

a line 56.21 feet north of West 24th Street; South Oakley Avenue; West 24th Street; and the alley next west of South Oakley Avenue,
to those of a B2-3 Neighborhood Mixed-Use District which is hereby established in the area described above.

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

Reclassification Of Area Shown On Map No. 7-F.
(Application No. 16801)

[O2009-1514]

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 B3-2 Community Shopping District symbols and indications as shown on Map Number 7-F in the area bounded by:

the public alley next north of and parallel to West Wrightwood Avenue; North Clark Street; West Wrightwood Avenue; and a line 124.85 feet west of North Clark Street (as measured along the north line of West Wrightwood Avenue),

to those of a B1-2 Neighborhood Shopping District.

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

Reclassification Of Area Shown On Map No. 7-F. IPD533,099
(As Amended)
(Application No. 16773)

[SO2009-1515]

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 B1-2 Neighborhood Shopping District and Institutional Planned Development Number 533 symbols and indications as shown on Map Number 7-F in the area bounded by:

West Deming Place; a line 200.0 feet easterly of and parallel with North Clark Street; a line 50.08 feet northerly of and parallel with West St. James Place; North Clark Street; a line 192.02 feet northerly of and parallel with West St. James Place; and a line 100.0 feet easterly of and parallel with North Clark Street,

to those of a B1-5 Neighborhood Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B1-5 Neighborhood Shopping District symbols and indications in the area above described to the designation of Institutional Planned Development Number 533, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

Institutional Planned Development No. 533, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Institutional Planned Development Number 533, as amended, consists of approximately thirty-eight thousand four hundred two (38,402) square feet (zero and eighty-eight hundredths (0.88) acre) and is owned or controlled by the applicant, Children's Memorial Hospital.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and if different than the applicant, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made the property shall be under single ownership or under single-designated control. Single-designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto

- (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors. An agreement among property owners, the board of directors of any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change. Children's Memorial Hospital shall retain single-designated control and shall be deemed to be the authorized party for any future amendment, modification or change to this planned development until Children's Memorial Hospital shall designate in writing the party or parties authorized to make application for any future amendment, modification or change to this planned development.
4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; and Building Elevations dated February 19, 2009. Full-size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Zoning and Land Use Planning. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply. In any instance where a provision of the planned development conflicts with the Chicago Building Code, the Building Code shall control.
 5. The following uses shall be permitted within the area delineated herein as "Institutional Planned Development Number 533, as amended": offices (business and professional); medical service; retail sales, accessory parking and related uses.
 6. Business identification signs shall be permitted within the planned development subject to the review and approval of the Department of Zoning and Land Use Planning. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Zoning and Land Use Planning. Off premises signs are prohibited.
 7. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed 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 compliance with the Municipal Code of the City of Chicago.
 8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
 9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
 10. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square feet for the total buildable square feet (floor area). The Part II Review Fee will be assessed by the Department of Zoning and Land Use Planning during the actual Part II Review. The fee as determined by the Department of Zoning and Land Use Planning staff at that time is final and binding on the applicant and must be paid to the Department of Zoning and Land Use Planning prior to the issuance of any Part II approval.

11. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Notwithstanding any statement to the contrary, this planned development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening.
12. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Zoning and Land Use Planning upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Zoning and Land Use Planning that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this planned development by the Commissioner of the Department of Zoning and Land Use Planning shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
13. The applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the property in a manner generally consistent with the Leadership in Energy and Environmental Design Green Building Rating System ("L.E.E.D."). The applicant agrees to provide a vegetative green roof equaling approximately seven thousand ninety-five (7,095) square feet (approximately twenty-six percent (26%) of the net useable roof area of all roofs within the planned development: $7,095 \text{ square feet} \div 27,325 \text{ square feet} = 25.96\%$) as described on the Clark Street Professional Office Building Roof Level Floor Plan.
14. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No building permit shall be granted by the Department of Buildings until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement proposed to be constructed pursuant to the permit.
15. Unless substantial construction has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire. If this planned development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of B1-5 Neighborhood Shopping District.

[Existing Zoning Map; Existing Surrounding Land-Use Plan; Planned Development Boundary and Property Line Map; Site Plan; Clark Street Professional Office Building, Deming Place Building Photos; Landscape Plan; Typical Streetscape Section; Clark Street Professional Office Building Elevations (Existing); Clark Street Professional Office Building -- Building Section (Existing); Deming Building Elevations (Existing); Deming Building -- Building Section (Existing); Clark Street Professional Office Building Floor Plans (Existing); Deming Building Floor Plans (Existing); Deming Building Third Floor Plan (Proposed); and Clark Street Professional Office Building Roof Level Floor Plan (Proposed Green Roof) referred to in these Plan of Development Statements printed on pages 56773 through 56816 of this *Journal*.]

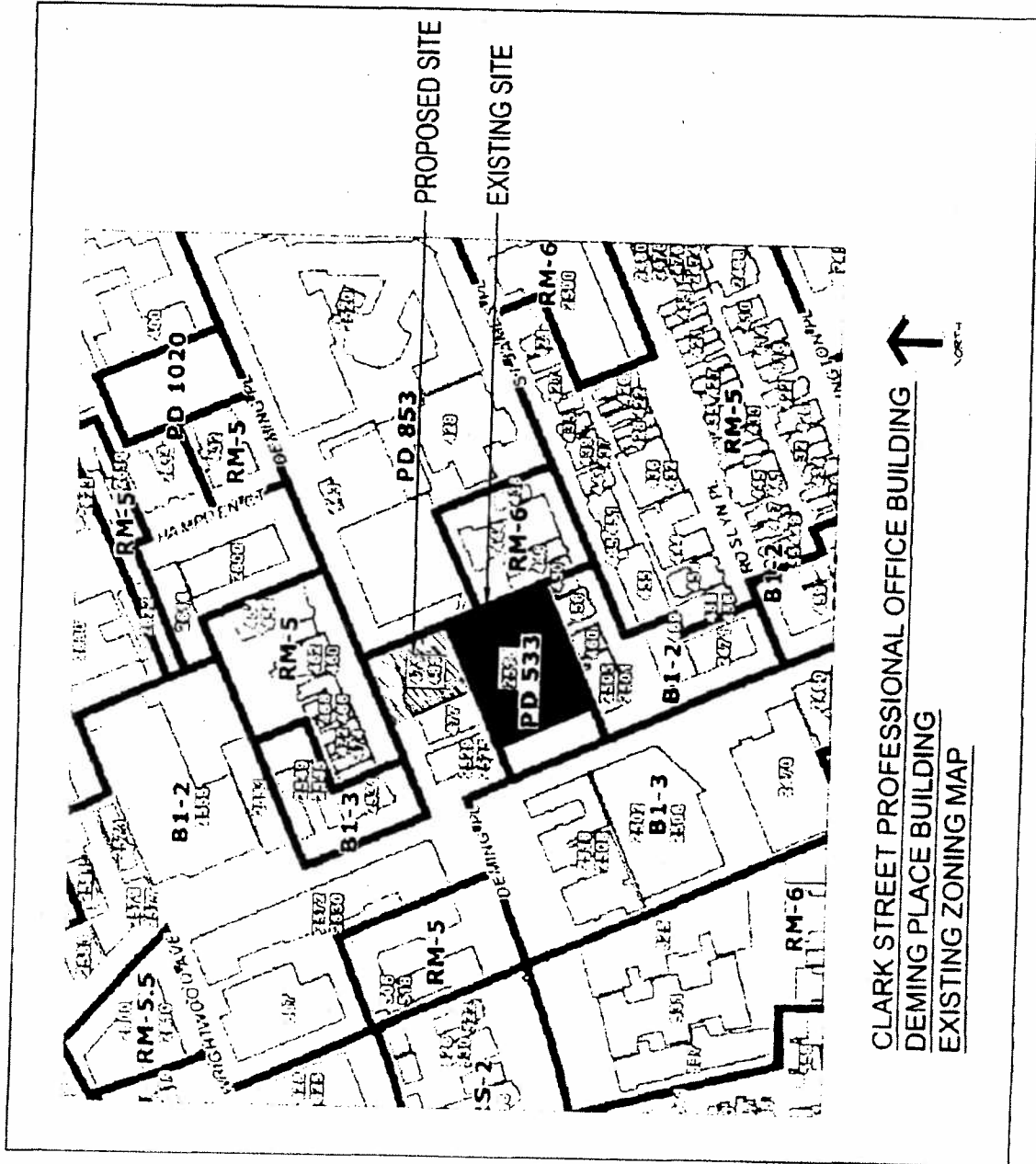
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Institutional Planned Development No. 533, As Amended.

Bulk Regulations And Data Table.

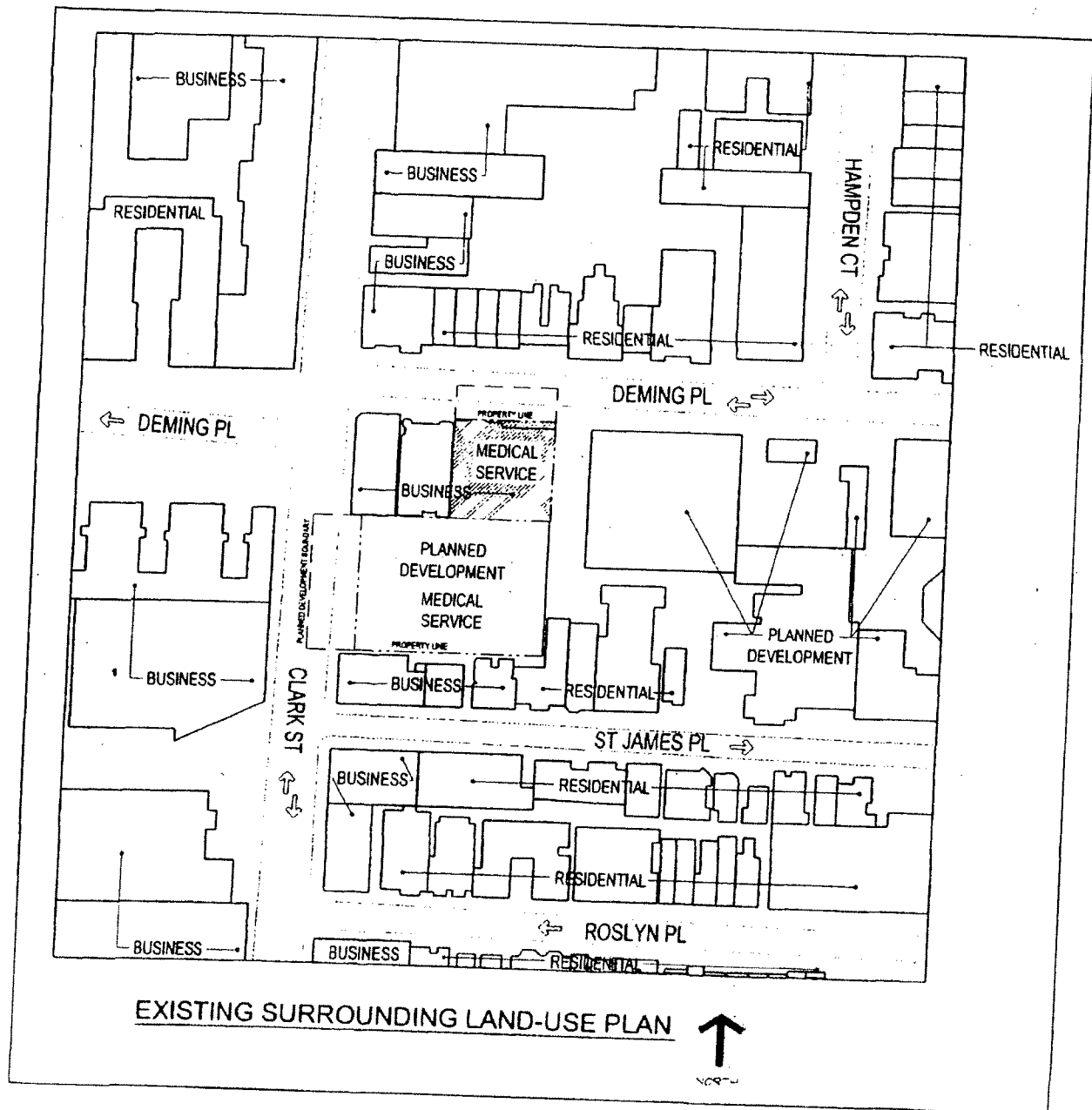
Total Net Site Area:	38,402 square feet (0.88 acre)
Area in Adjoining Right-of-Way:	7,684 square feet (0.18 acre)
Total Gross Site Area:	46,086 square feet (1.06 acres)
Floor Area Ratio for Total Net Site Area:	3.50 F.A.R.
Minimum Number of Off-Street Parking Spaces in Planned Development:	323 spaces
Minimum Number of Off-Street Loading Spaces in Planned Development:	1 space
Maximum Percent of Site Coverage:	Per Approved Site Plan
Maximum Building Height:	Per Approved Building Elevations
Clark Building:	103 feet
Deming Building:	107 feet
Minimum Required Building Setbacks:	Per Approved Site Plan

Clark St. Professional Office Building, Deming Pl.
Building -- Existing Zoning Map.



CLARK STREET PROFESSIONAL OFFICE BUILDING
DEMING PLACE BUILDING
EXISTING ZONING MAP

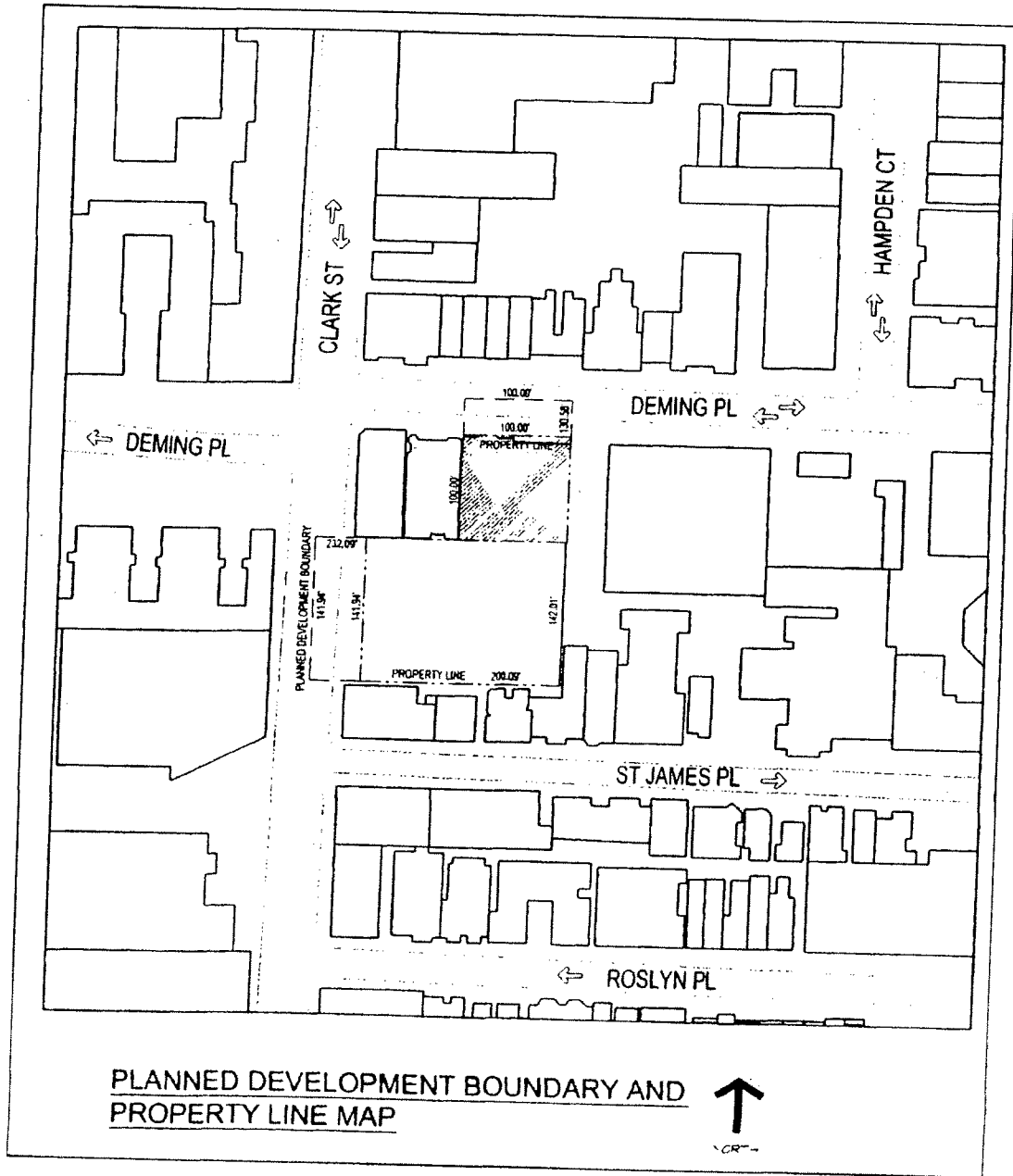
Existing Surrounding Land-Use Plan.



EXISTING SURROUNDING LAND-USE PLAN



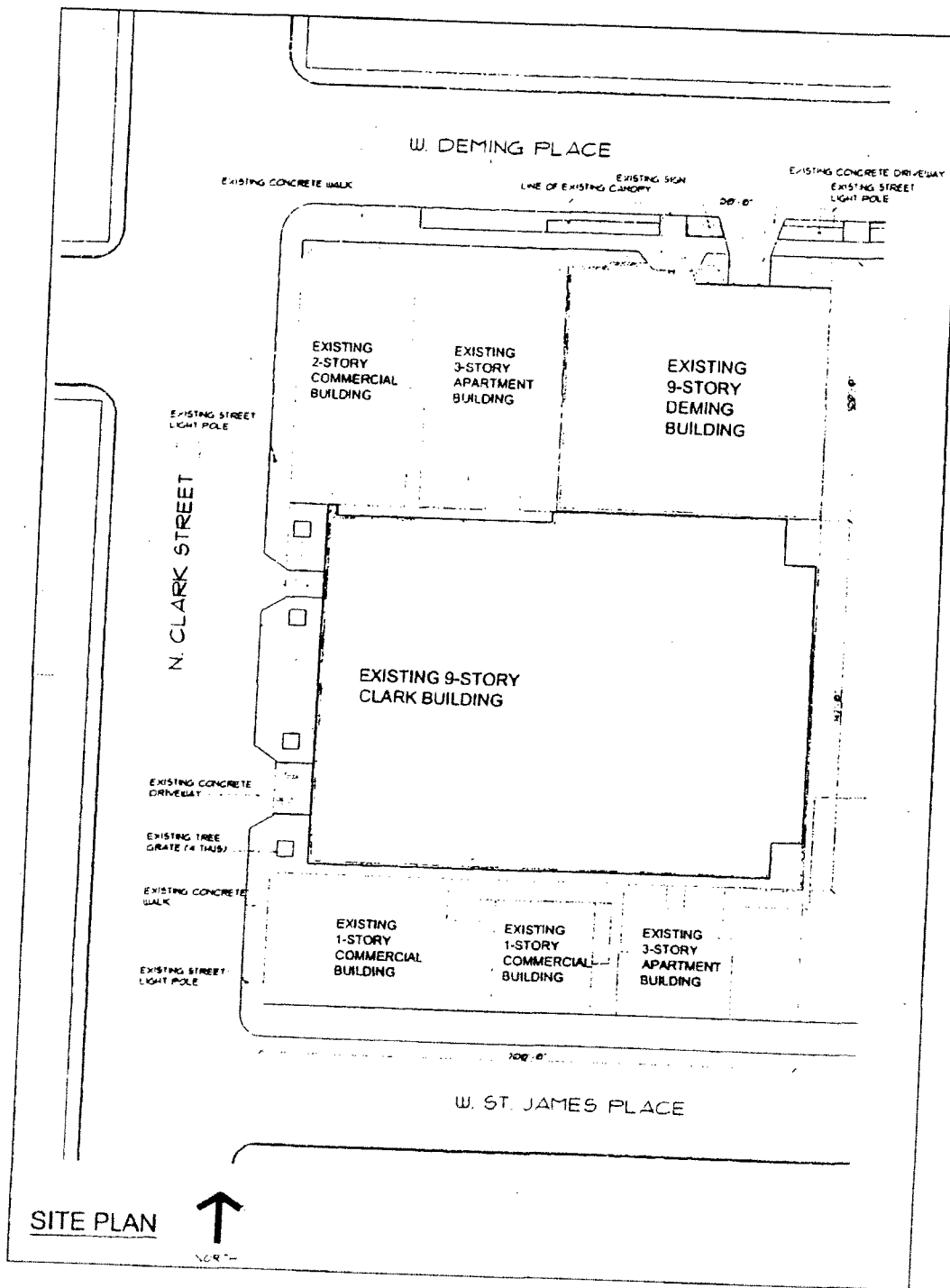
Planned Development Boundary And
Property Line Map.



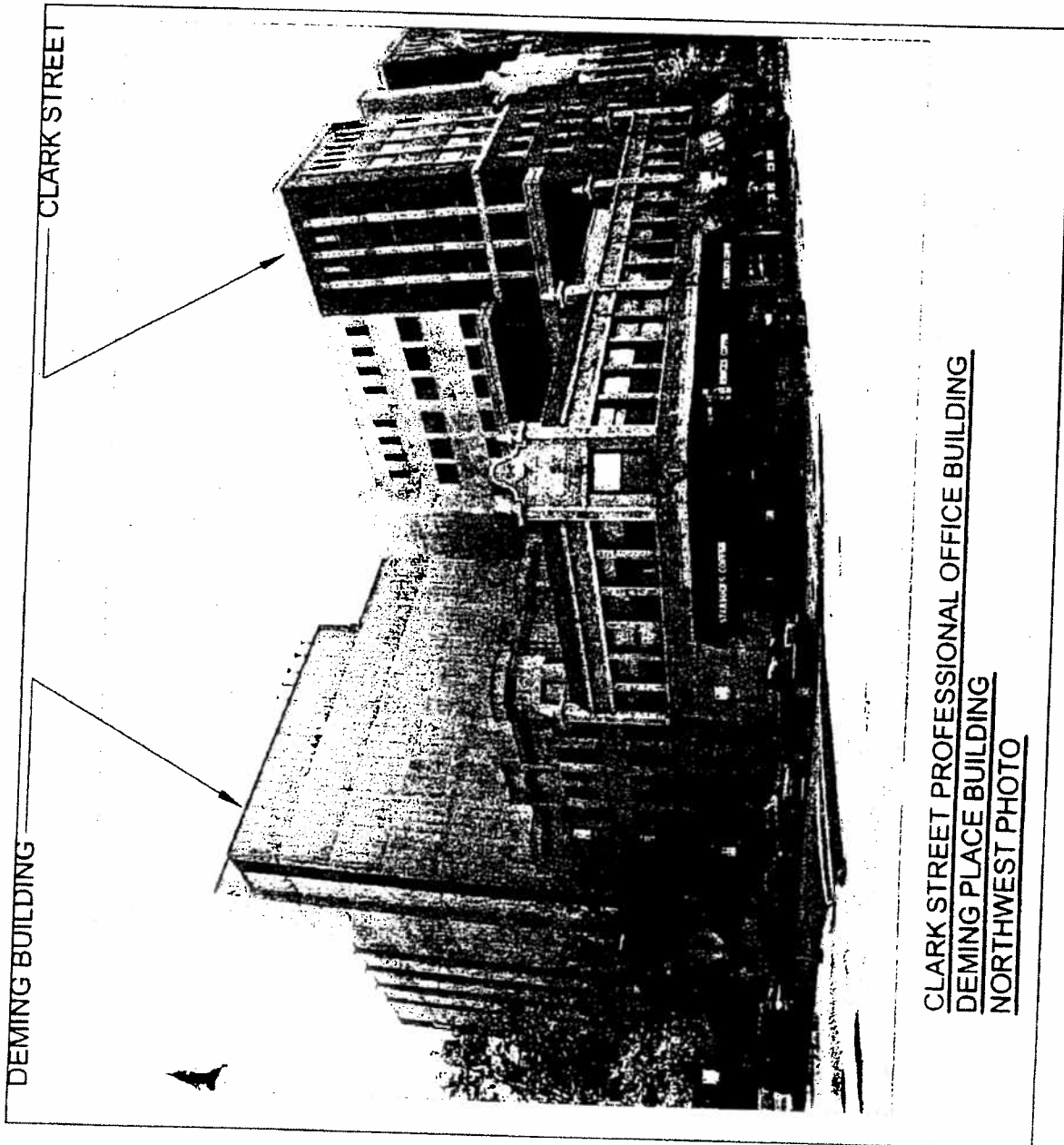
PLANNED DEVELOPMENT BOUNDARY AND
PROPERTY LINE MAP



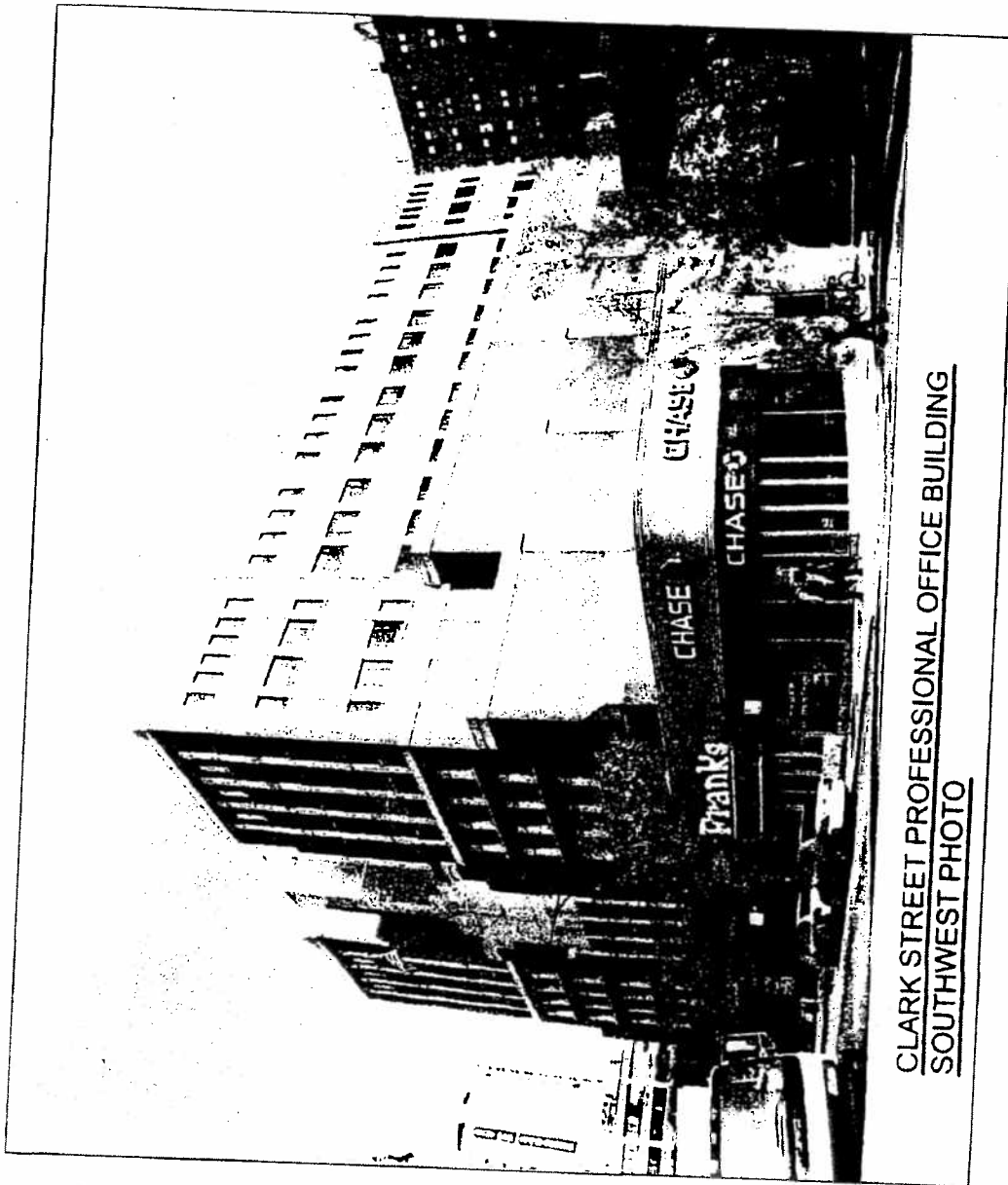
Site Plan.



Clark St. Professional Office Building, Deming Pl. Building --
Northwest Photo.

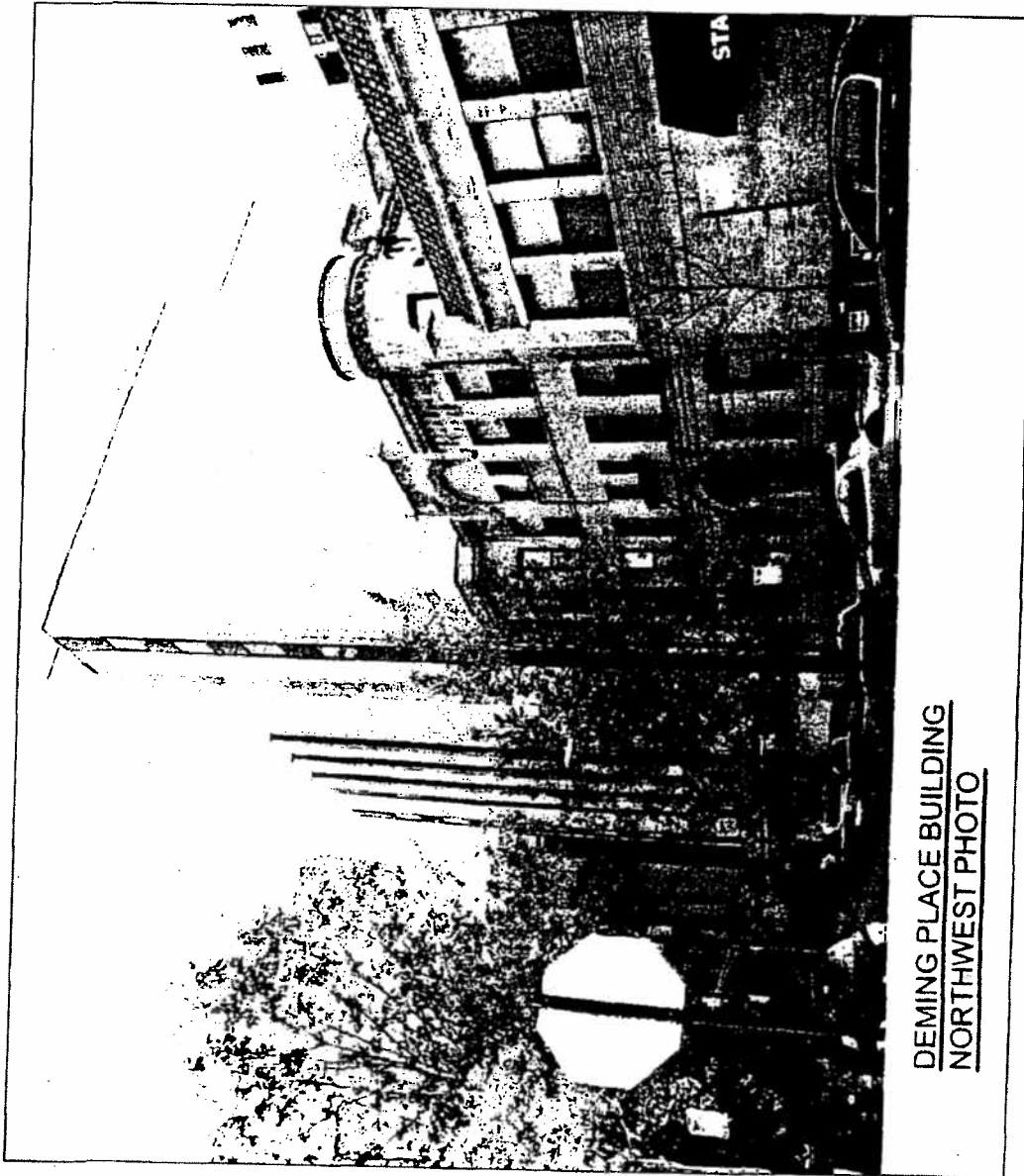


Clark St. Professional Office Building --
Southwest Photo.

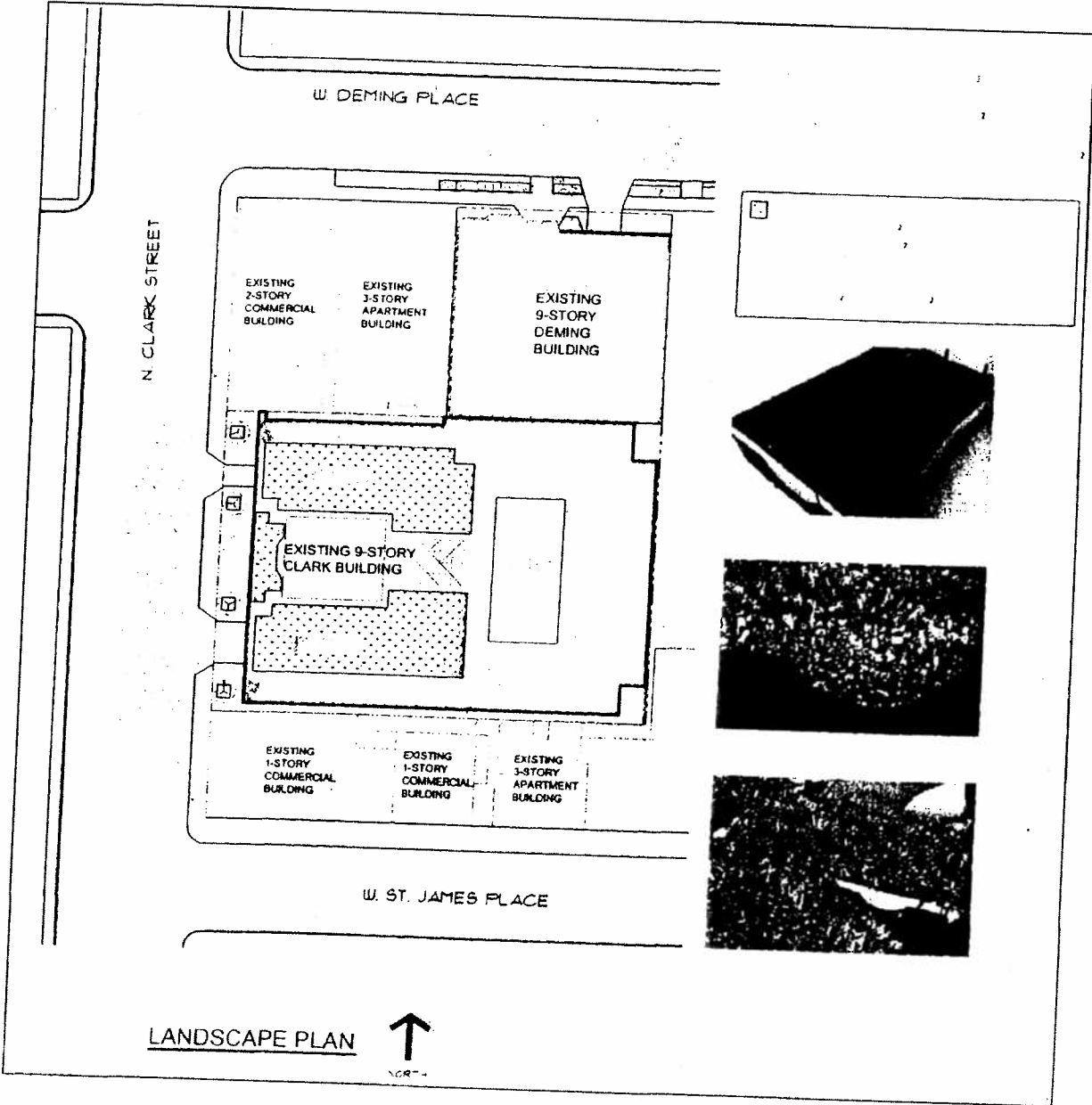


CLARK STREET PROFESSIONAL OFFICE BUILDING
SOUTHWEST PHOTO

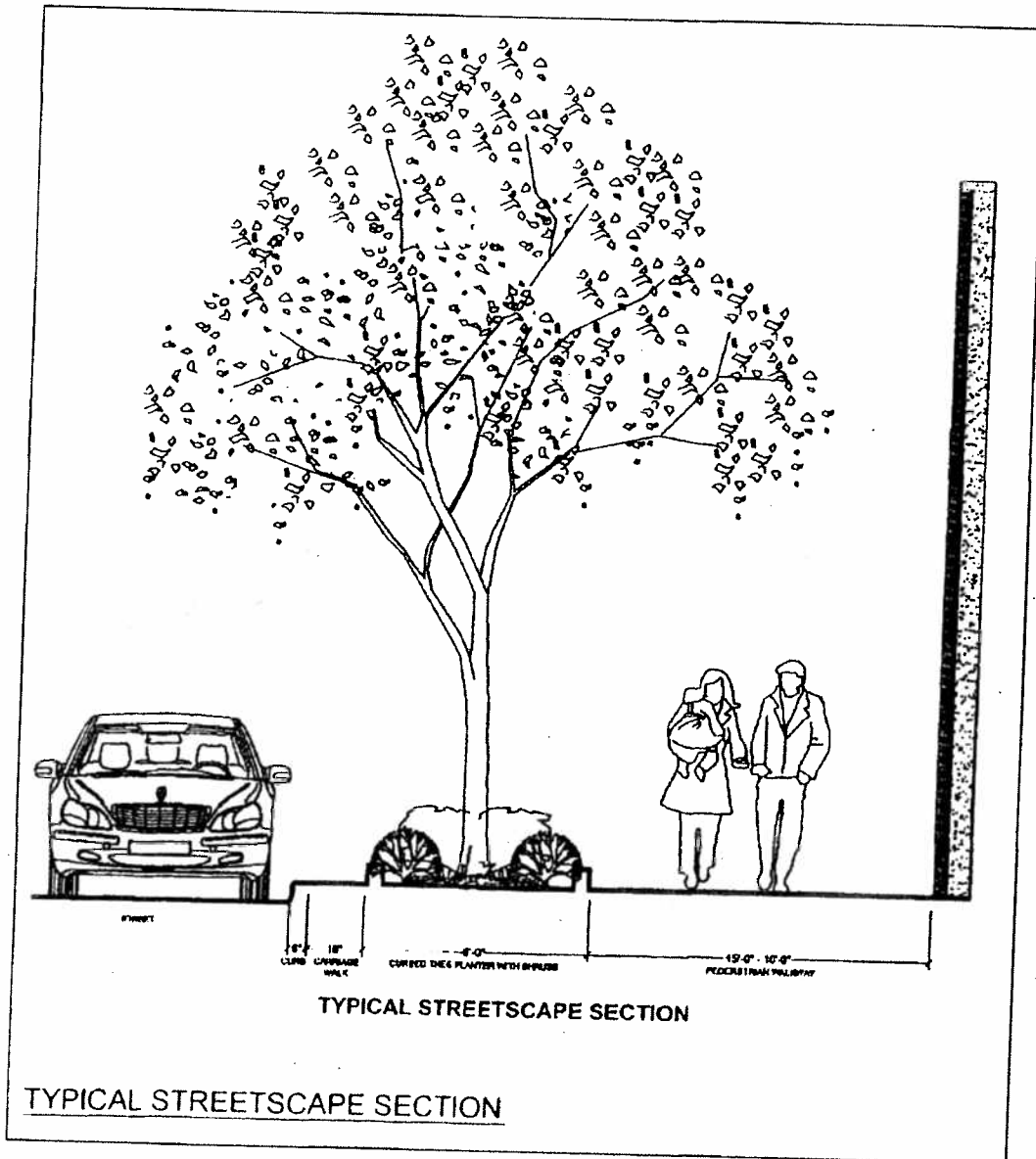
Deming Pl. Building -- Northwest Photo.



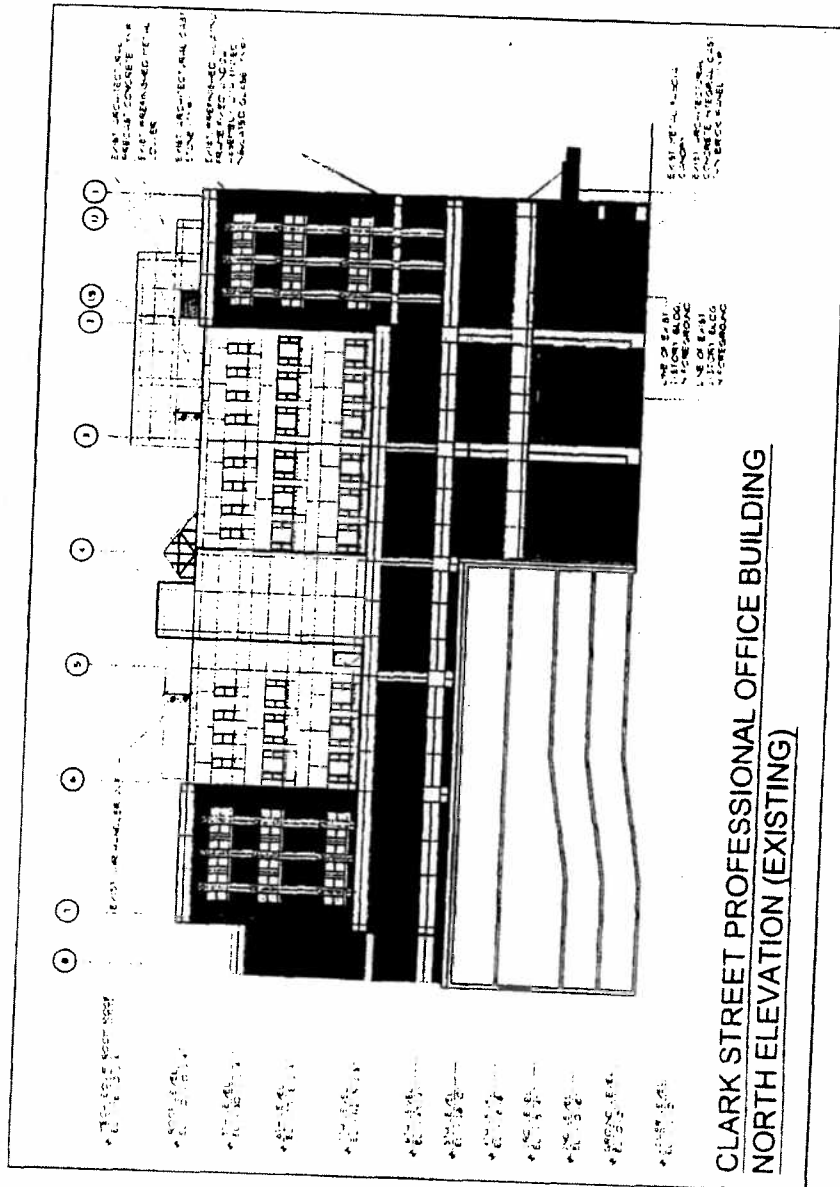
Landscape Plan.



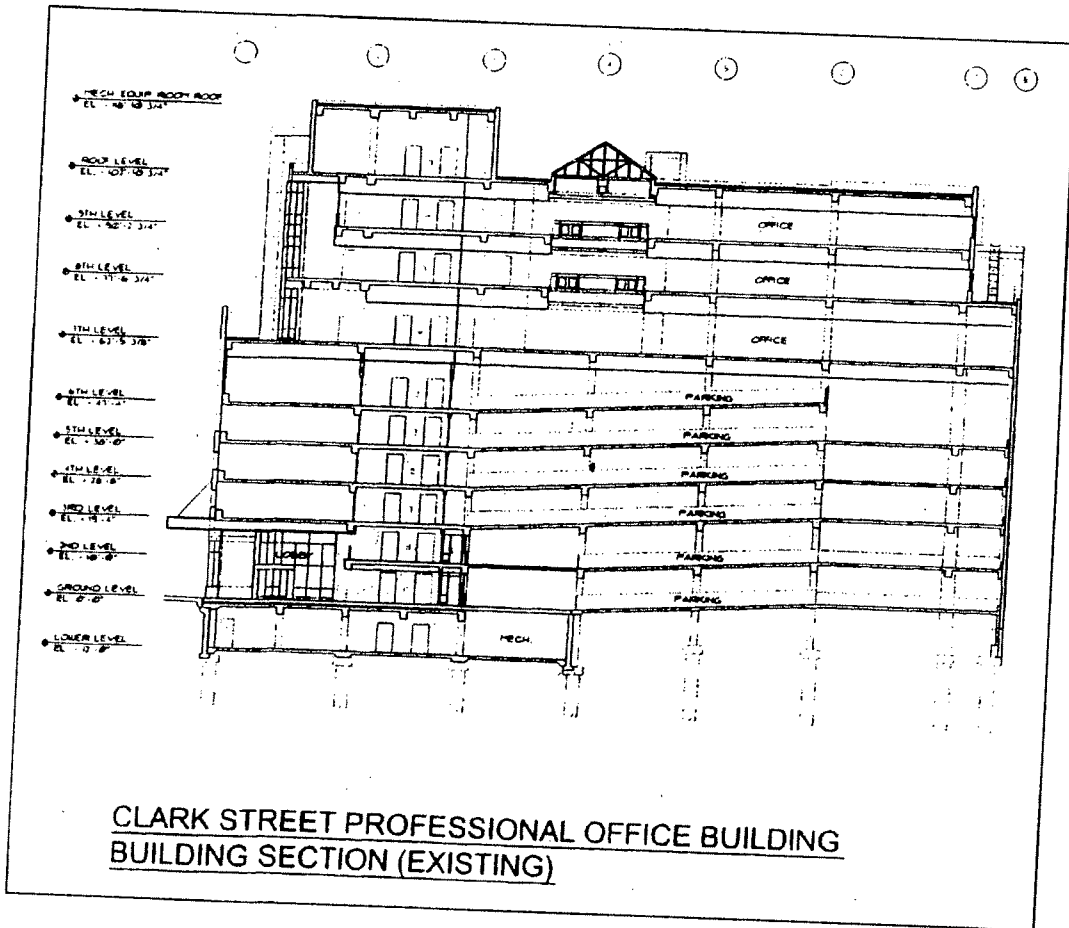
Typical Streetscape Section.



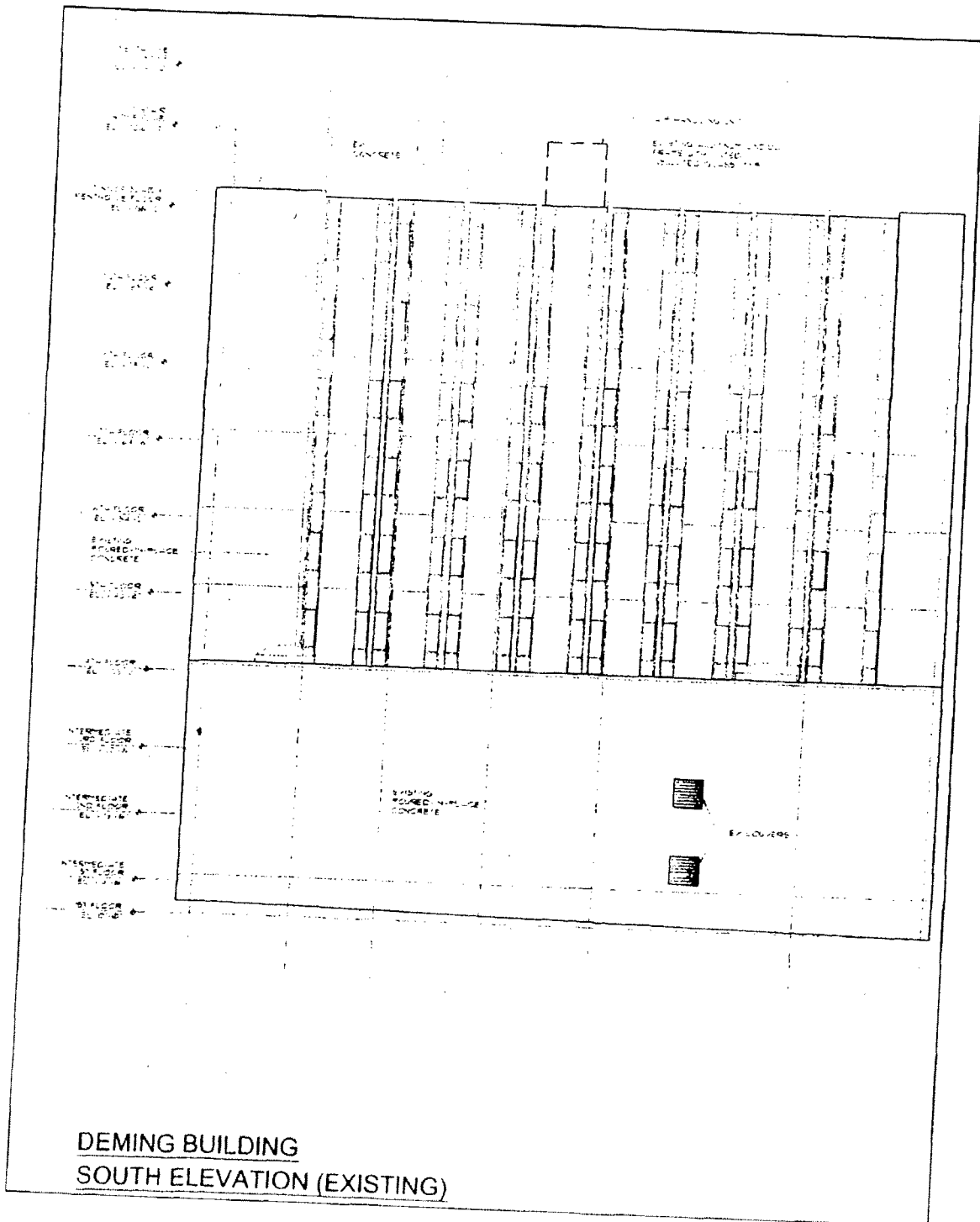
Clark St. Professional Office Building
North Elevation (Existing).



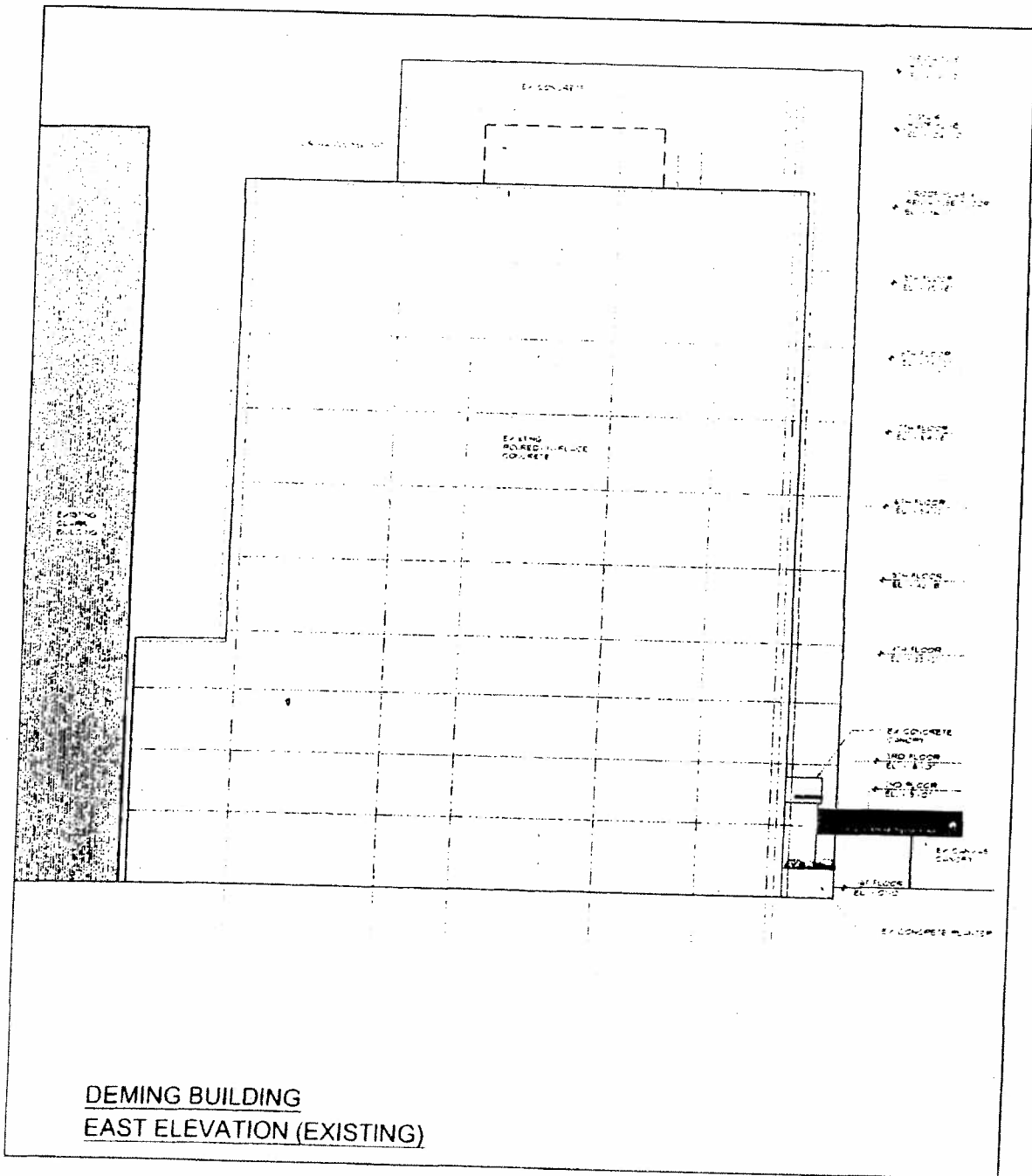
Clark St. Professional Office Building
Building Section (Existing).



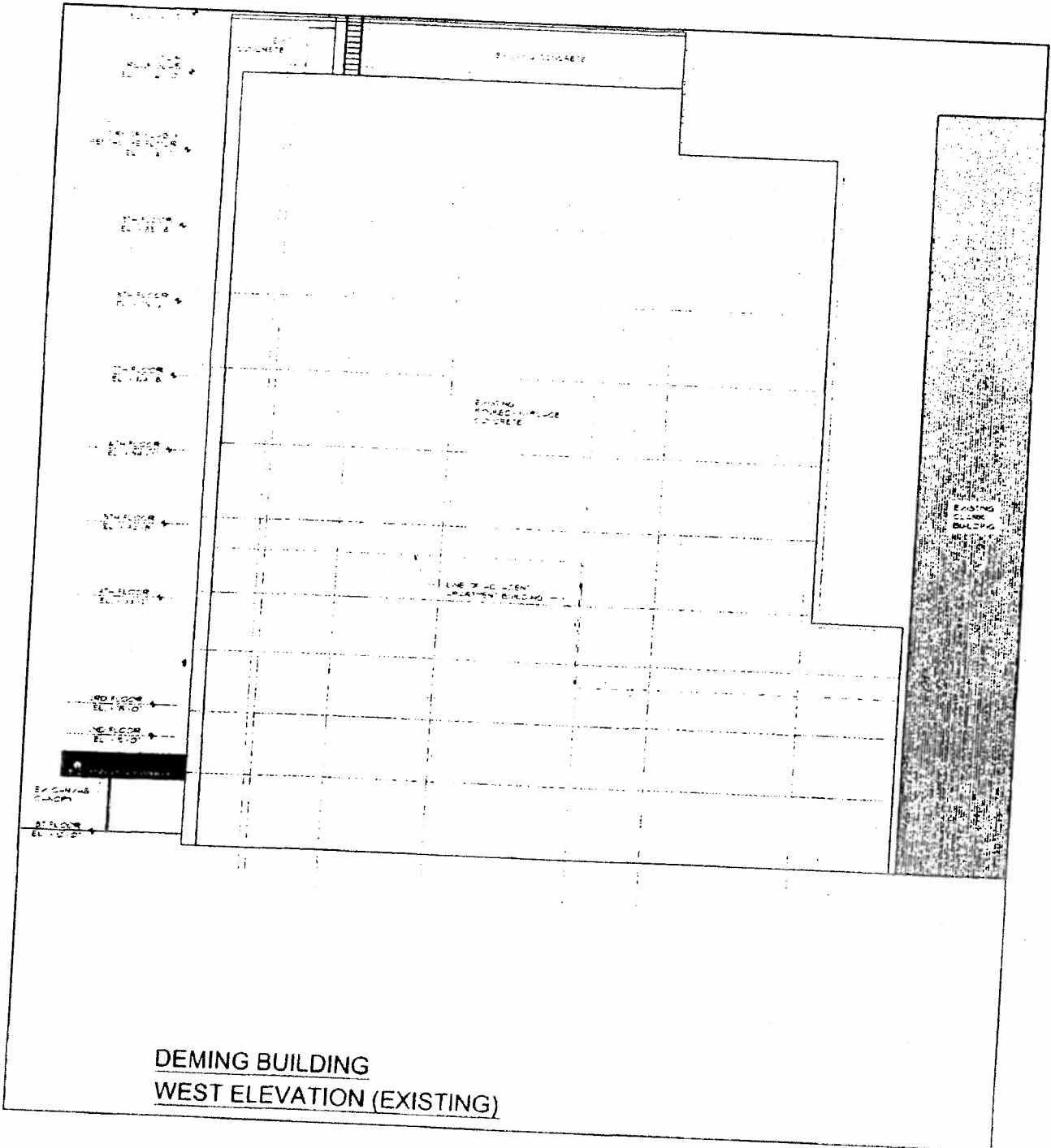
Deming Building
South Elevation (Existing).



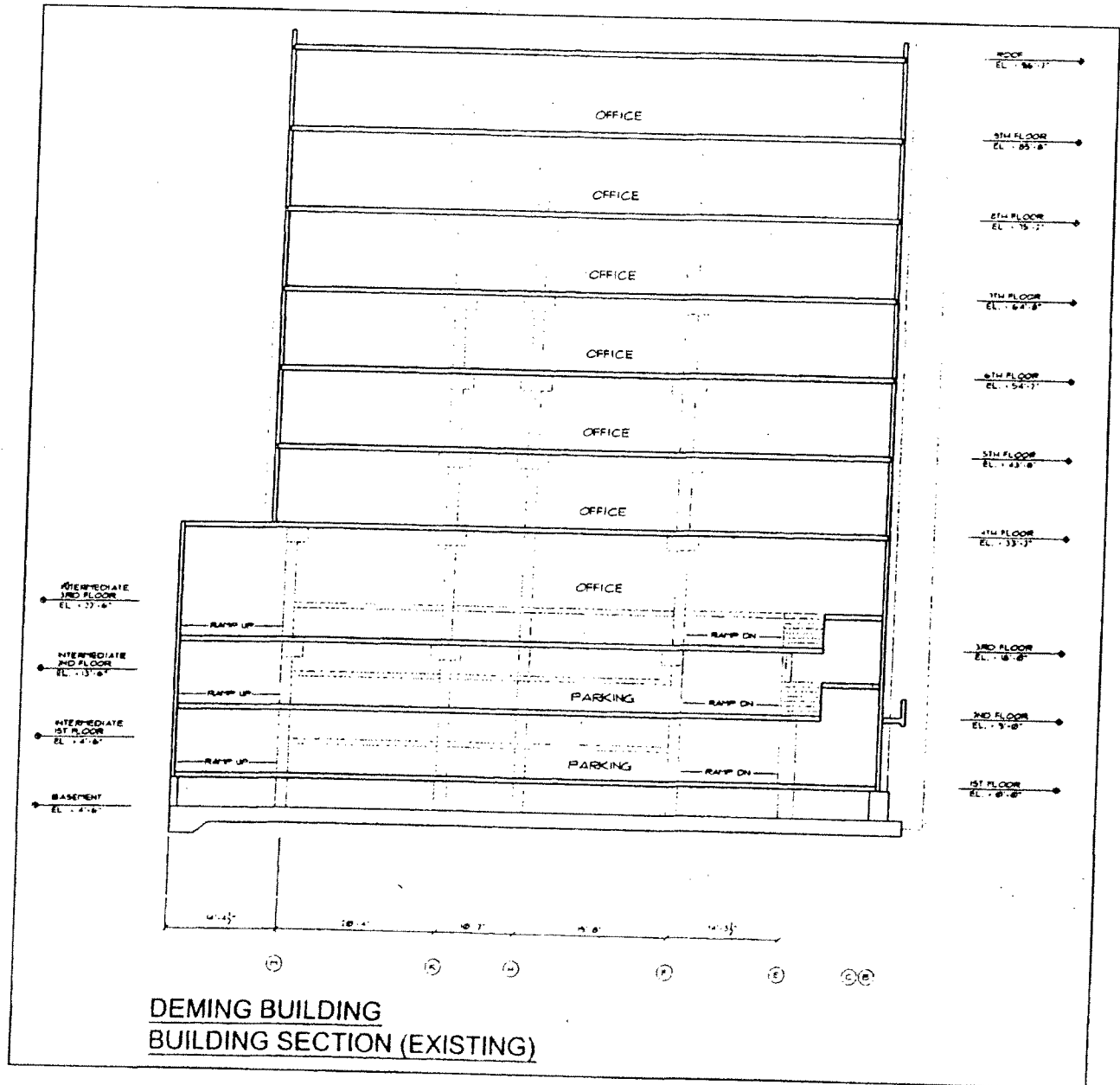
Deming Building
East Elevation (Existing).



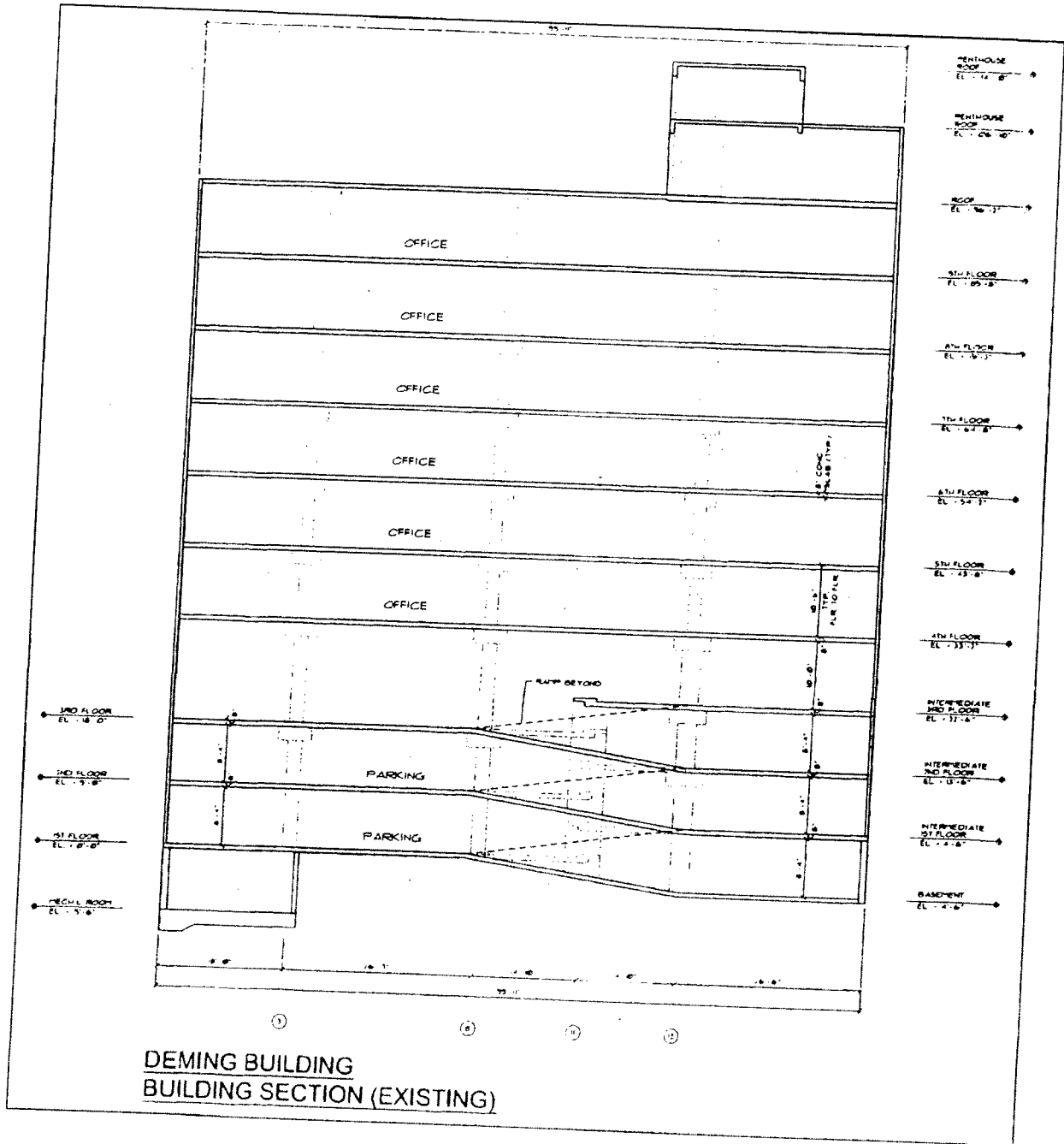
Deming Building
West Elevation (Existing).



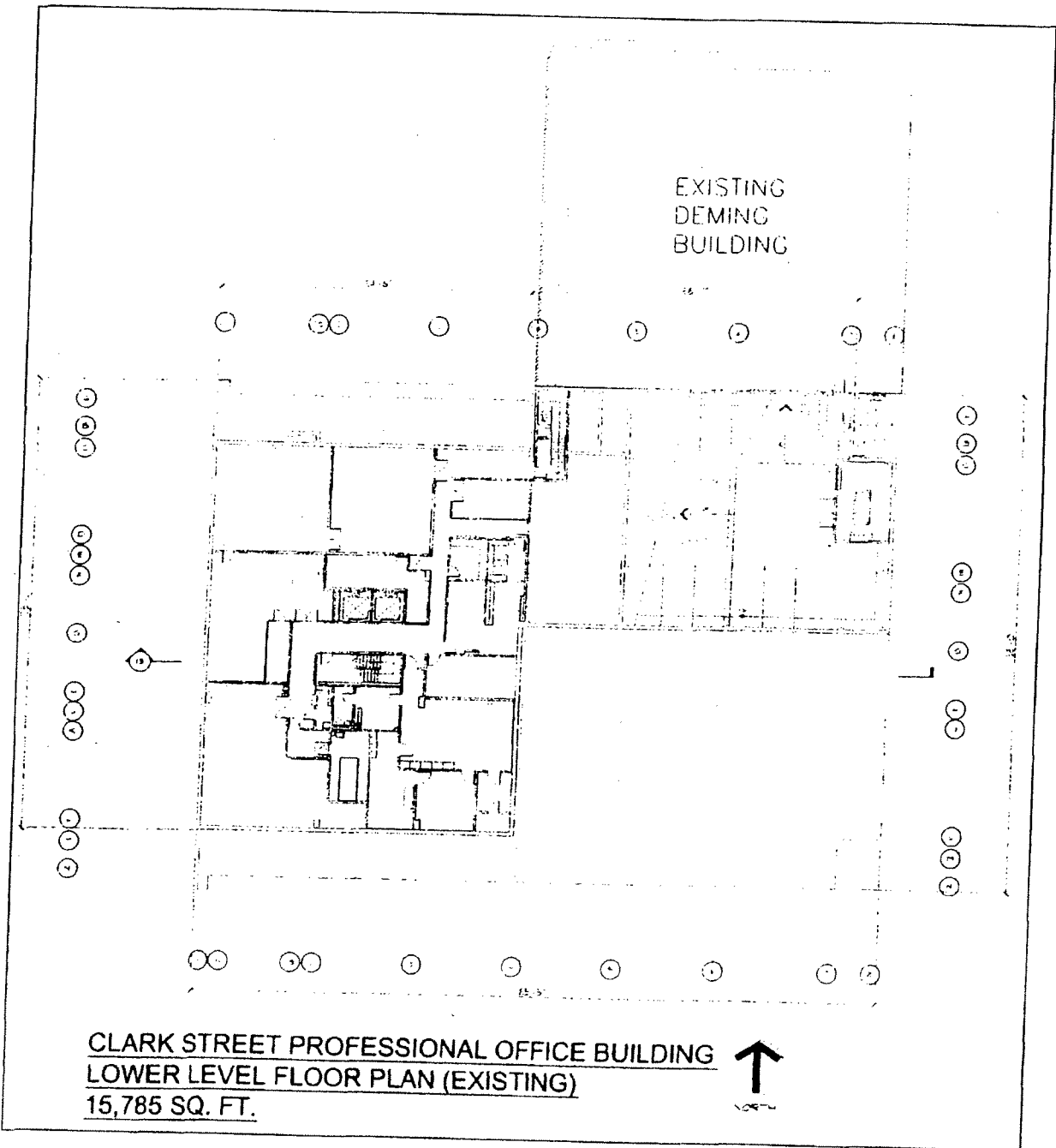
Deming Building
Building Section (Existing).
(Page 1 of 2)



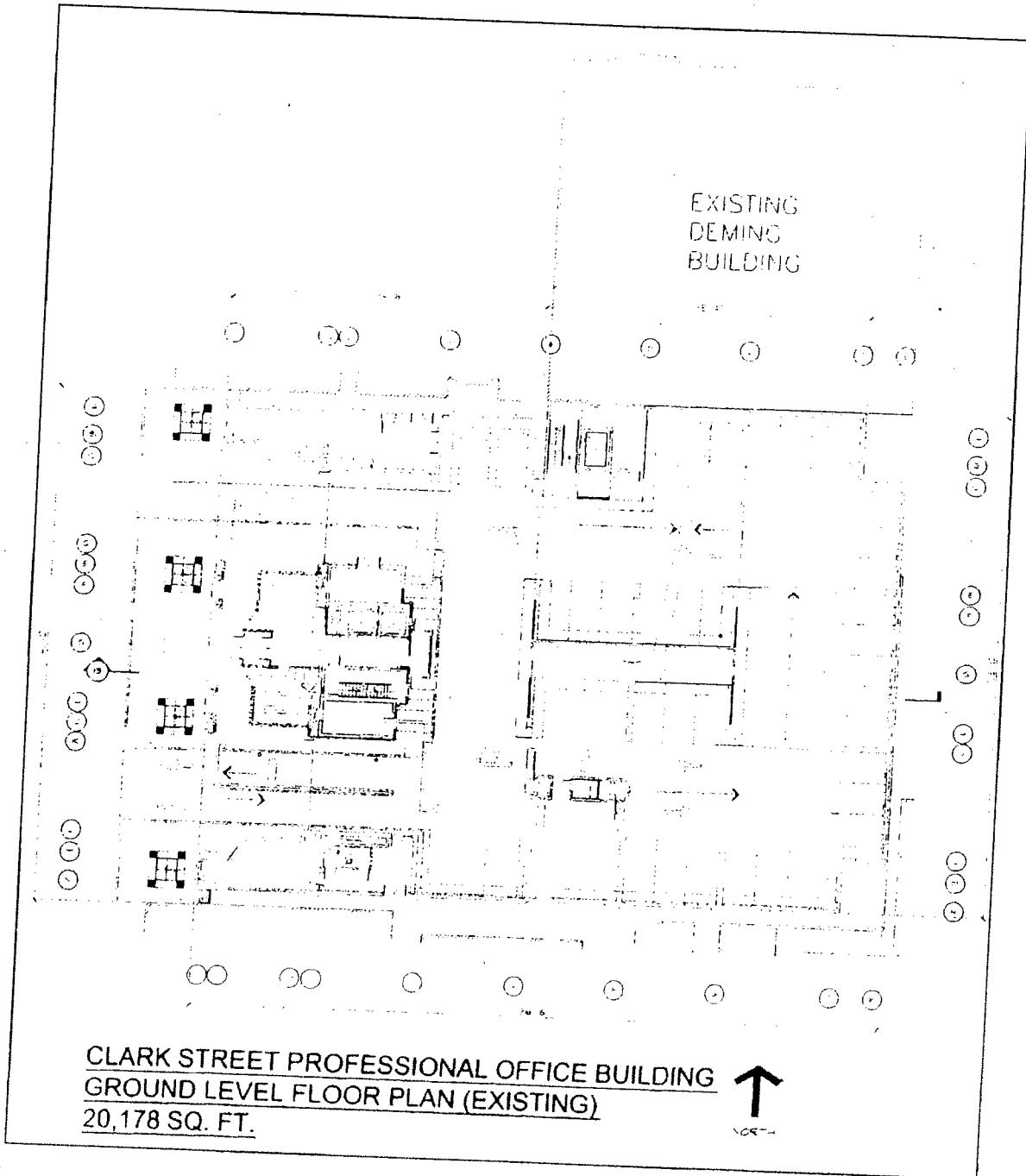
Deming Building
Building Section (Existing).
(Page 2 of 2)



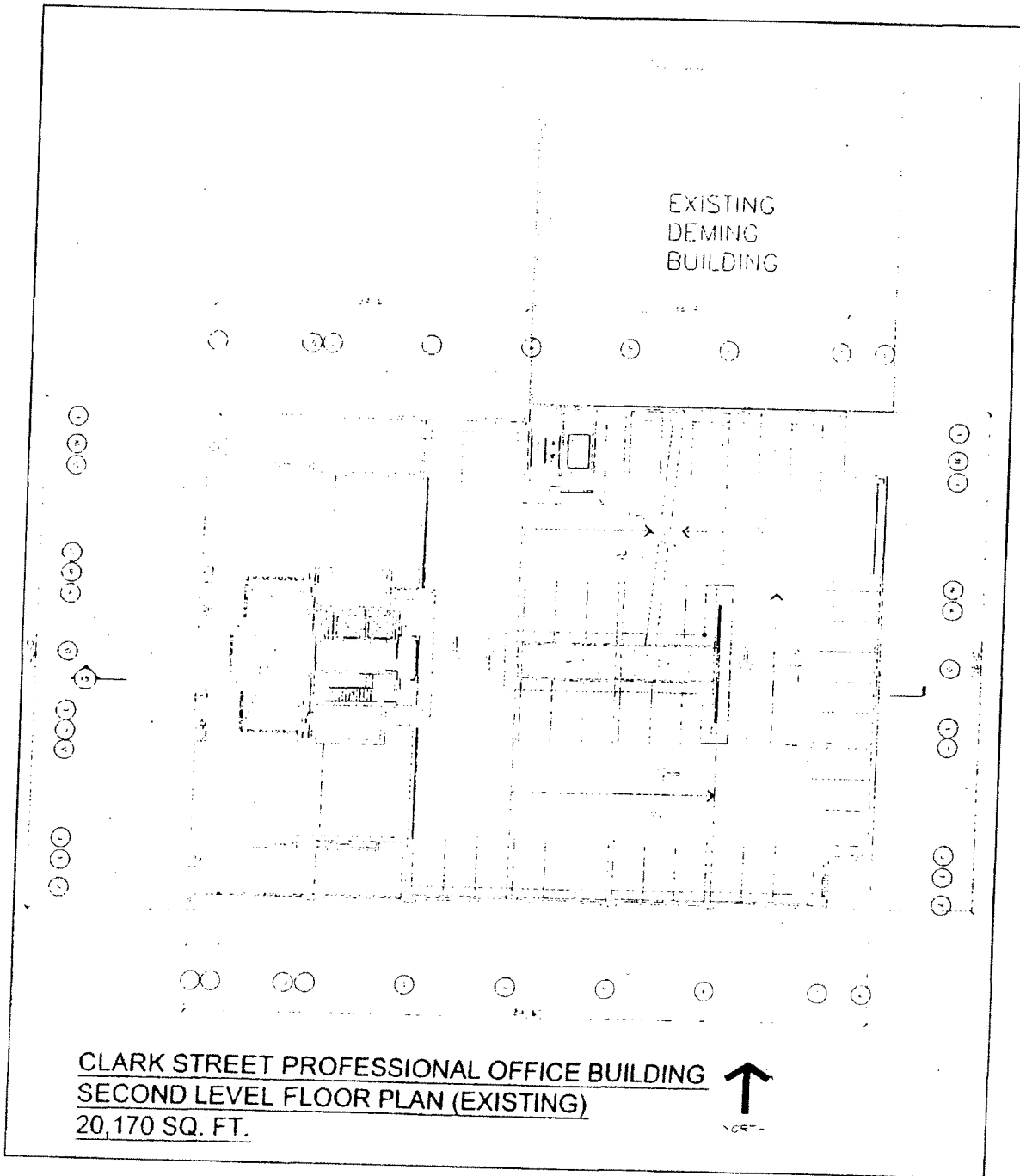
Clark St. Professional Office Building
Lower Level Floor Plan (Existing).



Clark St. Professional Office Building
Ground Level Floor Plan (Existing).



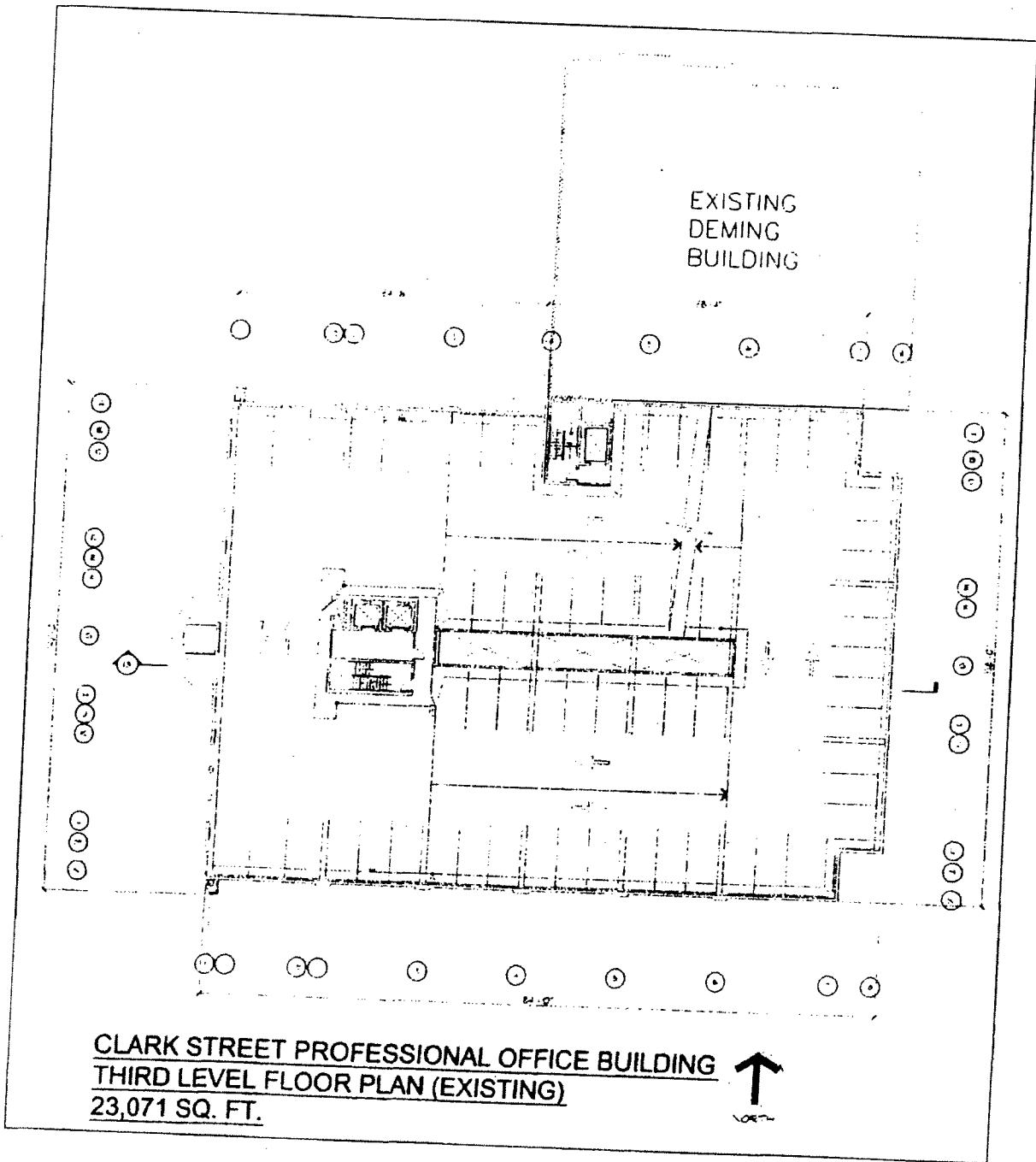
Clark St. Professional Office Building
Second Level Floor Plan (Existing).



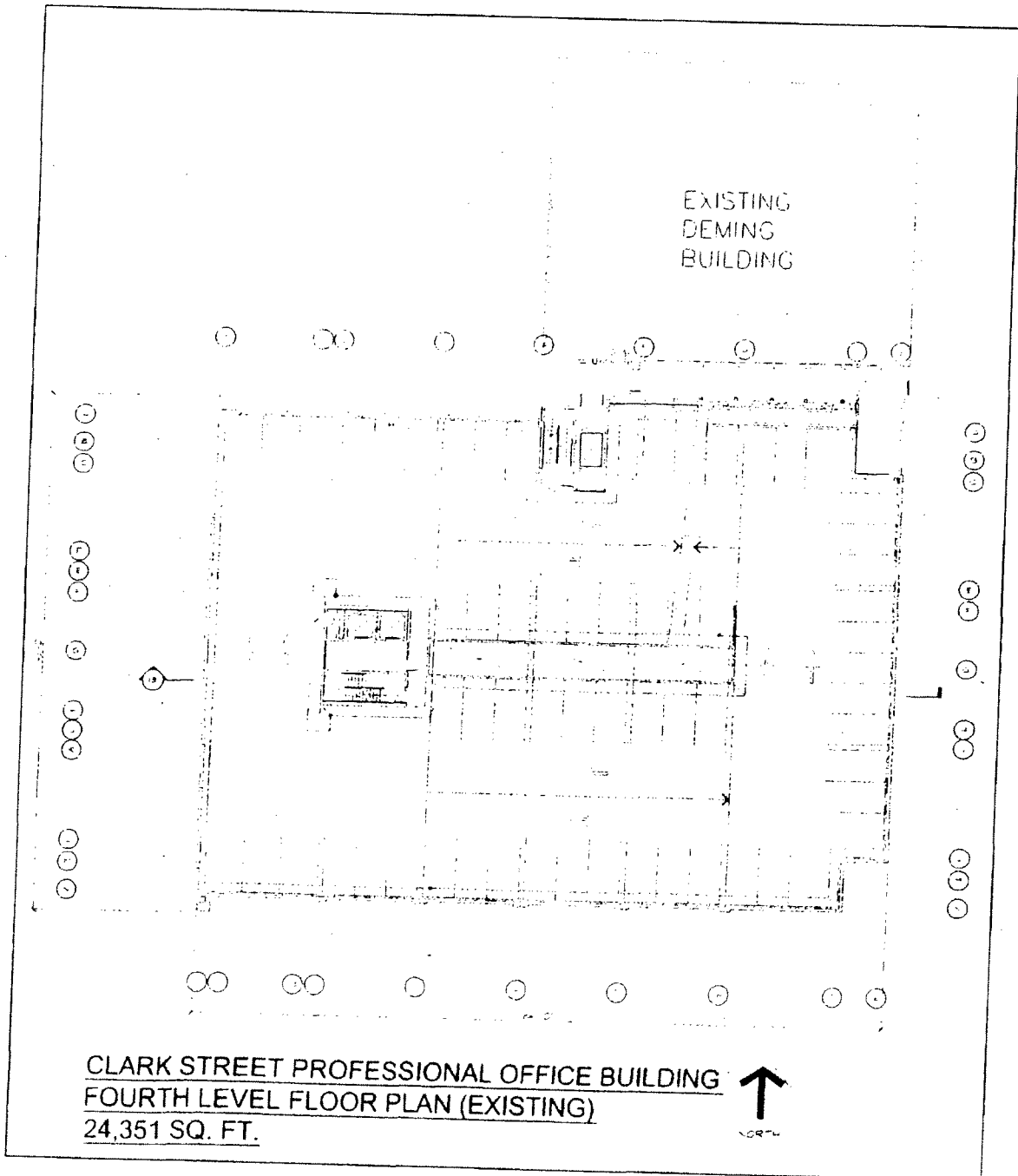
CLARK STREET PROFESSIONAL OFFICE BUILDING
SECOND LEVEL FLOOR PLAN (EXISTING)
20,170 SQ. FT.



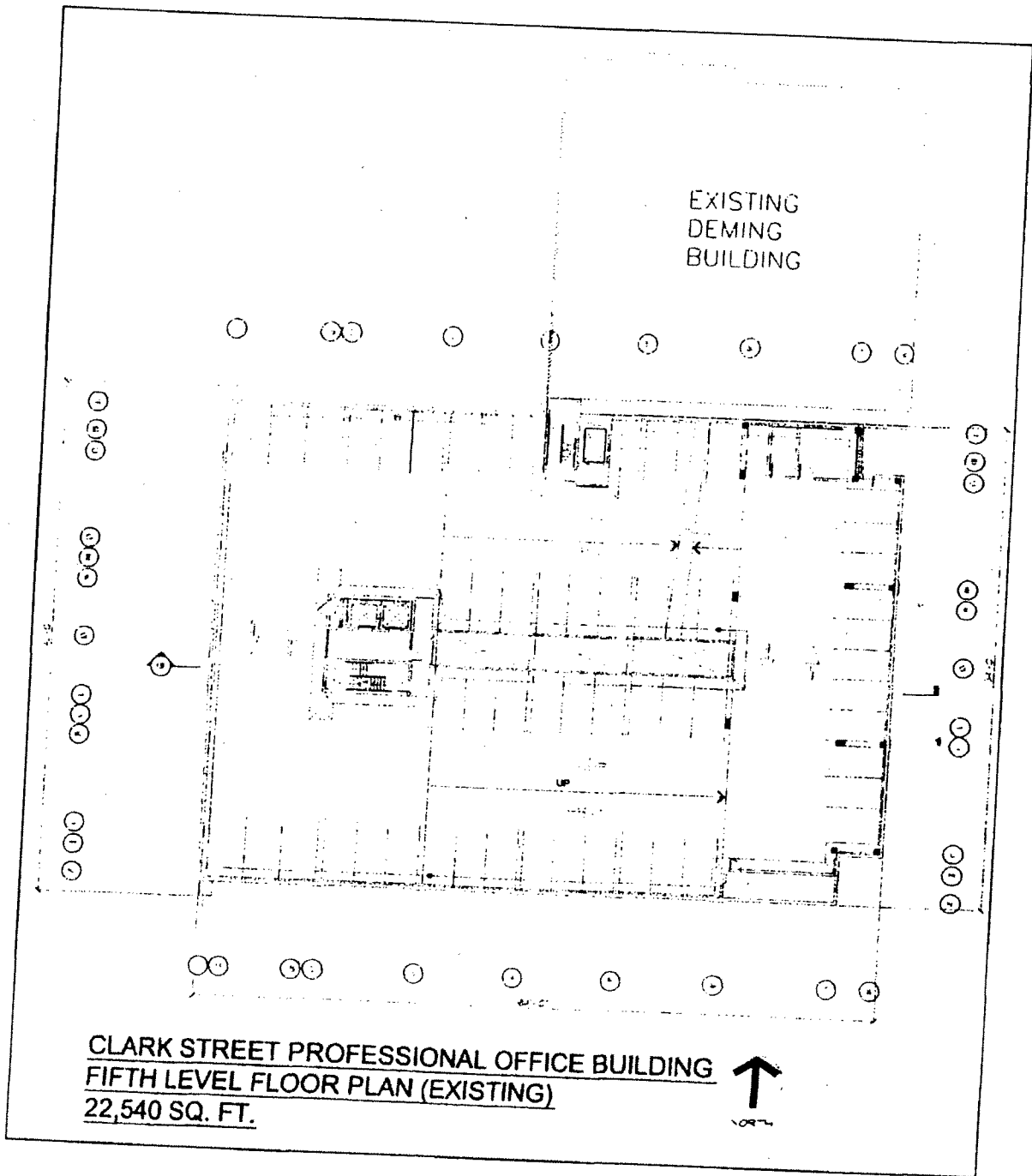
Clark St. Professional Office Building
Third Level Floor Plan (Existing).



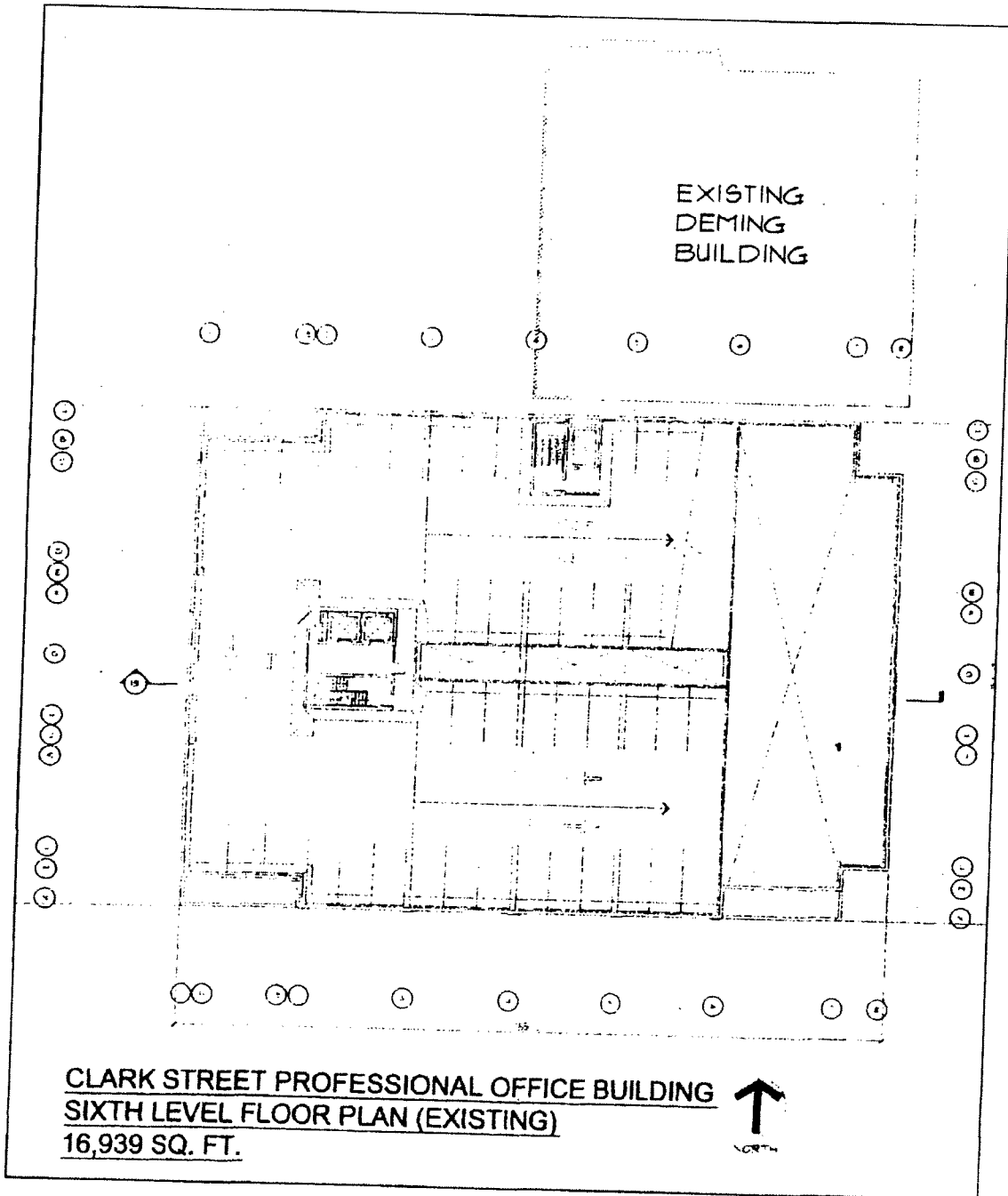
Clark St. Professional Office Building
Fourth Level Floor Plan (Existing).



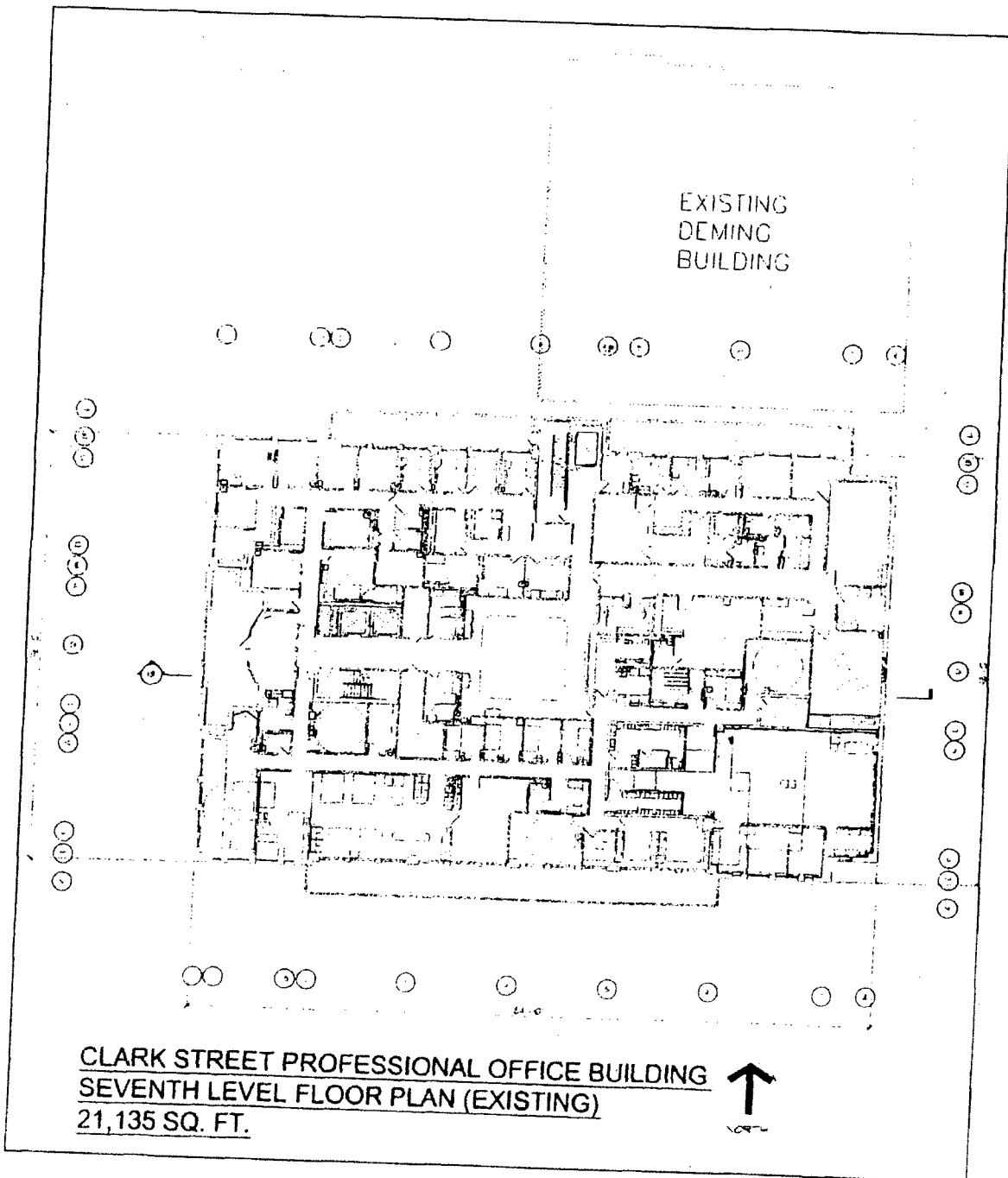
Clark St. Professional Office Building
Fifth Level Floor Plan (Existing).



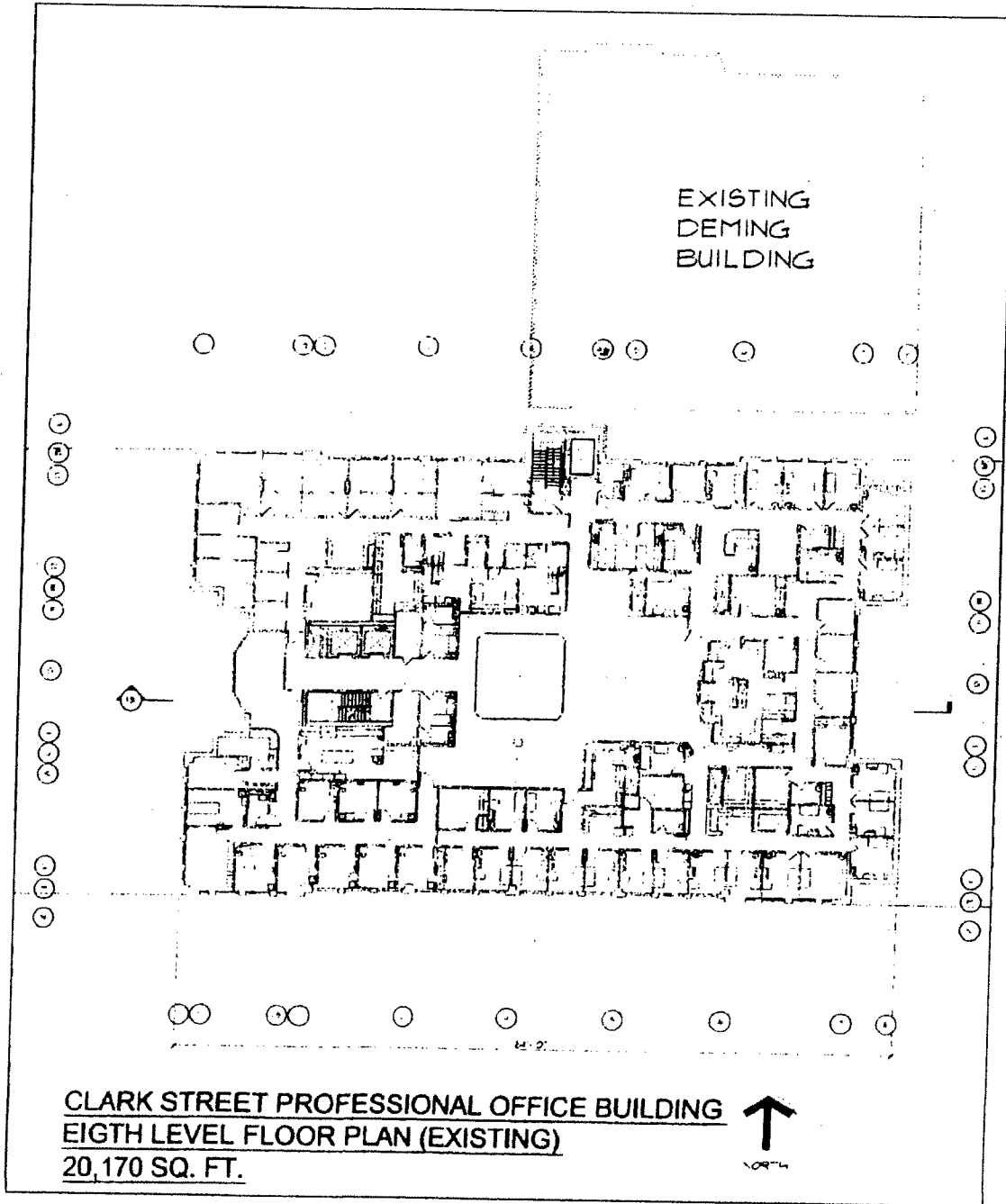
Clark St. Professional Office Building
Sixth Level Floor Plan (Existing).



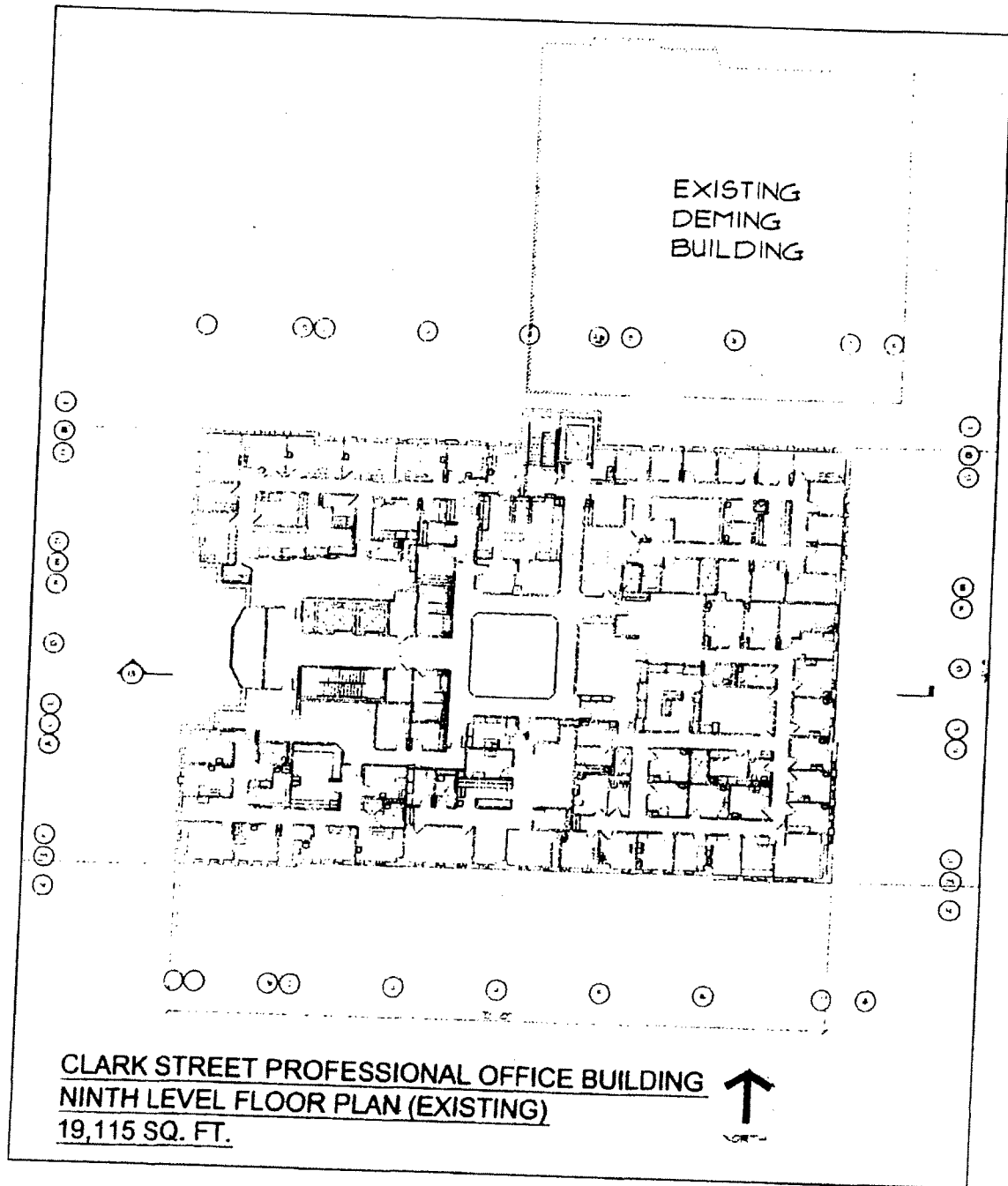
Clark St. Professional Office Building
Seventh Level Floor Plan (Existing).



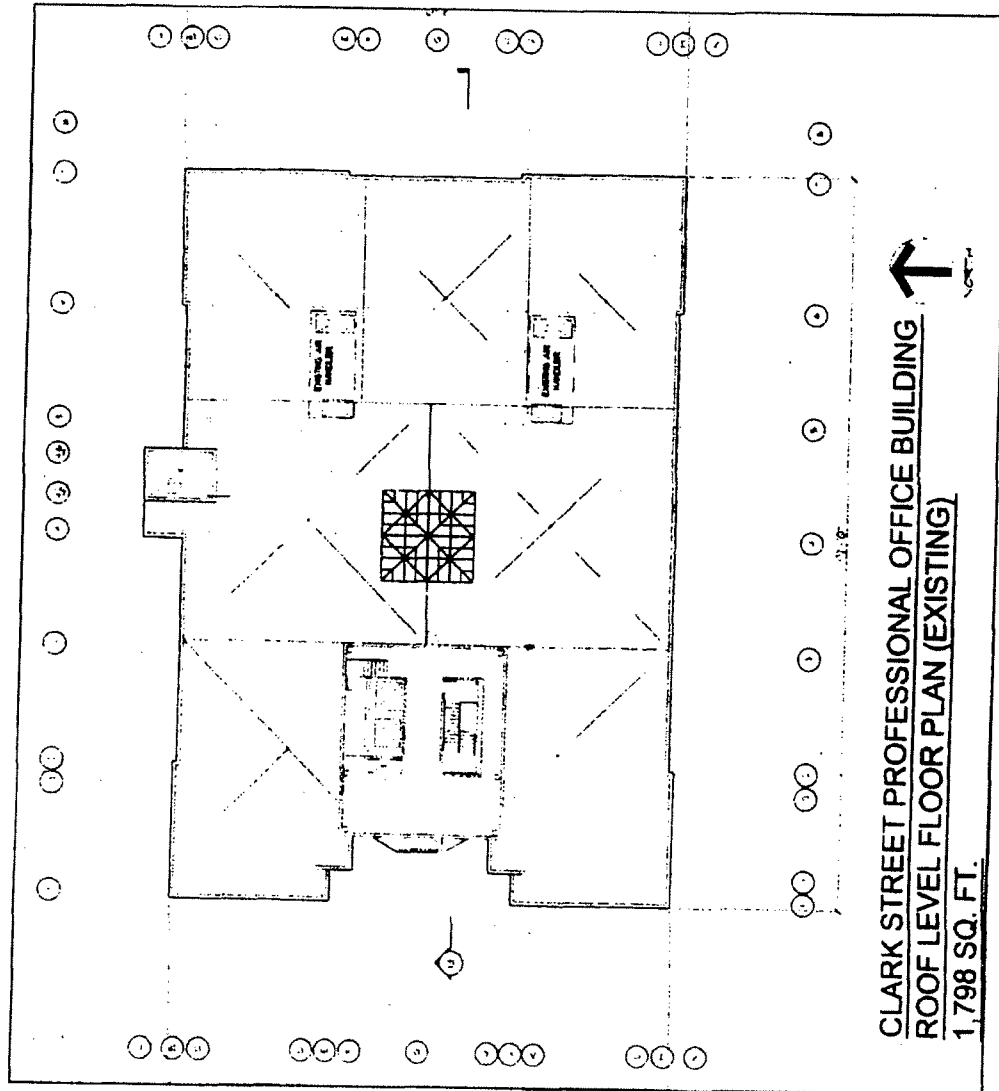
Clark St. Professional Office Building
Eighth Level Floor Plan (Existing).



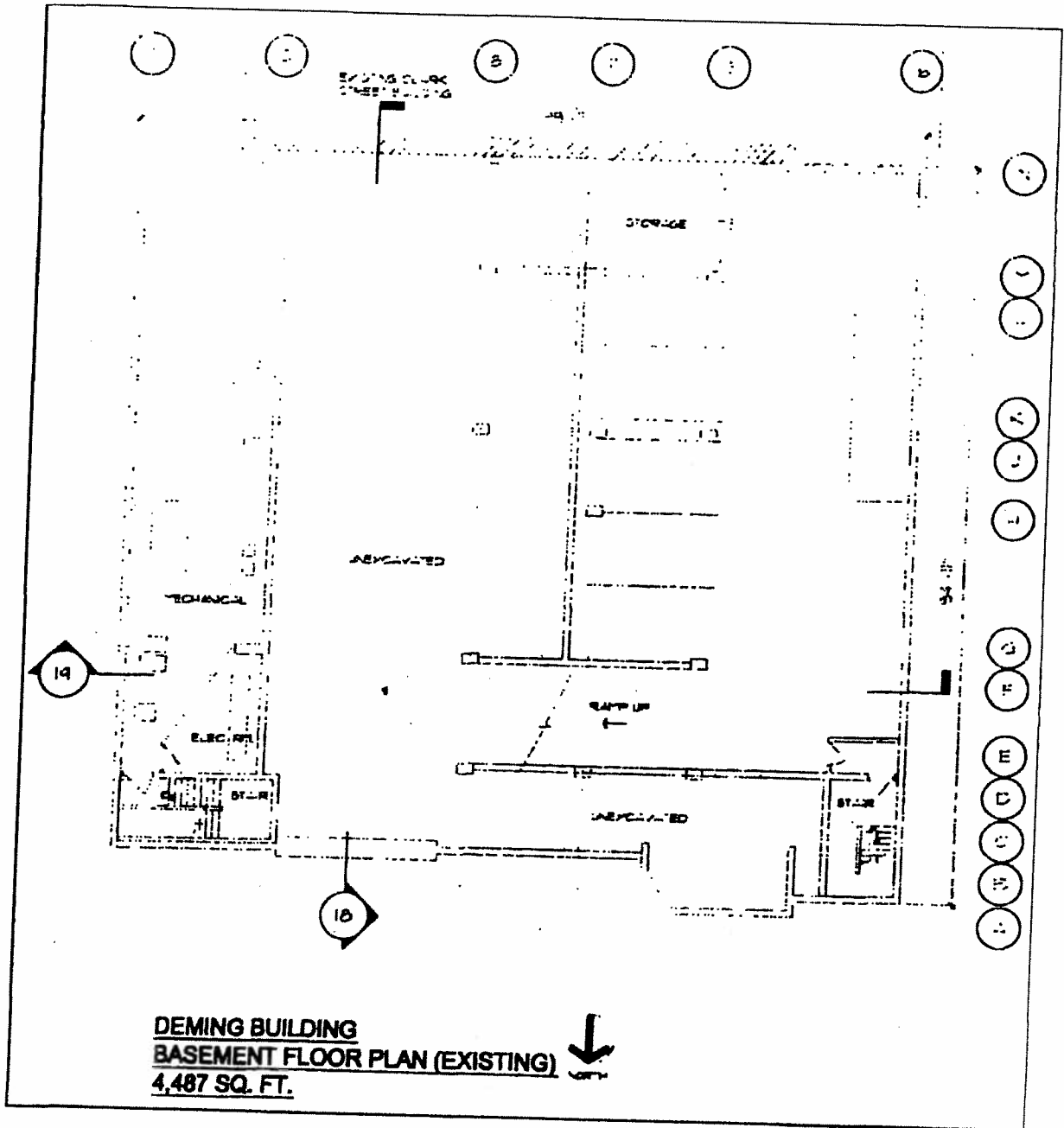
Clark St. Professional Office Building
Ninth Level Floor Plan (Existing).



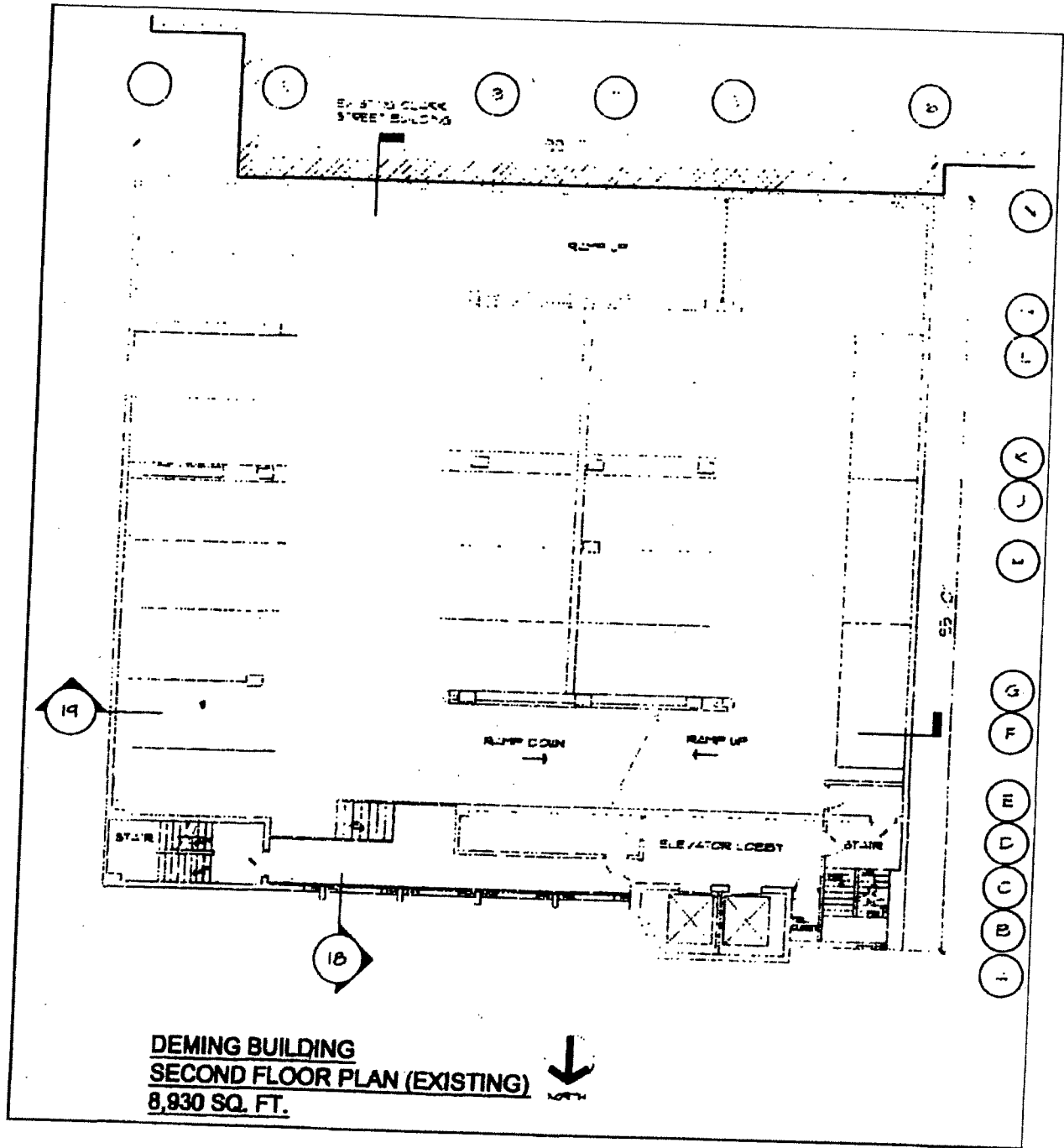
Clark St. Professional Office Building
Roof Level Floor Plan (Existing).



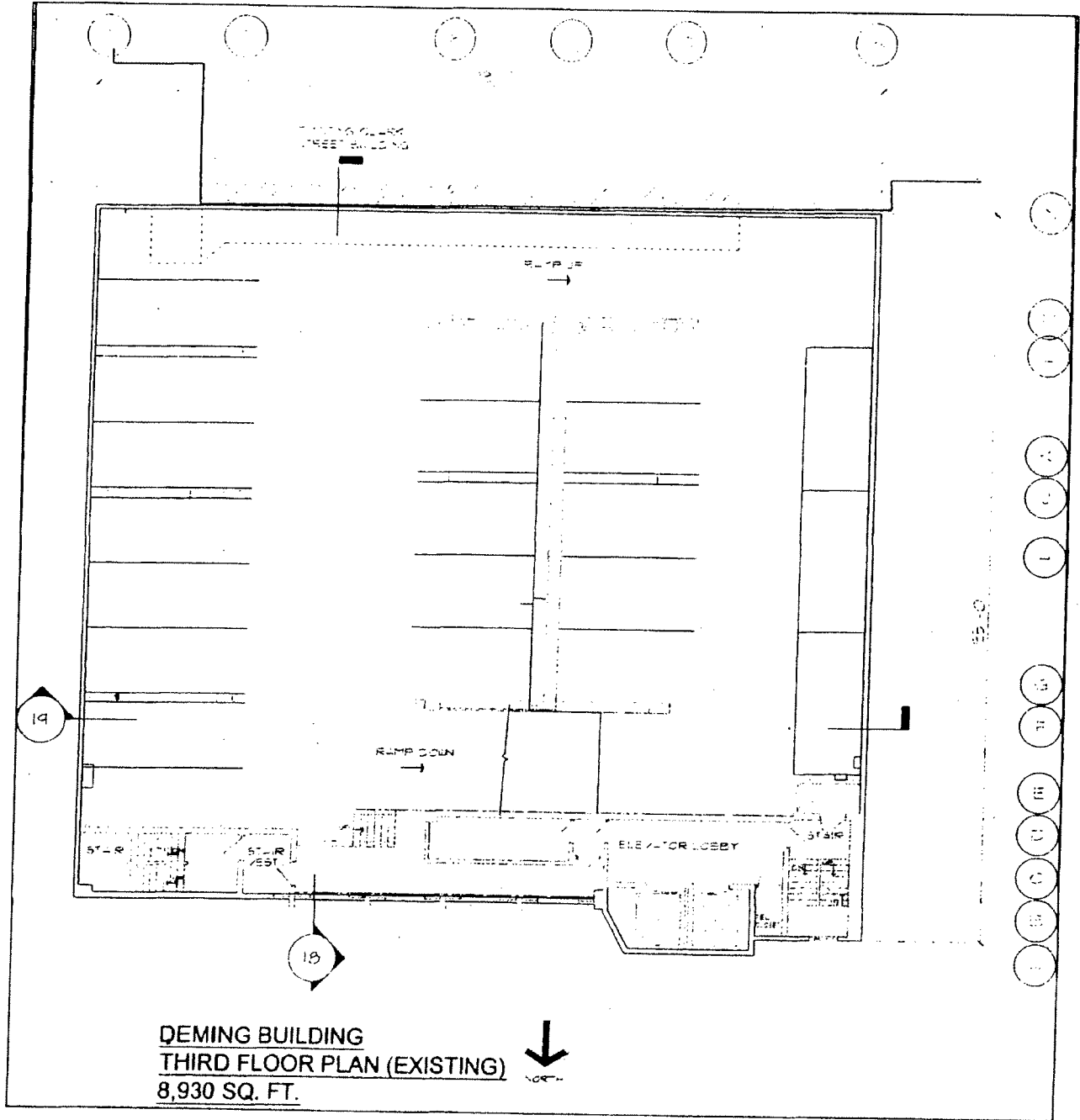
Deming Building
Basement Floor Plan (Existing).



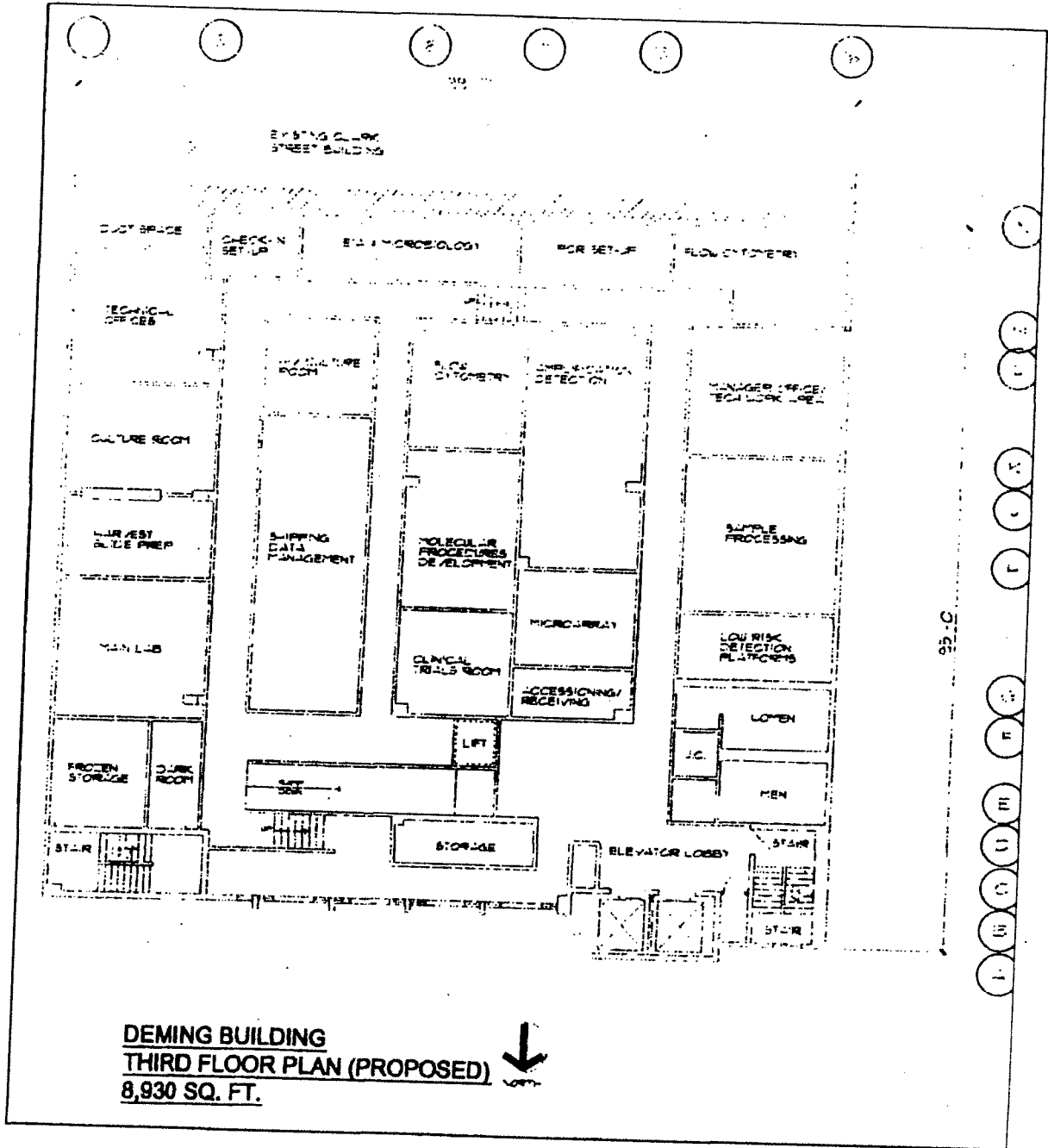
Deming Building
Second Floor Plan (Existing).



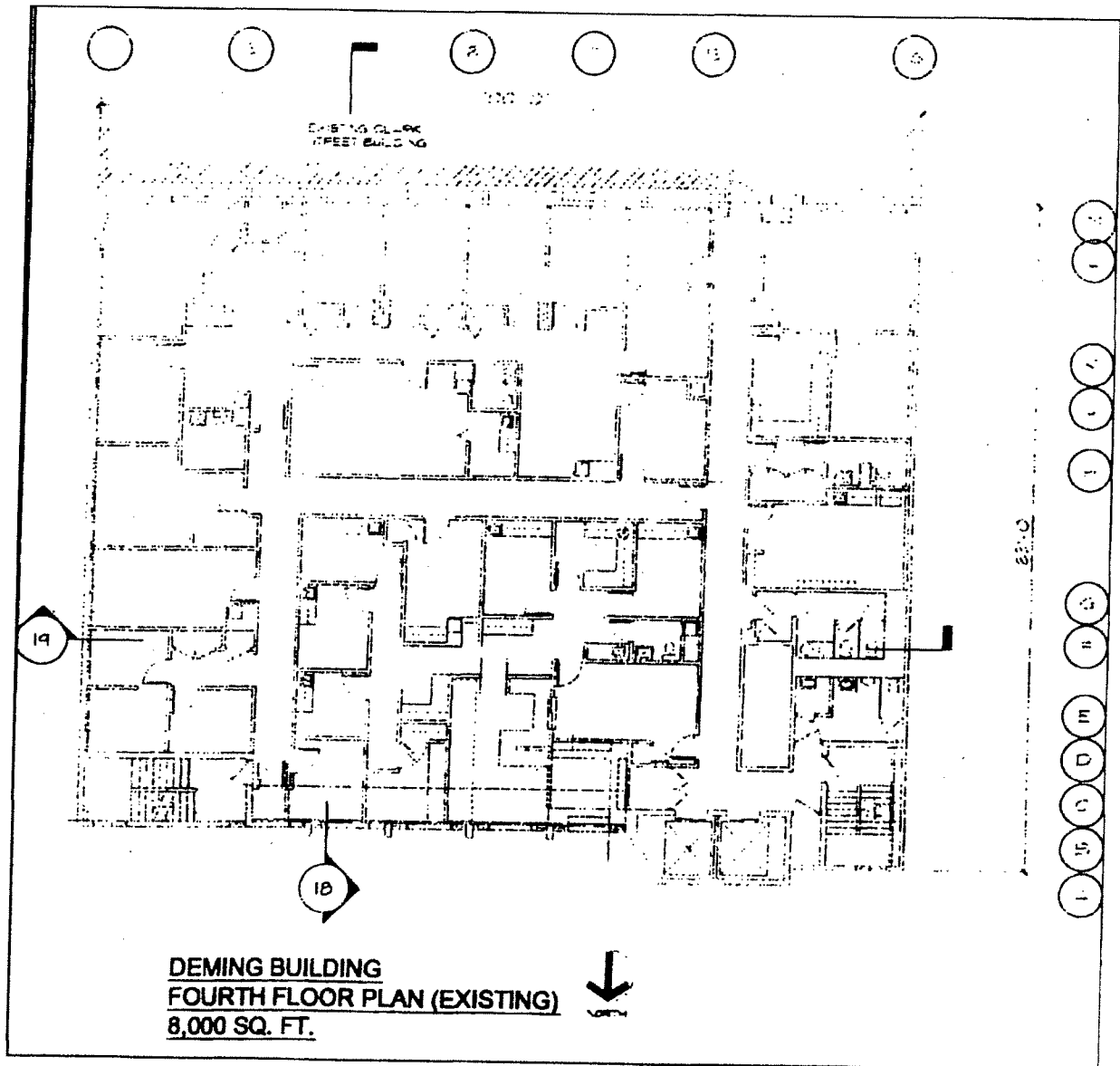
Deming Building
Third Floor Plan (Existing).



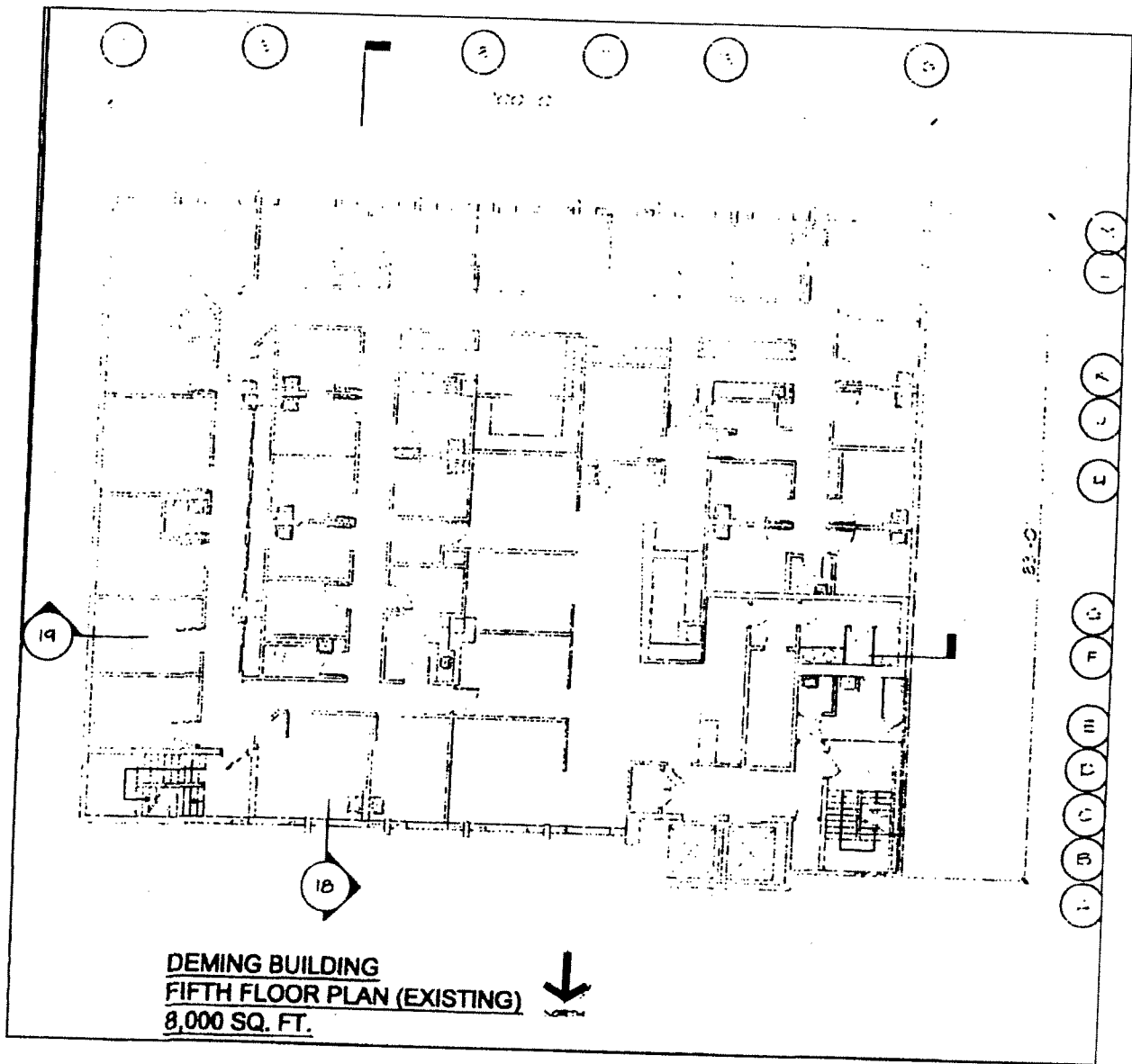
Deming Building
Third Floor Plan (Proposed).



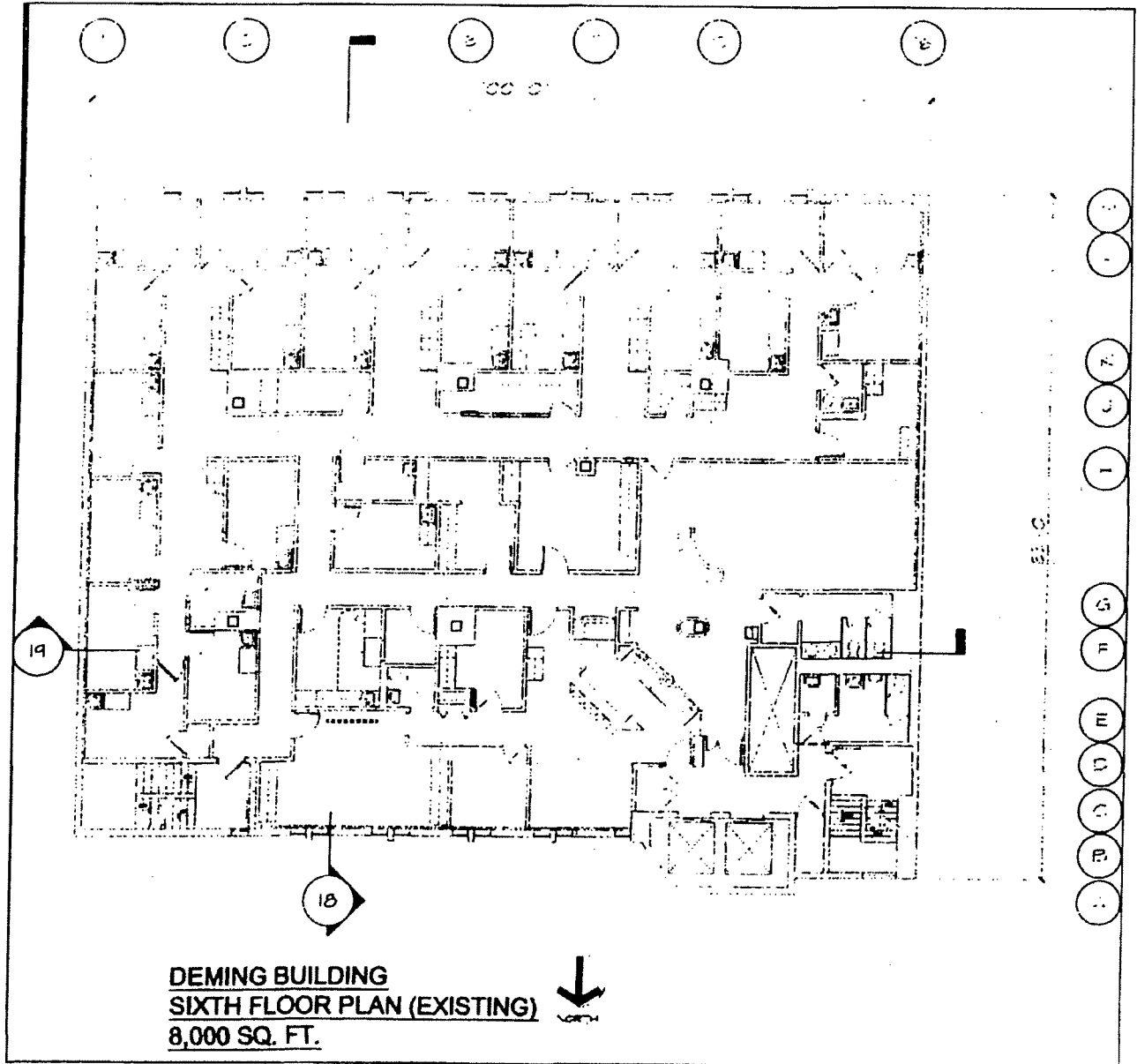
Deming Building
Fourth Floor Plan (Existing).



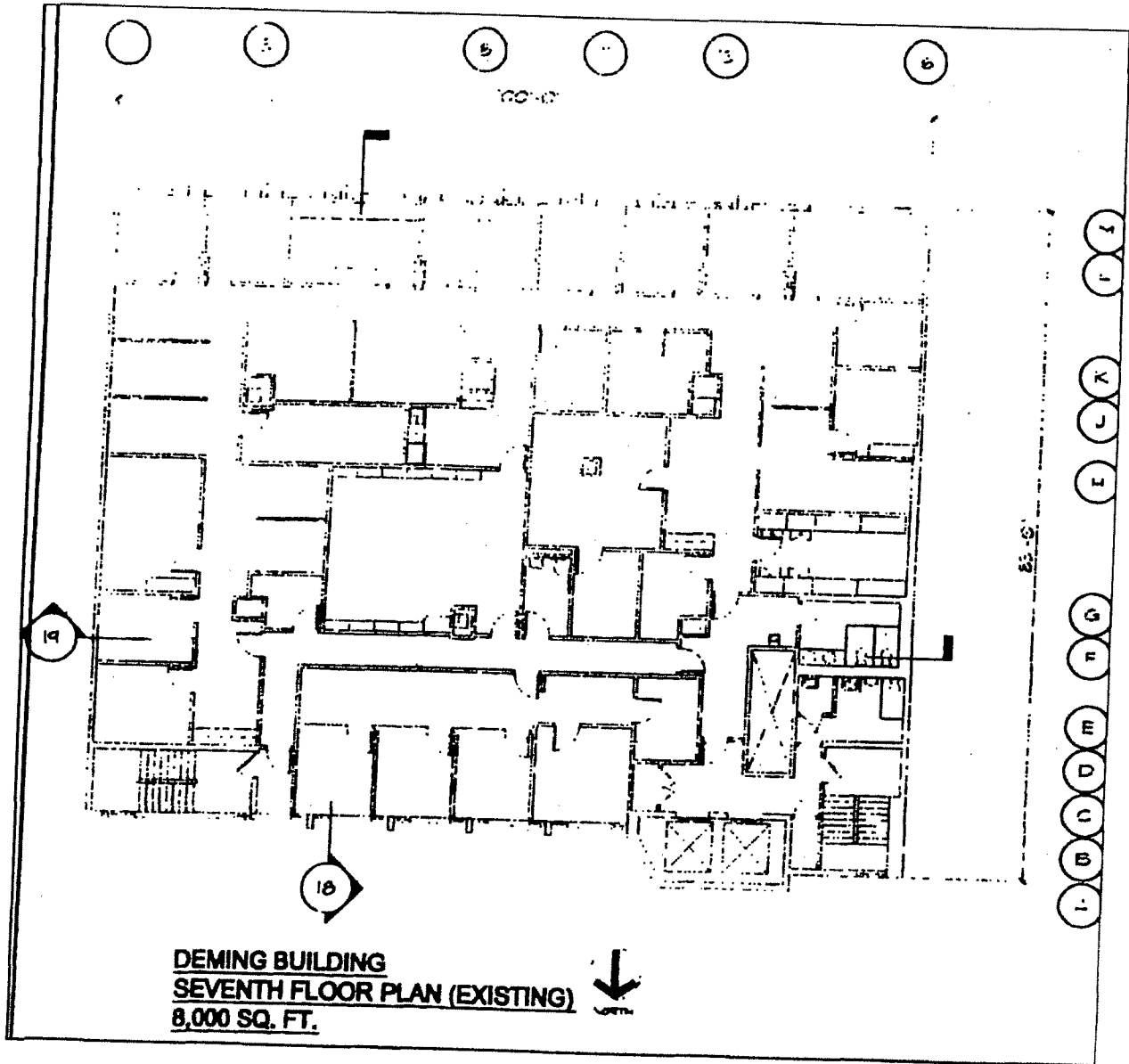
Deming Building
Fifth Floor Plan (Existing).



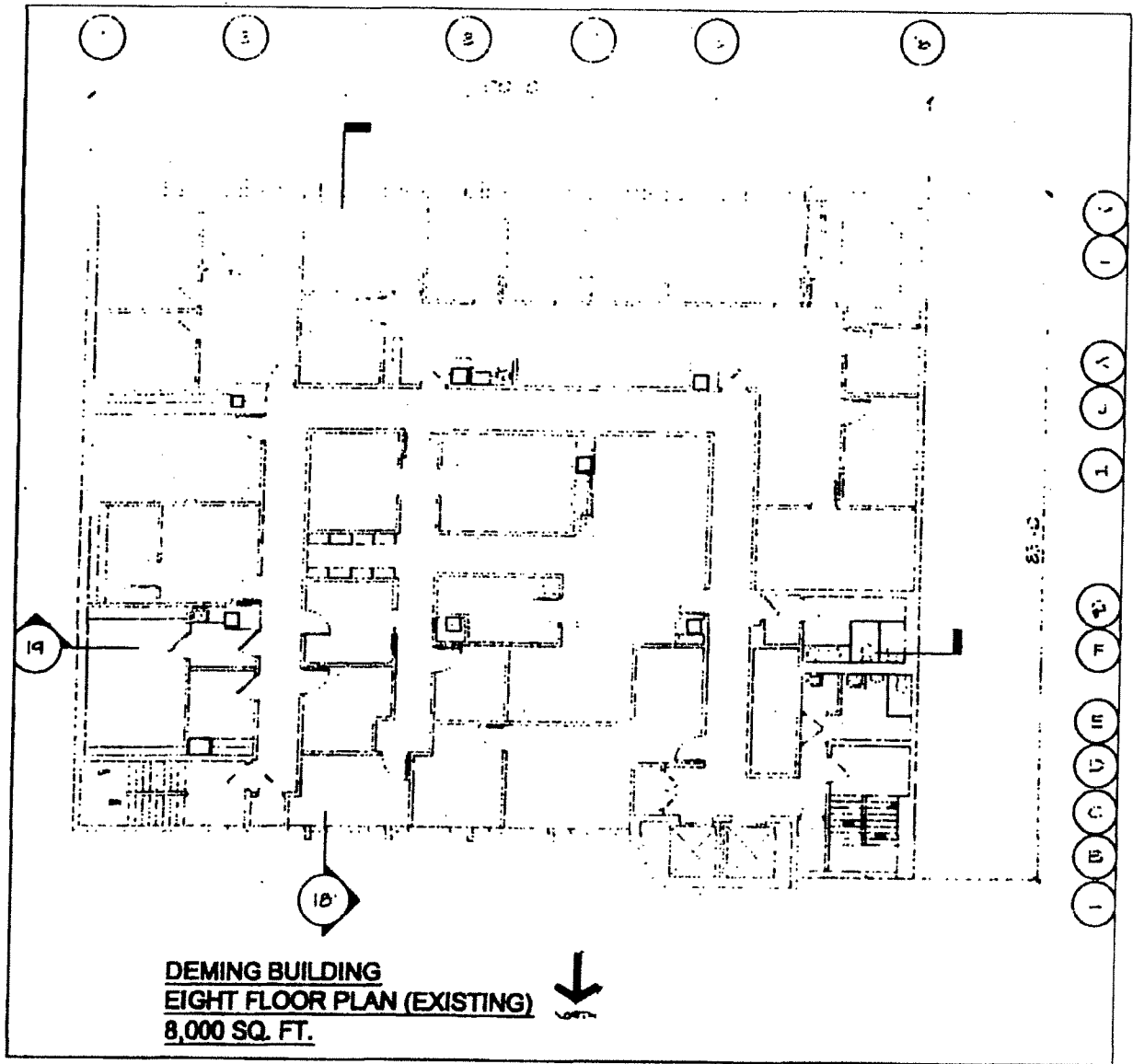
Deming Building
Sixth Floor Plan (Existing).



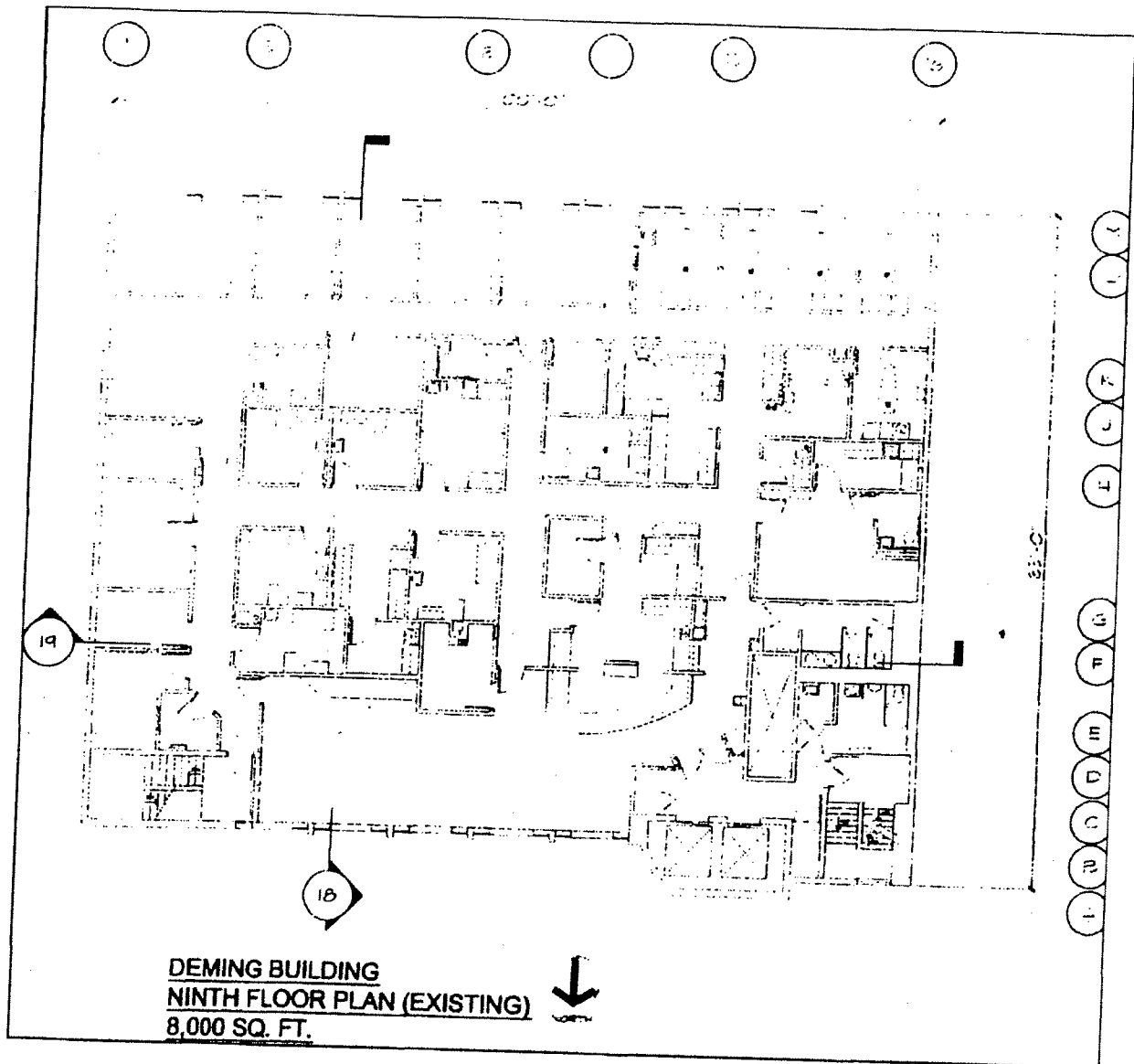
Deming Building
Seventh Floor Plan (Existing).



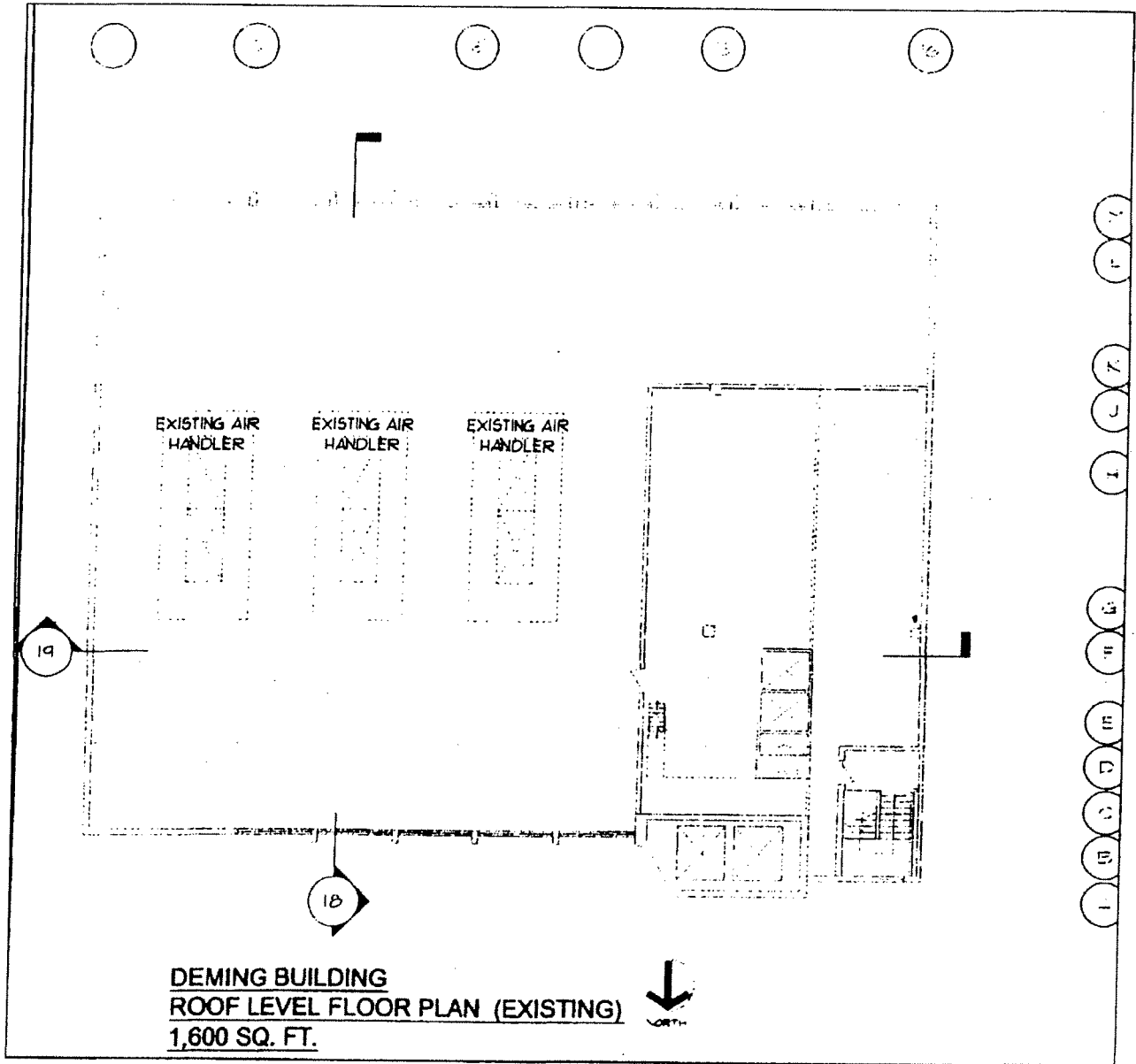
Deming Building
Eighth Floor Plan (Existing).



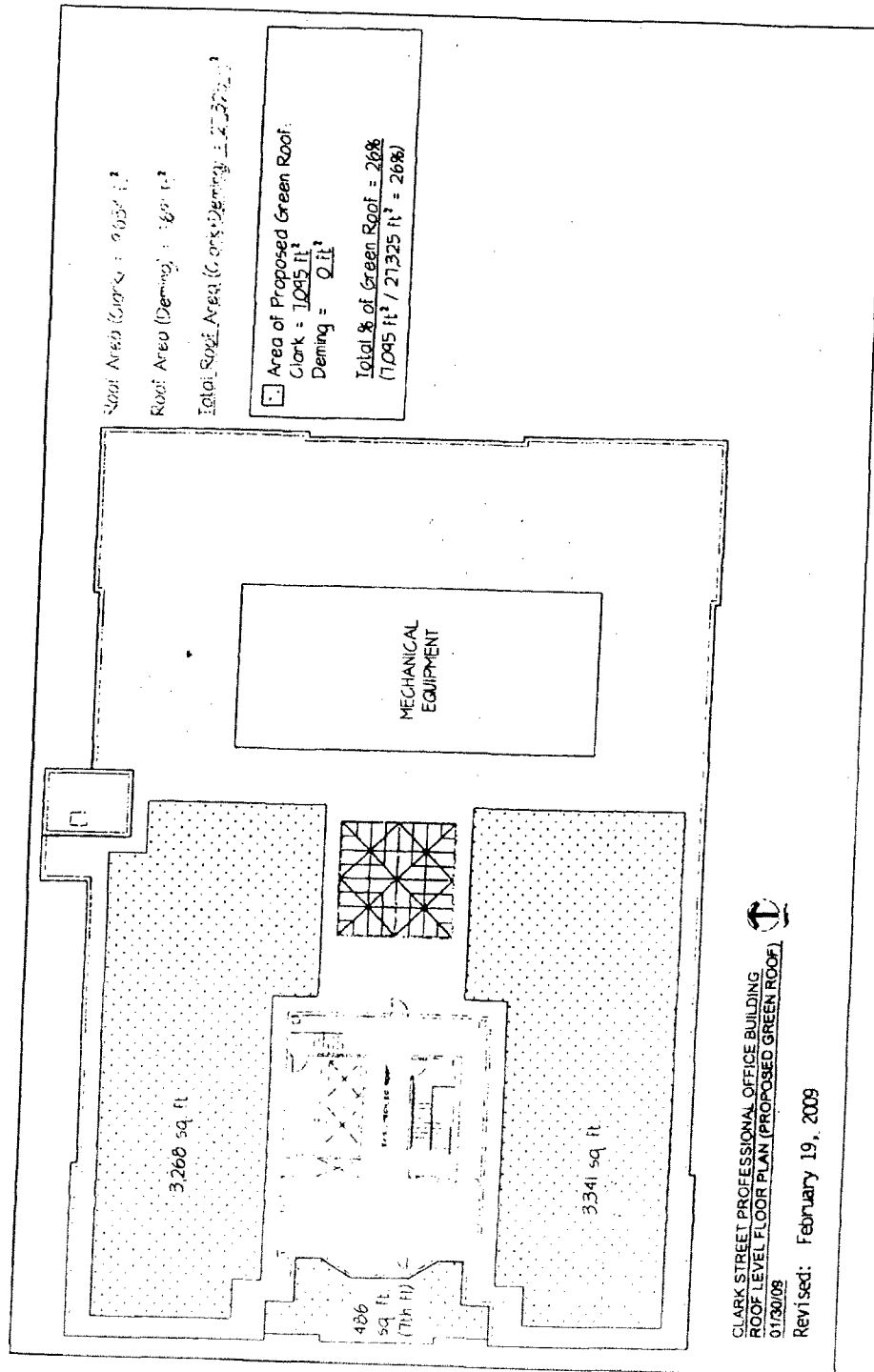
Deming Building
Ninth Floor Plan (Existing).



Deming Building
Roof Level Floor Plan (Existing).



Clark St. Professional Office Building
Roof Level Floor Plan (Proposed Green Roof).



to those of a B2-2 Restricted Retail District and a corresponding use district is hereby established in the area above described.

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

Reclassification Of Area Shown On Map Number 7-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 B3-2 General Retail District symbols and indications as shown on Map No. 7-F in the area bounded by:

a line 192.02 feet northerly of and parallel with West St. James Place; a line 200.09 feet easterly of and parallel with North Clark Street; a line 50.08 feet northerly of and parallel with West St. James Place; and North Clark Street,

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

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

Plan of Development attached to this ordinance reads as follows:

Institutional Planned Development No. 533.

Plan Of Development

Statements.

1. The area delineated herein as a Planned Development consists of approximately 28,400 square feet (0.65 acres) and is owned or controlled by the Applicant, Columbus-Cabrini Medical Center.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees.
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 of any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.

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 Sixteen Statements; an Existing Zoning Map; a Property Line and Planned Development Boundary Map; a Generalized Land Use Map; an Existing Land Use Map; an Off-Street Loading Arrangement Map; a Table of Use and Bulk Regulations and Related Controls; a Contextual Site Map; and a Site/Landscape Plan; and Elevation Plans, prepared by Matthei &

1. The area delineated herein as a Planned Development consists of approximately 28,400 square feet (0.65 acres) and is owned or controlled by the Applicant, Columbus-Cabrini Medical Center.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees.
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 of any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.

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 Sixteen Statements; an Existing Zoning Map; a Property Line and Planned Development Boundary Map; a Generalized Land Use Map; an Existing Land Use Map; an Off-Street Loading Arrangement Map; a Table of Use and Bulk Regulations and Related Controls; a Contextual Site Map; and a Site/Landscape Plan; and Elevation Plans, prepared by Matthei &

Colin Associates dated May 13, 1993. Full size sets of the Site/Landscape Plan and Elevation Plans are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other controls shall apply. The 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 within the area delineated herein as "Planned Development": offices (business and professional), medical laboratories, parking and related uses.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Commissioner of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Commissioner of the Department of Planning and Development.
7. Any dedication or vacation of streets or alleys or easements or any adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees.
8. Off-street parking will be provided in compliance with this Planned Development and shall be subject to the review and approval of the Commissioner of the Department of Planning and Development and the Department of Transportation, Bureau of Traffic Engineering and Operations.
9. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic Engineering and Operations and of the Commissioner of the Department of Planning and Development. There shall be no permitted on-street parking or loading. Passenger and small delivery truck loading and unloading space shall be provided internally. Major loading and trash collection shall be provided at the loading berths described on the Off-Street Loading Arrangement Map.

UNFINISHED BUSINESS

/14/93

10. Height restrictions of any building or any appurtenance thereto shall, in addition to the Table of Use and Bulk Regulations, be subject to:
 - a. Height limitations as certified on form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
 - b. Airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law and approved by the City Council.
11. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply, except that the areas devoted to off-street parking, accessory and nonaccessory, and loading shall be excluded from F.A.R. calculations.
12. This Planned Development herein shall be subject to the "Rules, Regulations and Procedures Related to Planned Developments" as promulgated by the Commissioner of the Department of Planning and Development.
13. The improvements in the Property, including all entrances and exits to the parking areas, shall be designed and installed in general conformance with the Site/Landscape Plan and Elevation Plans dated May 13, 1993. The landscaping (including street trees in the adjacent right-of-way) shall be designed and installed in general conformance with the Site/Landscape Plan dated May 13, 1993. The landscaping shall be maintained at all times in accordance with the Site/Landscape Plan and parkway trees shall be installed and maintained in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
14. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate, consistent with the nature of the development of the Property contemplated in this Planned Development Ordinance and will not result in increasing the maximum floor area ratio for the total Property Net Site Area established by this Planned Development Ordinance. Any such modification shall be deemed to be a minor change in the Planned Development Ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of the subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning

Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase in the maximum percent of land covered.

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 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 most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

16. Unless substantial construction has commenced within three (3) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire; 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 of 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 the property shall automatically revert to that of a B3-2 General Retail District.

[Existing Zoning Map, Property Line and Planned Development Boundary Map, Generalized Land Use Map, Existing Land Use Map, Off-Street Loading Arrangement Map, Contextual Site Map, Site/Landscape Plan and Elevation Plans attached to this Plan of Development printed on pages 35890 through 35902 of this Journal.]

Use and Bulk Regulations and Related Controls attached to this Plan of Development reads as follows:

7/14/93

UNFINISHED BUSINESS

35889

Institutional Planned Development No. 533

Use And Bulk Regulations And Related Controls.

Net Site Area	Generalized Description Of Permitted Uses	Maximum Floor Area Ratio	Maximum No. Of Dwelling Units	Maximum Percent Of Site Coverage
<u>Square Feet</u> Acres				
<u>28,400</u> 0.65	See Statement Number 5	2.2	-0-	See Approved Site Plan

Gross Site Area = Net Site Area, 28,400 square feet (0.65 acres) plus Area in Public Rights-of-Way, 4,684 square feet (0.11 acres) = 33,084 square feet (0.76 acres).

Maximum Floor Area Ratio for Total Net Site Area = 2.2.

Maximum Number of Dwelling Units = none permitted.

Minimum Number of Off-Street Parking Spaces = 300.

Maximum Number of Off-Street Parking Spaces = 312.

Minimum Number of Off-Street Loading Berths = 0.

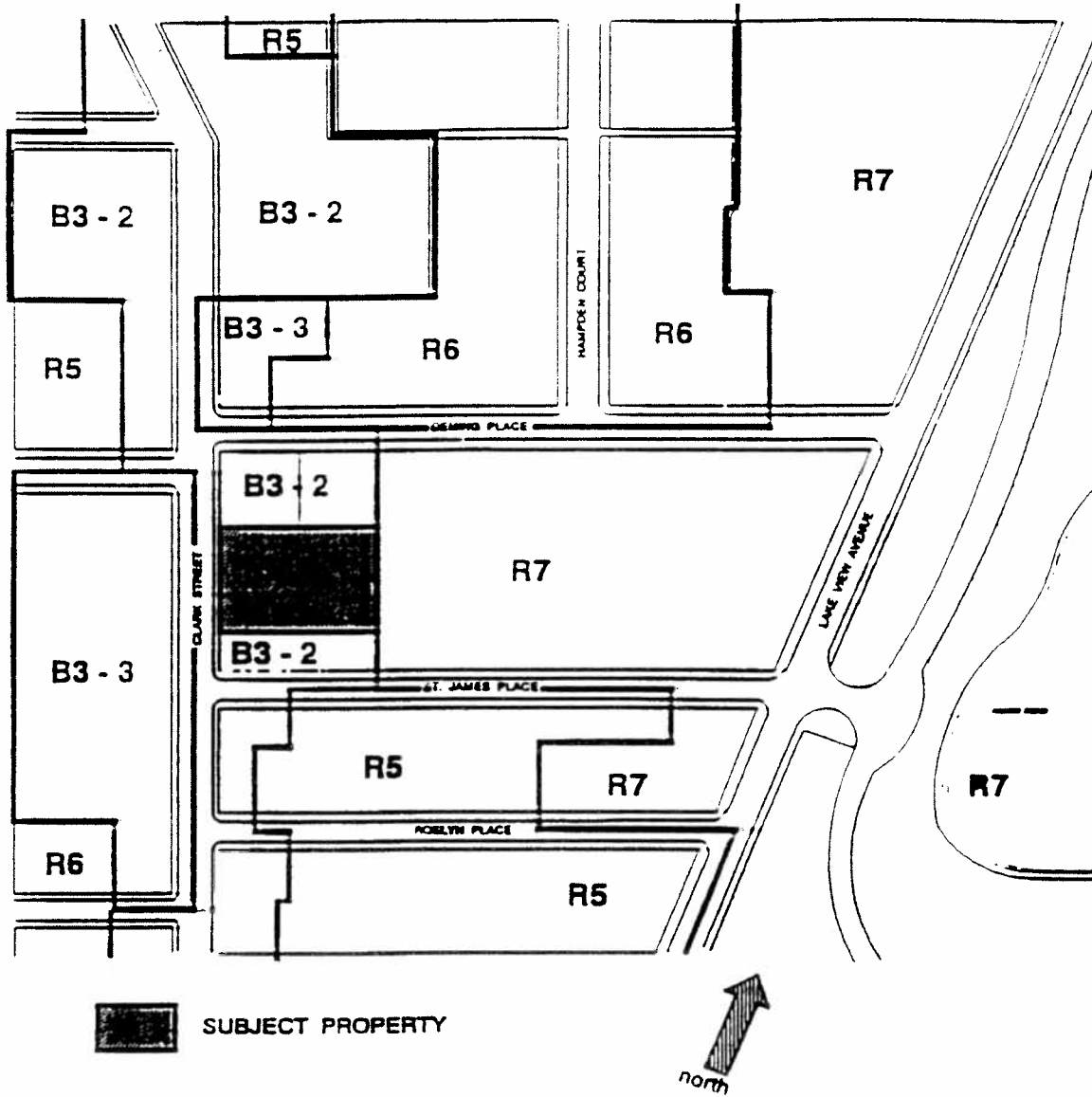
Maximum Percent of Site Coverage: In accordance with approved Site Plan.

Minimum Required Building Setbacks: In accordance with approved Site Plan.

Maximum Permitted Building Height: In accordance with approved Elevation Plans.

Institutional Planned Development No. _____

Existing Zoning Map.



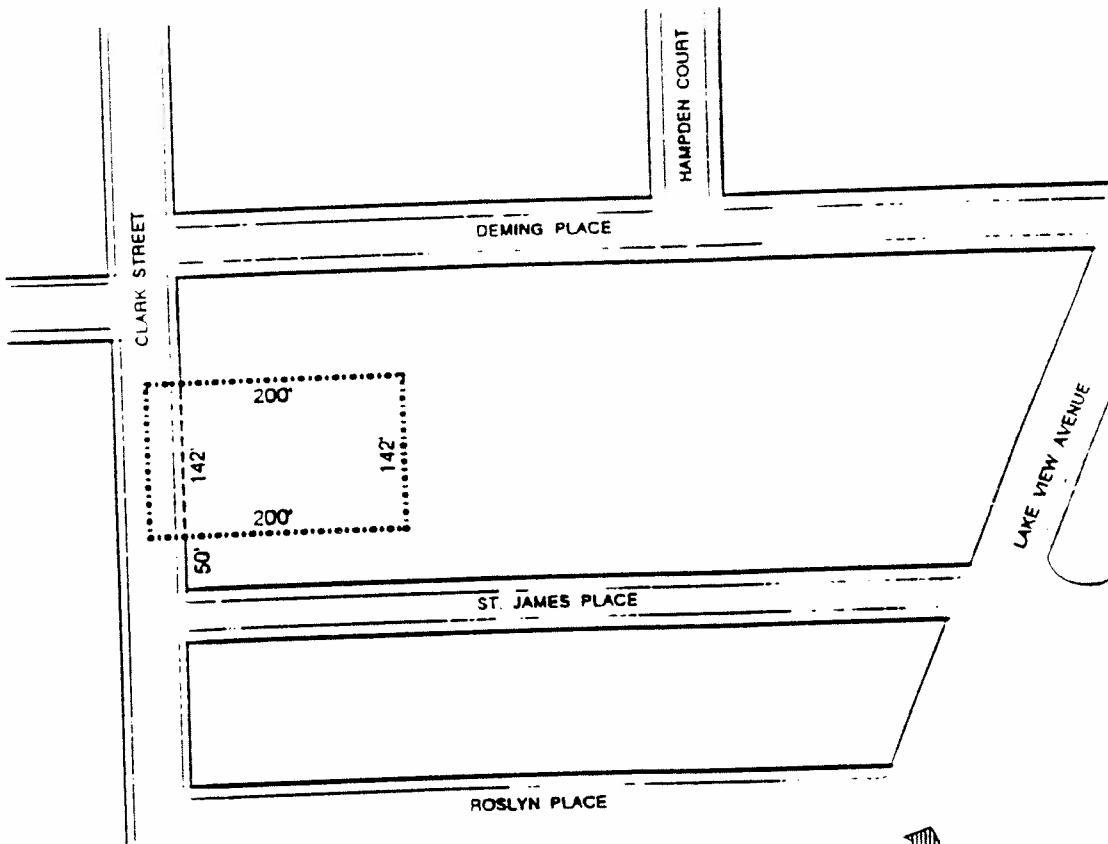
APPLICANT: COLUMBUS - CABRINI MEDICAL CENTER
ADDRESS: 2507 - 2517 NORTH CLARK STREET
DATE: JANUARY 12, 1993
REVISED: MAY 13, 1993

7/14/93

UNFINISHED BUSINESS

35891

Institutional Planned Development No. _____
Property Line And Planned Development Boundary Map.



LEGEND

..... PLANNED DEVELOPMENT BOUNDARY

--- 142' DIMENSIONED PROPERTY LINE

NOTE: No Adjustments in Right - of - Way are planned



APPLICANT: COLUMBUS - CABRINI MEDICAL CENTER
 ADDRESS: 2507 - 2517 NORTH CLARK STREET
 DATE: JANUARY 12, 1993
 REVISED: MAY 13 1993

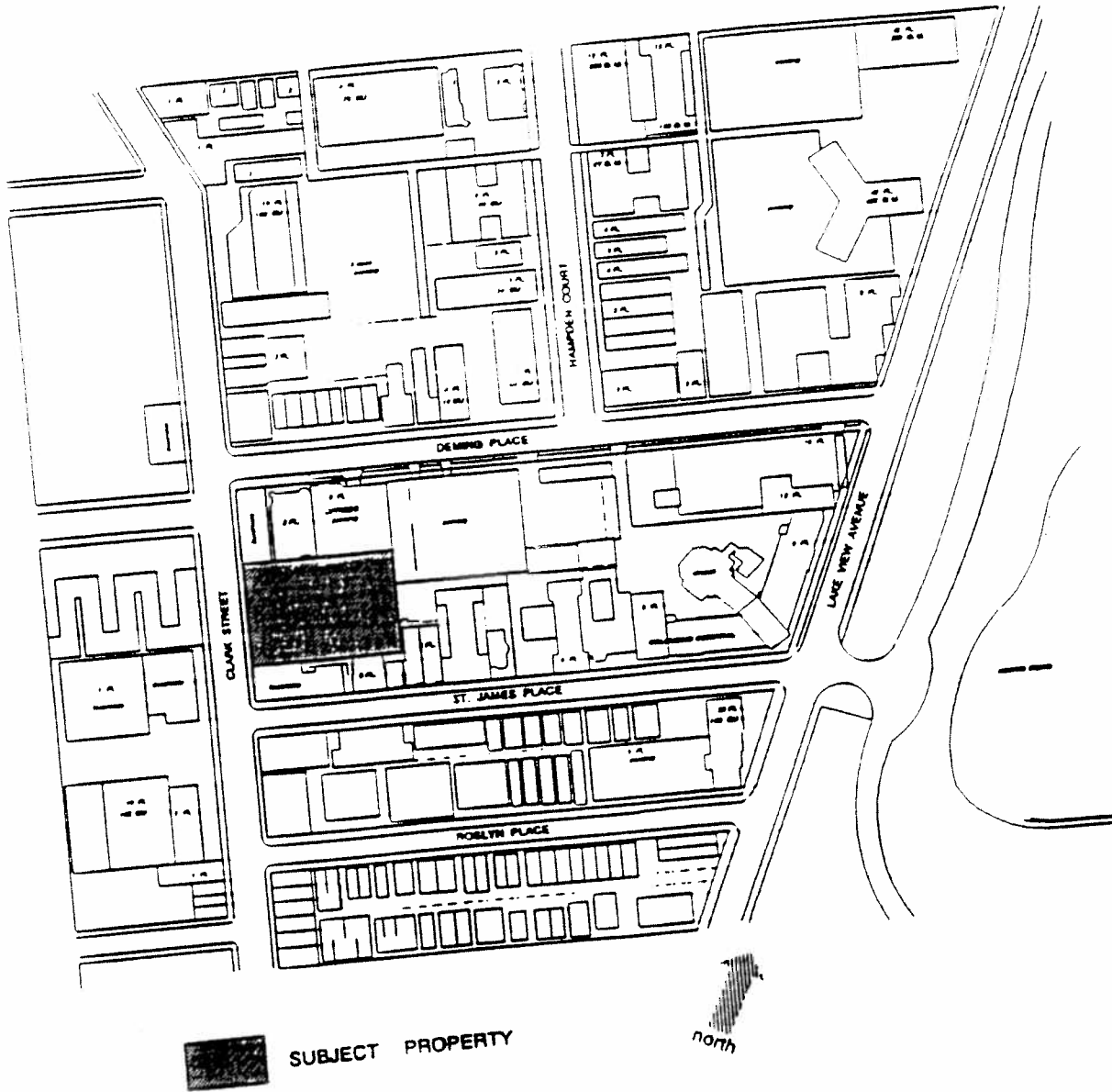
7/14/93

35893

UNFINISHED BUSINESS

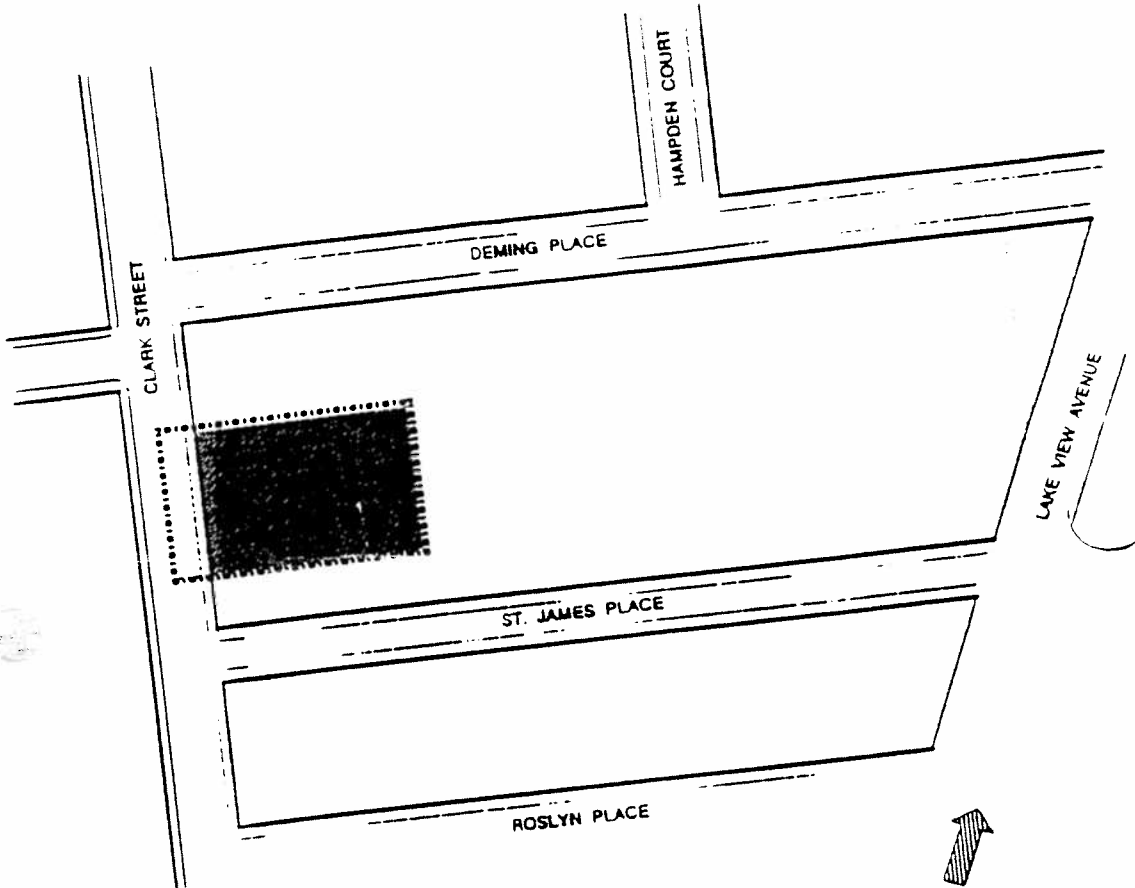
Institutional Planned Development No. _____

Existing Land Use Map.





APPLICANT: COLUMBUS - CABRINI MEDICAL CENTER
ADDRESS: 2507 - 2517 NORTH CLARK STREET
DATE: JANUARY 12, 1993
REVISED: MAY 13, 1993

Institutional Planned Development No. _____
Generalized Land Use Plan.



LEGEND




- PLANNED DEVELOPMENT BOUNDARY
 -  SUBJECT PROPERTY
 -  OTHER C.C.M.C. PROPERTY
- NOTE: FOR PERMITTED USES SEE STATEMENT NO 5
FOR DETAIL SEE APPROVED PLANS & ELEVATIONS

APPLICANT: COLUMBUS - CABRINI MEDICAL CENTER
 ADDRESS: 2507 - 2517 NORTH CLARK STREET
 DATE: JANUARY 12, 1993
 REVISED: MAY 13, 1993

Institutional Planned Development No. _____
Off-Street Loading Arrangement.



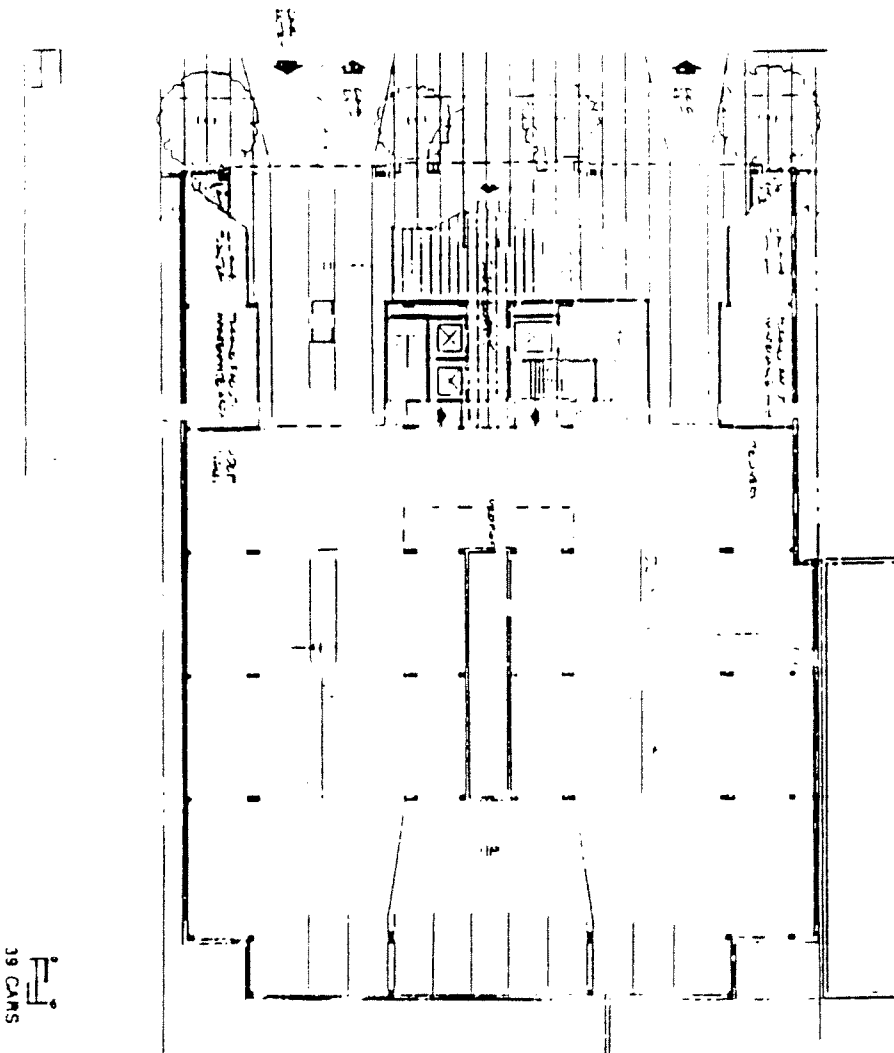
LEGEND:

-  SUBJECTY PROPERTY
-  HOSPITAL LOADING BERTHS
-  INTERNAL CONNECTION

APPLICANT: COLUMBUS - CAURINI MEDICAL CENTER
ADDRESS: 2507 - 2517 NORTH CLARK STREET
DATE: JANUARY 12, 1993
REVISED: MAY 13, 1993

Institutional Planned Development No. _____

Site/Landscape Plan.
(Page 1 of 2)



APPLICANT: COLUMBUS - CABRINI MEDICAL CENTER
ADDRESS: 2507 - 2517 NORTH CLARK STREET
DATE: JANUARY 12, 1993
REVISED: MAY 13, 1993

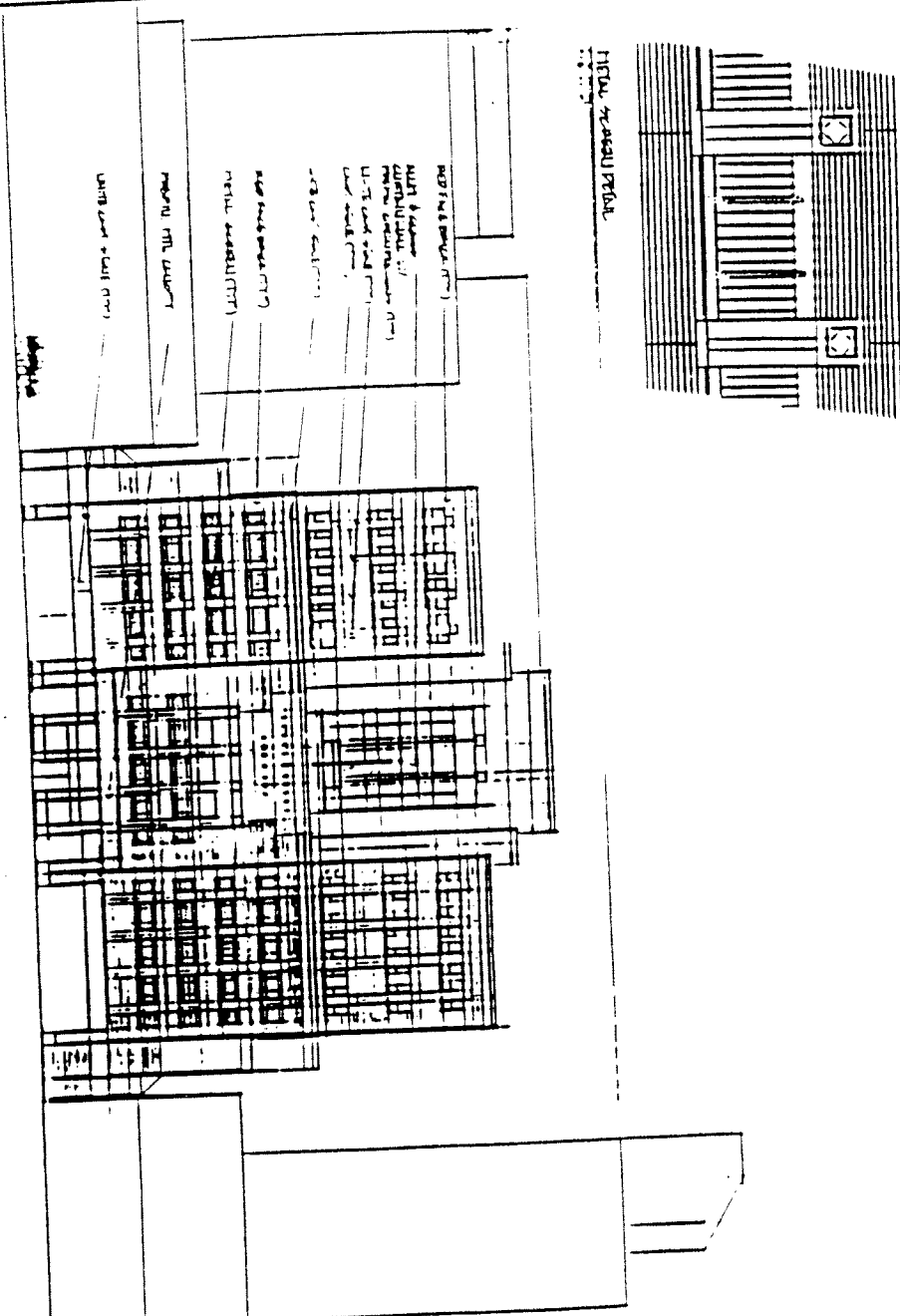
SD 3	DATE	TIME	BY	REVISIONS

PROFESSIONAL OFFICE BUILDING
 COLUMBUS HOSPITAL
 CHICAGO, ILLINOIS

Matthei & Colm Associates
 Architects Engineers
 111 South Michigan Avenue
 Chicago, Illinois 60605-1201

Institutional Planned Development No. _____

Clark Street Elevation.



APPLICANT: COLUMBUS - CABRINI MEDICAL CENTER
 ADDRESS: 2507 - 2517 NORTH CLARK STREET
 DATE: JANUARY 12, 1993
 REVISED: MAY 13, 1993

SD 12

PROFESSIONAL OFFICE BUILDING
 - COLUMBUS HOSPITAL
 CHICAGO ILLINOIS

Matthei & Colin Associates
 Architects Engineers
 112 South Michigan Avenue
 Chicago, Illinois 60603

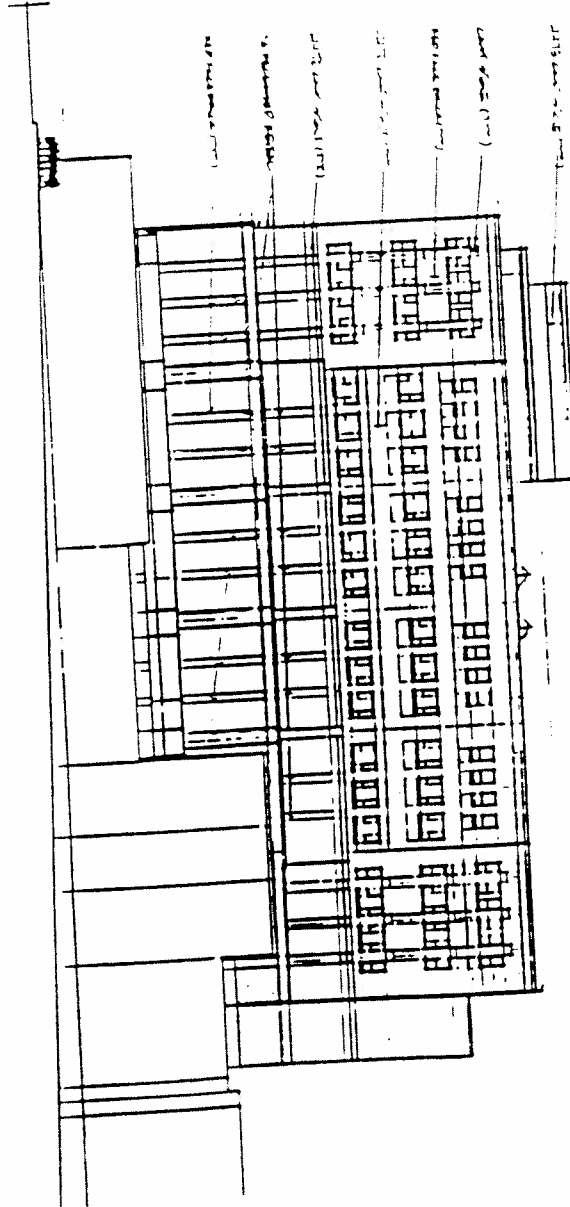
7/14/93

UNFINISHED BUSINESS

35899

Institutional Planned Development No. _____

South Elevation.



APPLICANT: COLUMBUS - CABRINI MEDICAL CENTER
 ADDRESS: 2507 - 2517 NORTH CLARK STREET
 DATE: JANUARY 12, 1993

REVISED:

MAY 13, 1993

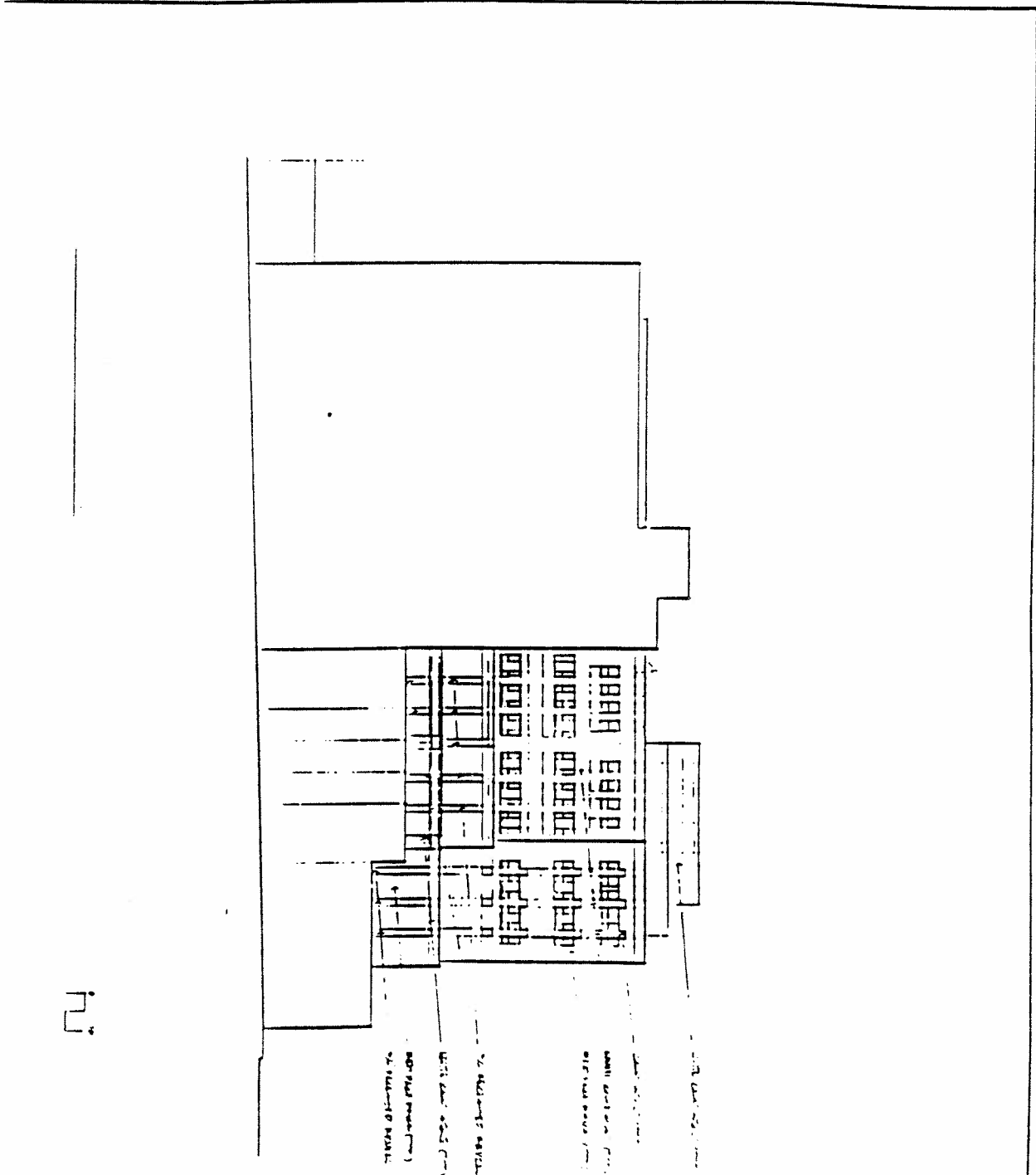
PROFESSIONAL OFFICE BUILDING
 COLUMBUS HOSPITAL
 CHICAGO ILLINOIS

Matthei & Colin Associates
 Architects Engineers
 112 South Michigan Avenue
 Chicago, Illinois 60605

SD 13

Institutional Planned Development No. _____

North Elevation.



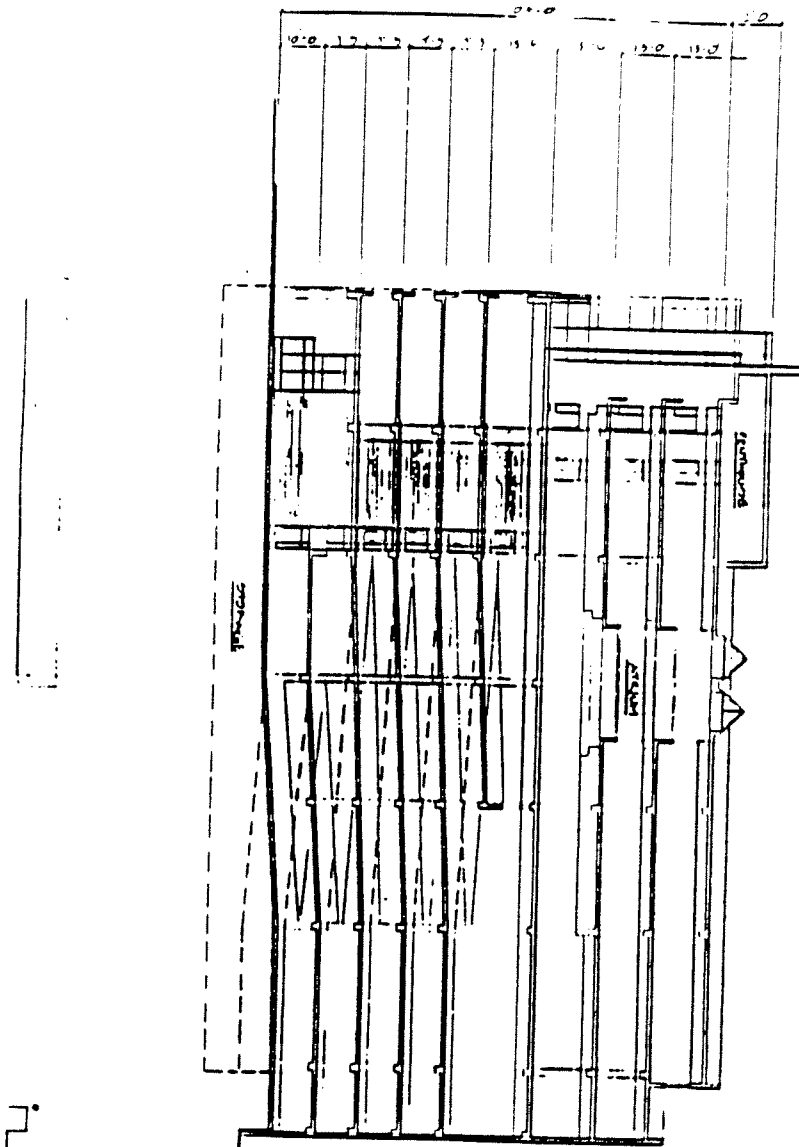
APPLICANT: COLUMBUS - CABBINI MEDICAL CENTER
 ADDRESS: 2507 - 2517 NORTH CLARK STREET
 DATE: JANUARY 12, 1993

REVISED: MAY 13, 1993

SD 14 12/15/93 12/15/93	PROFESSIONAL OFFICE BUILDING COLUMBUS HOSPITAL	Matthew & Colin Associates Architects Engineers
	111 South Main Street Columbus, Ohio 43215	111 South Main Street Columbus, Ohio 43215

Institutional Planned Development No. _____

Section Looking North.



APPLICANT: COLUMBUS - CARRERI MEDICAL CENTER
ADDRESS: 2507 - 2517 NORTH CLARK STREET
DATE: JANUARY 12, 1993
REVISED: MAY 13, 1993

<p>50 15</p>	<p> PROFESSIONAL OFFICE BUILDING COLUMBUS HOSPITAL. <small>CHICAGO</small> </p>	<p> Mather & Colin Associates Architects Engineers <small>111 South Michigan Avenue</small> <small>CHICAGO, ILLINOIS</small> </p>
--------------	---	--