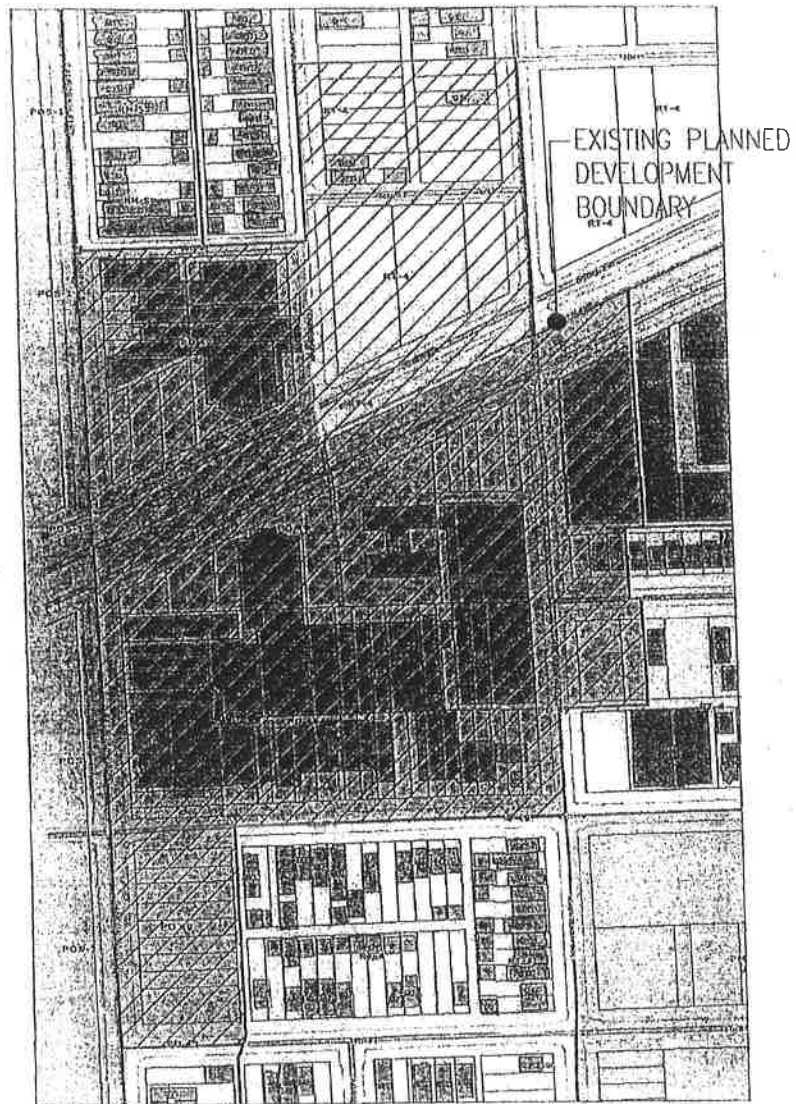
Overall Net Site Area (Area A + Area B):	613,923 square feet (14.09 acres)
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Maximum Permitted Floor Area Ration -- Overall:	2.5
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Maximum FAR -- Subarea A:	2.5
Maximum FAR -- Subarea B:	2.5
Setbacks From Property Line:	
Ogden:	0 feet
California:	8 feet
15 th Place:	8 feet
Washtenaw:	0 feet
Maximum Percentage of Site Coverage:	60 percent
Minimum Number of Off-Street Parking Spaces:	1,309 spaces
Minimum Number of Off-Street Loading Berths:	Minimum number of off-street loading spaces shall be provided in accordance with the RM5.5 General Residence Districts Classification of the Chicago Zoning Ordinance subject to the review by the Department of Transportation and approval by the Department of Zoning and Land Use Planning
Subarea A:	3
Subarea B:	3
Maximum Building Height:	
Subarea A:	146 feet
Subarea B:	110 feet
Maximum Number of Hospital Beds:	630

FINAL FOR PUBLICATION

Existing Zoning Map

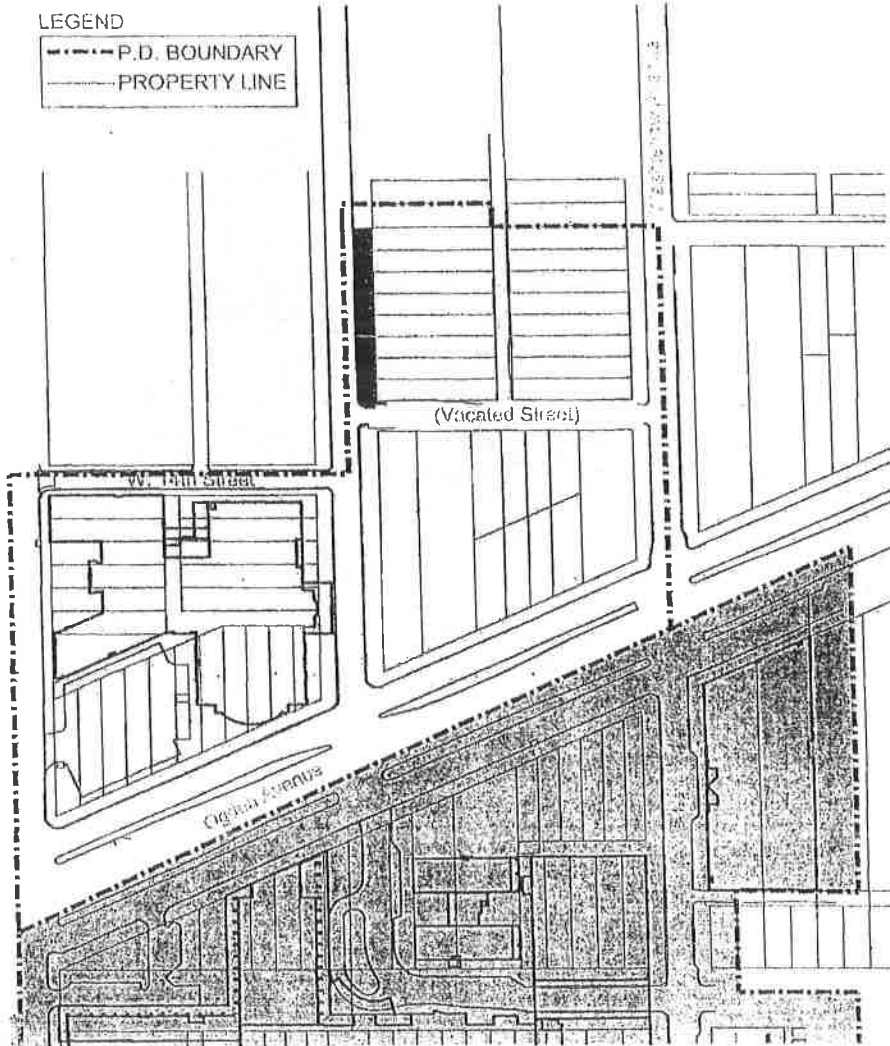


Intro: 9-24-2015; Plan Commission 3-17-2016

Applicant: Sinai Health System

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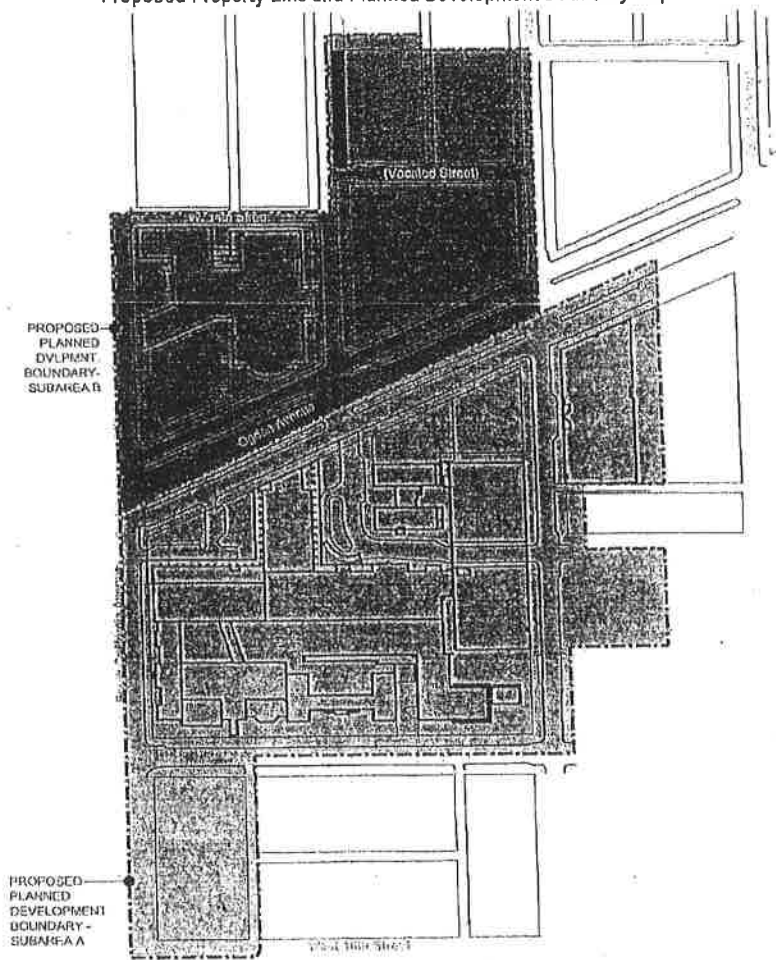
Proposed Property Line and Planned Development Boundary Map: Subarea B



Intro: 9-24-2015; Plan Commission 3-17-2016
Applicant: Sinai Health System

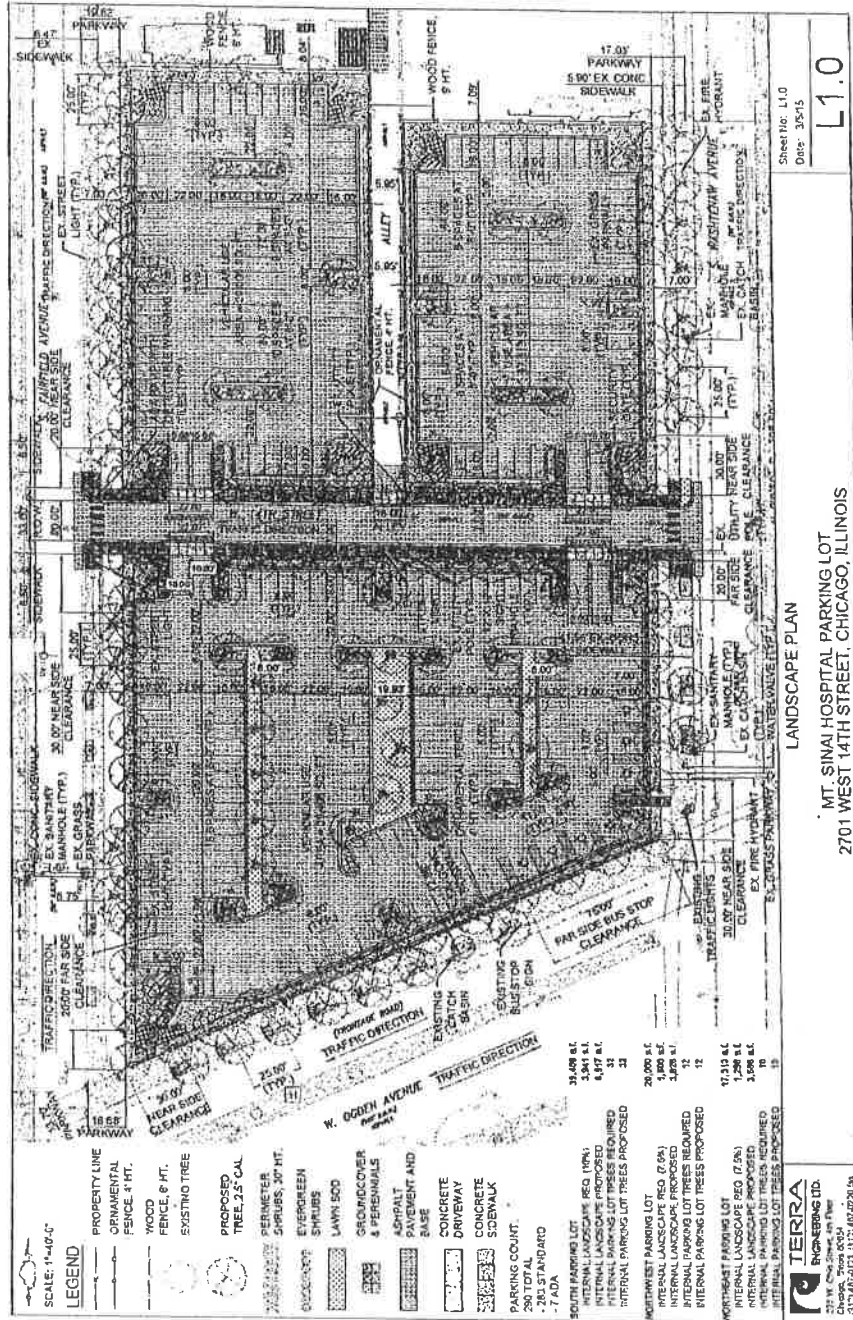
FINAL FOR PUBLICATION

Proposed Property Line and Planned Development Boundary Map



Intro: 9-24-2015; Plan Commission 3-17-2016
Applicant: Sinai Health System

LAND FOR PROPOSED



Intro: 9-24-2015; Plan Commission 3-17-2016
 Applicant: Sinai Health System



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 30, 2014

David Narefsky
Mayer Brown LLP
71 South Wacker Drive
Chicago, IL 60606-4637

**Re: Administrative Relief request for Institutional Planned Development No. 49
Subarea B, Mt. Sinai temporary off-street parking lot**

Dear Mr. Narefsky:

Please be advised that your request for a minor change to Institutional Planned Development No. 49 ("PD 49"), 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. 16 of PD 49.

PD 49 was amended on May 4, 2011, to allow for improvements to the West Side medical center campus owned by Sinai Health Systems ("Sinai"). PD 49 consists of Subarea A, the portion south of W. Ogden Ave. and Subarea B, the portion north of W. Ogden Ave. Subarea B was to be improved with a new ambulatory care center on the site bounded by W. Ogden and S. Washtenaw Avenues, W. 13th Place, and S. Fairfield Avenue. Statement 12 of the PD 49 established certain requirements for off-street parking. A portion of the off-street parking was provided on parcels adjacent to the PD and leased to Sinai, however, 228 of those spaces are or will shortly no longer be available.

At this time, Sinai is deferring construction of the new ambulatory care center within Subarea B. Your client is seeking administrative relief to allow for the temporary use of this site for off-street parking of 321 automobiles. You are seeking to allow this temporary parking lot specifically for years 2015 and 2016, during which time Sinai will further evaluate whether to proceed with the construction of the ambulatory care center.

Sinai proposes to undertake the parking lot improvements in two phases. Phase I scope of work will consist of demolition, clearing and grubbing of the site, providing a gravel base for the site, temporary construction fencing, erosion control measures, lighting and storm water measures. Phase II scope of work will consist of asphalt paving, permanent fencing, striping for parking spaces, parking control gates and landscaping. Phase I work will commence immediately upon receipt of the required permits and Phase II will be undertaken in the spring of 2015. A copy of the Phase I work is shown on the attached Site Plan.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed temporary parking lot 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 Institutional Planned Development No. 49, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is allowed for the two-year time period requested, and will expire on December 31, 2016. At that time, if Sinai is not ready to proceed with the ambulatory care center, PD 49 will need to be amended.

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.

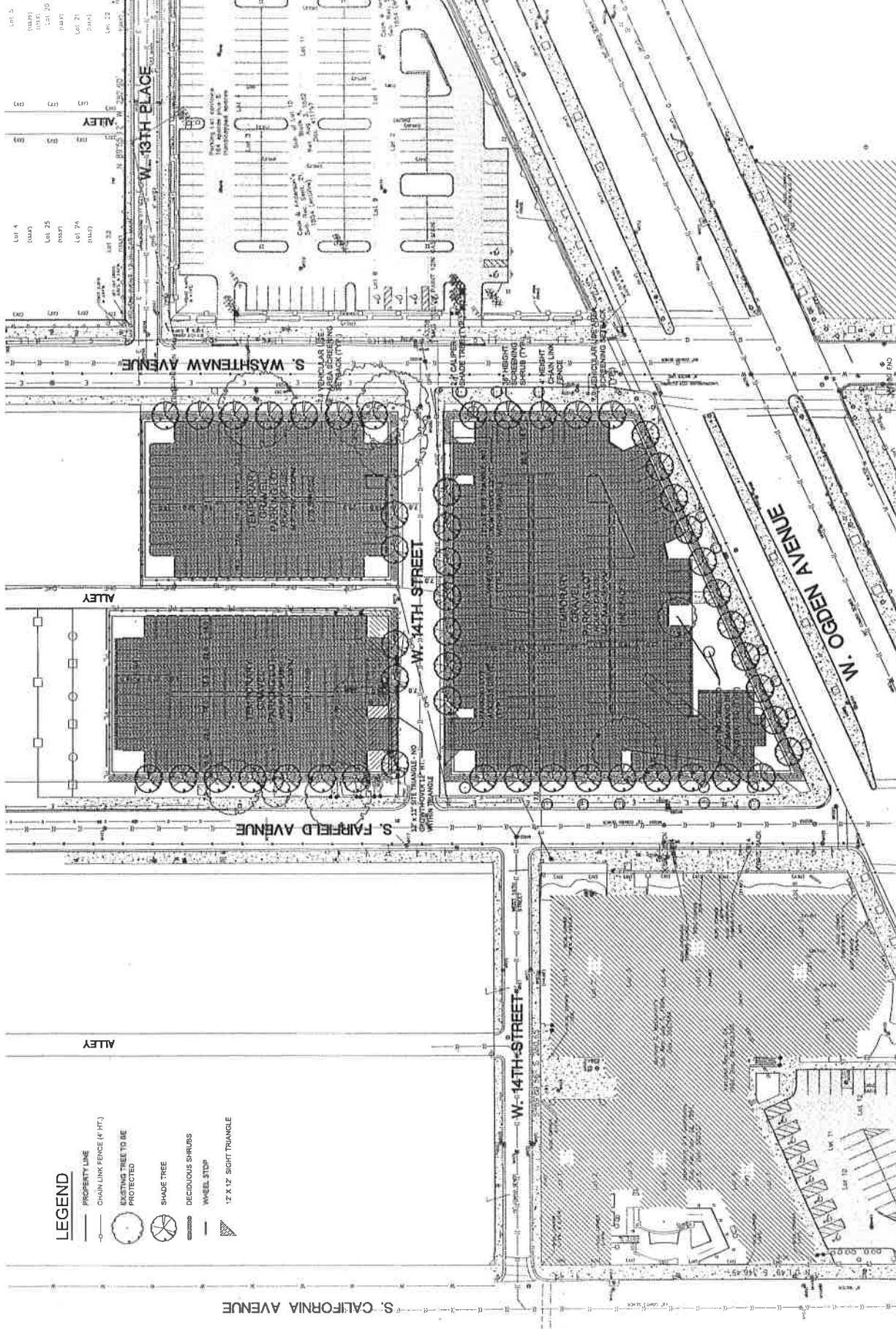
Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Ron Daye, Main file

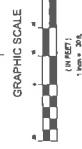


Lot 4 (0447)
 Lot 25 (0437)
 Lot 24 (0437)
 Lot 22 (0437)

Lot 5 (0447)
 Lot 20 (0437)
 Lot 21 (0437)

LEGEND

- PROPERTY LINE
- CHAIN LINK FENCE (4 FT)
- EXISTING TREE TO BE PROTECTED
- SHADE TREE
- DECIDUOUS SHRUBS
- WHEEL STOP
- 12 X 12 SIGN TRIANGLE



July 7, 2014



TEMPORARY PARKING LOT CONCEPT
MOUNT SINAI HOSPITAL
 CHICAGO, ILLINOIS



~~SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 3-I in the area bounded by:~~

~~a line 46.16 feet north of and parallel to West Hirsch Street; the public alley next east of and parallel to North Washtenaw Avenue; West Hirsch Street; and North Washtenaw Avenue,~~

~~to those of an RSS Residential Single-Unit (Detached House) District.~~

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

~~Reclassification Of Area Shown On Map No. 4-F.
(As Amended)
(Application No. A-7693)
(Common Address: 1804 S. Jefferson St.)~~

[SO2011-4294]

~~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 RM4.5 Residential Multi-Unit District symbols and indications as shown on Map Number 4-F in the area bounded by:~~

~~a line 48 feet south of and parallel to West 18th Street; South Jefferson Street; a line 72 feet south of and parallel to West 18th Street; and the alley next west of and parallel to South Jefferson Street,~~

~~to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.~~

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

~~Reclassification Of Area Shown On Map No. 4-I.
(As Amended)
(Application No. 17181)~~

~~(Common Address: 1401 -- 1589 S. California Ave., 2751 -- 2789 W. 14th St.,
1345 -- 1429 S. Fairfield Ave., 1348 -- 1420 S. Washtenaw Ave.,
2653 -- 2663 W. Ogden Ave., 2648 -- 2650 W. 15th St.,
1510 -- 1540 S. Washtenaw Ave., 2700 -- 2750
W. 25th Pl. and 2750 -- 2798 W. 16th St.)~~

IPD49,00

[SO2010-7341]

~~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~~

Institutional Planned Development Number 49 symbols in the area shown on Map Number 4-I bounded by:

West 14th Street; South Fairfield Avenue; West Ogden Avenue; a line 113.11 feet east of South Washtenaw Avenue; a line 82.77 feet north of West 15th Street; a line 28.21 feet east of South Washtenaw Avenue; West 15th Street; a line 99.82 feet east of South Washtenaw Avenue; the alley next south of West 15th Street; South Washtenaw Avenue; West 15th Place; a line 146.52 feet east of South California Avenue; West 16th Street; and South California Avenue,

to those of an RM5.5 Residential Multi-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols in the area shown on Map Number 4-I bounded by:

West Ogden Avenue; South Fairfield Avenue; a line approximately 186 feet north of West 14th Street; and South Washtenaw Avenue,

to those of an RM5.5 Residential Multi-Use District.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all of the RM5.5 Residential Multi-Use District symbols in the area shown on Map Number 4-I bounded by:

West 14th Street; South Fairfield Avenue; a line approximately 186 feet north of West 14th Street; South Washtenaw Avenue; West Ogden Avenue; a line 113.11 feet east of South Washtenaw Avenue; a line 82.77 feet north of West 15th Street; a line 28.21 feet east of South Washtenaw Avenue; West 15th Street; a line 99.82 feet east of South Washtenaw Avenue; the alley next south of West 15th Street; South Washtenaw Avenue; West 15th Place; a line 146.52 feet east of South California Avenue; West 16th Street; and South California Avenue,

to the designation of Institutional Planned Development Number 49, as amended, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth on the plan of development herewith attached and made a part hereof and to no others.

SECTION 4. This ordinance shall be in force and effect from and after its passage.

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

Institutional Planned Development Number 49, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Institutional Planned Development Number 49, as amended (the "Planned Development"), consists of approximately 610,798 square feet (14.02 acres) of property that is depicted on the attached Proposed Property Line and Planned Development Boundary Map (the "Property"). Except as described in the following sentence, the Property is owned by the applicant, Sinai Health System, an Illinois not-for-profit corporation, or by other not-for-profit corporations that are controlled by Sinai Health System. Certain parcels located within the Property are owned by the City of Chicago, who has consented to the inclusion of such parcels in the Planned Development, and Sinai Health System shall be deemed to be the designated controlling party for Section 17-8-0400 of the Chicago Zoning Ordinance.
2. The applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Institutional Planned Development as to said Property; and the requirements, obligations and conditions applicable as to the same shall be binding upon the applicant, its successors and assigns, and, if different than the applicant, the owners as to their respective property within the Institutional Planned Development. All rights granted hereunder to the applicant shall inure to the benefit of the applicant, successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Notwithstanding the foregoing, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property of any rights, interest or obligation therein.
3. The plan of development consists of twenty (20) statements and the following exhibits: (1) Bulk Regulations and Data Table; (2) Existing Zoning Map; (3) Existing Land-Use Map; (4) Proposed Property Line and Planned Development Boundary Map; (5) Property Line and Planned Development Boundary -- Subarea A; (6) Property Line and Planned Development Boundary -- Subarea B; (7) Site Plan; (8) Site Plan Subarea A; (9) Site Plan Subarea B; (10) Building Area; (11) Existing Kurtzon and Kling Buildings; (12) Proposed Landscape Plan Overall Campus; (13) Proposed Landscape Plan South Campus; (14) Proposed Landscape Plan North Campus; (15) Right-of-Way Adjustment Map; (16) Proposed Ogden Avenue Bridge Plan; (17) Ogden Avenue Bridge Section; (18) Fairfield Avenue Bridge and Tunnel Easement; (19) Green Roof Plan for Inpatient Pavilion; (20) Green Roof Plan for Ambulatory Care Center; (21) Elevations for Inpatient Pavilion; (22) Elevations for Ambulatory Care Center; (23) Campus Current Parking Map; and (24) Campus Proposed Parking Map.
4. These and no other controls shall apply to the area delineated herein. In any instance where a provision of the Planned Development conflicts with the City's Building Code, the Building Code shall apply. This plan of development is in conformity with the intent and purpose of the Chicago Zoning Ordinance and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses shall be permitted within Institutional Planned Development Number 49, as amended:

Subarea A: Hospital: Assisted Living (Elderly Custodial Care); Nursing Home (Skilled Nursing Care); Day Care; Government-operated Health Center; Wireless Communication Facilities; Accessory Uses serving principal uses located throughout the Planned Development, as amended; and Two-Flat, Townhouse, Multi-Unit Residential.

Subarea B: Hospital: Day Care; Government-operated Health Center; Wireless Communication Facilities; Accessory Uses serving principal uses located throughout the Planned Development, as amended; and Retail Sales-General, provided that (i) such use shall be permitted only within the Ambulatory Care Center and (ii) the total square footage devoted to such uses shall not exceed 12,000 square feet in the aggregate.

6. Any dedication, vacation or closure of streets and alleys or easements or grants of privilege or any adjustment of rights-of-way shall require a separate submittal and approval by all required parties, including the City Council.
7. Any service drive or other ingress or egress, including emergency vehicles, shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction. Ingress and egress shall also be subject to the review and approval of the Department of Transportation and the Commissioner of Housing and Economic Development. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in accordance with the Municipal Code of the City of Chicago.
8. In addition to the maximum height of any building permitted under the Planned Development Bulk Regulations and Data Table, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. On-premise identification signs are permitted within this Institutional Planned Development subject to the review and approval of the Department of Housing and Economic Development. Temporary signs such as construction and marketing signs may be permitted subject to such review and approval. No off-premise signs shall be permitted.
10. Plans for buildings and improvements, other than the new In-Patient Pavilion in Subarea A and the new Ambulatory Care Center in Subarea B have not been fully designed as of the date of this Institutional Planned Development amendment. Accordingly, prior to issuance by the Department of Housing and Economic Development of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") for any future development within this Institutional Planned Development, the Applicant shall submit to the Commissioner of the Department of Housing and Economic Development a request for Site Plan Approval pursuant to Section 17-13-0800. Issuance of a Site Plan Approval shall be deemed to be an integral part of this Institutional Planned Development and the approved plans and elevations may be changed or modified administratively by the Commissioner of the Department of Housing and Economic Development pursuant to

Section 17-13-0611 of the Chicago Zoning Ordinance. In the event of any inconsistency between an approved Site Plan and the terms of the Bulk Regulations and Data Table in effect at the time of approval of such Site Plan or the modifications thereto, the terms of the Bulk Regulations and Data Table shall govern.

In addition to the other requirements set forth in this Statement 10, prior to the issuance of a Part II Approval for the proposed pedestrian bridge over Ogden Avenue, the Site Plan and elevations must be reviewed and approved by the Chicago Department of Transportation and the Illinois Department of Transportation. The applicant must provide a signed letter of approval from both agencies to the Commissioner of Housing and Economic Development.

11. Plans for residential buildings and improvements have not been developed as of the date of this Institutional Planned Development amendment. Accordingly, prior to issuance of any permits for development of residential uses within this Institutional Planned Development, an applicant must apply for an amendment of this Institutional Planned Development pursuant to Sections 17-13-0602 through 17-13-0610 of the Chicago Zoning Ordinance.
12. The applicant shall provide parking in accordance with the minimum requirements included in the Bulk Regulations and Data Table, provided that at least 886 spaces shall be accommodated within the boundaries of the Planned Development and the remaining minimum required spaces may be provided either within the boundaries of the Planned Development or on land adjacent to the boundaries of the Planned Development and used for such purposes pursuant to one or more existing special use permits. Any future additional parking located outside of the boundaries of the Planned Development that serves uses within the Planned Development shall also be provided pursuant to one or more special use permits.
13. Pursuant to Section 2-45-110 of the Municipal Code (the "Affordable Requirements Ordinance"), an amendment to a Planned Development which grants additional floor area for the development of 10 or more housing units subjects the development of the additional housing units authorized or permitted by such amendment to the affordability requirements specified under the Affordable Requirements Ordinance. The Affordable Requirements Ordinance is not applicable to the new In-Patient Pavilion in Subarea A and the new Ambulatory Care Center in Subarea B. However, as a part of the application to amend this Institutional Planned Development for construction of residential dwelling units, the applicant shall also provide for the review and approval of the Department of Housing and Economic Development such information, documents and agreements as may be required to ensure compliance with the Affordable Requirements Ordinance.
14. The maximum permitted floor area ratio ("FAR") shall be in accordance with the attached Bulk Regulations and Data Table. The floor area set forth on said table includes the developments, described in Statement Number 3 above, for the new In-Patient Pavilion and the new Ambulatory Care Center and also reflects the proposed demolition of two buildings in Subarea A: the Kling Building and the Kurtzon Pavilion. For the purpose of FAR calculations and floor area measurements, the definition in the Chicago Zoning Ordinance shall apply.

15. 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 design, construct and maintain all new buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("ASHRAE") and the Illuminating Engineering Society ("IES"). Copies of these standards may be obtained from the Department of Housing and Economic Development. The Applicant will achieve LEED certification for the In-Patient Pavilion and Ambulatory Care Center. The applicant will construct the In-Patient Pavilion and Ambulatory Care Center with green roofs on at least 75 percent of the net usable roof area; high efficiency heating and cooling; high insulation values in windows, walls and roof; permeable pavement in certain locations; and responsible storm water management systems.
16. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Zoning Administrator upon the request of the applicant and after a determination by the Commissioner that such modification is minor, appropriate and consistent with the nature of the development of the Property contemplated in this Planned Development ordinance. Any such modification shall be deemed to be a minor change in the Planned Development ordinance as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
17. The City of Chicago has established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by the Department of Housing and Economic Development during the actual Part II review. The fee as determined by the Department of Housing and Economic Development staff at the time is final and binding on the applicant and must be paid to the Department of Housing and Economic Development prior to the issuance of any Part II approval.
18. The applicant acknowledges that it is in the public interest to design, construct and maintain the applicant's new projects in a manner that provides accessibility throughout the new project. Therefore, at the time when building permits are sought, the plans for the building and improvements for any new project shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities.
19. 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 plans described in Statement Number 3 above for the Ambulatory Care Center and the In-Patient Pavilion and with the Bulk Regulations and Data Table. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
20. The lapse of approval provisions applicable to this plan of development per Section 17-13-0612 of the Chicago Zoning Ordinance shall be solely as follows: unless construction within Subarea B has commenced, as authorized by a building permit,

within six (6) years of the date of passage of this Planned Development ordinance, and thereafter diligently pursued to completion, the zoning district classifications for the real property in this plan of development by means of the adoption of this amendment to Institutional Planned Development Ordinance Number 49, as amended, shall revert to the RM5.5 Residential Multi-Unit District.

[Existing Zoning Map; Existing Land-Use Map; Proposed Property Line and Planned Development Boundary Map; Proposed Property Line and Planned Development Boundary Map -- Subareas A and B; Site Plan; Site Plans -- Subareas A and B; Building Area; Mount Sinai Hospital -- Existing Kurtzon and Kling Buildings; Proposed Landscape Plan -- Overall Campus; Proposed Landscape Plans -- South Campus and North Campus; Green Roof Plan -- Inpatient Pavilion; Green Roof Plan ACC; Right-of-Way Adjustment Map; Proposed Ogden Avenue Bridge Plan; Ogden Avenue Bridge Section; Fairfield Avenue Bridge and Tunnel Easement; Building Elevations; Sinai Health System Campus -- Current Parking and Proposed Parking; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 118248 through 118279 of this *Journal*.]

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

Institutional Planned Development No. 49, As Amended.

*Plan Of Development
Bulk Regulations And Data Table.*

Net Site Area (610,798 square feet, 14.02 acres) = Gross Site Area (805,290 square feet, 18.48 acres) - Area in Public Right-of-Way (194,492 square feet, 4.46 acres).

Subarea A:

Net Site Area (398,670 square feet, 9.15 acres) = Gross Site Area (506,226 square feet, 11.62 acres) - Area in Public Right-of-Way (107,556 square feet, 2.47 acres)

Subarea B:

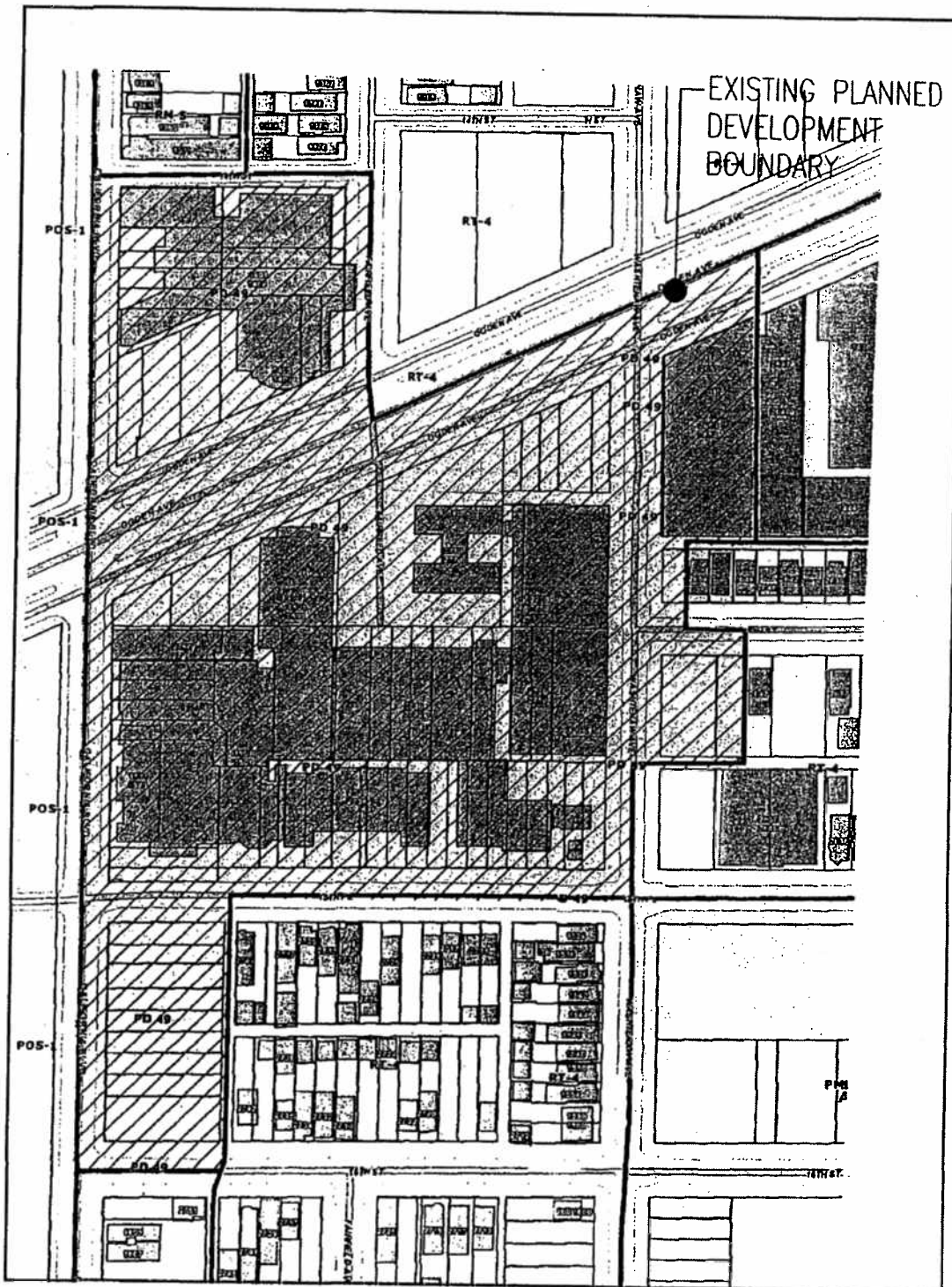
Net Site Area (212,128 square feet, 4.87 acres) = Gross Site Area (299,064 square feet, 6.87 acres) - Area in Public Right-of-Way (86,936 square feet, 2.00 acres)

Overall Net Site Area
(Area A + Area B):

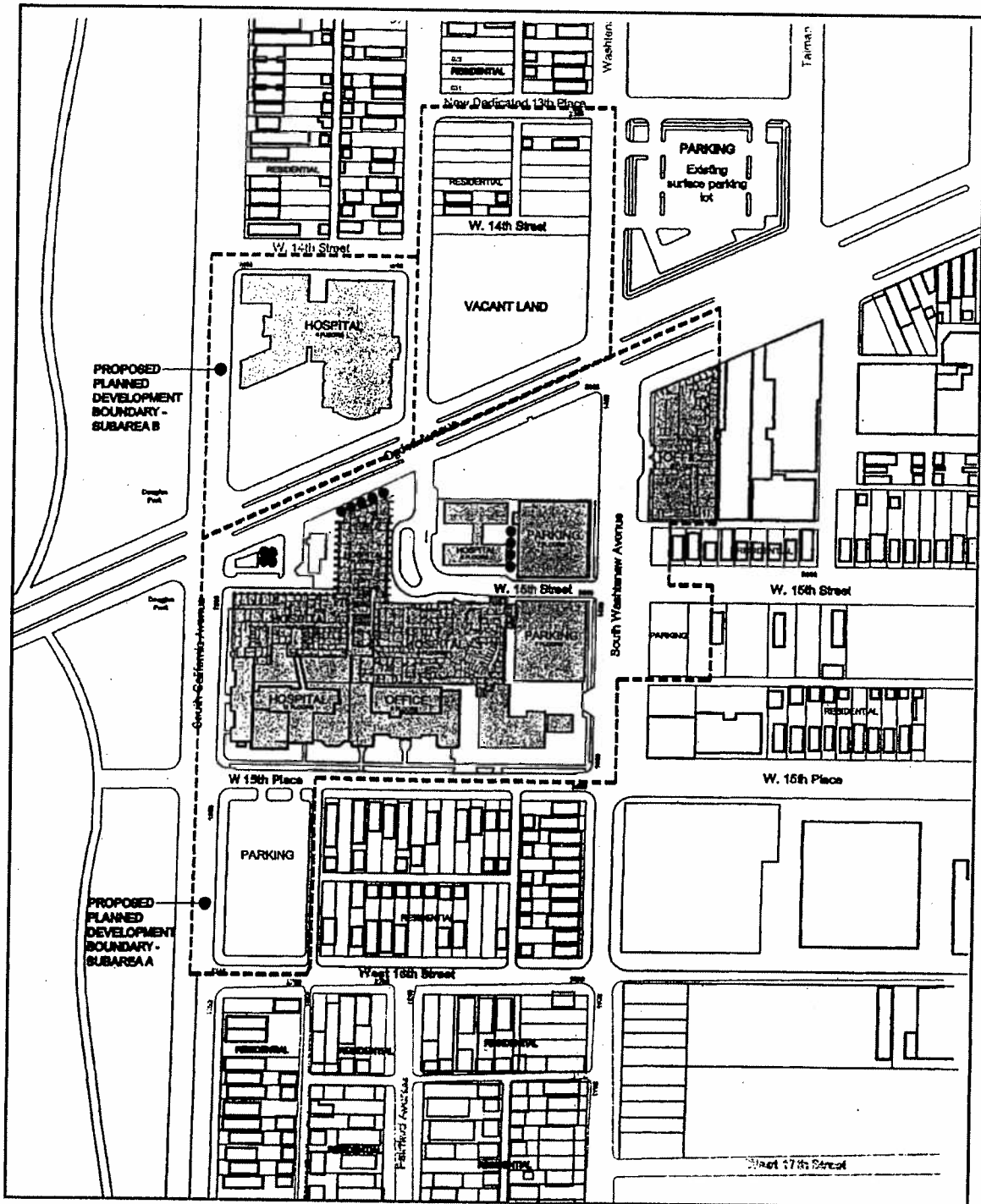
610,798 square feet (14.02 acres)

Maximum Permitted Floor Area Ration -- Overall:	2.5
Maximum FAR -- Subarea A:	2.5
Maximum FAR -- Subarea B:	2.5
Setbacks From Property Line:	
Ogden:	0 feet
California:	8 feet
15 th Place:	8 feet
Washtenaw:	0 feet
Maximum Percentage of Site Coverage:	60%
Minimum Number of Off-Street Parking Spaces:	1,309 spaces
Minimum Number of Off-Street Loading Berths:	Minimum number of off-street loading spaces shall be provided in accordance with the RM5.5 General Residence Districts Classification of the Chicago Zoning Ordinance subject to the review by the Department of Transportation and approval by the Department of Zoning and Land Use Planning
Subarea A:	3
Subarea B:	3
Maximum Building Height:	
Subarea A:	146 feet
Subarea B:	110 feet
Maximum Number of Hospital Beds:	630

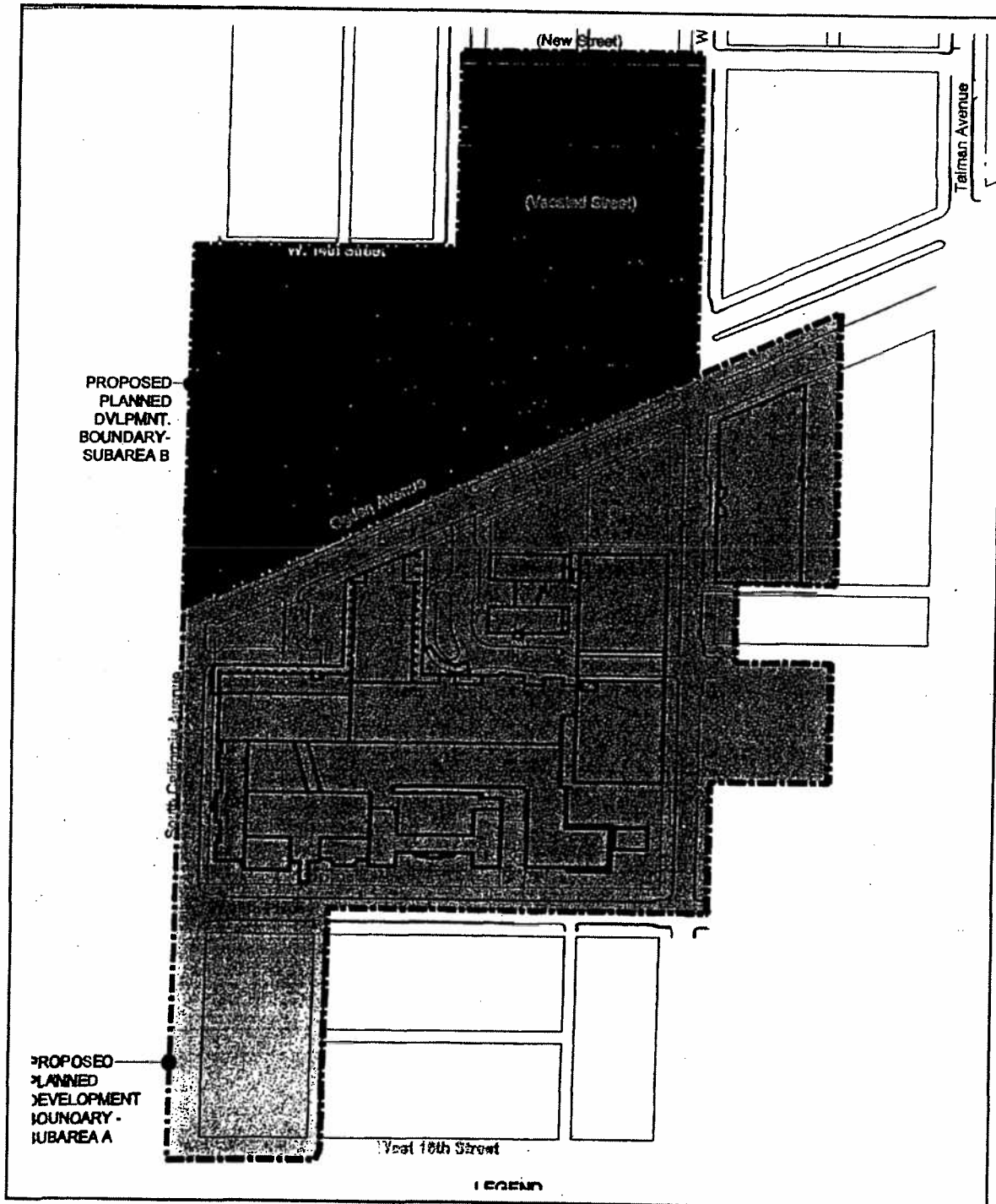
Existing Zoning Map



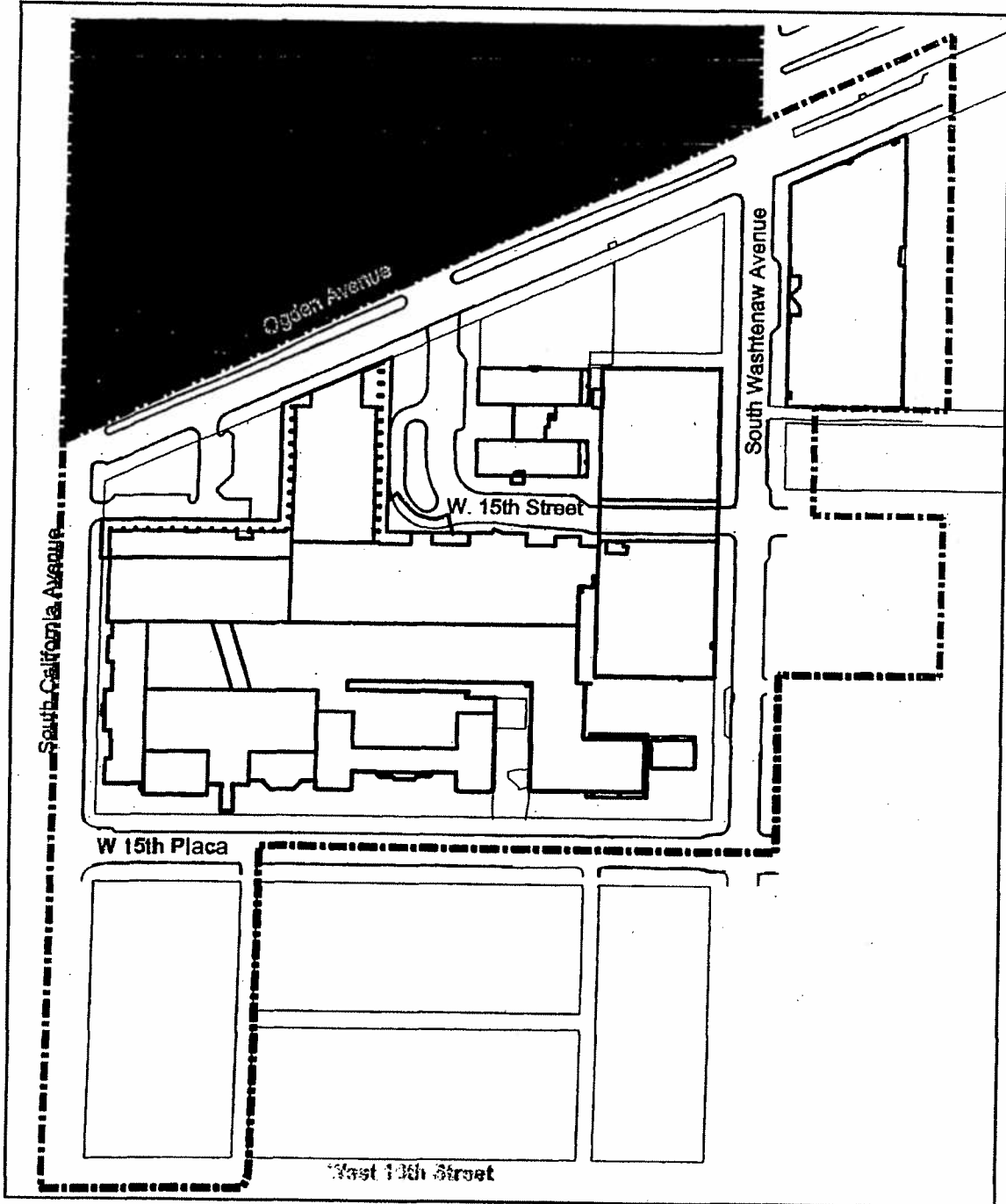
Existing Land-Use Map.



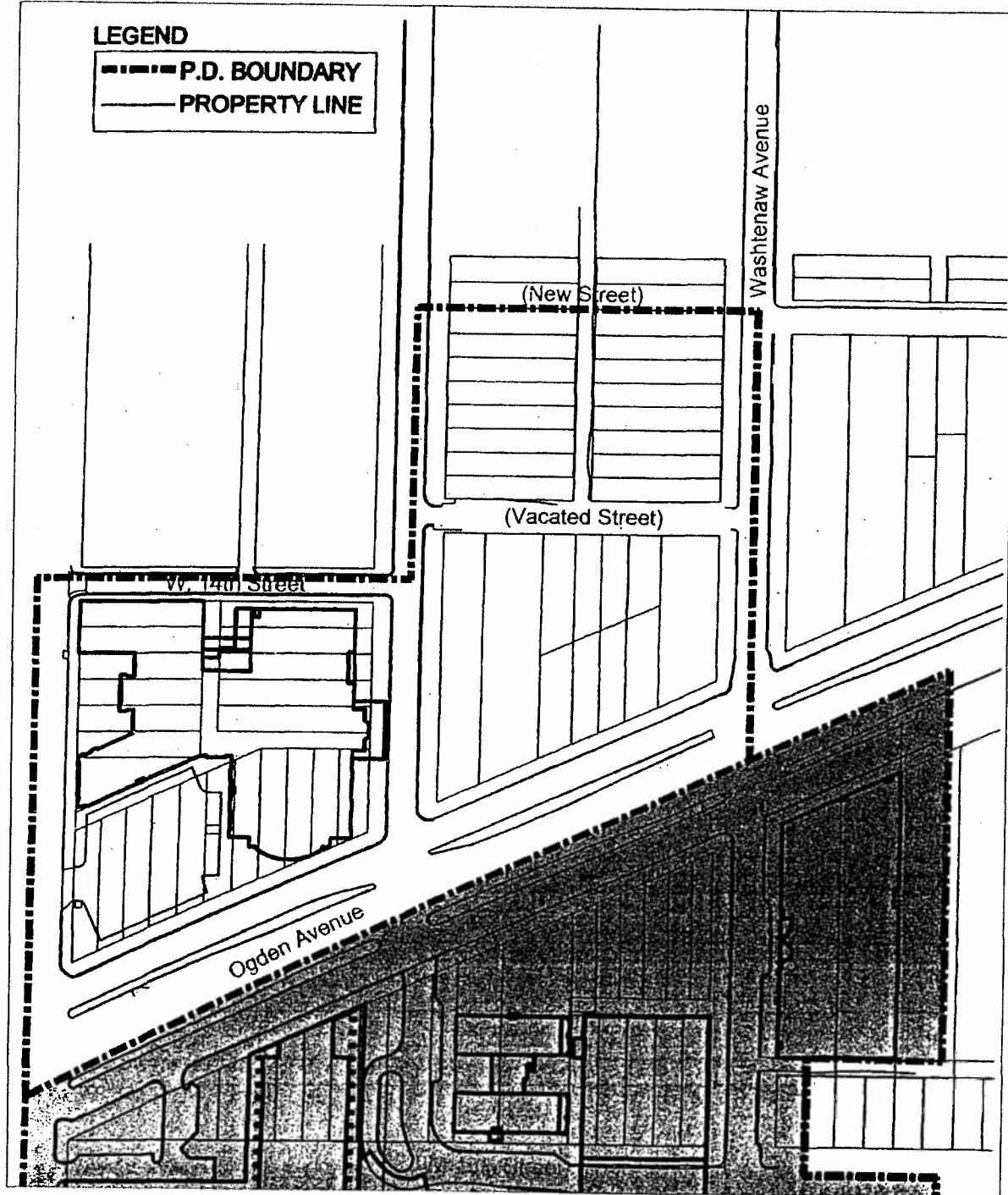
Proposed Property Line And Planned Development Boundary Map.



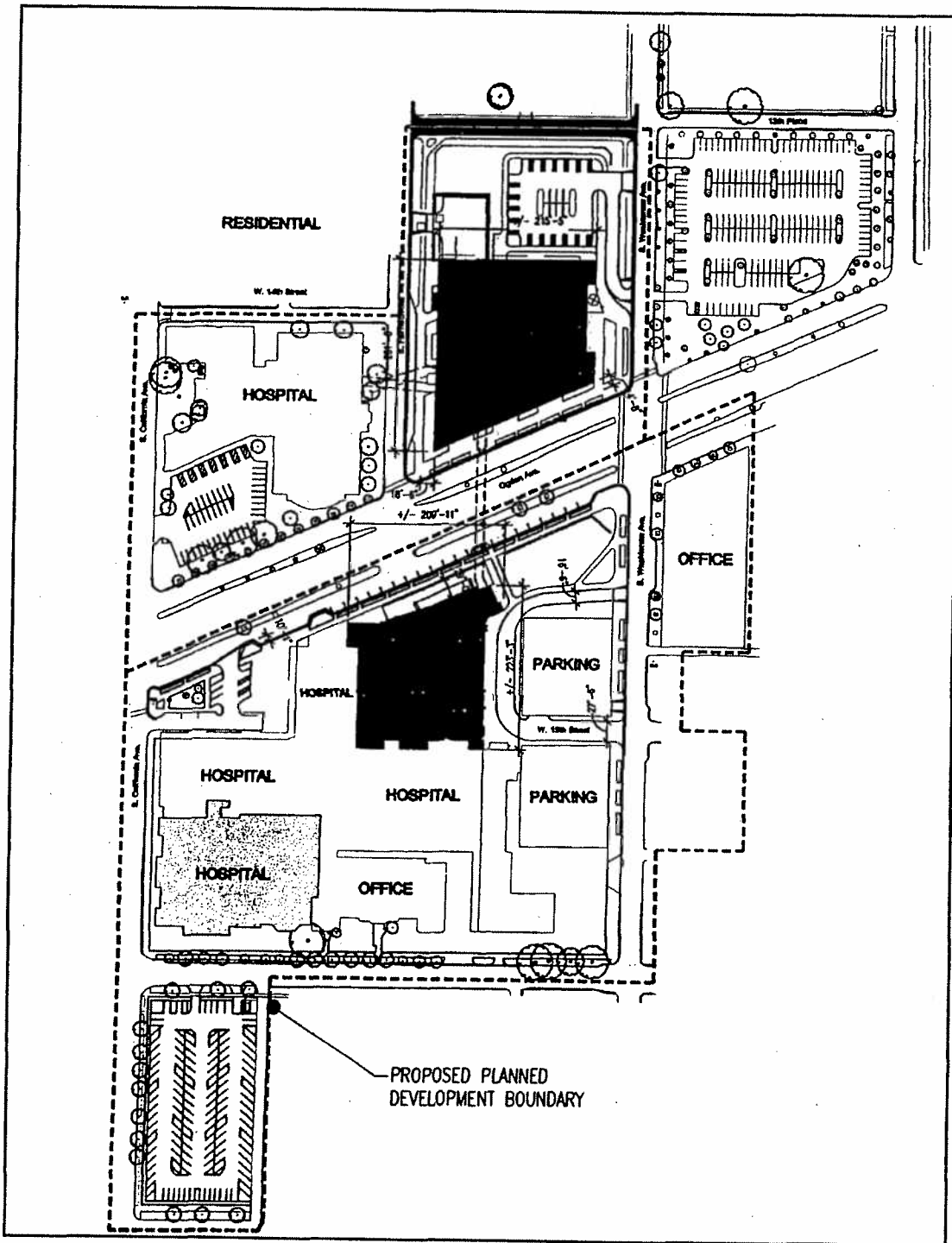
Proposed Property Line And Planned Development
Boundary Map – Subarea A.



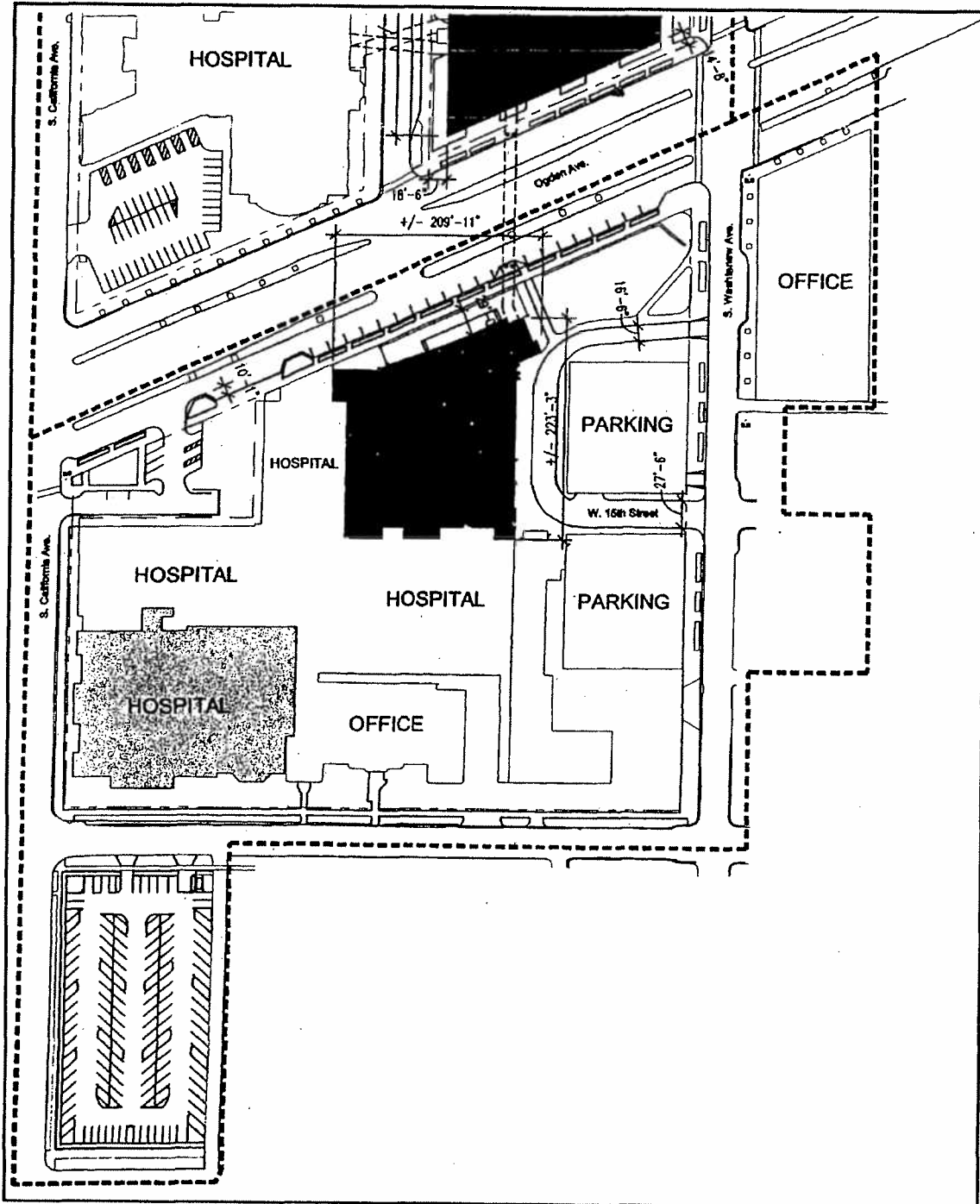
Proposed Property Line And Planned Development
Boundary Map -- Subarea B.



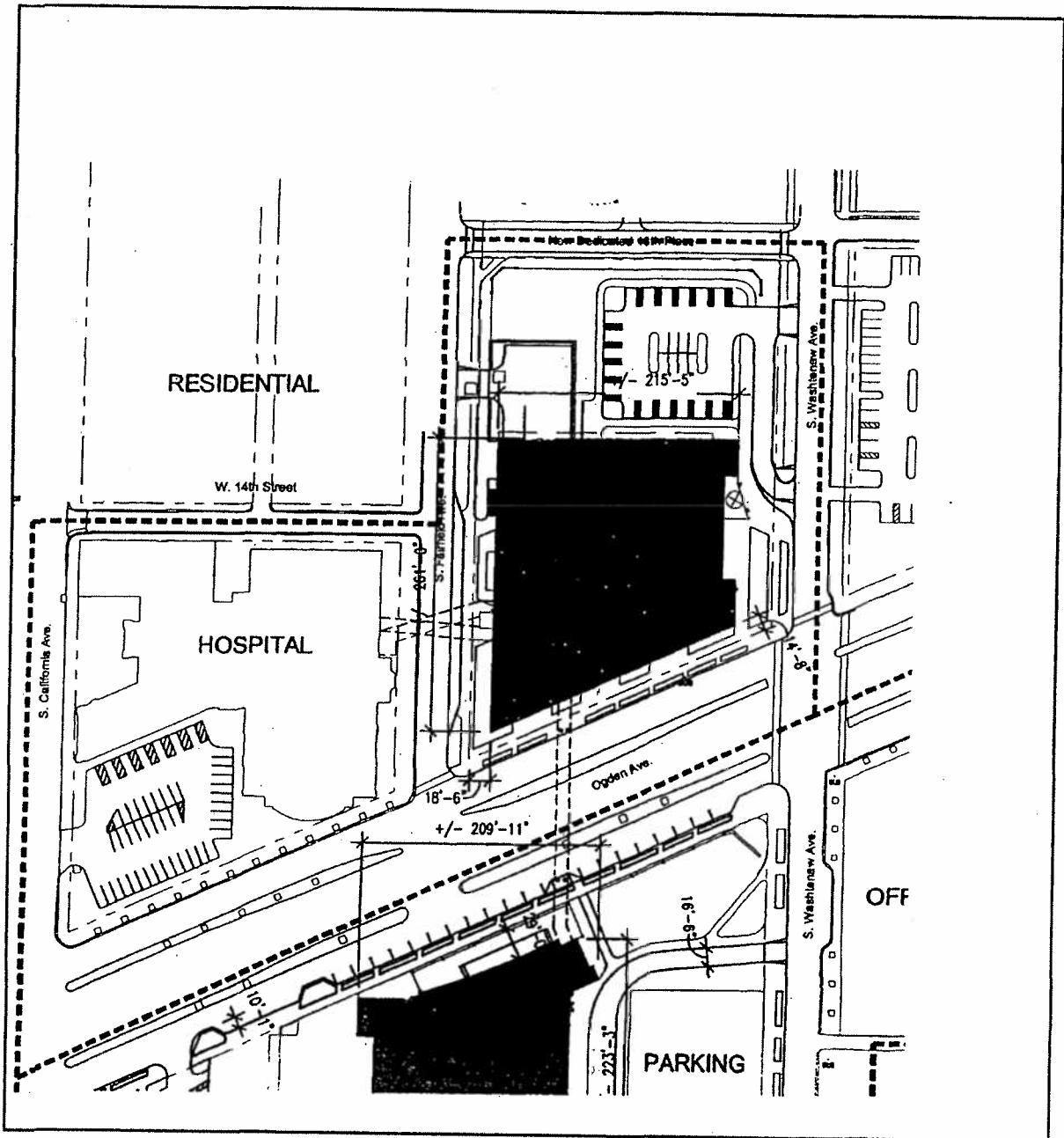
Site Plan.



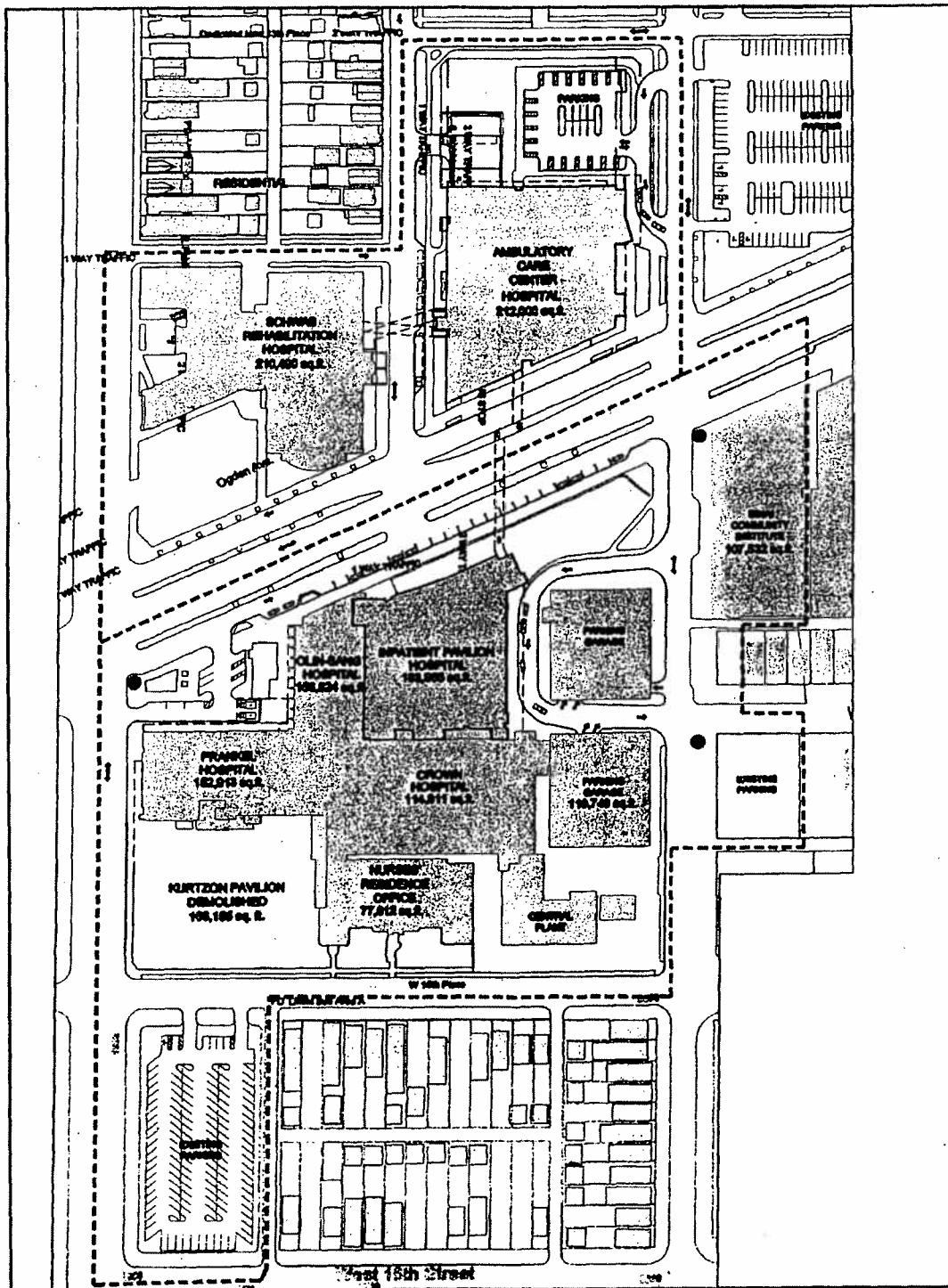
Site Plan -- Subarea A.



Site Plan -- Subarea B.



Building Area.
(Page 1 of 2)



Building Area.
(Page 2 of 2)

SUB-AREA A:

107,532 SF	SINAI COMMUNITY INSTITUTE
119,749 SF	PARKING GARAGE
183,965 SF	PATIENT PAVILION
150,824 SF	OLIN-SANG
152,913 SF	FRANKEL
77,812 SF	NURSES' RESIDENCE
114,811 SF	CROWN

TOTAL SUB-AREA A:
907,606 SF

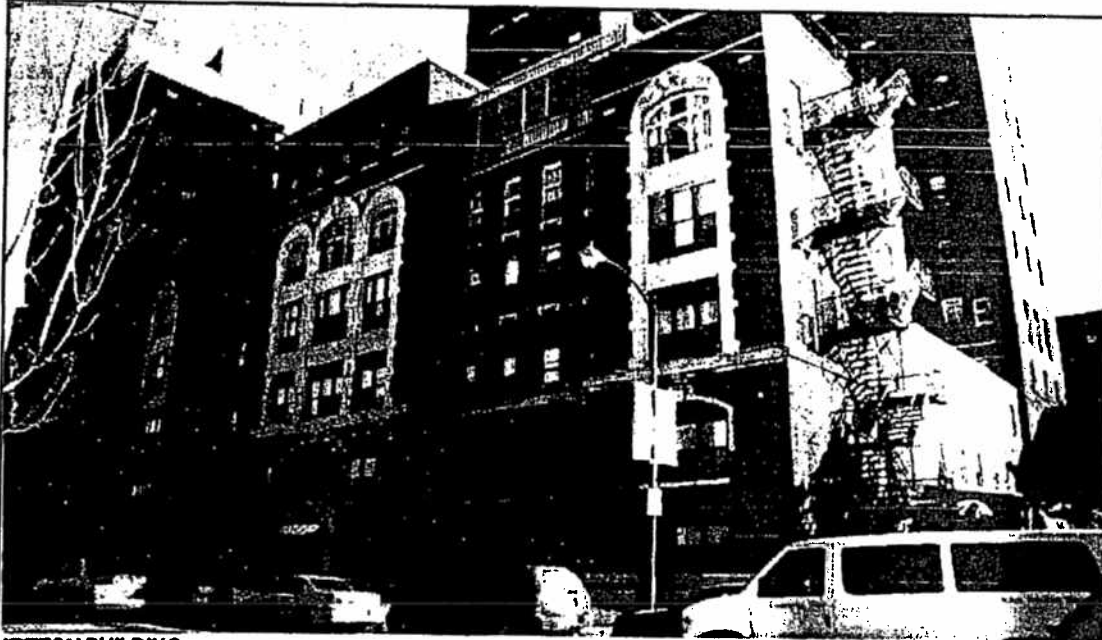
SUB-AREA B:

210,490 SF	SCHWAB
212,000 SF	AMBULATORY CARE CENTER

TOTAL SUB-AREA B:
422,490 SF

TOTAL WITHIN PD:
1,330,096 SF

Mount Sinai Hospital -- Existing Kurtzon And Kling Buildings.

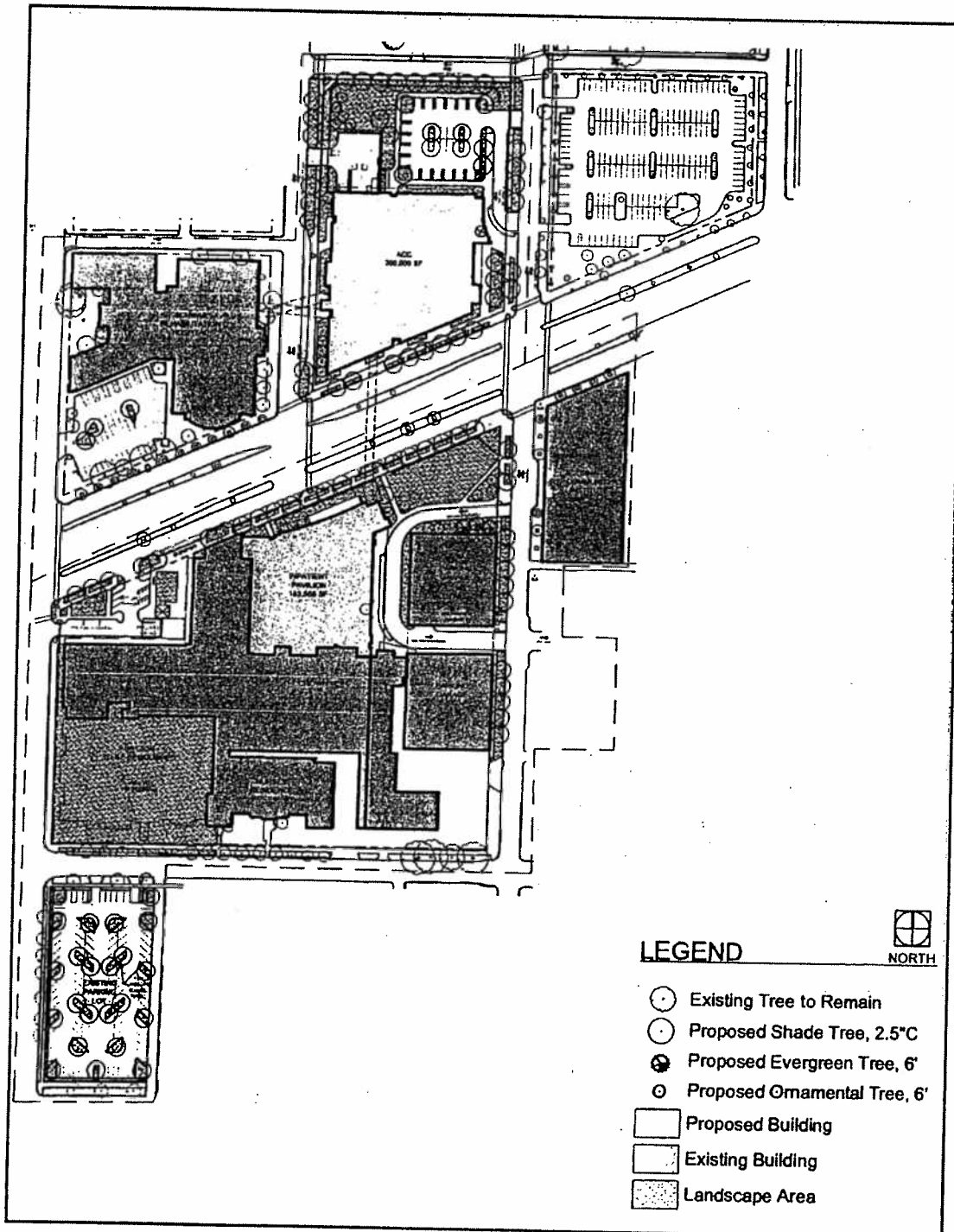


KURTZON BUILDING

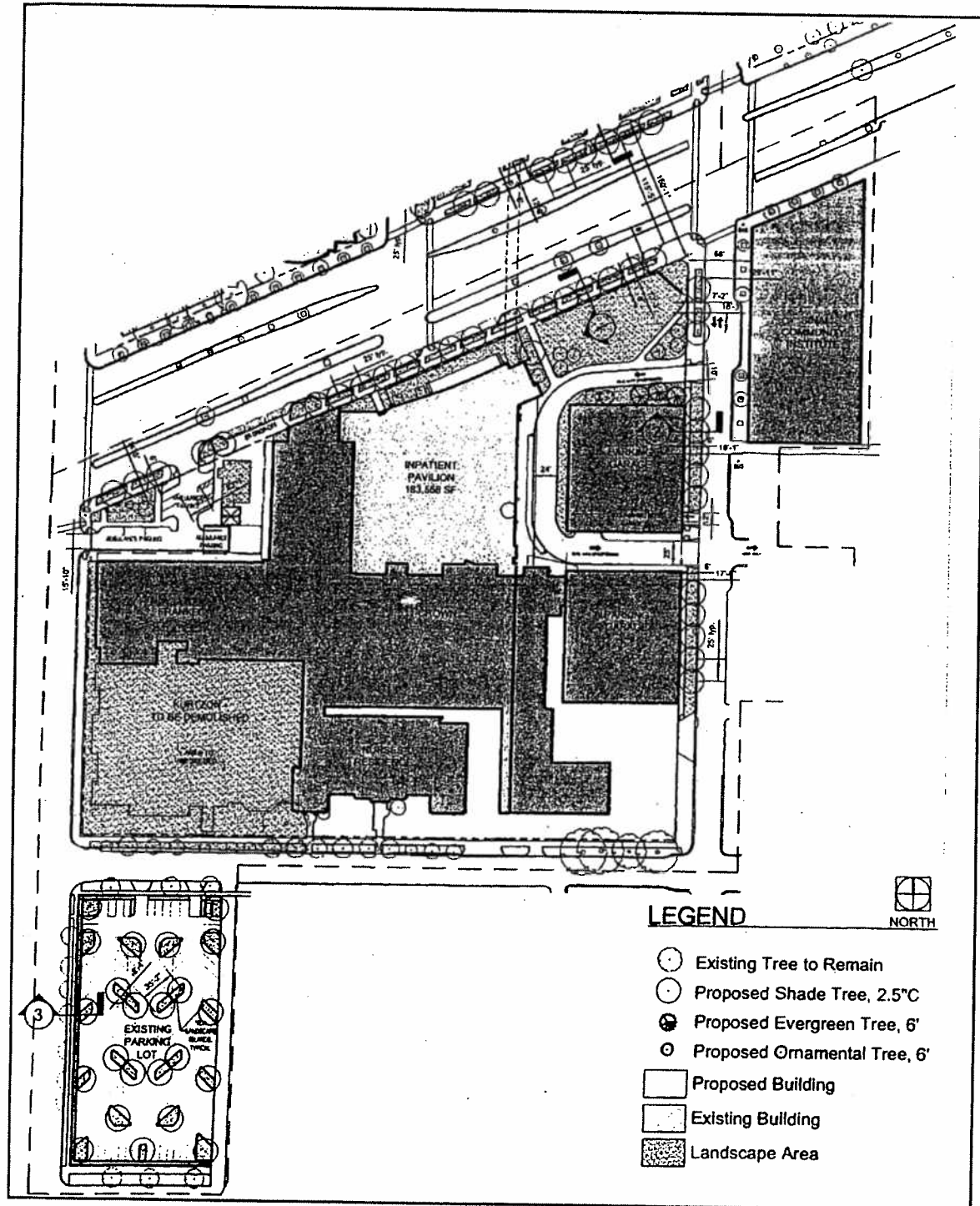


KLING BUILDING

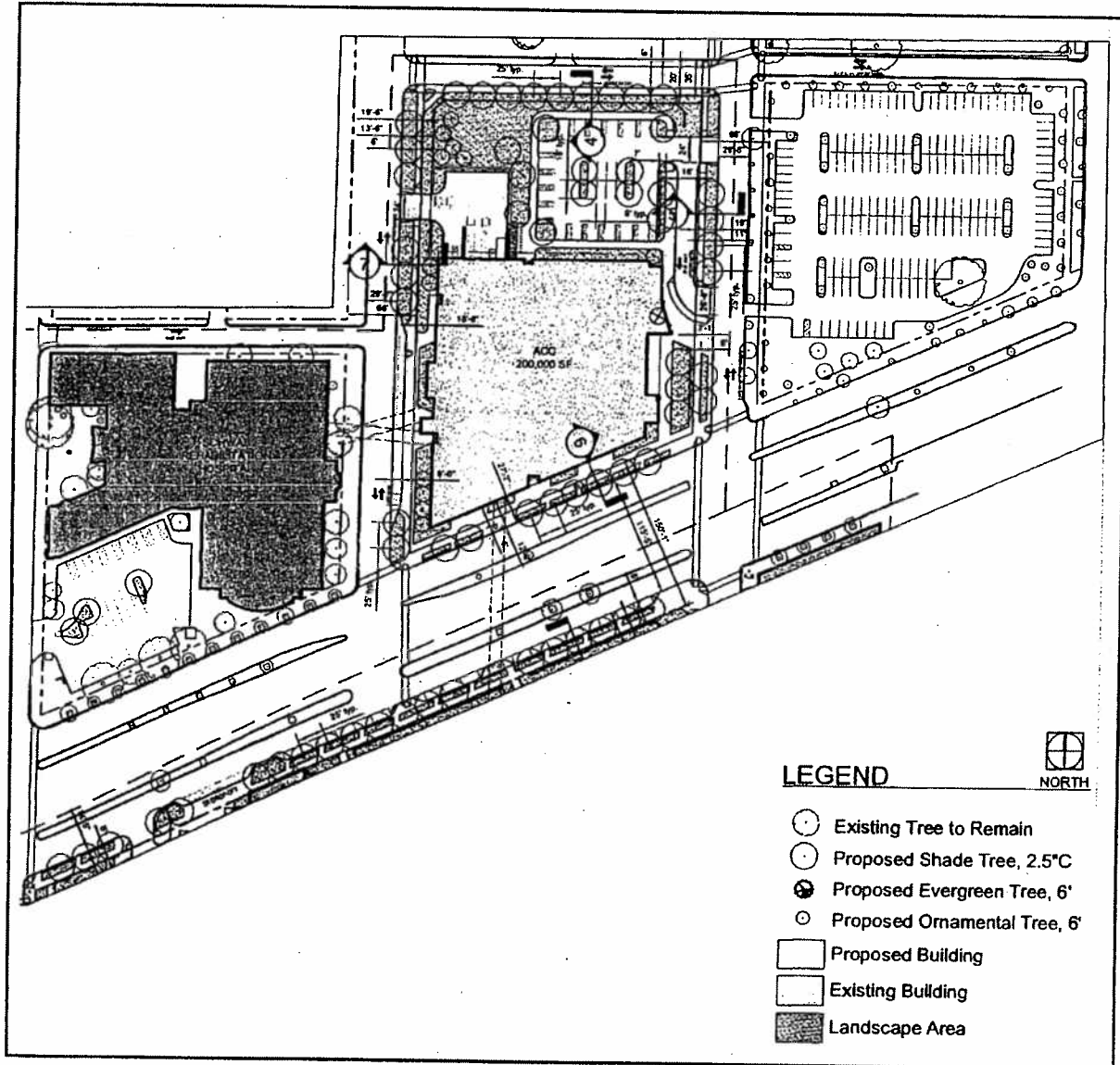
Proposed Landscape Plan -- Overall Campus.



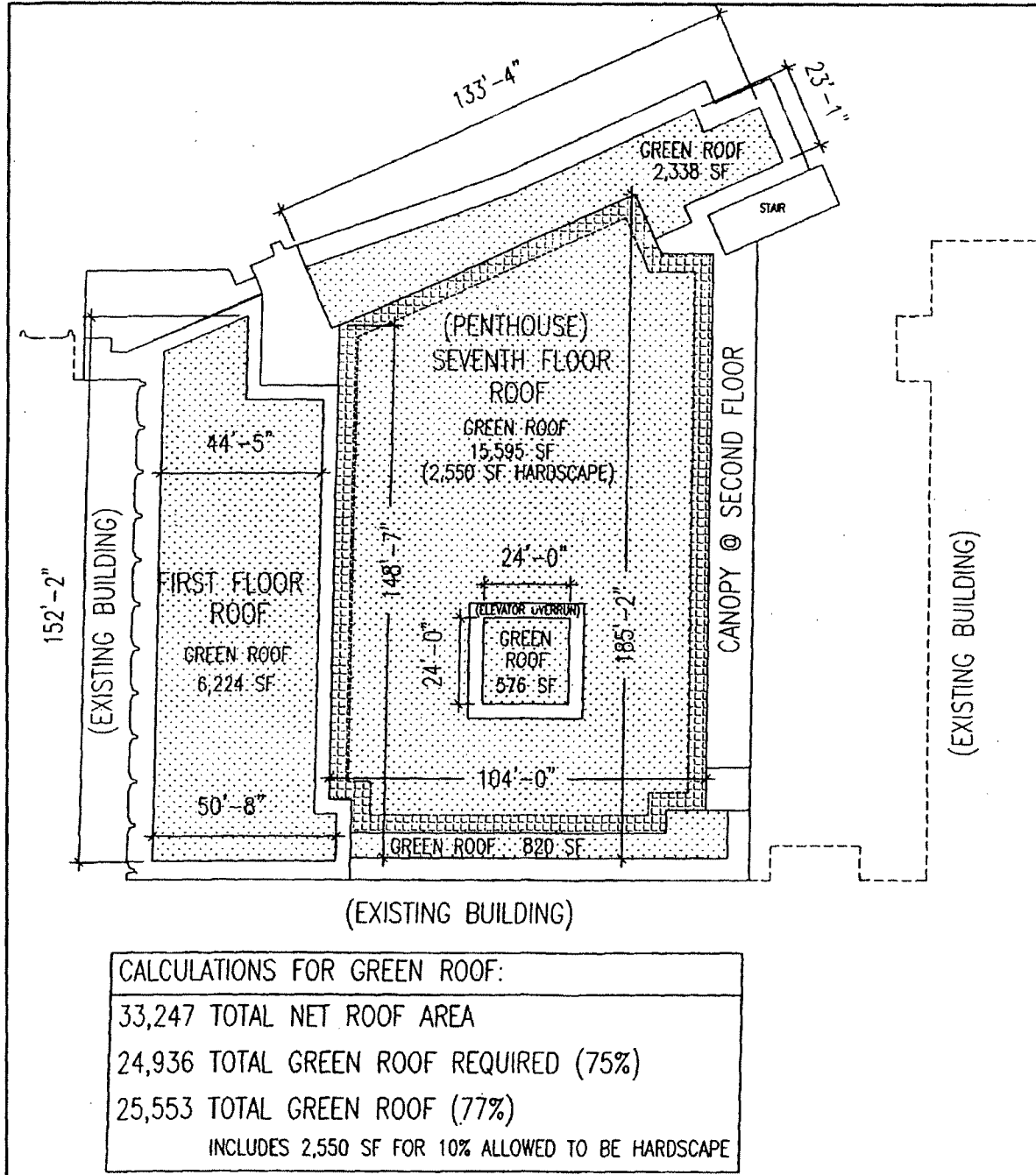
Proposed Landscape Plan -- South Campus.



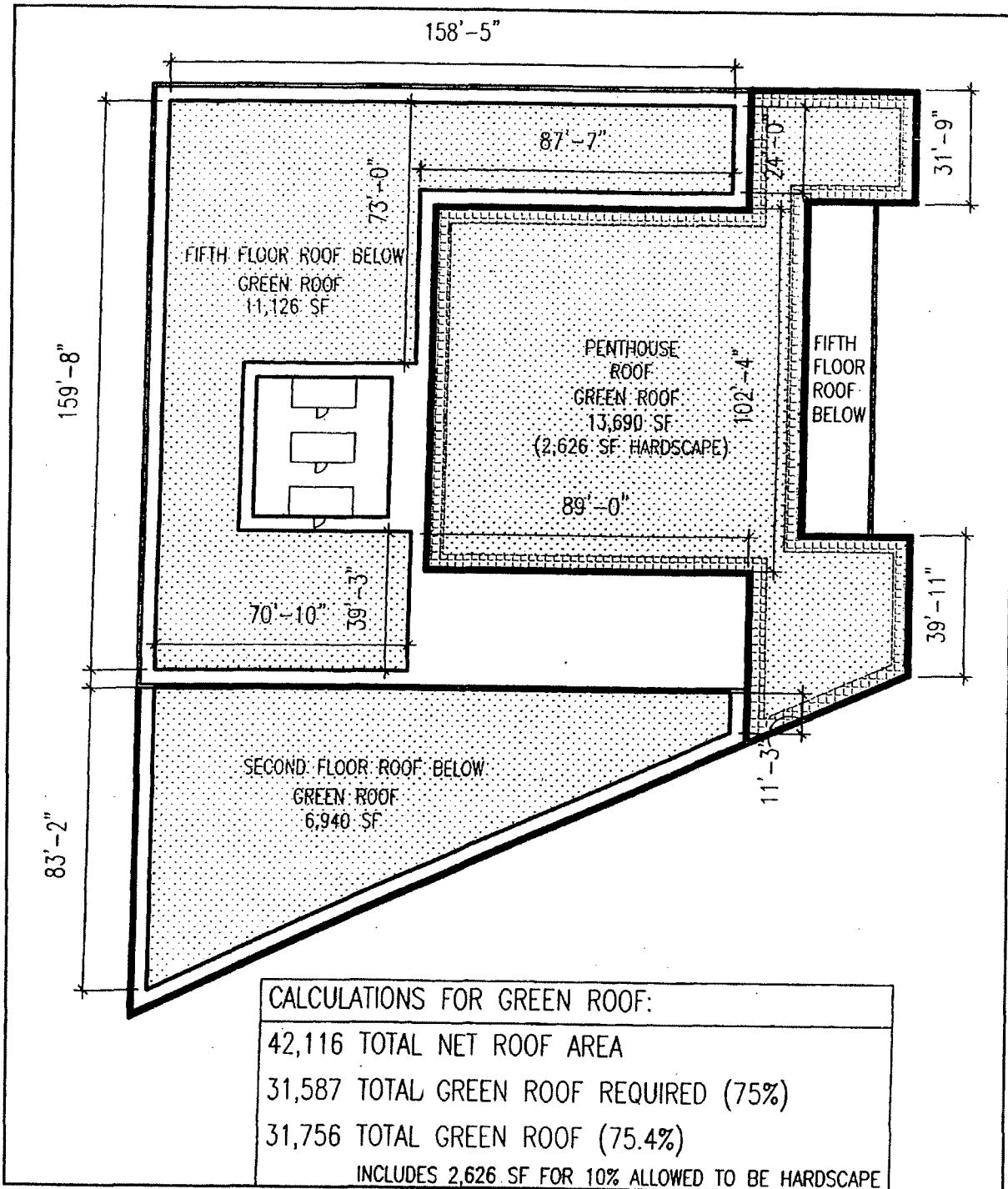
Proposed Landscape Plan -- North Campus.



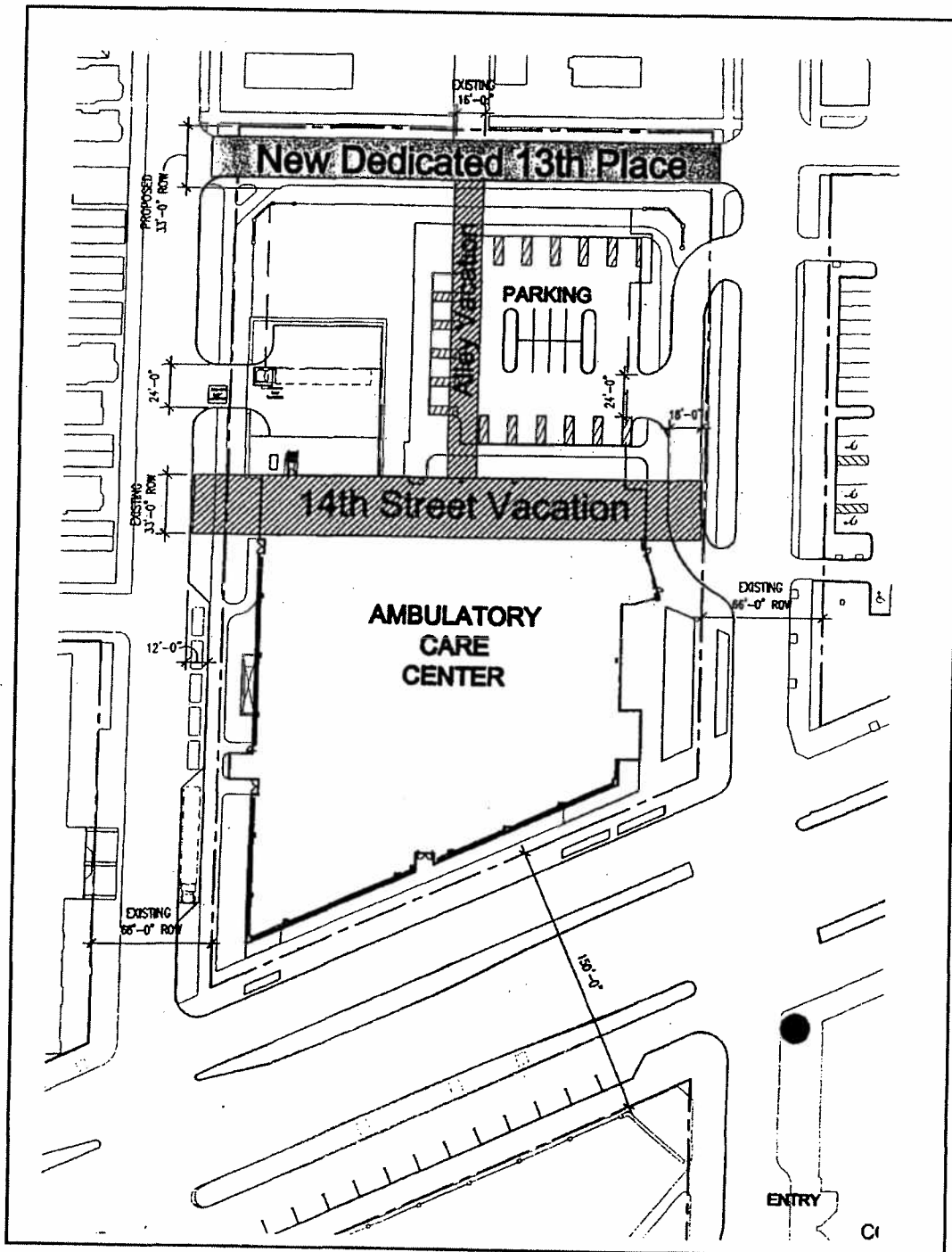
Green Roof Plan -- Inpatient Pavilion.



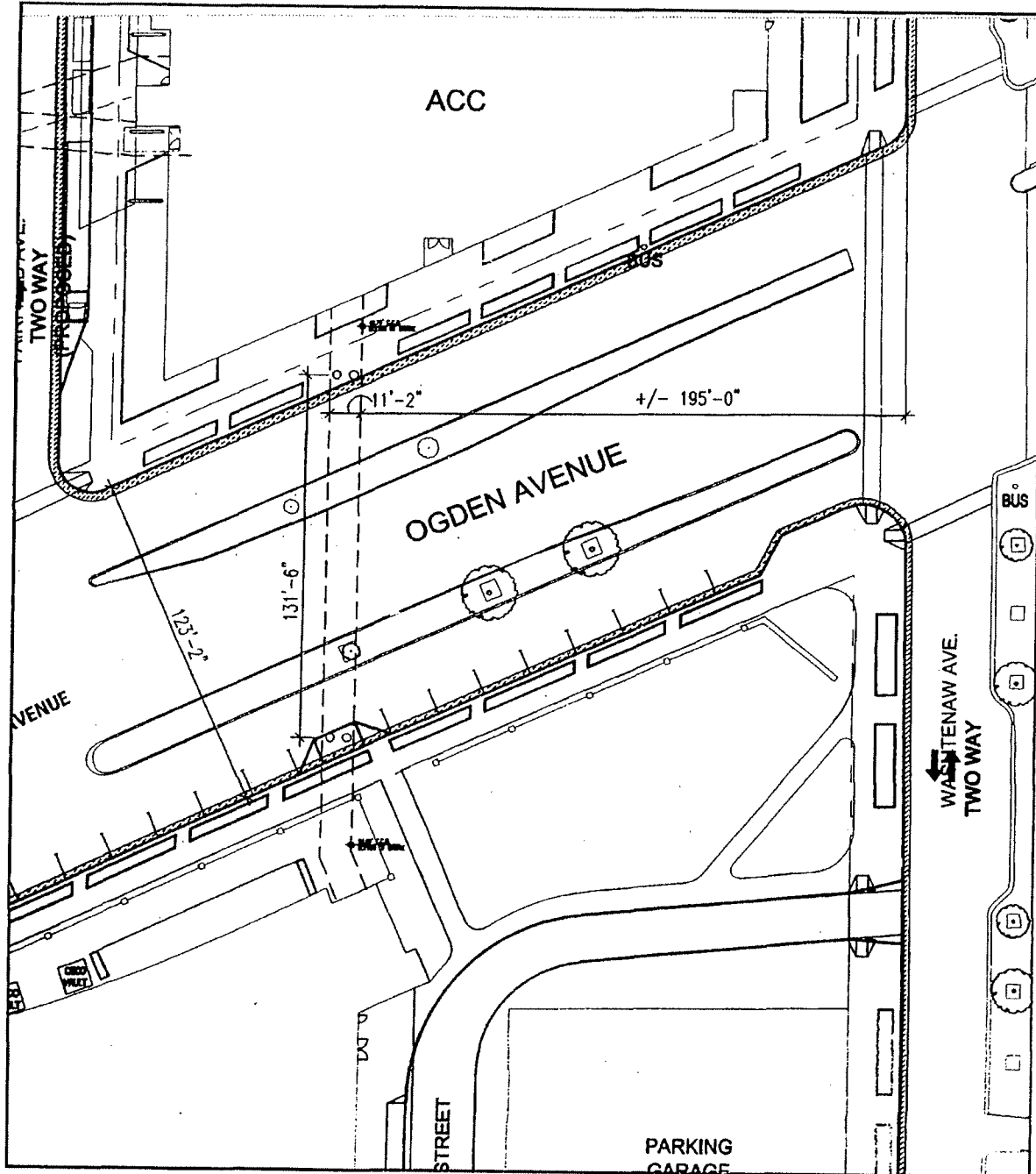
Green Roof Plan ACC.



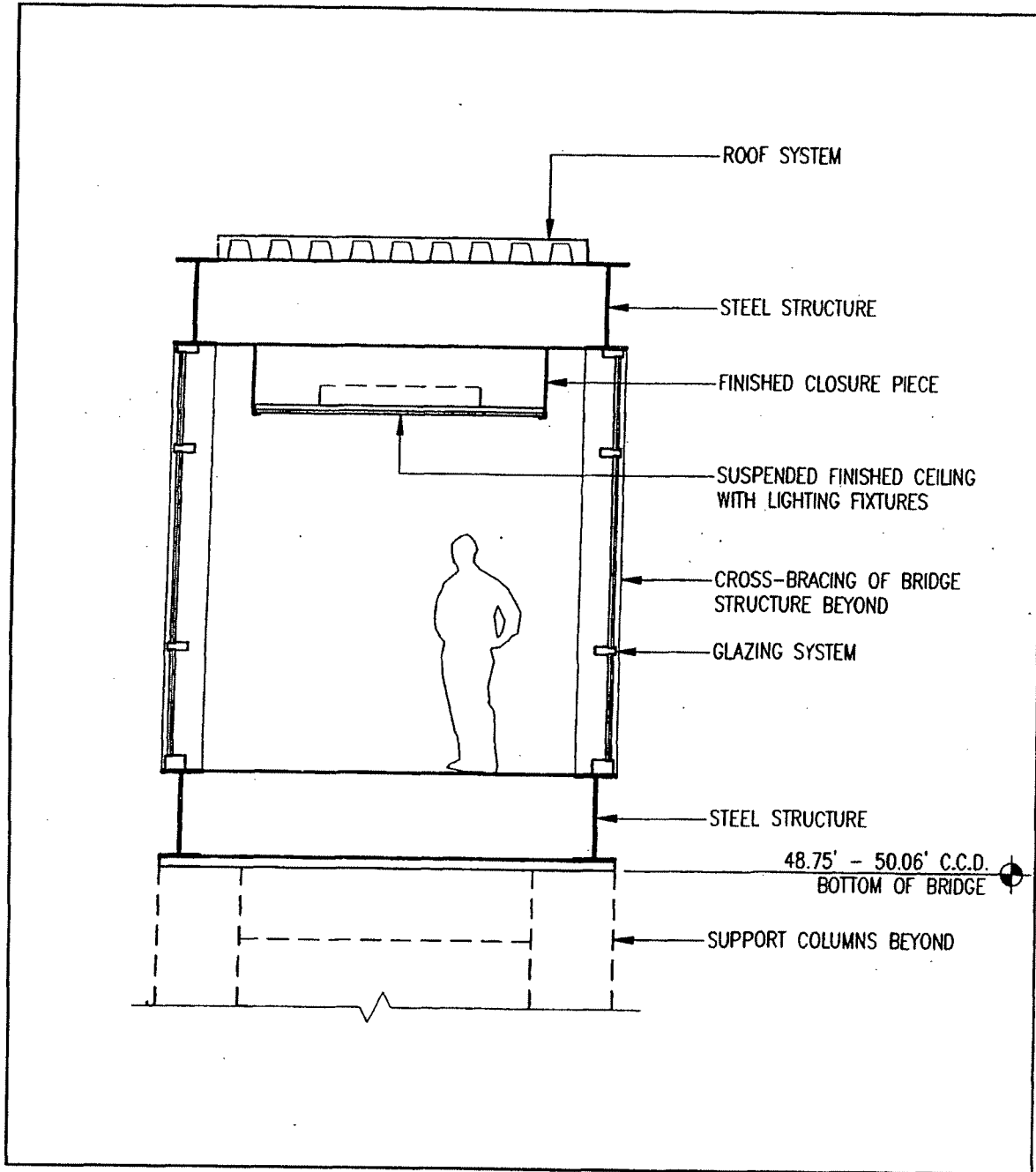
Right-Of-Way Adjustment Map.



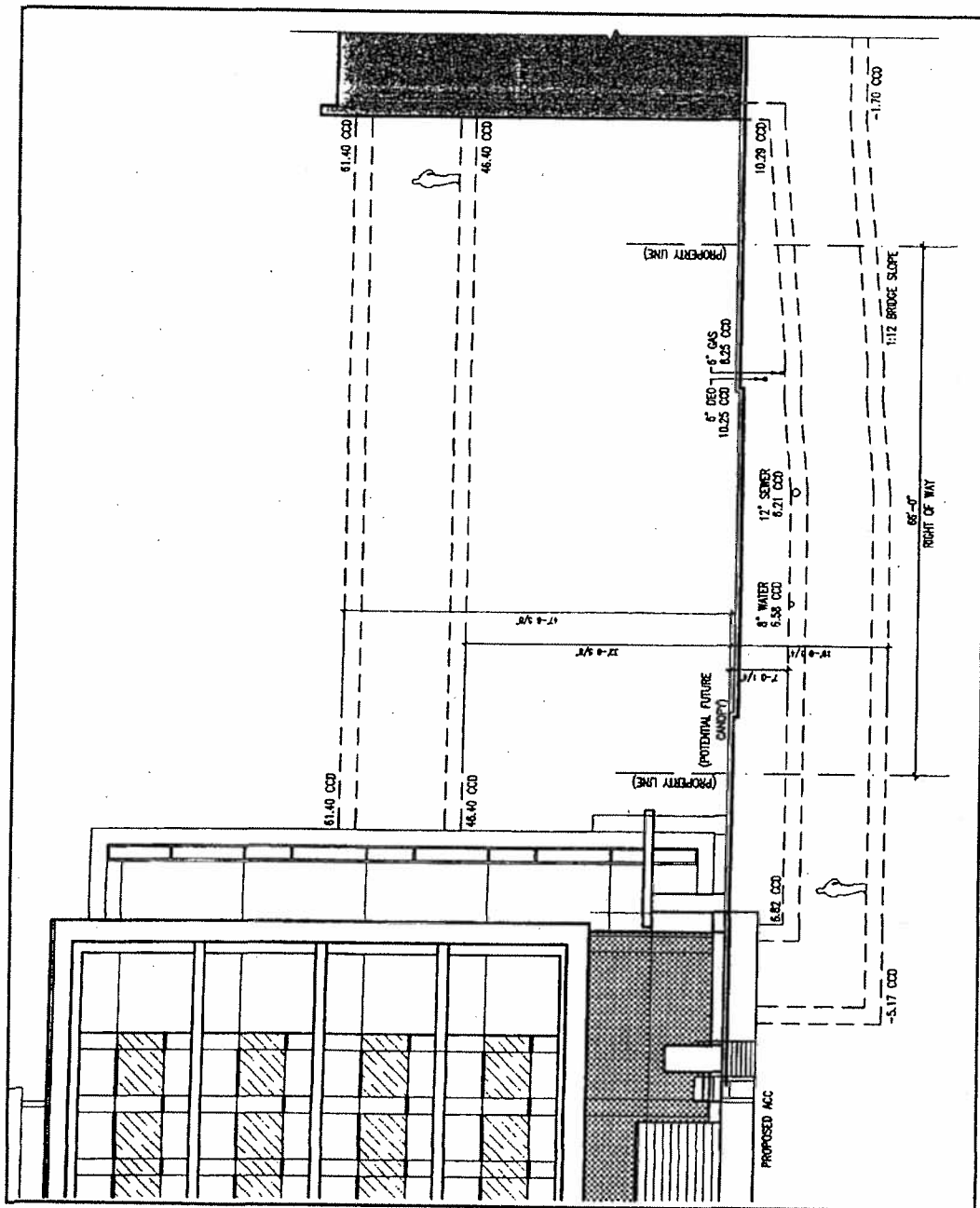
Proposed Ogden Avenue Bridge Plan.



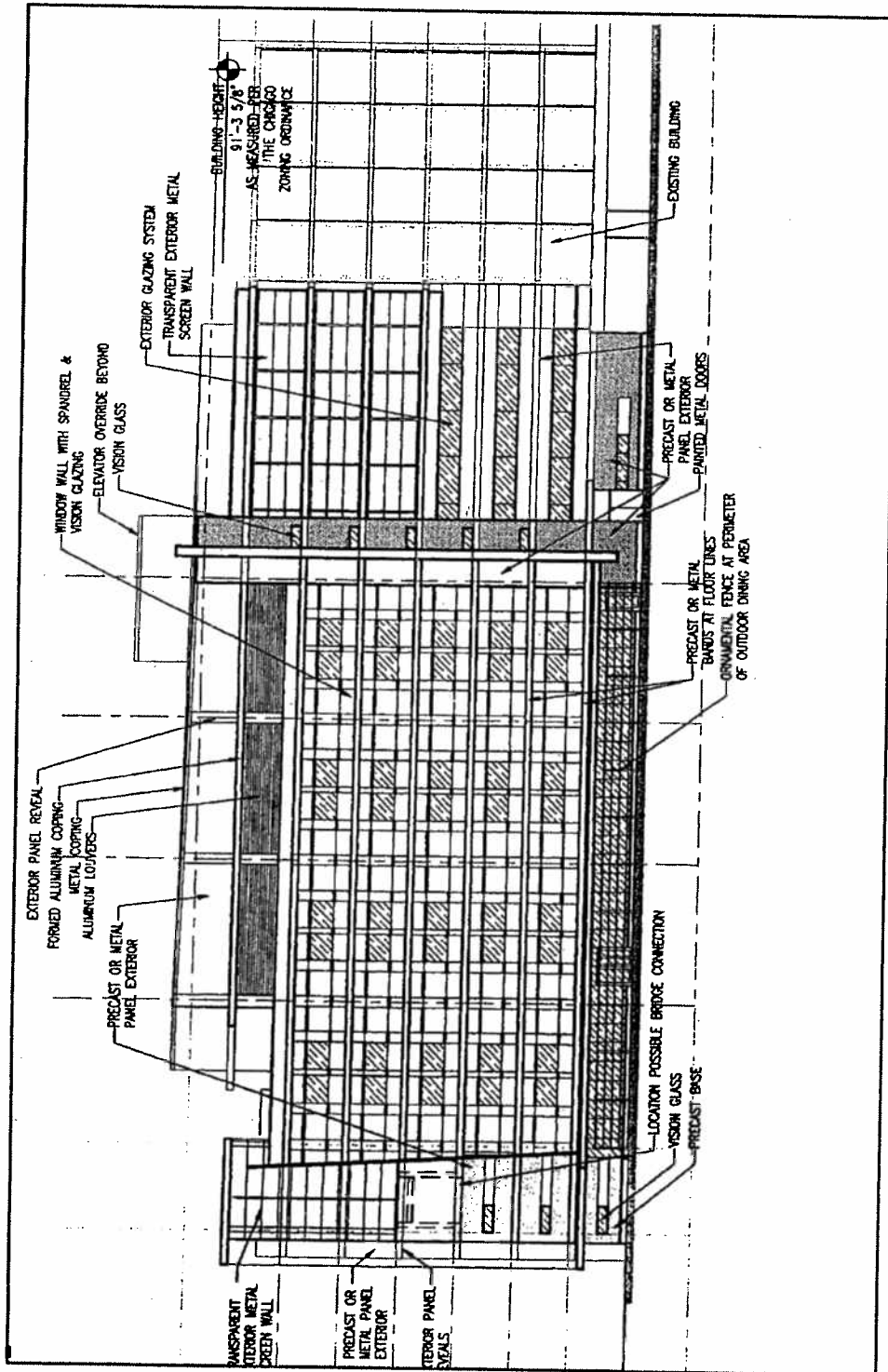
Ogden Avenue Bridge Section.



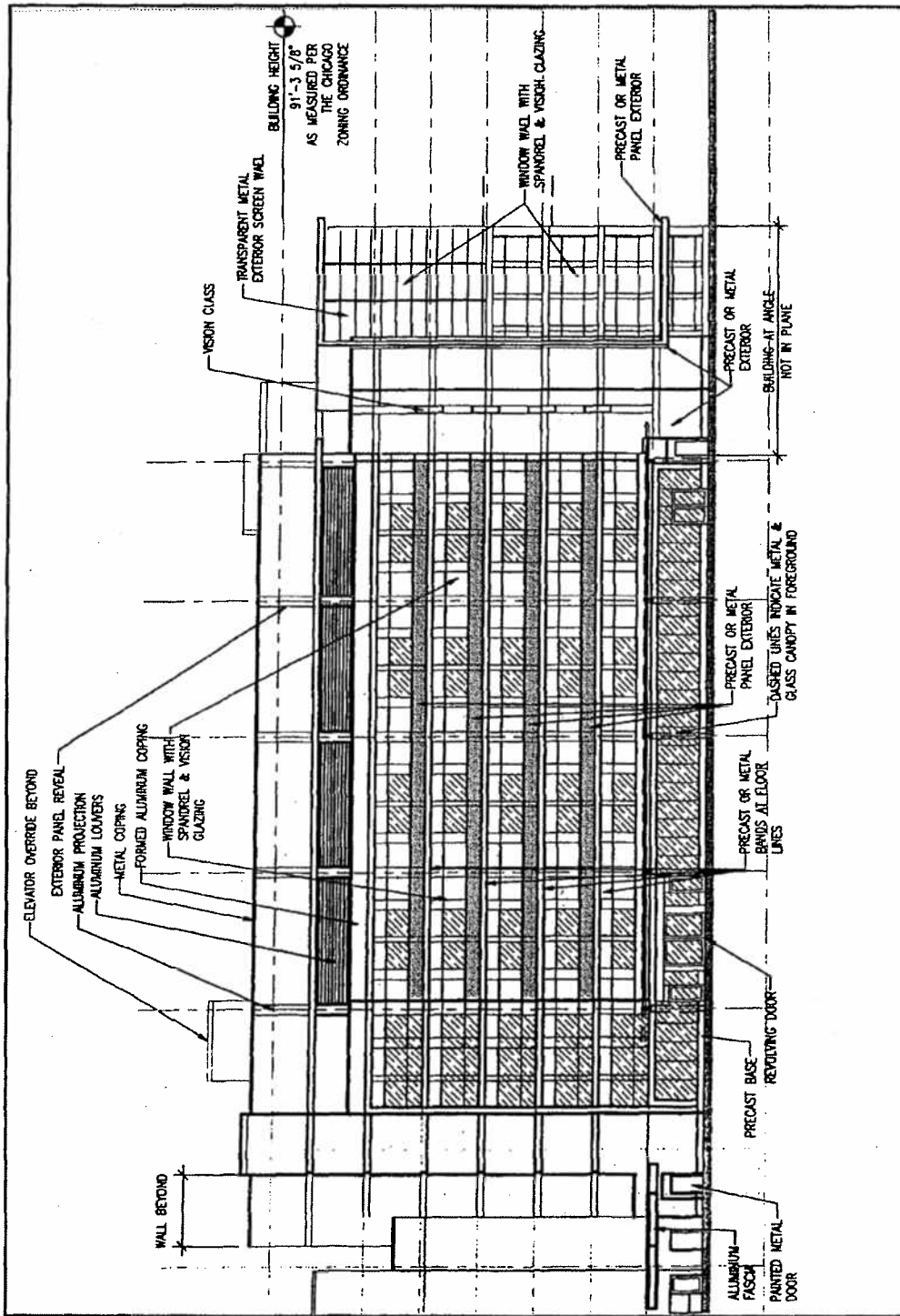
Fairfield Avenue Bridge And Tunnel Easement.



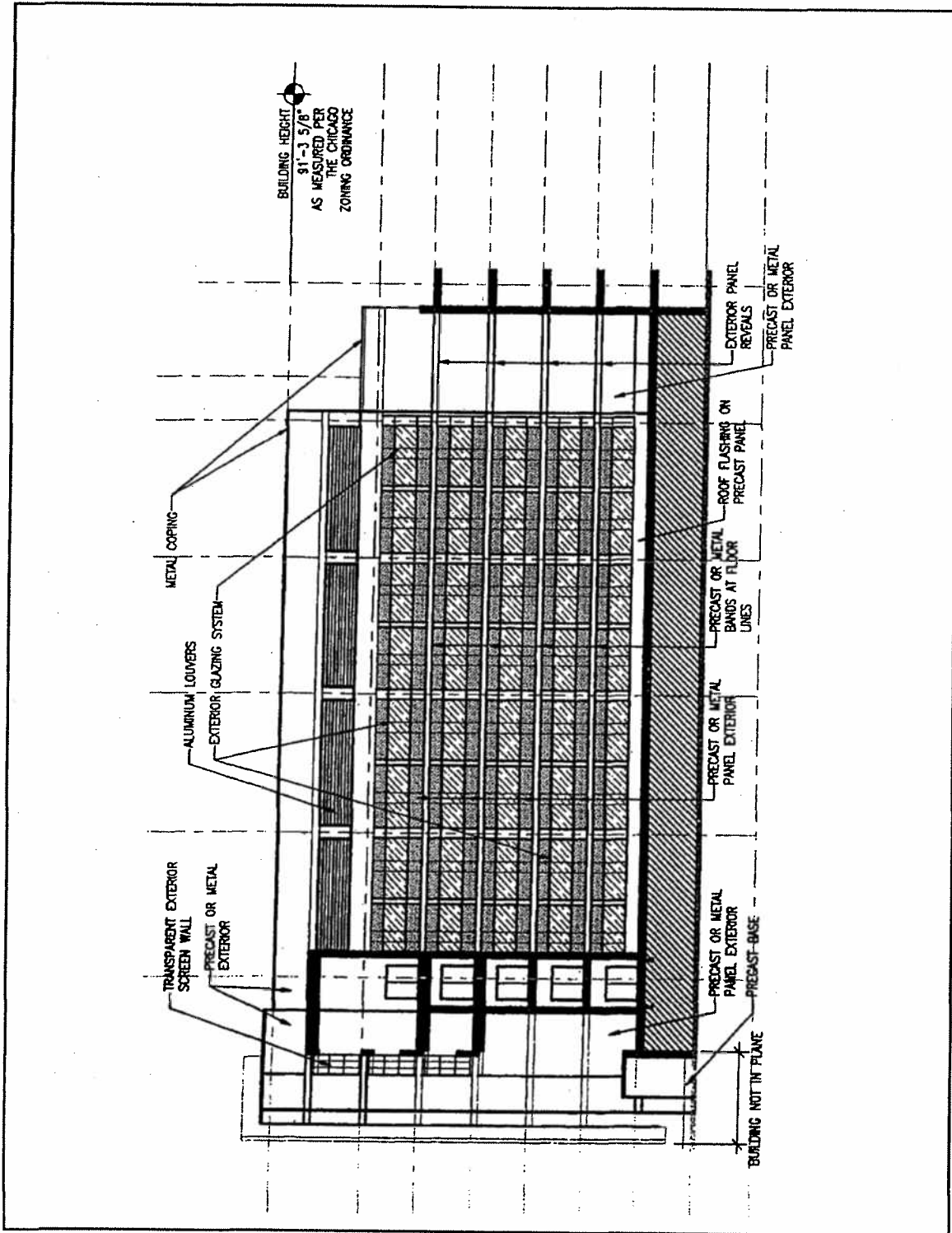
North Elevation -- Inpatient Pavilion.



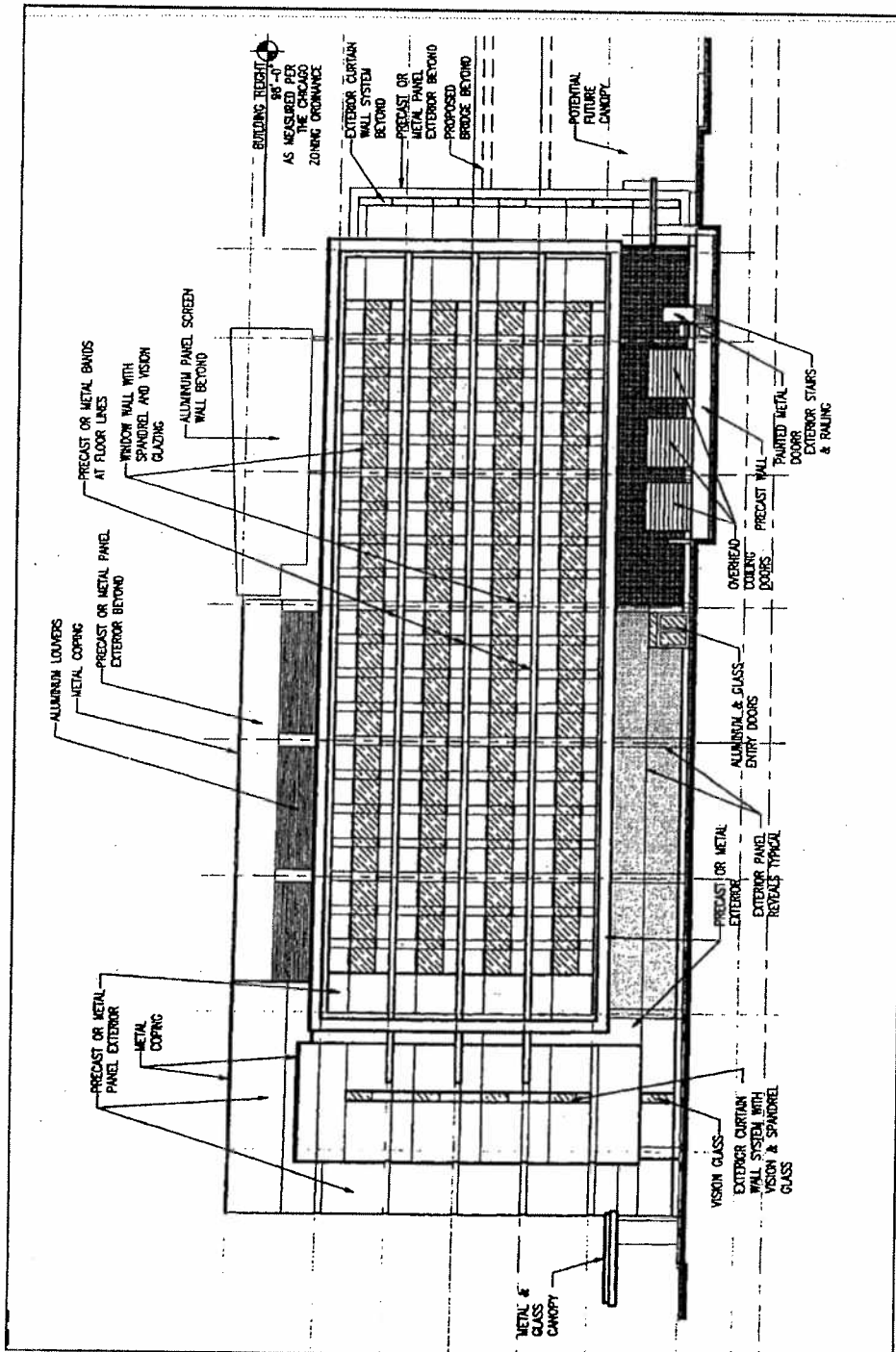
East Elevation -- Inpatient Pavilion.



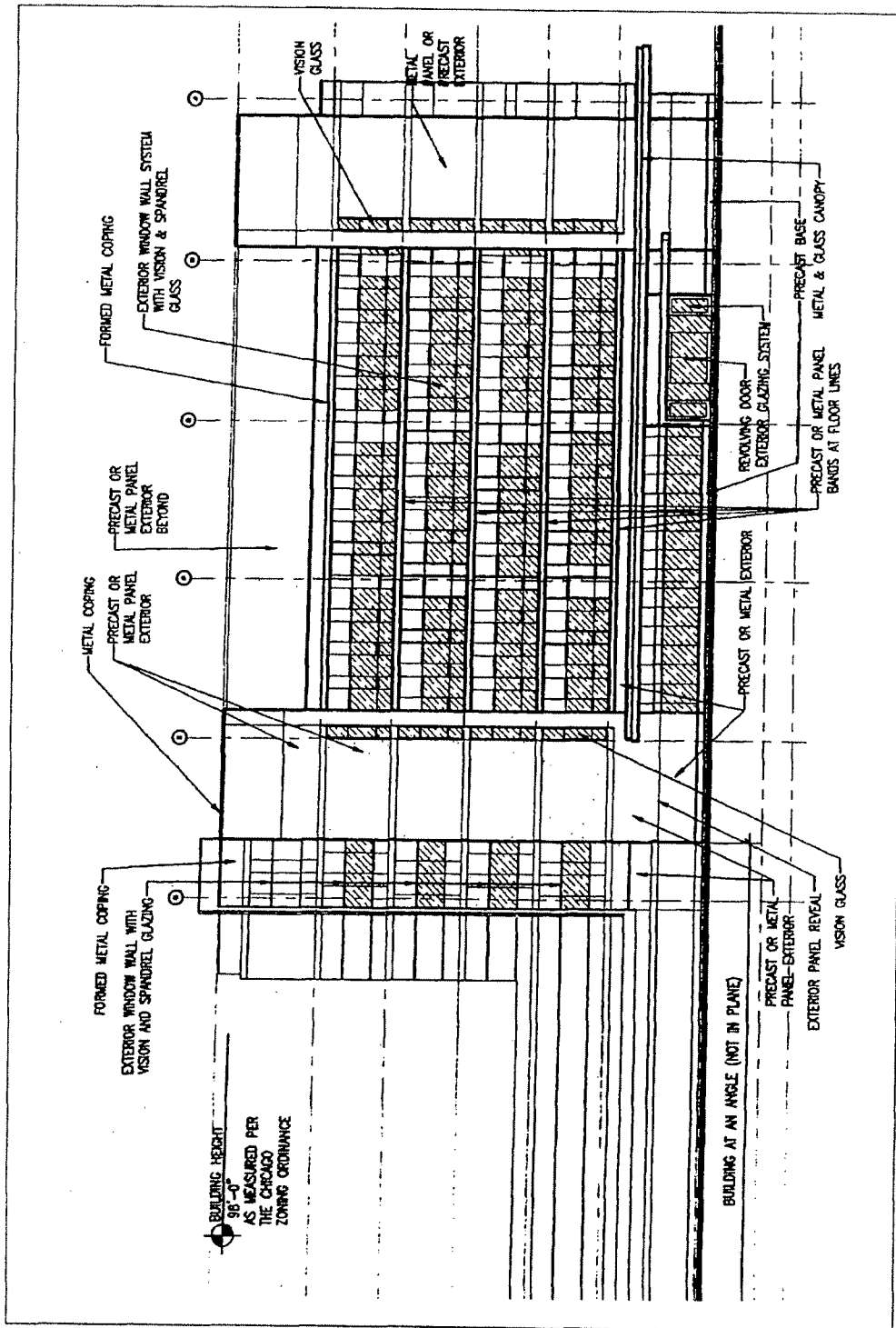
West Elevation -- Inpatient Pavilion.



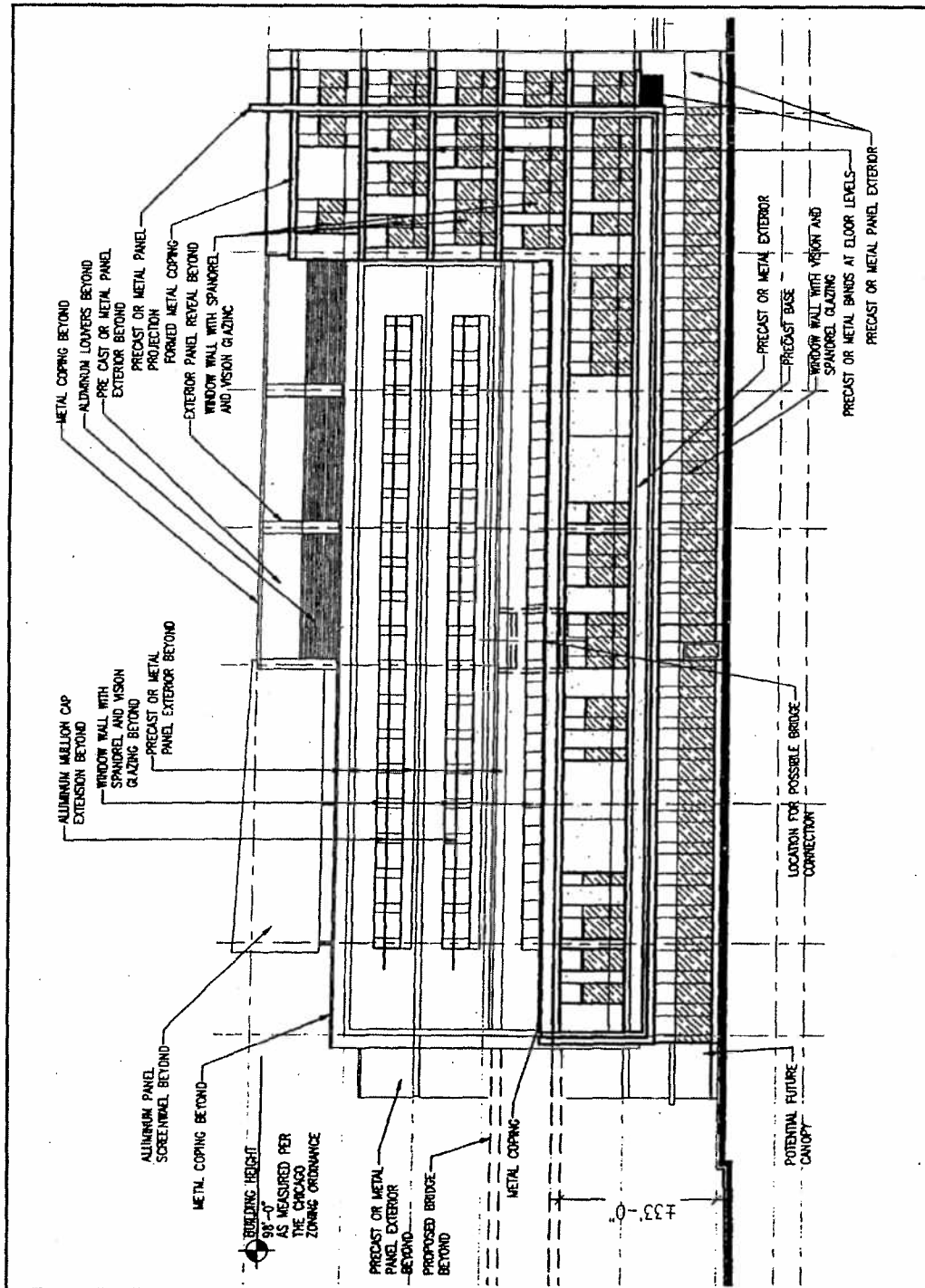
ACC North Elevation.



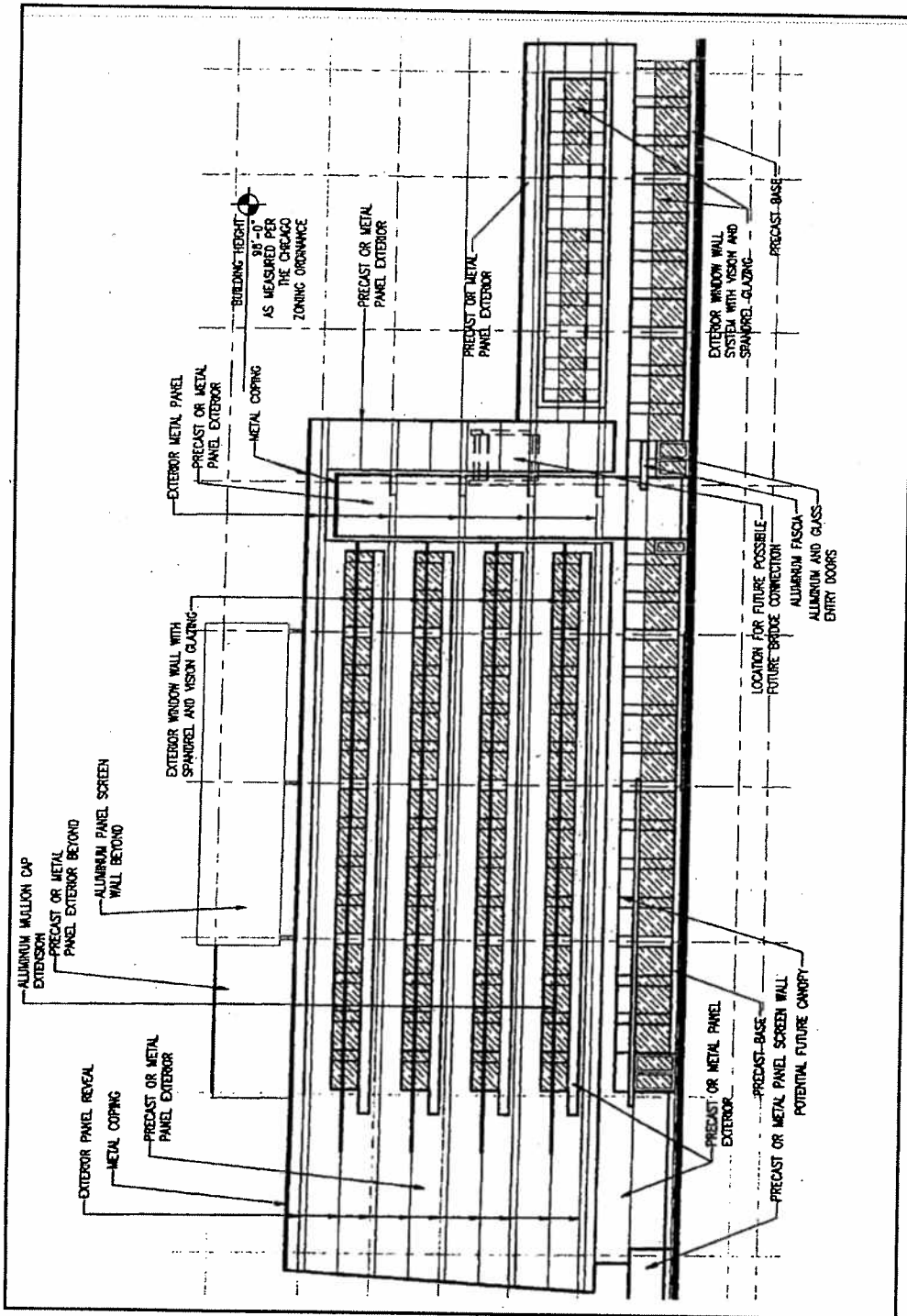
ACC East Elevation.



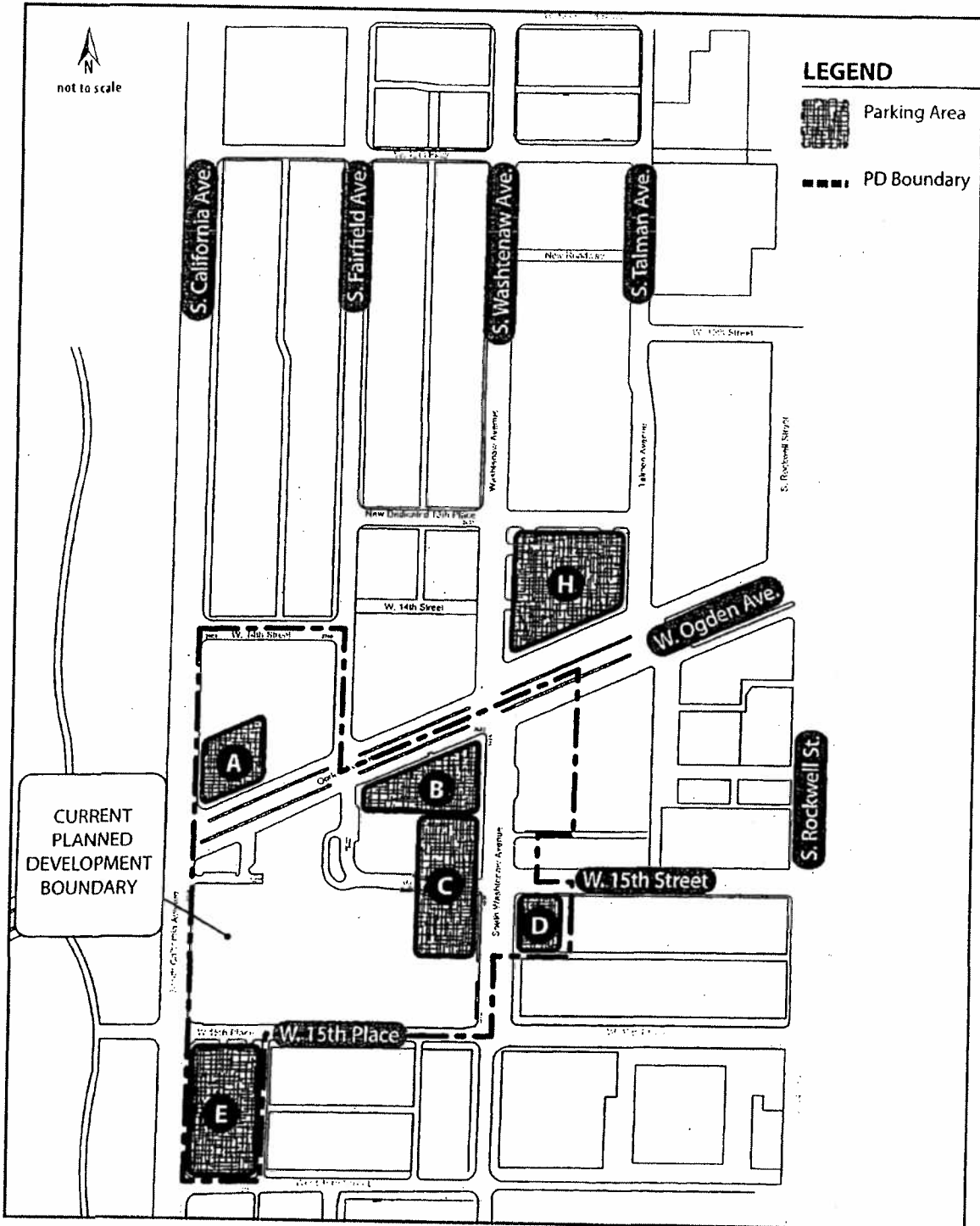
ACC South Elevation.



ACC West Elevation.



Sinai Health System Campus -- Current Parking.



Sinai Health System Campus -- Proposed Parking.



Chicago Builds Green.
(Page 1 of 3)

Project Name: Sinai Tomorrow Project

Project Location: * Street Number (if the address only includes one street number, please fill only the cell "From"):
From* To* Direction: Street Name: Select Street Type:
1500 S California Blvd
Ward No: Community Area No:
28 29

Project Type: Planned Development Redevelopment Agreement Zoning Change
PD No: 49 RDA No: From: To:
 Public project Landmark

Project Size: Total land area in sq.ft.: 610,798 Total building(s) footprint in sq.ft.: 78,600 Total vehicular use area in sq.ft.: 22,174

DPD Project Manager: Enter First Name Last Name
Brutus/Murphey

BG/GR Matrix: Select project category:
InsL Hospital

Financial Incentives: Check applicable:
 TIF Empowerment Zone Grant Class L
 GRIF Ind. Dev. Revenue Bonds Class 6b
 SBIF Sank Participation Loan DDH
 Land Sale Write Down

Density Bonus: Check applicable:
 Public plaza & pocket park Water features in a plaza or pocket park
 Chicago Riverwalk improvements Setbacks above the ground floor
 Winter gardens Lower level planting terrace
 indoor through-block connection Green roof
 Sidewalk widening Underground parking and loading
 Arcades Concealed above-ground parking

Chicago Builds Green.
(Page 2 of 3)

Required per Zoning Code or Green Roof/Building Green Matrix
To be Provided by the development
Please fill, if applicable

Landscaping:

- 7' Landscape Setback
- Interior Landscape Area
- No. of Interior Trees
- No. of Parkway Trees

Square footage:	1,609	1,609
Square footage:	954	1,241
	8	9
	100	66

Open Space:

- River Setback
- Private Open Space
- Privately developed Public Open Space

Square footage:	0	0
Square footage:	0	0
Square footage:	0	0

Stormwater Management (At-grade volume control):

- Permeable paving
- Raingarden
- Filter strip
- Bioswale
- Detention pond
- Native landscaping
- Rain-water collection cistern/barrel
- Total impervious area reduction

Square footage:	22,174
Check applicable:	
Square footage:	10,989
Gallons:	0
Square footage:	0

Other sustainable surface treatments:

- Green roof
- Energy Star roof
- High-albedo pavement

Square footage:	56,523	57,309
Square footage:	0	0
Square footage:		0

Transportation:

- No. of accessory parking spaces
- Total no. of parking spaces (Accessory + Non-Acc.)
- No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)
- No. of bicycle parking
- Within 600 ft of CTA or Metra station entrance

	0	25
		25
	0	0
	9	8
Check if applicable:		



Chicago Builds Green.
(Page 3 of 3)

Building Certification:

Energy Star building	<input type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LEED Certified		<input checked="" type="checkbox"/>
LEED Silver		<input type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	<input type="checkbox"/>
Chicago Green Homes (one-star)		<input checked="" type="checkbox"/>
Chicago Green Homes (two-star)		<input type="checkbox"/>
Chicago Green Homes (three-star)		<input type="checkbox"/>

Energy efficiency strategies not captured above:

(E: Other than Energy Star Roof - or Energy Star Building Certification)

The new buildings will utilize chilled beam technology to condition the spaces while using the least energy possible. Chilled beams save energy as they require warmer chilled water which requires less energy to produce. This technology also allows the use of outside air to cool the perimeter zones during the summer and fall. High efficiency lighting (LED) is being combined with building control systems to monitor lighting availability and space and adjust according to the day and season. High efficiency plumbing fixtures and a formal water conservation plan are being implemented. Use of sustainable materials (furniture, lighting, fixtures) that are composed of recycled and/or easily renewable materials.

Other sustainable strategies and/or Project Notes:

The goal of the project team is to assess the use of sustainable strategies for each component and system in the new buildings. Materials will be selected using sustainable principles including local/regional availability, composition recycled content, and renewable materials. Low VOC and energy efficiency.



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
<http://www.ci.chi.il.us>

September 6, 2000

Mr. Graham C. Grady
Mayer, Brown & Platt
190 South LaSalle Street
Chicago, Illinois 60603-3441

Re: Request for a minor change to Institutional Planned
Development No. 49 As Amended; Subarea A
(Mount Sinai Hospital and Medical Center- Kurtzon
Building)
Location: 2750 West 15th Place

Dear Mr. Grady:

Please be advised that your request on behalf of the Applicant "Mount Sinai Hospital and Medical Center" for a minor change to Institutional Planned Development No. 49, as amended; Subarea A, has been considered by the Department of Planning and Development pursuant to the authority granted by Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development Ordinance.

Specifically, in your letter dated August 31, 2000, you requested a reduction in the minimum periphery building setback along 15th Place from the required eight (8) feet for Subarea A to a proposed four (4) feet, eleven (11) inches (4'-11") for a lineal distance of twelve (12) feet, to allow for the construction of a proposed three-story fire stair addition to the "Kurtzon Building" at "Mount Sinai Hospital." This proposed enclosed stair addition will replace an existing external fire escape along 15th Place and will be located across the street from an alley and surface parking lot owned by Mount Sinai Hospital.

The Department of Planning and Development has determined that this proposed setback will not create an adverse impact on this Planned Development or on the immediate neighborhood and would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No.49, as amended, I hereby approve the foregoing minor change, but no other changes to Institutional Planned Development No. 49, as amended, Subarea A.

Sincerely,

A handwritten signature in black ink, appearing to read "CHRILL", written over a circular stamp or mark.

Christopher R. Hill
Commissioner

cc: Jack Swenson
Paul Woznicki
Phil Levin
Michael Marmo

Reclassification Of Area Shown On Map Number 4-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. 4-G in the area bounded by:

a line 49.0 feet north of West 21st Street; South Halsted Street; a line 25 feet north of West 21st Street; and the alley next west of and parallel to South Halsted Street, or the line thereof if extended where no alley exists,

to those of an M1-1 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 Number 4-I.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by classifying as a C1-3 Restricted Commercial District instead of an M1-2 Restricted Manufacturing District and an R4 General Residence District the area shown on Map No. 4-I bounded by:

West Ogden Avenue; a line 113.11 feet east of South Washtenaw Avenue; a line 82.77 feet north of West 15th Street; a line 28.21 feet east of South Washtenaw Avenue; West 15th Street; and South Washtenaw Avenue,

and to classify as Institutional Planned Development No. 49, as amended (1978, 1995) instead of a C1-3 Restricted Commercial District, an R4 General Residence District and an R6 General Residence District the area shown on Map No. 4-I bounded by:

(Continued on page 2099)

(Continued from page 2093)

West 14th Street; South Fairfield Avenue; West Ogden Avenue; a line 113.11 feet east of South Washtenaw Avenue; a line 82.77 feet north of West 15th Street; a line 28.21 feet east of South Washtenaw Avenue; West 15th Street; a line 99.82 feet east of South Washtenaw Avenue; the alley next south of West 15th Street; South Washtenaw Avenue; West 15th Place; a line 146.52 feet east of South California Boulevard; West 16th Street; and South California Boulevard, excluding therefrom any public alleys located in the block bounded by West Ogden Avenue on the north, South Washtenaw Avenue on the east, West 15th Place on the south and South California Boulevard on the west, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth on the Plan of Development herewith attached and made a part hereof and to no others.

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

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

Institutional Planned Development

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development (the "Planned Development") consists of approximately 435,021 square feet (9.9 acres) of property which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map (the "Property") and is owned or controlled by the Applicant, Mount Sinai Health System.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal

title holders 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 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 of 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.

Nothing herein shall be construed to mean that any individual owner, or any ground lessors, of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of fifteen (15) Statements, a Bulk Regulations and Data Table and the following exhibits dated April 13, 1995:

- an Existing Zoning Map;
- a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map;
- a Generalized Land-Use Plan;
- an Existing Land-Use Map;
- an Overall Site Plan (conceptual);
- an Overall Landscape Plan (conceptual);

- a plan of Subarea A Landscape Improvements (conceptual);
- a Subarea A Entryway Site Plan and Planting Plan;
- Crown and Olin-Sang Building Elevation;
- a Site/Landscape Plan of the Subarea A MRI Parking Lot and the Sinai Institute Lot;
- a Site/Landscape Plan of the Hollenbach Building;
- Building Elevations of the Hollenbach Building;
- a Site/Landscape Plan of the Schwab Rehabilitation Hospital;
- East Building Elevation of the Schwab Rehabilitation Hospital Addition;
- South Building Elevation of the Schwab Rehabilitation Hospital Addition;
- West Building Elevation of the Schwab Rehabilitation Hospital Addition.

Reduced copies of the Site/Landscape Plans and Building Elevations are attached hereto and full sized copies 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 shall be permitted in the area delineated herein as Institutional Planned Development:

Hospitals, Professional Offices, Educational and Research Facilities, Medical Laboratories (clinical and research), and Related Medical Uses, District Cooling and Heating Facilities, Accessory Retail, Accessory Parking and Accessory Uses, including broadcast and telecommunications structures, equipment and installations which are appropriately screened, including parabolic transmitting and receiving antennae such as earth station antennae which may exceed eight feet in diameter.

In addition, housing (for nurses, interns, residents and physicians) shall be permitted within Subarea A only.

6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and loading facilities 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. Parking spaces required under this Planned Development may be designed to accommodate compact cars. The Applicant is responsible for increasing the radius of the curb to facilitate truck turning movements from West 14th Street to South Fairfield Avenue subject to the necessary Chicago Department of Transportation and City Council approvals.
8. Any service drives, fire lanes 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 Bureau of Traffic Engineering and Operations and the Department of Planning and Development. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of the City of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas. The pavement width of the fire lane located within the right-of-way of West 15th Street and South Fairfield Avenue shall be minimum of thirty (30) feet, but this area shall not be counted in the calculation of net site area for Subarea A.
9. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of the improvements and any appurtenance attached thereto also shall be subject to:
 - (a) height limitations as certified and approved by the Federal Aviation Administration; and

- (b) airport zoning regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.
10. For purposes of maximum Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor area devoted to mechanical equipment in excess of 5,000 square feet in a single location, regardless of placement in the building, shall be excluded.
11. The new improvements on the Property, including landscaping adjacent to the exterior of these new improvements within the property line and the landscaping along the rights-of-way adjacent to these new improvements, shall be designed, constructed and maintained in substantial conformance with the exhibits listed in Statement 4. In addition, the improvements on the Property shall be subject to the following regulations:
- A. Landscaping. Parkway trees and landscaping of parking areas required by this Statement shall be installed and maintained in accordance with the Chicago Landscape Ordinance and guidelines. Parkway trees shall be required to be installed along Ogden Avenue and South Washtenaw Avenue adjacent to the Hollenbach Building within Subarea B by the time the certificate of occupancy for the first phase (40,000 square feet) of the renovation of the Hollenbach Building is issued. New shrubs proposed for installation along the perimeter of the off-street parking facility southeast of the intersection of West 15th Place and South California Avenue shall be installed by the time the certificate of occupancy for the fourth and fifth floors of the Crown Building is issued. Proposed new landscaping adjacent to the Ogden Avenue frontage of the Schwab Rehabilitation Hospital off-street parking facility shall be installed at the time the certificate of occupancy for the Schwab Rehabilitation Hospital Addition is issued. Proposed new landscaping in the Sinai Institute Lot shall be installed by the time a certificate of occupancy for the first phase of the Hollenbach Building is issued.
- B. Fencing. The existing fencing along South California Avenue adjacent to the off-street parking facility southeast of the intersection of West 15th Place and South California Avenue shall be replaced by the time a certificate of occupancy for the fourth and fifth floors of the Crown Building is issued. The existing fencing along South California Avenue and South Ogden Avenue adjacent to the Schwab Rehabilitation Hospital off-street parking facility

shall be replaced by the time a certificate of occupancy for the Schwab Rehabilitation Hospital Addition is issued.

12. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for development or redevelopment of the property within Subarea A, other than alterations to existing buildings which do not increase their height or alter their footprint, a site plan for the proposed development (the "Site Plan") shall be submitted to the Commissioner of the Department of Planning and Development (the "Commissioner") for approval. Review and approval of the Site Plan by the Commissioner is intended to assure that specific development proposals conform with this Planned Development. No Part II Approval for work for which a Site Plan must be submitted to the Commissioner shall be granted until the Site Plan has been approved.

If the Site Plan substantially conforms with the provisions of this Planned Development, the Commissioner shall approve said plan in writing within thirty (30) days of the submission of a complete application for approval thereof. If the Commissioner fails to make a written determination on a Site Plan within thirty days after the submission of a completed application, then the Site Plan shall be deemed approved by the Commissioner. If the Commissioner determines within said thirty day period that the Site Plan that was submitted does not substantially conform with the provisions of this Planned Development, the Commissioner shall advise the Applicant in writing of the reasons for disapproval thereof no later than fourteen (14) days after the expiration of the thirty (30) day period. The Commissioner shall thereafter make a final written determination on any resubmission within fourteen days of its filing. The failure of the Commissioner to make a final written determination on any resubmission within fourteen days of its filing shall be deemed an approval of the Site Plan by the Commissioner.

Following approval of a Site Plan by the Commissioner, the approved plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Planned Development.

After approval of a Site Plan by the Commissioner, the approved Site Plan may be changed or modified pursuant to the provisions of Statement 14.

In the event of an inconsistency between the approved Site Plan and the terms of the Statements and Bulk Regulations and Data Table of this Planned Development in effect at the time of approval of such plan or of modifications thereto, the terms of Statements and Bulk

Regulations and Data Table of the Planned Development shall govern.

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

- 1) the boundaries of the Property;
- 2) the footprint of the improvements;
- 3) location and dimensions of all loading berths;
- 4) all proposed landscaping, including species and size;
- 5) all pedestrian circulation routes;
- 6) elevations of the improvements; and
- 7) statistical information applicable to the Property limited to the following:
 - a) floor area and floor area ratio;
 - b) uses to be established;
 - c) building heights; and
 - d) all setbacks, required and provided.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development. Factors to be considered by the Commissioner in determining conformance of the Site Plan to the provisions of this Planned Development are limited to the following: (1) the consistency of the setback from South Ogden Avenue of any proposed buildings with the setbacks stated in the Bulk Regulations and Data Table for Subarea A; (2) the extent to which existing open space within Subarea A adjacent to South Ogden Avenue is preserved in a substantially similar size in any Site Plan for new development or redevelopment; (3) the extent to which the design of the ground floors of any proposed buildings are consistent with the pattern of articulation, use of windows and display of active uses in similar institutional or commercial buildings within the planned development or within the neighborhood generally; and (4) the extent to which the height of any proposed buildings is consistent with the maximum building height for Subarea A as set forth in the Bulk Regulations and Data Table.

An application for approval of a Site Plan shall be deemed complete if the Applicant submits to the Commissioner an application for approval which contains all the information listed immediately above and the Commissioner does not advise the Applicant in writing within ten (10) working days of the submission thereof that the submitted application is incomplete and the specific information required to render the application complete.

13. 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 most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
14. The requirements of this 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 a 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 these Statements 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.
15. If substantial renovation of 40,000 square feet of the existing improvements within Subarea B contemplated by this Planned Development have not commenced within ten years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire as to Subarea B only; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said Amendatory Ordinance (the first day on which as applied to this Planned Development shall be the effective date of the Amendatory Ordinance). If this Planned Development expires under the provisions of this section, then the zoning of Subarea B will revert to C1-3.

[Existing Zoning Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Generalized Land-Use Plan; Existing Land-Use Map; Overall Site Plan (conceptual); Overall Landscape Plan (conceptual); Plan of Subarea A Landscape Improvements (conceptual); Subarea A Entryway Site Plan and Planting Plan; Crown and Olin-Sang Building Elevations; Site/Landscape Plan of Subarea A MRI Parking Lot and the Sinai Institute Lot; Site/Landscape Plan of Hollenbach Building; Building Elevations of Hollenbach Building; Site/Landscape Plan of Schwab Rehabilitation Hospital; East Building Elevation of Schwab Rehabilitation Hospital Addition; South Building Elevation of Schwab Rehabilitation Hospital Addition; and West Building Elevation of Schwab Rehabilitation Hospital Addition referred to in these Plan of Development Statements printed on pages 2110 through 2125 of this Journal.]

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

Institutional Planned Development Number 49

Bulk Regulations And Data Table.

Subarea	Net Area	Maximum Floor Area Ratio	Maximum Percent Land Coverage	Minimum Periphery Setbacks	Minimum Distance Between Buildings If Applicable
A	325,434 square feet (7.47 acres)	2.5	60%	0 feet (Ogden) 8 feet (California) 8 feet (15th Place)	24 feet between patient rooms 24 feet between end and face walls

Subarea	Net Area	Maximum Floor Area Ratio	Maximum Percent Land Coverage	Minimum Periphery Setbacks	Minimum Distance Between Buildings If Applicable
				0 feet (Washtenaw)	
B	30,289 square feet (0.70 acres)	3.0	In substantial conformity with Site Plan	Per Site Plan	
C	79,298 square feet (1.82 acres)	2.3	In substantial conformity with Site Plan	Per Site Plan	

Gross Site Area, 645,563.45 square feet (14.82 acres) = Net Site Area, 435,021.36 square feet (9.99 acres) + Public Rights-of-Way, 210,542.09 square feet (4.83 acres).

Maximum Permitted Floor Area Ratio for Total Net Site Area: 2.5.

Existing Peak Population:

1. Number of Hospital Beds: 630.
2. Peak Employees: 1,745 (includes residents).
3. Doctors on staff: 101.

Parking:

Required Minimum Number of Off-Street Parking Spaces: 956.

Loading:

Subarea A: Minimum number of off-street loading spaces shall be provided in accordance with the R6 General Residence District classification of the Chicago Zoning Ordinance subject to the review of the Department of Transportation and approval by the Department of Planning and Development.

Subarea B: Minimum 1 berth.

Subarea C: Minimum 1 berth.

Maximum Building Heights:

Subarea A: 146 feet.

Subarea B: 40 feet (does not include vertical mechanical protrusions).

Subarea C: 68 feet.

Reclassification Of Area Shown On Map Number 5-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 M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 5-J in the area bounded by:

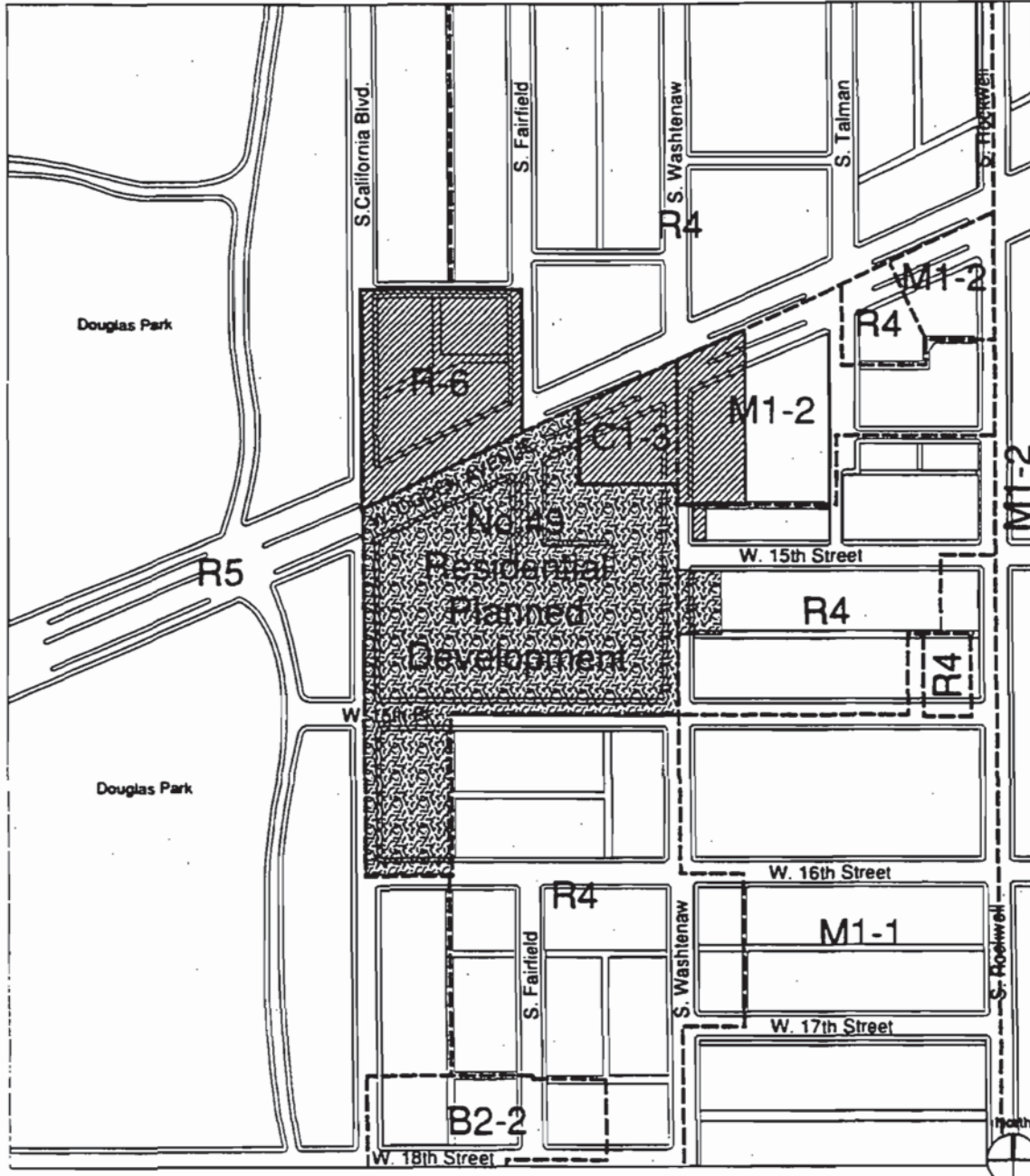
a line 175 feet north of the north line of the right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad; North Kimball Avenue; a line from a point 55 feet north of the north line of the right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad as measured along the east line of North Kimball Avenue to a point 250.62 feet east of North Kimball Avenue as measured along the north line of the right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad; the north line of the right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad; and North St. Louis Avenue,

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 full force and effect from and after its passage and due publication.

Existing Zoning Map.

Institutional Planned Development No. 49, as amended (1978,1995)

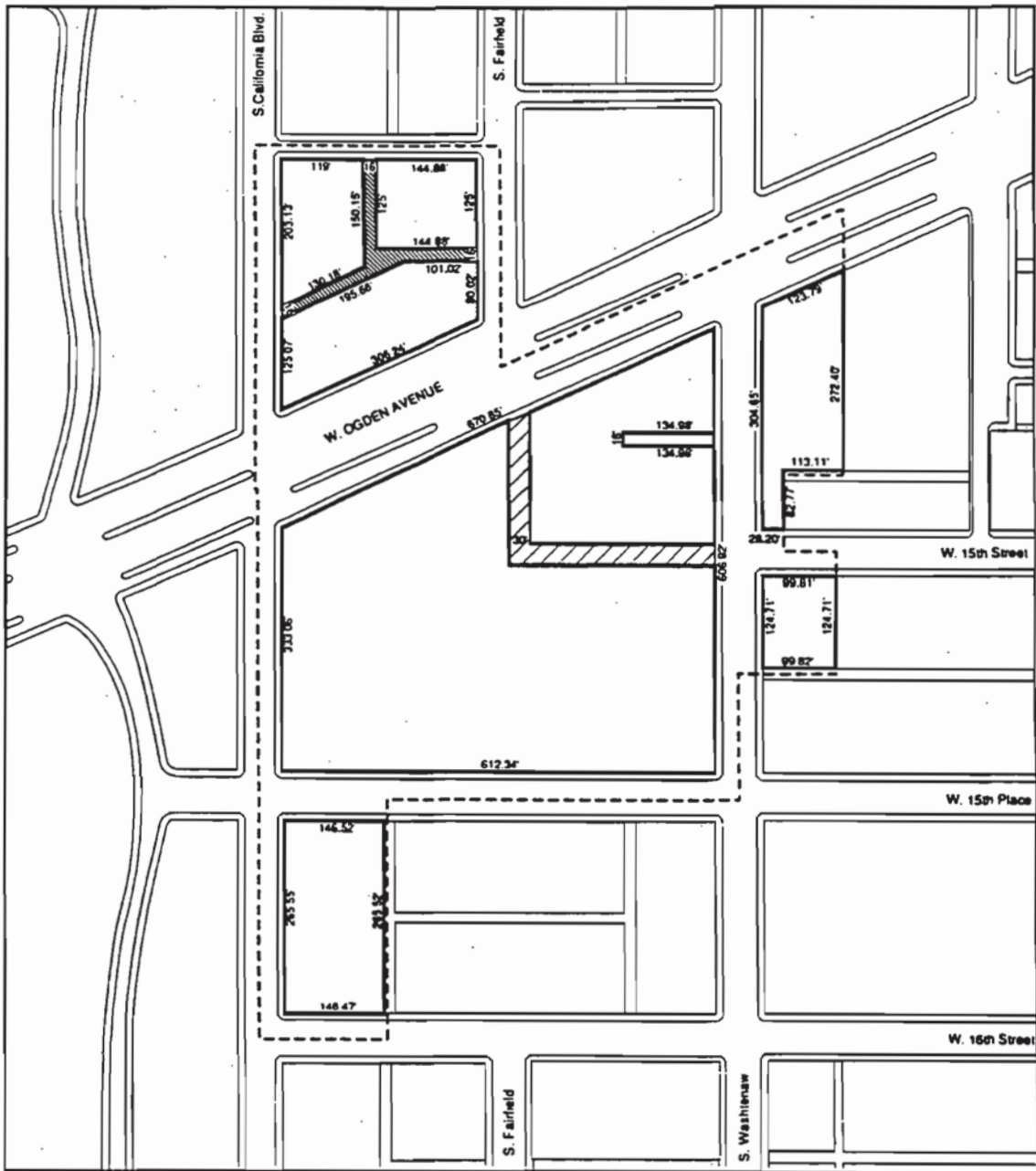


Legend




-  Planned Development Boundary
-  Proposed Additions to Planned Development

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

Institutional Planned Development No.49, as amended (1978,1995)



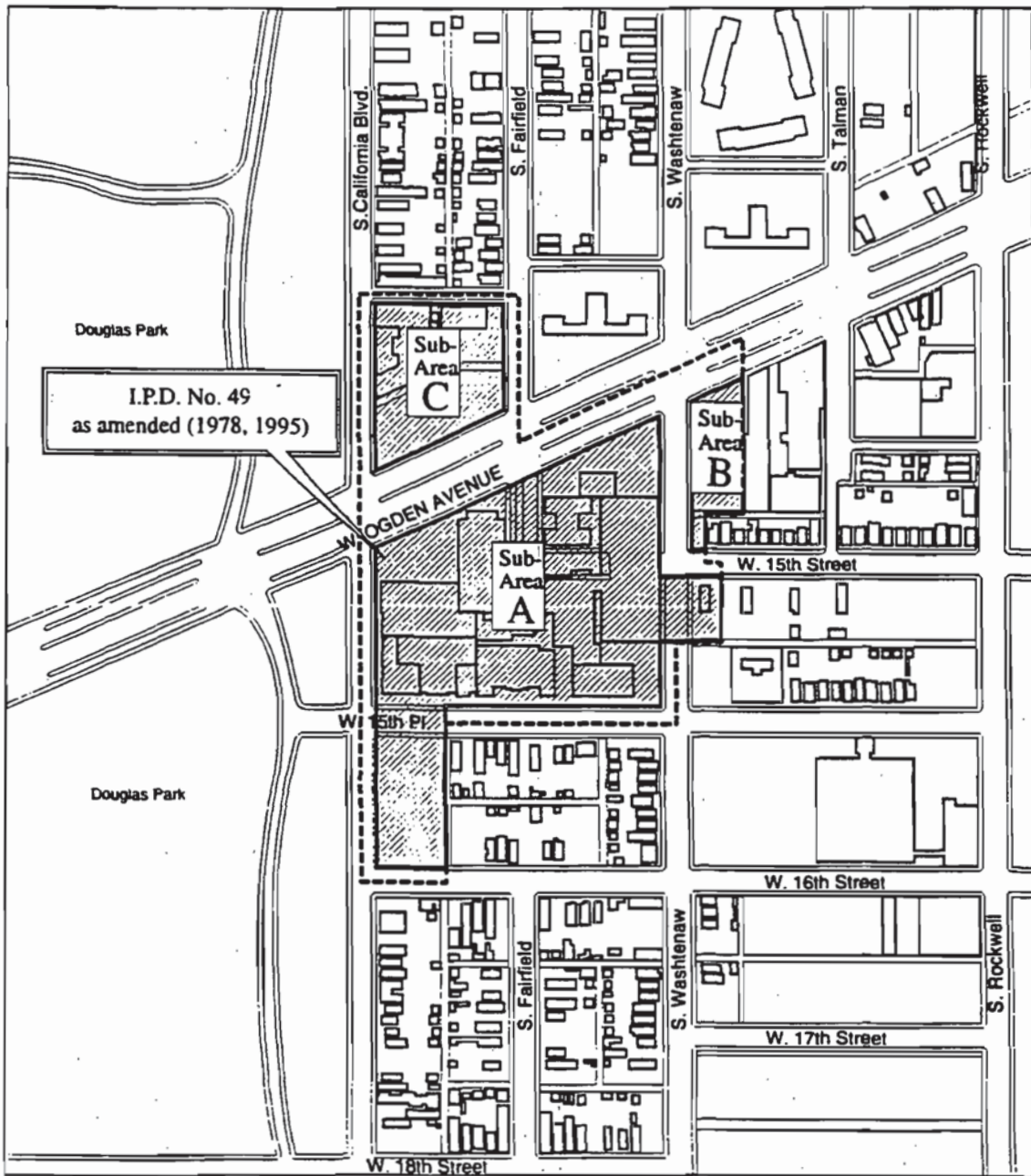
Legend

-  Streets and Alleys Proposed to be Vacated
-  To Be Maintained for Fire Lane Purposes
-  Proposed Planned Development Boundary



Generalized Land-Use Plan.

Institutional Planned Development No.49, as amended (1978.1995)



Legend

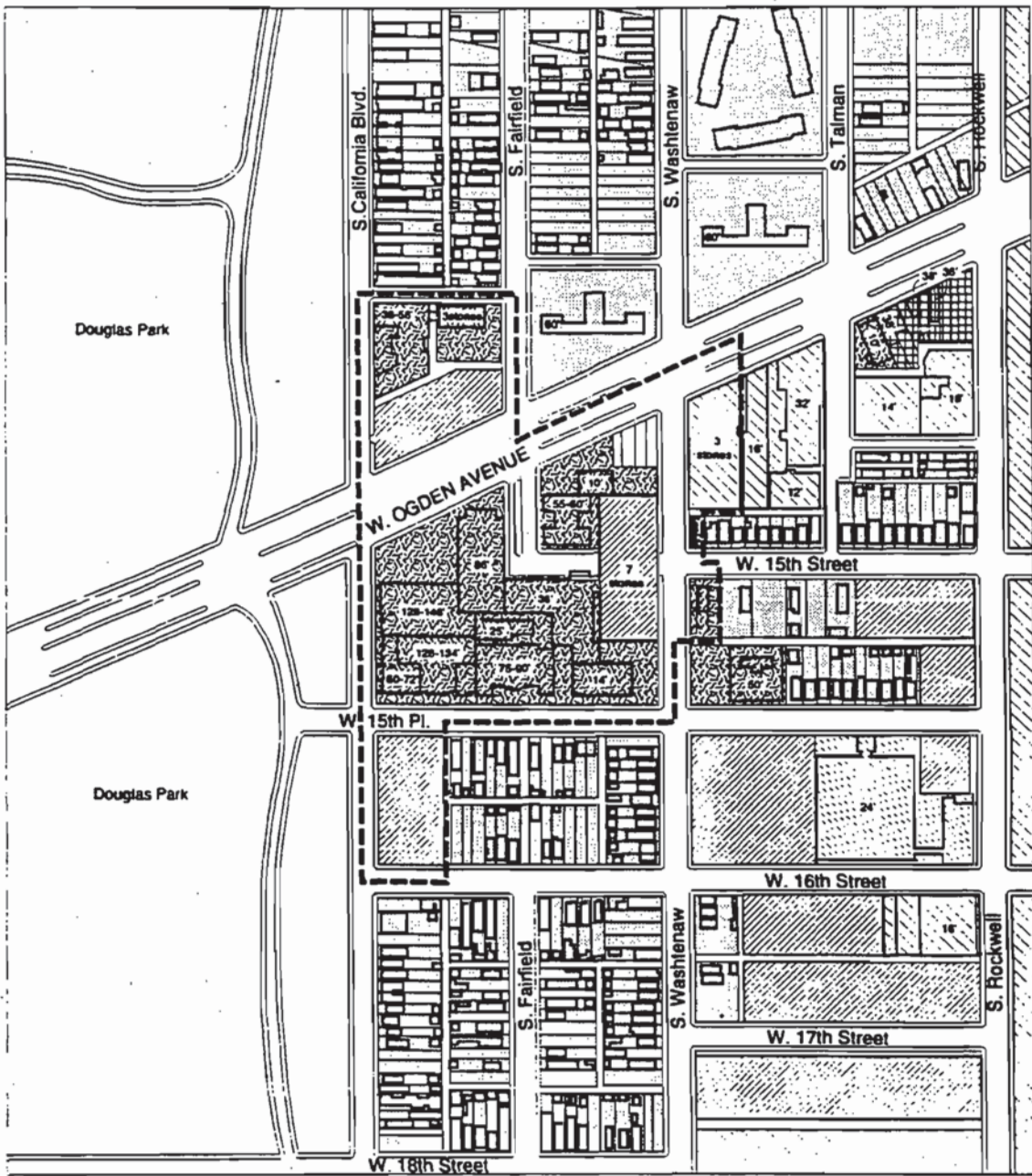
- Sub-Area A
- Sub-Area B
- Sub-Area C

For permitted uses in amended planned development see statement 5



Existing Land-Use Map.

Institutional Planned Development No. 49, as amended (1978,1995)

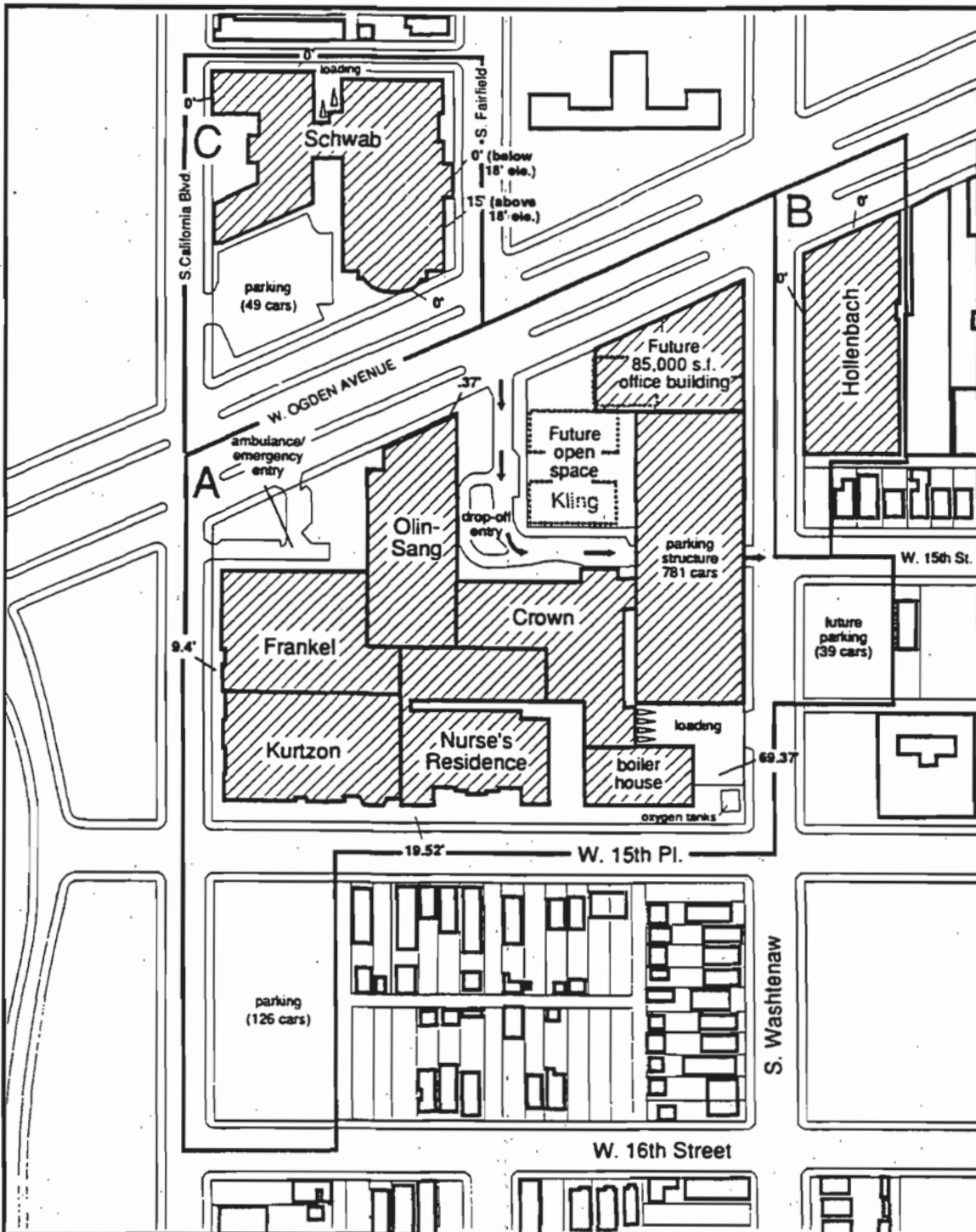


Legend

- | | | | | |
|---|------------------|--------------------|---------|--|
| Institutional | Industrial | Park, Public Space | Parking | |
| Residential (1-3 stories) | Light Commercial | Office Space | Vacant | |
| ----- Proposed Planned Development Boundary | | | | applicant: Mt. Sinai Health System revised: April 13, 1995 |

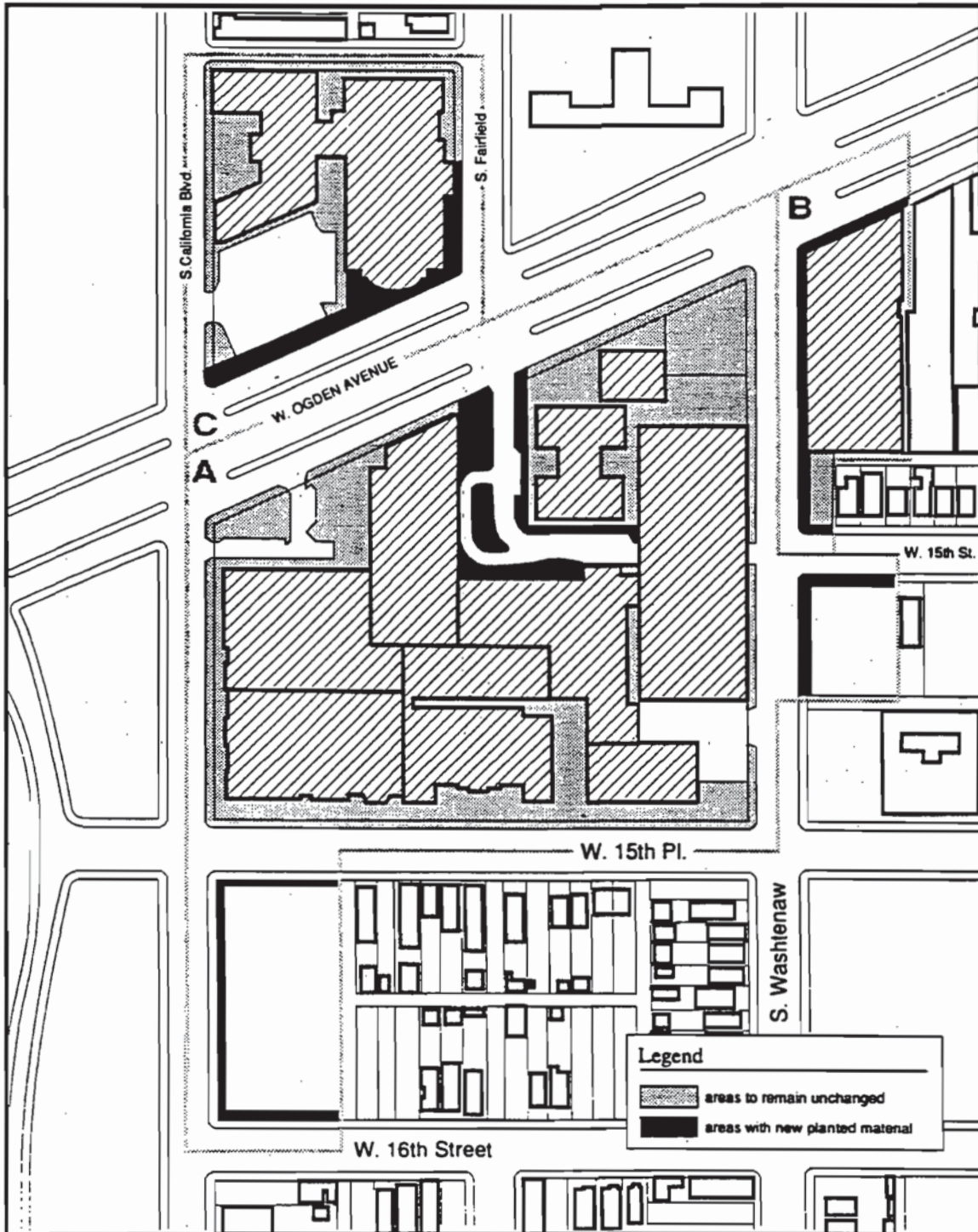
Overall Site Plan (Conceptual).

Institutional Planned Development No.49, as amended (1978,1995)



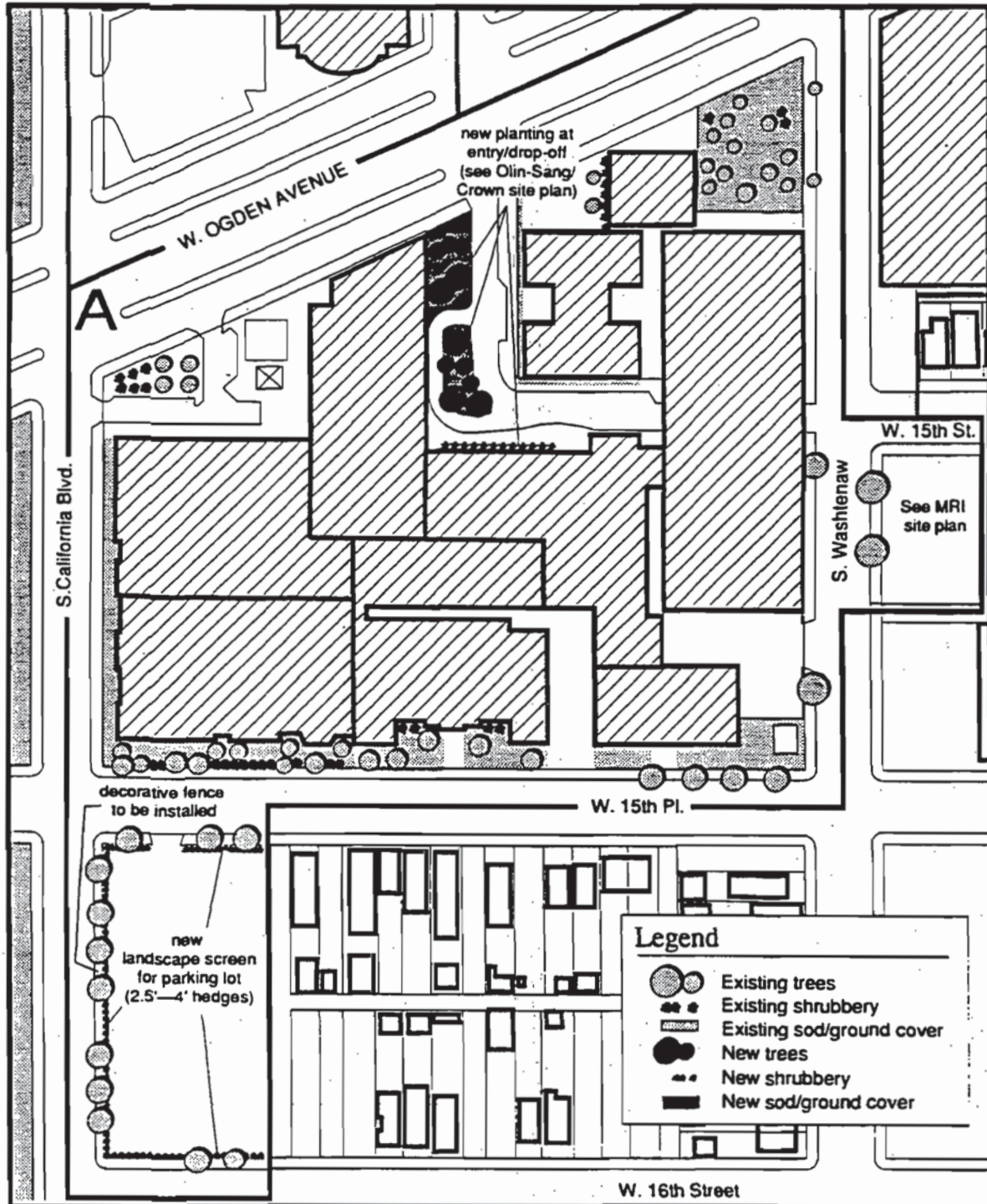
Overall Landscape Plan (Conceptual).

Institutional Planned Development No.49, as amended (1978,1995)

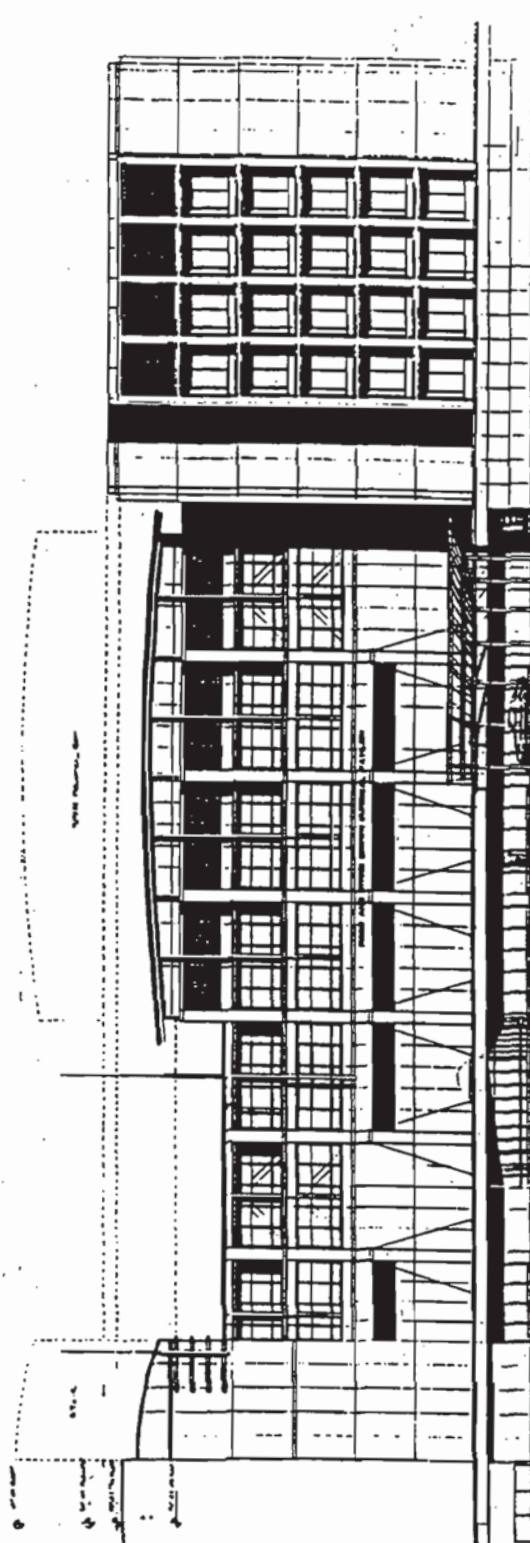


Subarea A Landscape Improvements (Conceptual).

Institutional Planned Development No.49, as amended (1978,1995)



Crown And Olin-Sang Building Elevations.

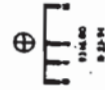


NORTH ELEVATION

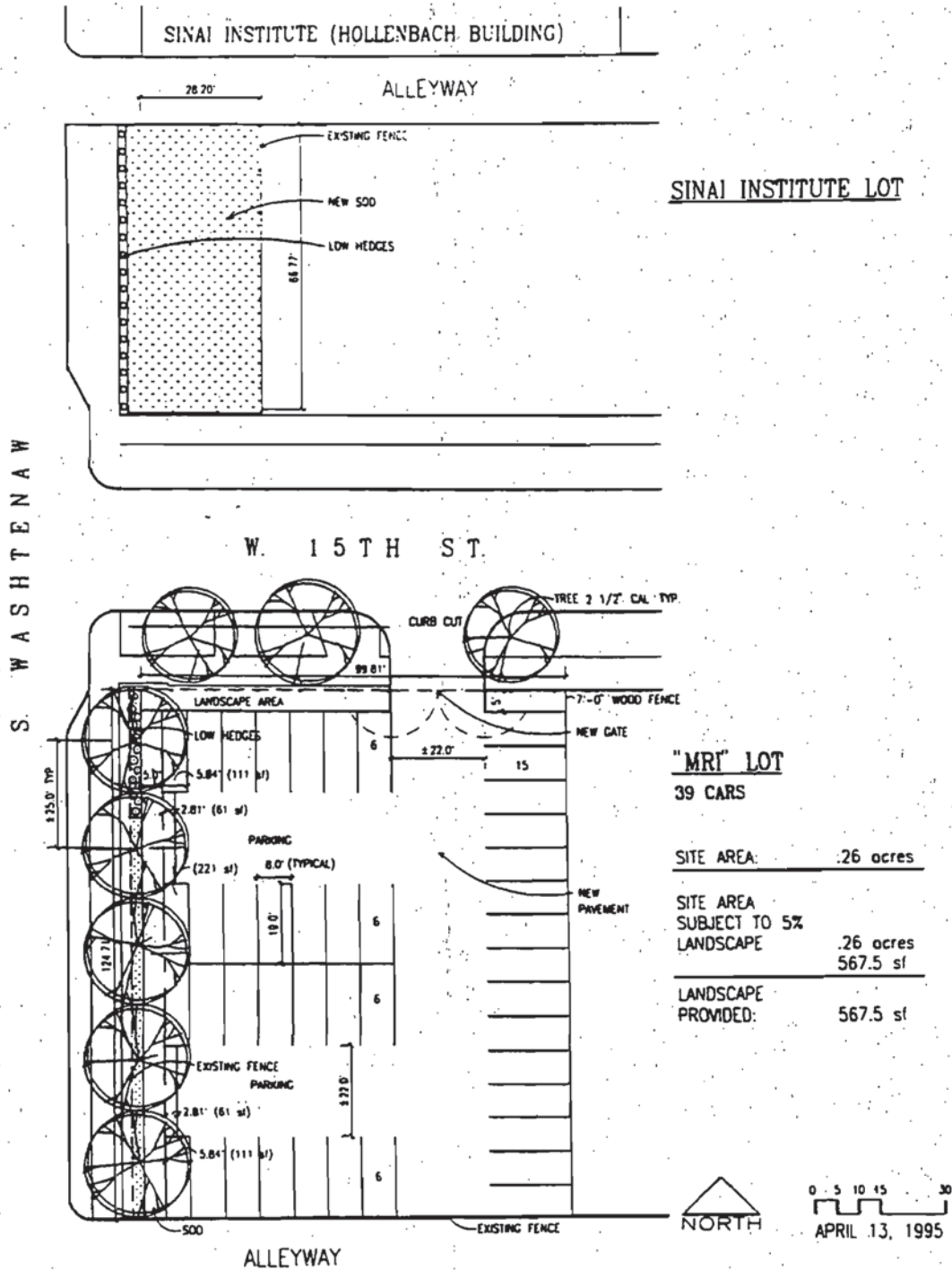


OWP&P

Applicant: Mount Sinai Health System
Date: April 13, 1995



Site/Landscape Plan Of Subarea A MRI Parking Lot
And Sinai Institute Lot.

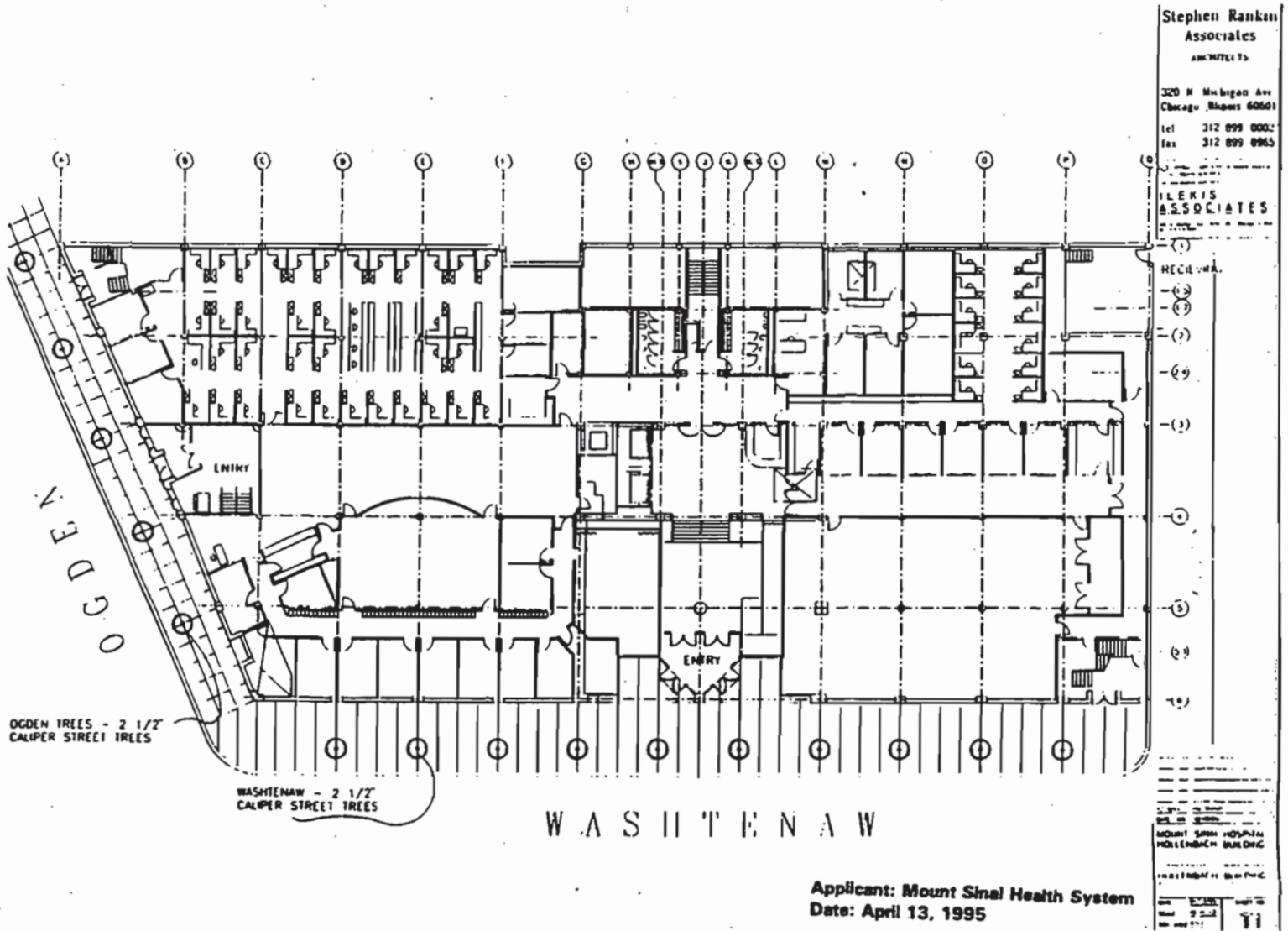


STEPHEN RANKIN ASSOCIATES
ARCHITECTS

Applicant: Mount Sinai Health System

Date: April 13, 1995

Site/Landscape Plan Of Hollenbach Building.

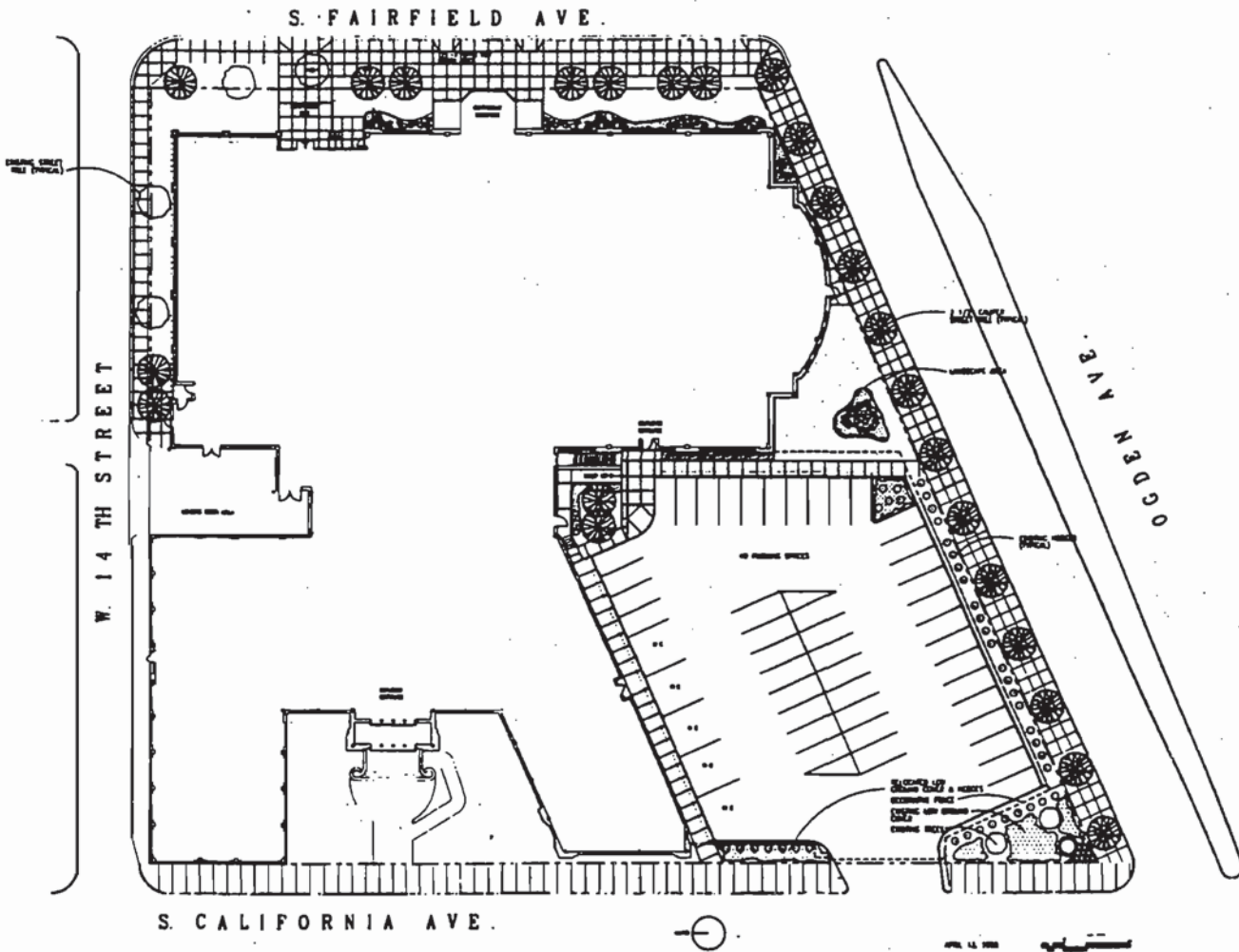


Stephen Rankin
 Associates
 ARCHITECTS
 320 N Michigan Ave
 Chicago, Illinois 60601
 tel 312 899 0002
 fax 312 899 0965

ILEKIS
 ASSOCIATES

REVISIONS
 NO. DATE BY
 1 11/15/94 JLR
 2 12/15/94 JLR
 3 1/15/95 JLR
 4 2/15/95 JLR
 5 3/15/95 JLR
 6 4/13/95 JLR

Site/Landscape Plan Of Schwab Rehabilitation Hospital.

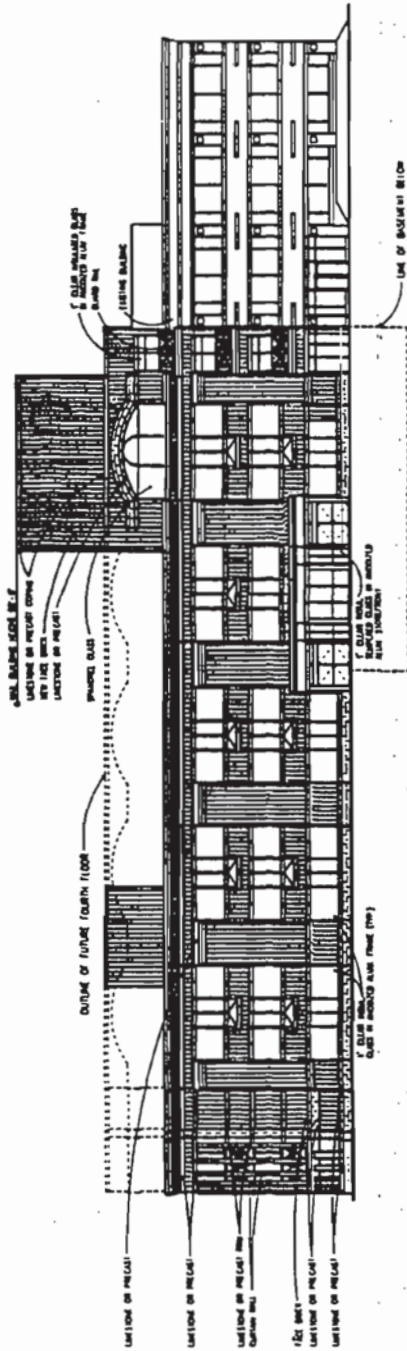


SCHWAB REHABILITATION HOSPITAL

STEPHEN RANKIN ASSOCIATES
ARCHITECTS

Applicant: Mount Sinai Health System
Date: April 13, 1995

East Building Elevation Of Schwab Rehabilitation Hospital Addition.

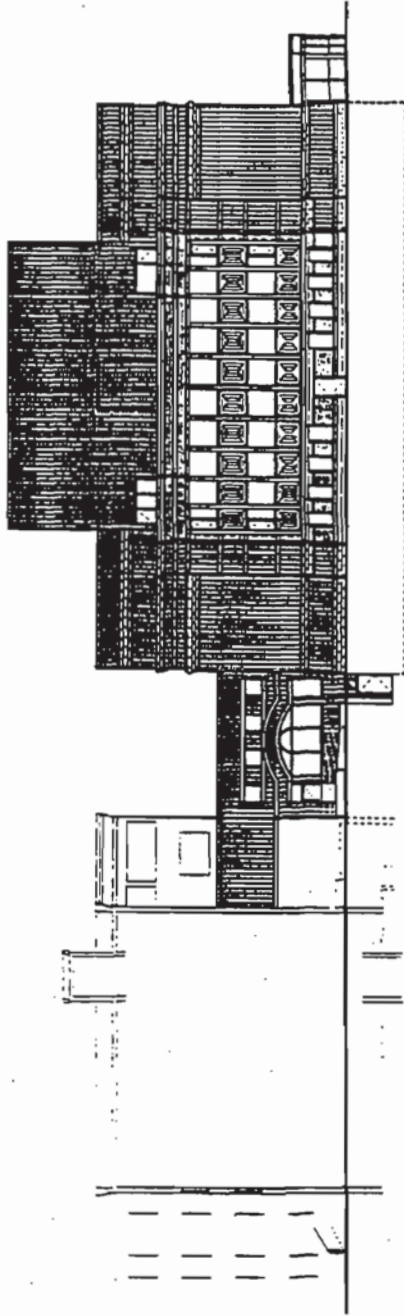


SCHWAB REHABILITATION HOSPITAL ADDITION

STEPHEN RANKIN ASSOCIATES ARCHITECTS

Applicant: Mount Sinai Health System
Date: April 13, 1995

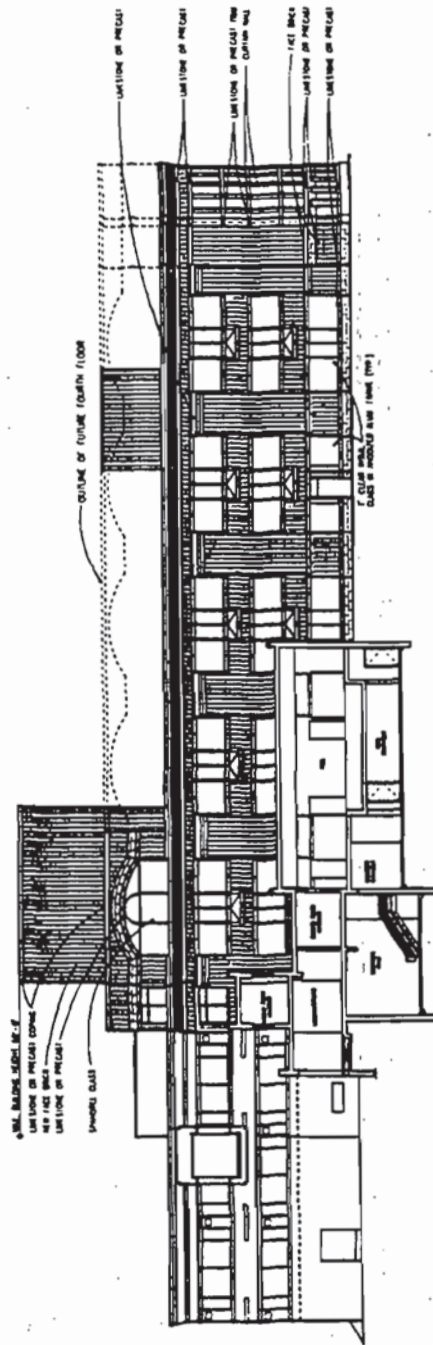
South Building Elevation Of Schwab Rehabilitation Hospital Addition.



STEPHEN RANKIN ASSOCIATES
ARCHITECTS

Applicant: Mount Sinai Health System
Date: April 13, 1995

West Building Elevation Of Schwab Rehabilitation Hospital Addition.



STEPHEN RANKIN ASSOCIATES
ARCHITECTS

Applicant: Mount Sinai Health System
Date: April 13, 1995



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

December 23, 1993

Mr. Scott E. Saef
Sidley and Austin
One First National Plaza
Chicago, IL 60603

Re: Request for a minor change to Planned
Development No. 49-Mt. Sinai Hospital
Medical Center

Dear Mr. Saef:

The Department of Planning and Development has considered your request on behalf of the Mount Sinai Hospital Medical Center for a minor change to Planned Development No. 49 and hereby approves your request pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance.


Specifically, you requested a three year extension to the minor change granted on June 4, 1990, to accommodate a temporary hospital facility. The initial relief, which allowed for reductions in setbacks and a minimum separation between buildings, was for a 2½ year period. This period expired in December, 1992.

With regard to your request, the Department of Planning and Development has determined that this requested three year extension would constitute a minor change to Planned Development No. 49, consistent with the provisions of Section 11.11-3(c) of the Chicago Zoning Ordinance, provided that all landscaping surrounding the existing temporary structure continues to be maintained. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 49, and conditioned upon the continuous maintenance of the landscaping surrounding the temporary structure, the expiration date for setback and building separation relief as delineated in the



attached letter dated June 4, 1990, is hereby extended
from December, 1992, to December 31, 1995.

Sincerely,



Valerie B. Jarrett
Commissioner

cc: Graham Grady
Chris Slattery
Philip Levin
Will Tippens
Mary Edwards



City of Chicago
Richard M. Daley, Mayor

Department of Planning
David R. Mosena
Commissioner
Charles Thurow
First Deputy Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471

June 4, 1990

Mr. Brian B. Hiram
Stephen Rankin Associates
320 N. Michigan Avenue
Chicago, Illinois 60601

Dear Mr. Hiram:

Re: Institutional Planned
Development No. 49
Mount Sinai Hospital
Medical Center

Please be advised that your request for a minor change to Institutional Planned Development No. 49 on behalf of the Mount Sinai Hospital Medical Center has been considered by this Department pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance.

Specifically, you requested reductions in setbacks and minimum separation between buildings to accommodate a temporary hospital facility which will be erected on a site fronting Ogden Avenue. The site, which currently contains a paved parking lot, will revert back to parking use in approximately two years when construction on the permanent Counseling Building is complete.

With regard to requested setback reductions the Department of Planning has determined that the erection of a temporary hospital facility would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and that this minor change will not:

1. Change the character of this development;
2. Increase the maximum floor area ratio for the total net site area;
3. Increase the maximum number of units per acre;
4. Permanently reduce the minimum required distance between structures or in periphery setbacks; or

Mr. Brian B. Hiram
Page 2

5. Increase the maximum percent of land covered for the total net site;

providing, however, that the following conditions are adhered to:

1. The temporary hospital facility or such portions thereof as do not conform with the previously approved planned development shall be demolished within $2\frac{1}{2}$ years of this date;
2. The area surrounding the interim structure and the area surrounding any use on the site after demolition of the interim structure be appropriately landscaped.

Accordingly, pursuant to the authority granted to me by Section 11.11-3(c) of the Chicago Zoning Ordinance, I hereby authorize and approve the following minor changes to Institutional Planned development No. 49:

1. Temporary reduction of front yard setback from 16'0" to 6'0".
2. Temporary reduction of side yard setback (east) from 8'0" to 5'0".
3. Temporary reduction of minimum separation between buildings from 24'0" to 15'0".

Very truly yours,


David R. Mosena
Commissioner

Yeas—Aldermen Rotl, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Humes, Adduci, Vrdolyak, Huel, Kwak, Madrzyk, Burke, Jaksy, Shannon, Kellam, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Oberman, Simpson, Fifeleski, Schuler, Saperstein, Stone—47.

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. 2-L.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-2 Restricted Service District symbols and indications as shown on Map No. 2-L in the area bounded by

the alley next north of and parallel to W. Harrison Street; S. Lockwood Avenue; W. Harrison Street and S. Lotus Avenue

to those of a B1-1 Local 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. 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 Planned Development, R4 General Residence District and B4-2 Restricted Service District Symbols and indications as shown on Map No. 4-I in the area bounded by

W. LeMoyné Street; N. Oakley Boulevard; W. Hirsch Street; the alley next west of and parallel to N. Claremont Avenue; a line 25 feet north of W. Hirsch Street and N. Western Avenue

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

[Plan of Development printed on pages 7770-7774 of this Journal]

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. 4-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 Residential Planned Development No. 49, R4 General Residence and R5 General Residence District symbols and indications as shown on Map No. 4-I in the area bounded by

W. Ogden Boulevard; a line 134 feet west of and parallel to S. Washtenaw Avenue; the alley next south of W. Ogden Boulevard; S. Washtenaw Avenue; W. 15th Street; a line 66.6 feet east of and parallel to S. Washtenaw Avenue; the alley next north of and parallel to W. 15th Place; S. Washtenaw Avenue; W. 15th Place; the alley next east of and parallel to S. California Avenue; W. 16th Street and S. California Avenue

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

[Plan of Development printed on pages 7775-7779 of this Journal]

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

Reclassification of Area Shown on Map No. 6-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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 6-F in the area bounded by

W. 26th Street; the alley next east of and parallel to S. Union Avenue; a line 72 feet south of and parallel to W. 26th Street and S. Union Avenue

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

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

Reclassification of Area Shown on Map No. 14-E (As Amended).

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 B4-3 Restricted Service District symbols and indications as shown on Map No. 14-E in the area bounded by

the south drive of E. Garfield Boulevard; S. Indiana Avenue; a line 142 feet south of and parallel to the south drive of E. Garfield Boulevard and the alley next west of and parallel to S. Indiana Avenue

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.

Reclassification of Area Shown on Map Nos. 14-J and 16-J (As Amended).

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-1 Restricted Commercial District symbols and indications as shown on Map Nos. 14-J and 16-J in the area bounded by

W. 63rd Street; S. St. Louis Avenue; the alley next south of and parallel to W. 63rd Street; and S. Central Park Avenue

to those of a B2-1 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.

PD 12

PD 49A

PLAN OF DEVELOPMENT
INSTITUTIONAL PLANNED DEVELOPMENT NO. 49, AS AMENDED

STATEMENTS

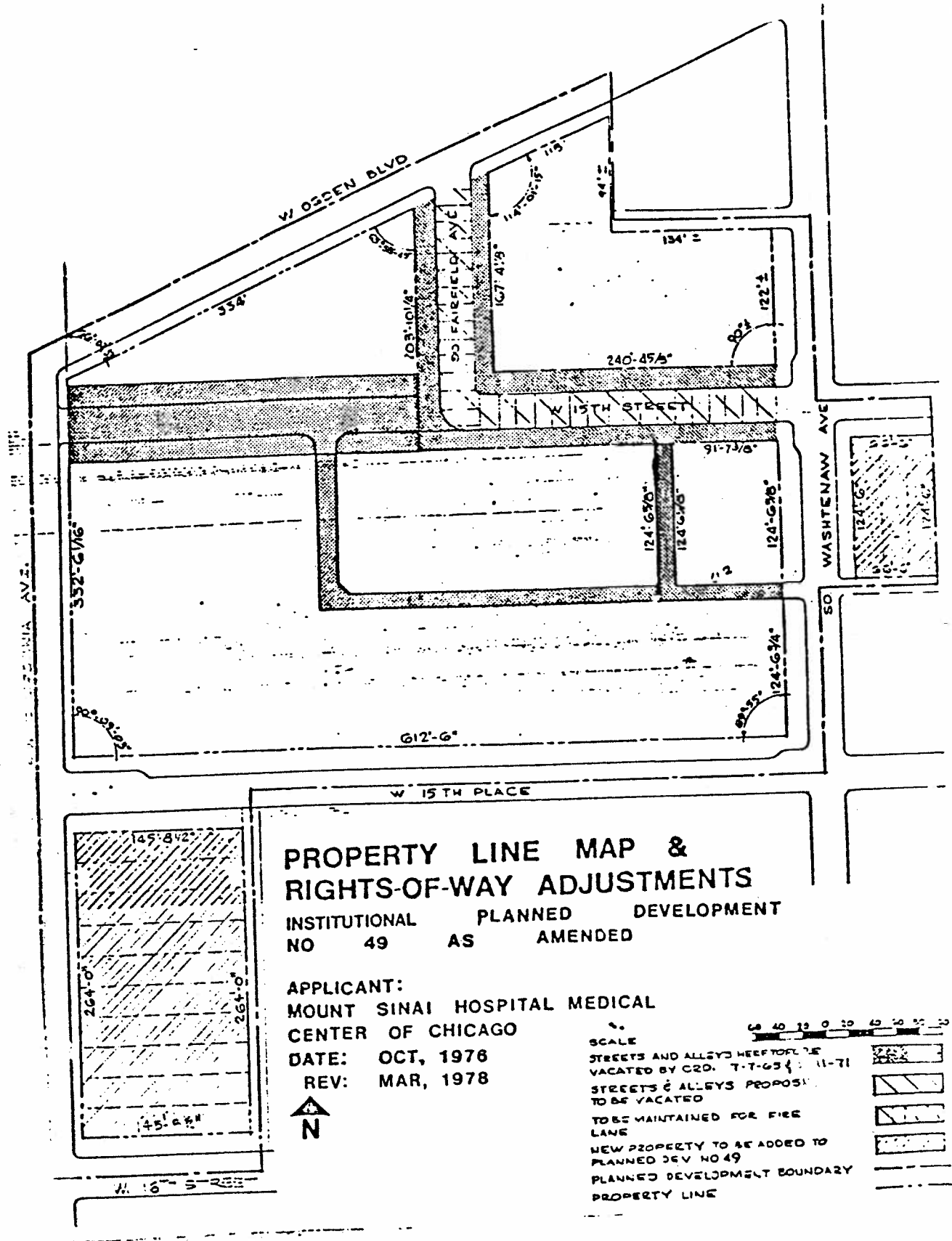
1. The area delineated hereon as a "Residential Planned Development" is owned and controlled by Mount Sinai Hospital Medical Center of Chicago.
2. Off-Street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R5 General Residence District 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 Mount Sinai Hospital Medical Center of Chicago and approved by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Mount Sinai Hospital Medical Center of Chicago.
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.

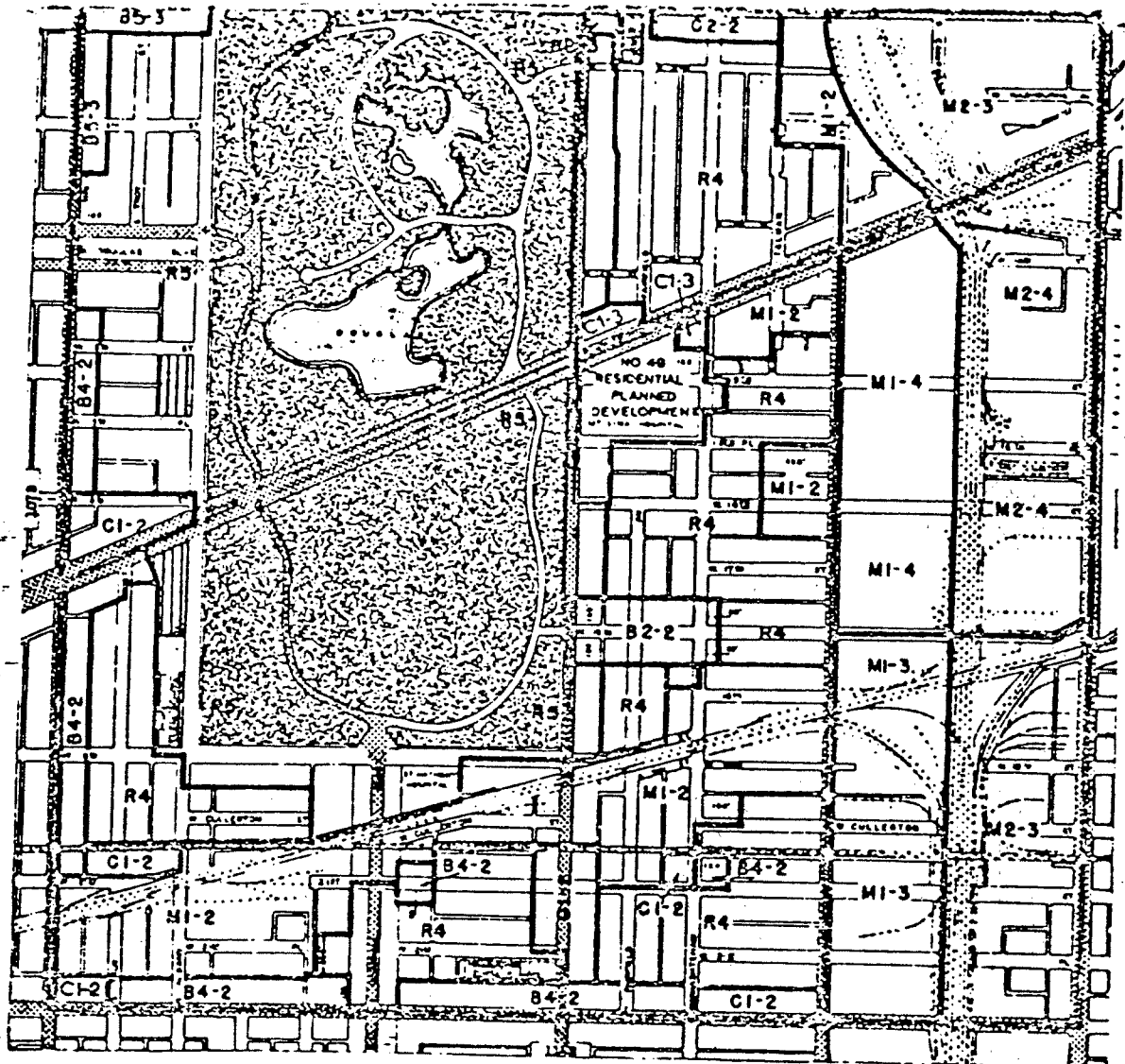
Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas. The pavement width of fire lane located within the right-of-way of W. 15th Street and S. Fairfield Avenue shall be a minimum of 30 feet.
6. 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.
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 a R5 General Residence District classification and with regulations hereby made applicable thereto.
8. Identification and other necessary signs may be permitted, subject to review of and approval by the Commissioner of Development and Planning.
9. 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: Mount Sinai Hospital Medical Center of Chicago

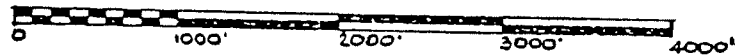
DATE: October, 1976





INSTITUTIONAL PLANNED DEVELOPMENT NO 49 AS AMENDED

EXISTING ZONING & PREFERENTIAL STREET SYSTEM



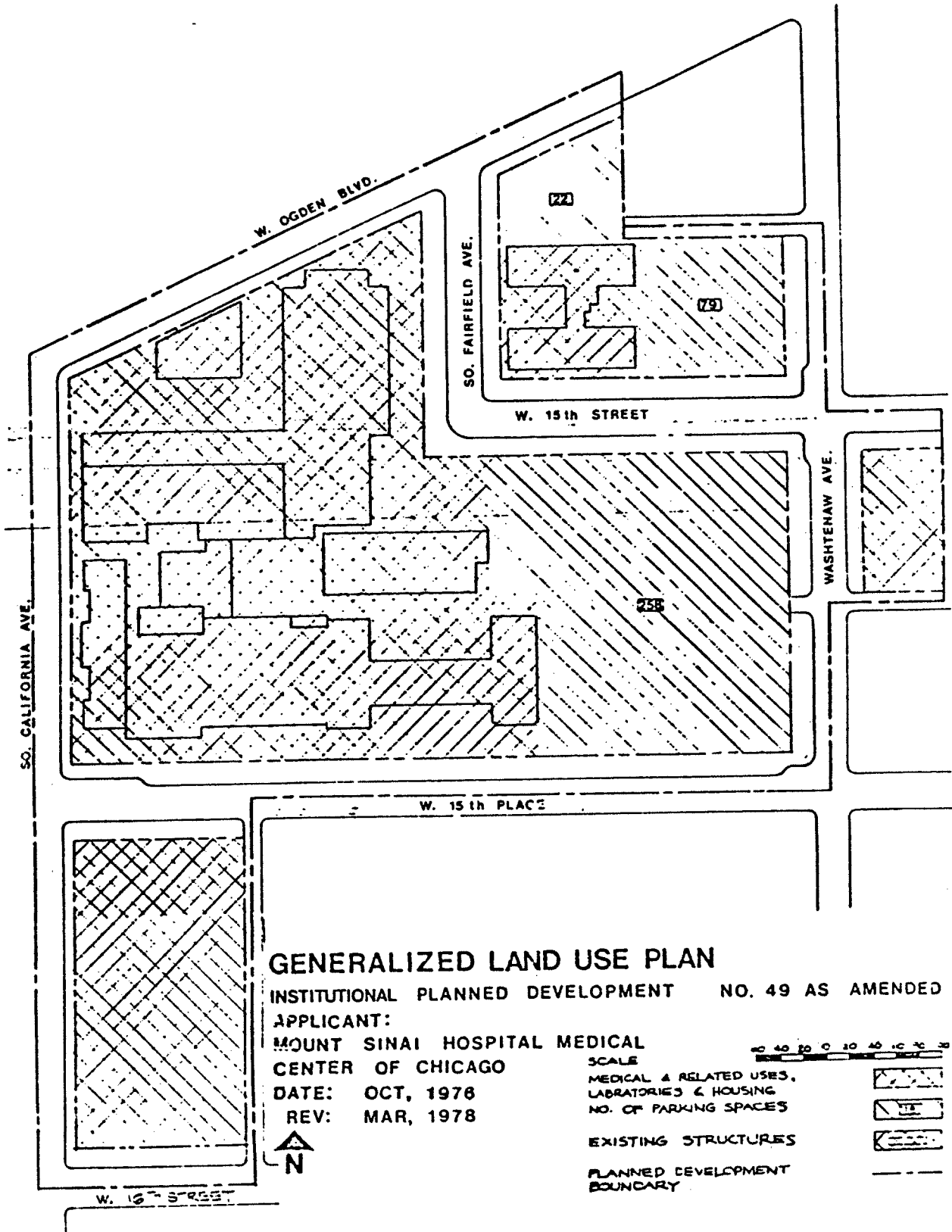
- ZONING DISTRICTS
- PREFERENTIAL STREET SYSTEM
- PARKS & PLAYGROUNDS
- PUBLIC & QUASI-PUBLIC FACILITIES
- RESIDENTIAL PLANNED DEVELOPMENT
- PLANNED DEVELOPMENT BOUNDARY



APPLICANT: MT. SINAI HOSPITAL MEDICAL CENTER OF CHICAGO

DATE: OCT, 1976

REV: MAR, 1978



GENERALIZED LAND USE PLAN

INSTITUTIONAL PLANNED DEVELOPMENT NO. 49 AS AMENDED

APPLICANT:

MOUNT SINAI HOSPITAL MEDICAL
CENTER OF CHICAGO

DATE: OCT, 1978

REV: MAR, 1978

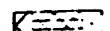


SCALE

MEDICAL & RELATED USES,
LABORATORIES & HOUSING
NO. OF PARKING SPACES

EXISTING STRUCTURES

PLANNED DEVELOPMENT
BOUNDARY



PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA
INSTITUTIONAL PLANNED DEVELOPMENT NO. 49 AS AMENDED

Net Site Square Feet	Area Acres	General Description of Land Use	Max. F.A.R.	Max. % of Land Covered
304,319	6.98	Medical and Related Uses Laboratories (Clinical & Research) Housing (Nurses, Internes & Residents)	2.5	45%

THE ABOVE NOTED REGULATIONS RELATE TO THE ULTIMATE DEVELOPMENT WITHIN THE PLANNED DEVELOPMENT AREA. INTERIM STAGES OF DEVELOPMENT MAY EXCEED THESE PERMITTED STANDARDS SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT & PLANNING.

Gross Site Area = Net Site Area 6.98 Acres plus Area of Right-of-Way 1.2 Acres = 8.0 Acres.

Maximum permitted F.A.R. for Total Net Site Area = 2.5

Present Population:

- A. Medical and Related Uses
 - 1. Number of Beds 466
 - 2. Number of Attending Doctors 249
 - 3. Number of Employees (Maximum in one shift) 364
(Includes 95 nurses, internes and residents).
- B. Housing
 - 1. Nurses and Student Nurses 200
 - 2. Internes and Residents 86

Minimum number of off-street parking spaces for Medical and Related Uses; Laboratories (Clinical and Research); Housing (Nurses, Internes and Residents): 342 spaces.
 Actual number of PARKING SPACES 359

Off-Street parking and loading requirements for proposed Medical and Related Uses. Laboratories (Clinical and Research), Housing (Nurses, Internes and Residents) shall be provided as authorized by the R5 General Residence District classification of the Chicago Zoning Ordinance.

Minimum Periphery Setbacks:

- A. Boundary and Front Yard Setbacks 15 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 AND PLANNING.

Maximum percent of land covered (for total Net Site Area) = 45%
 APPLICANT: Mount Sinai Hospital Medical Center of Chicago

DATE: October, 1976

Rev. March, 1978

pending proposed ordinance, the motion *Prevailed*, by yeas and nays as follows:

Yeas—Aldermen Harvey, Metcalfe, Holman, Despres, Cousins, Lupo, Danaher, Swinarski, Staszczuk, Sheridan, Shannon, Hines, Fitzpatrick, Campbell, Frost, Janousek, Kuta, Collins, Marzullo, Sain, Jambrone, McMahon, Keane, Sulski, Brandt, Sande, Aiello, Cullerton, Goldberg, Rosenberg, Fifielski, Kerwin, Wigoda—33.

Nays—Aldermen Bohling, Buchanan, Scholl, McCutcheon, O'Rourke, Sperling—6.

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 6, 1968, pages 2347-2348, recommending that the City Council pass fourteen 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 were *Passed*, by yeas and nays as follows:

Yeas—Aldermen Harvey, Metcalfe, Holman, Despres, Bohling, Cousins, Lupo, Buchanan, Danaher, Swinarski, Staszczuk, Sheridan, Shannon, Hines, Fitzpatrick, Campbell, Frost, Janousek, Kuta, Collins, Marzullo, Sain, Jambrone, McMahon, Keane, Sulski, Brandt, Sande, Aiello, Cullerton, Simon, Scholl, Goldberg, McCutcheon, Rosenberg, Fifielski, Kerwin, O'Rourke, Wigoda, Sperling—40.

Nays—None.

Said ordinances as passed read respectively as follows:

Reclassification of Area Shown on Map No. 4-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 R4 General Residence District, R5 General Residence District, and C1-3 Restricted Commercial District symbols and indications as shown on Map No. 4-I in the area bounded by

W. Ogden Boulevard; a line 134 feet west of S. Washtenaw Avenue; the alley next south of W. Ogden Boulevard; S. Washtenaw Avenue; W. 15th Place; and S. California Avenue,

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

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

[The Plan of Development attached to this ordinance is printed on pages 2434-2438 of this Journal.]

Reclassification of Area Shown on Map No. 5-F.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-2 Restricted Commercial District symbols and indications as shown on Map No. 5-F in the area bounded by:

W. Webster Avenue; N. Edward Court; W. Dickens Avenue; and N. Halsted Street,

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.

Reclassification of Area Shown on Map No. 5-F.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-3 Restricted Service District, B2-3 Restricted Retail District, and C1-3 Restricted Commercial District symbols and indications as shown on Map No. 5-F in the area bounded by:

W. Eugenie Street; N. Mohawk Street; W. North Avenue; and N. Larrabee Street,

to those of a B3-3 General 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. 5-F.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-3 Restricted Service District symbols and indications as shown on Map No. 5-F in the area bounded by:

a line 96 feet north of the alley next north of and parallel to W. North Avenue; N. Sedgwick Street; W. North Avenue; N. Hudson Avenue; the alley next north of and parallel to W. North Avenue; and the alley next east of and parallel to N. Hudson Avenue,

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.

Reclassification of Area Shown on Map No. 5-F.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-3 Restricted Service District symbols and indications as shown on Map No. 5-F in the area bounded by

W. Eugenie Street; N. Ogden Avenue; and N. Mohawk Street,

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.

[Continued on page 2439]

PLAN OF DEVELOPMENT
RESIDENTIAL PLANNED DEVELOPMENT #49
(INSTITUTIONAL)

STATEMENTS

1. The area delineated hereon as a "Residential Planned Development" is owned and controlled by Mount Sinai Hospital Medical Center of Chicago.
2. Off-Street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R5 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 Mount Sinai Hospital Medical Center of Chicago and approved by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Mount Sinai Hospital Medical Center of Chicago.
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.

Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas. The pavement width of fire lane located within the right-of-way of W. 15th Street and S. Fairfield Avenue shall be a minimum of 30 feet.

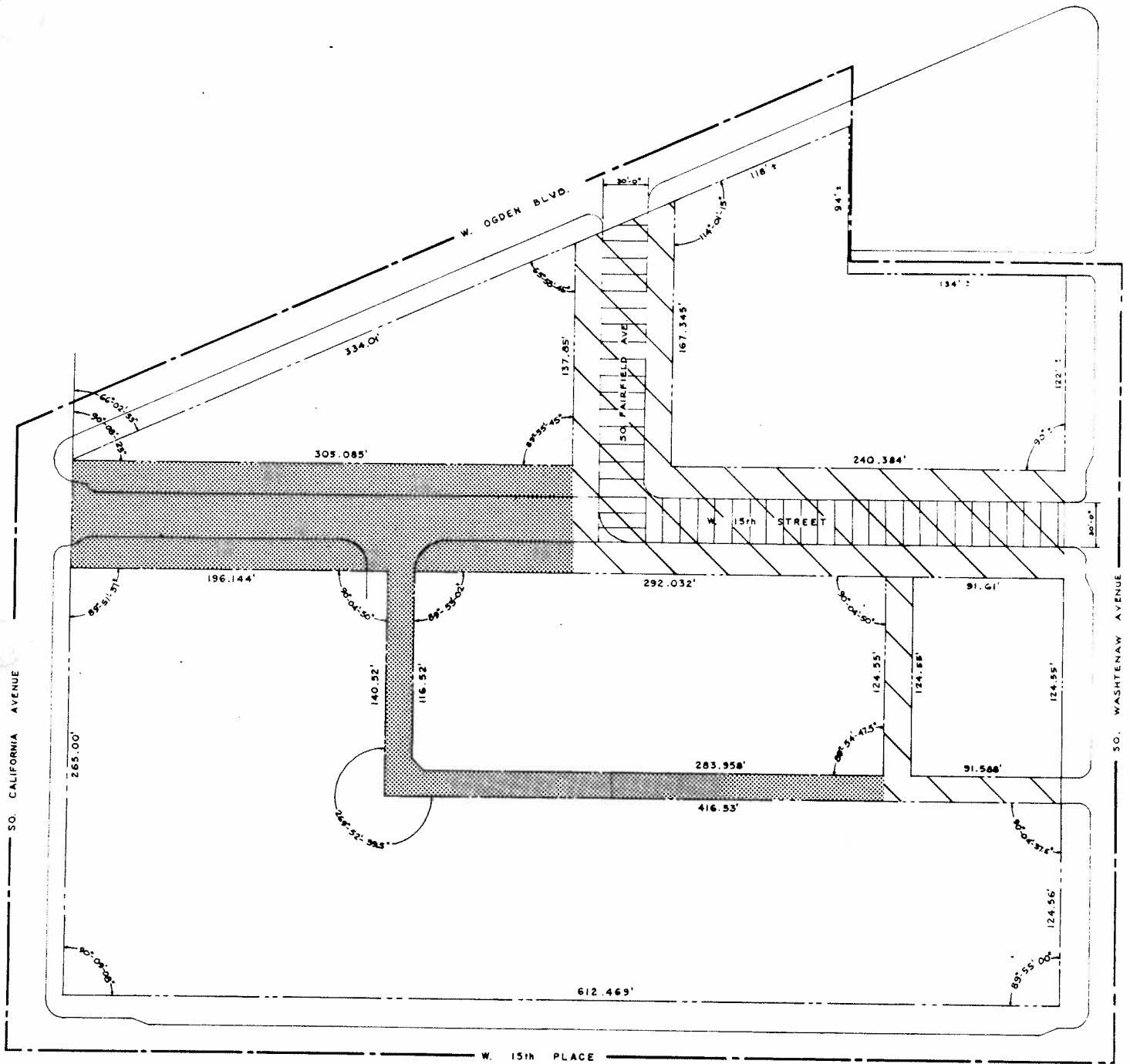
6. Use of land will consist of research, medical, housing, and related uses as authorized by the Chicago Zoning Ordinance.

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

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 a R5 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 adopted by the Commissioner of Development and Planning.

APPLICANT: Mount Sinai Hospital Medical Center of Chicago

DATE: December 20, 1967



PROPERTY LINE MAP AND RIGHTS-OF-WAY ADJUSTMENTS

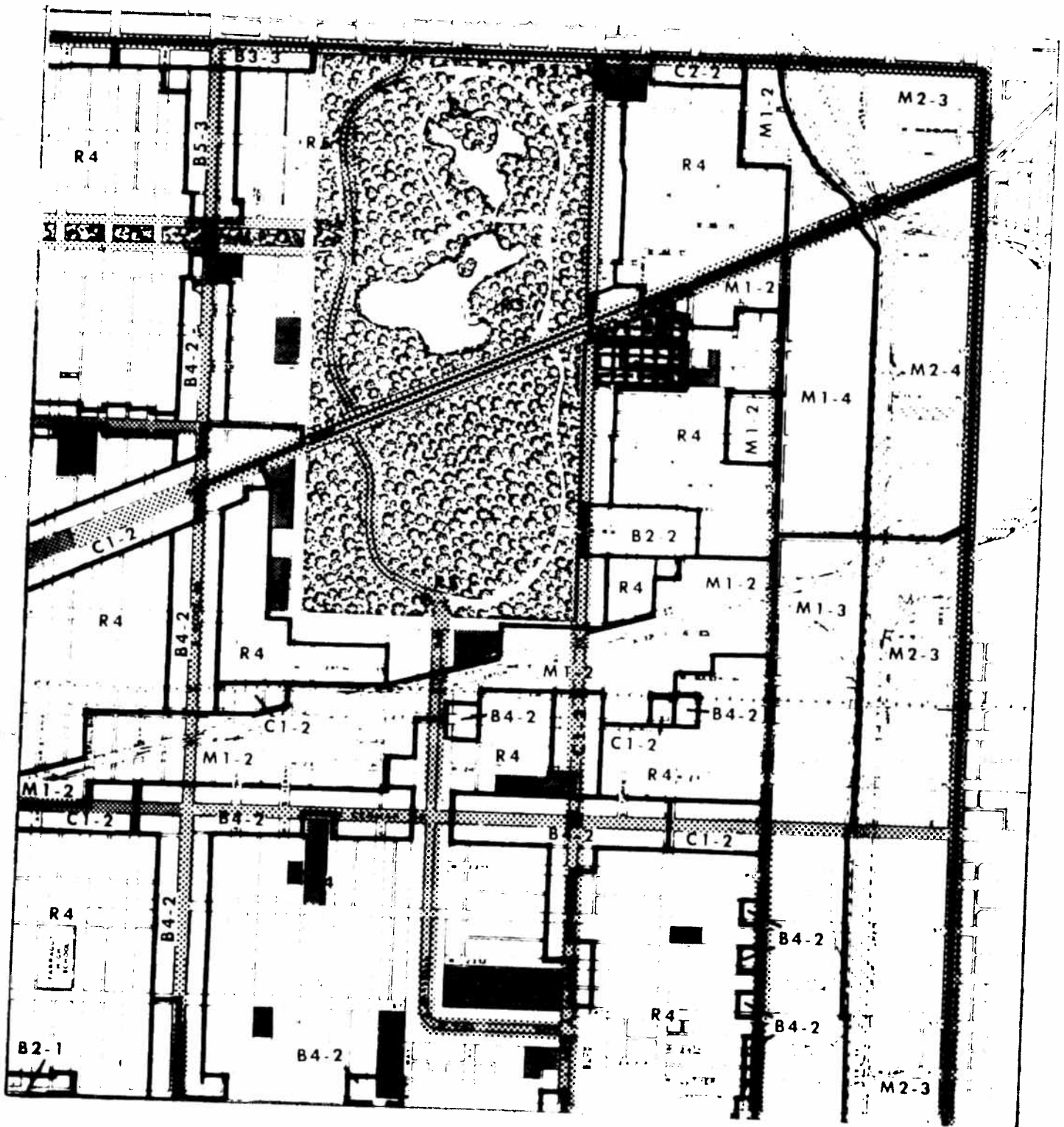
RESIDENTIAL PLANNED DEVELOPMENT
(INSTITUTIONAL)



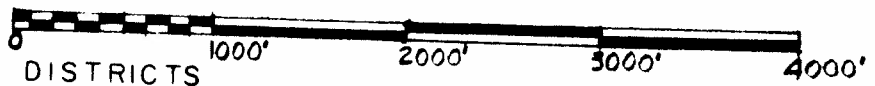
APPLICANT - MOUNT SINAI HOSPITAL MEDICAL CENTER
OF CHICAGO
DATE - DECEMBER 20, 1967









- STREETS AND ALLEYS HERETOFORE VACATED BY ORDINANCE 7-7-65
- STREETS AND ALLEYS PROPOSED TO BE VACATED
- TO BE MAINTAINED FOR FIRE LANE PURPOSES
- PLANNED DEVELOPMENT BOUNDARY
- PROPERTY LINE



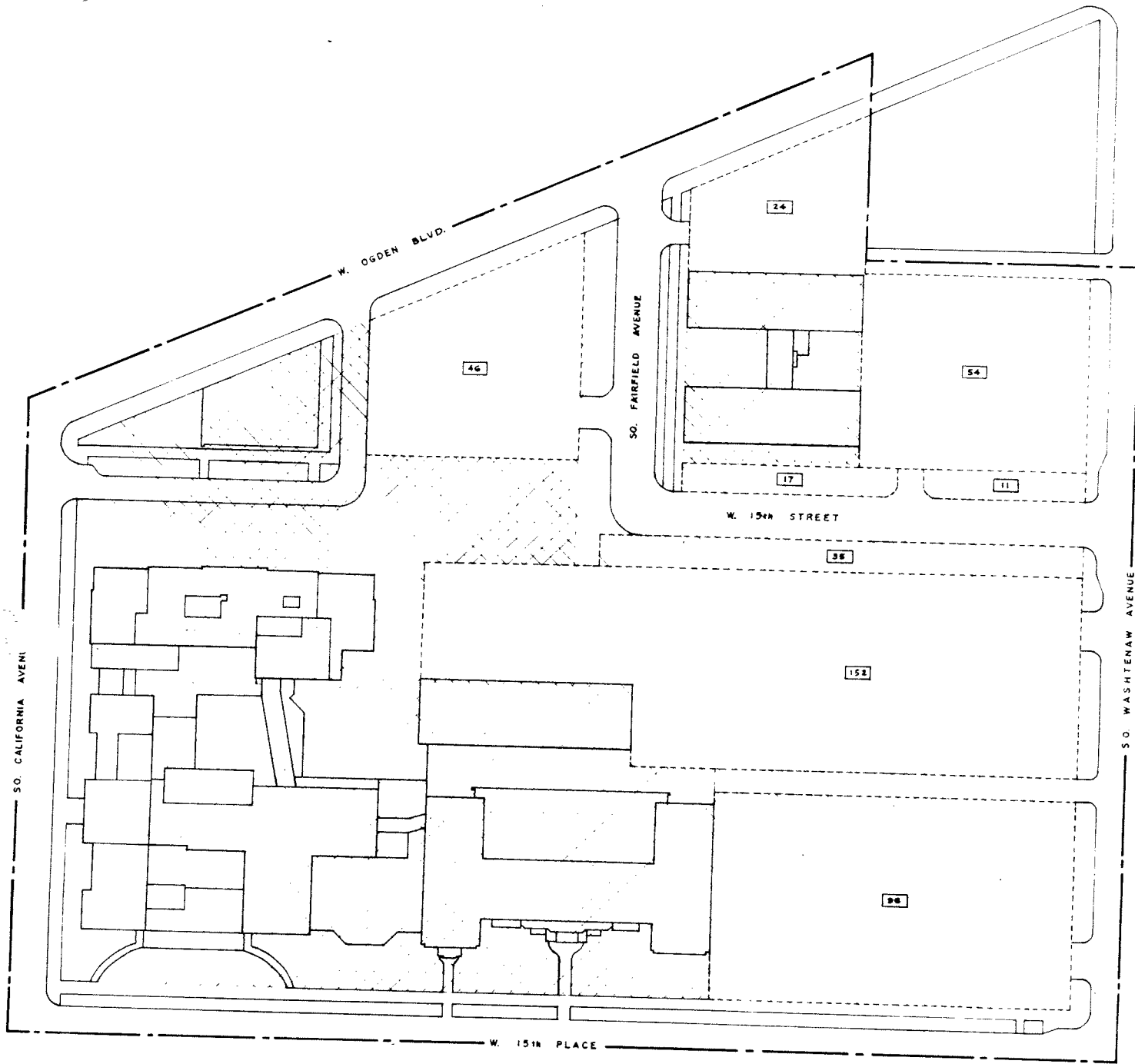
RESIDENTIAL PLANNED DEVELOPMENT
EXISTING ZONING & PREFERENTIAL STREET SYSTEM



-  ZONING DISTRICTS
-  PREFERENTIAL STREET SYSTEM
-  PARKS & PLAYGROUNDS
-  PUBLIC & QUASI-PUBLIC FACILITIES
-  RESIDENTIAL PLANNED DEVELOPMENT
-  PLANNED DEVELOPMENT BOUNDARY

APPLICANT; MT. SINAI HOSPITAL
 MEDICAL CENTER OF CHICAGO

DATE; DEC. 20, 1967

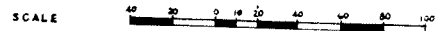


GENERALIZED LAND USE PLAN

RESIDENTIAL PLANNED DEVELOPMENT
(INSTITUTIONAL)

APPLICANT - MOUNT SINAI HOSPITAL MEDICAL CENTER
OF CHICAGO

DATE - DECEMBER 30, 1967



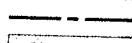
MEDICAL AND RELATED USES,
LABORATORIES (CLINICAL AND RESEARCH),
HOUSING (NURSES, INTERNS AND RESIDENTS)



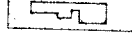
NUMBER OF PARKING SPACES



PLANNED DEVELOPMENT BOUNDARY



EXISTING BUILDINGS



PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

RESIDENTIAL PLANNED DEVELOPMENT
(INSTITUTIONAL)

Net Site Square Feet	Area	Acres	General Description of Land Use	Max. F.A.R.	Max. % of Land Covered
257,751		5.9	Medical and Related Uses Laboratories (Clinical & Research Housing (Nurses, Internes & Residents)	2.5	45%

THE ABOVE NOTED REGULATIONS RELATE TO THE ULTIMATE DEVELOPMENT WITHIN THE PLANNED DEVELOPMENT AREA. INTERIM STAGES OF DEVELOPMENT MAY EXCEED THESE PERMITTED STANDARDS SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT & PLANNING.

Gross Site Area = Net Site Area 5.9 Acres plus Area of Right-of-Way
1.2 Acres = 7.1 Acres.

Maximum permitted F.A.R. for Total Net Site Area = 2.5

Present Population:

A. Medical and Related Uses

1. Number of Beds 420
2. Number of Attending Doctors 81
3. Number of Employees (Maximum in one shift) 364
(Includes 95 nurses, internes and residents).

B. Housing

1. Nurses and Student Nurses 200
2. Internes and Residents 86

Minimum number of off-street parking spaces for Medical and Related Uses; Laboratories (Clinical and Research); Housing (Nurses, Internes and Residents): 342 spaces.
Actual number of PARKING SPACES 435.

Off-Street parking and loading requirements for proposed Medical and Related Uses. Laboratories (Clinical and Research), Housing (Nurses, Internes and Residents) shall be provided as authorized by the R5 General Residence District classification of the Chicago Zoning Ordinance.

Minimum Periphery Setbacks:

- A. Boundary and Front Yard Setbacks 15 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 AND PLANNING.

Maximum percent of land covered (for total Net Site Area) = 45%

APPLICANT: Mount Sinai Hospital Medical Center of Chicago

DATE: December 20, 1967