

January 10, 2021

Rebecca Shank  
3705 B-1 Ellison Blvd., #327  
Albuquerque, NM 87114

**Re: PD 60, Subarea A, 1945 W. Wilson Ave.**

Dear Ms. Shank:

In response to your recent request, please be advised that the subject property is currently zoned Institutional Residential-Business Planned Development No. 60 ("PD 60"), as amended, and is located within Subarea A. A copy of the PD Ordinance is attached.

Pursuant to Statement No. 5 of the PD Ordinance, the following uses are allowed in Subarea A: retail (includes pharmacy and bakery); school and/or day care (with accessory uses); medical service; office (includes medical offices); sports and recreational participant – indoor/outdoor (health club); restaurant (limited); and accessory off-street parking and loading.

As identified on the attached Bulk Regulations and Data Table, the net site area of Subarea A is 40,631 square feet, the maximum floor area ratio of Subarea A is 2.30, a total of 42 off-street vehicular parking spaces and 1 loading space are to be provided in Subarea A, the setbacks must be in substantial compliance with the Site Plan/Survey, and the maximum building height allowed in Subarea A is 77 feet,

We are not aware of any conditional or special use permits, certificates of occupancy, or nonconforming issues. In the event of damage or destruction, the property can be rebuilt in compliance with the Planned Development. For further building information, including permit history and code violations, you may wish to contact the Building Department.

Sincerely,



Patrick Murphey  
Zoning Administrator

C: Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

October 24, 2019

Steve Friedland  
Applegate & Thorne-Thomsen  
425 S. Financial Pl., Suite 1900  
Chicago, IL 60605

**Re: Minor change request for PD No. 60, Sub area C, 4501 N. Winchester Ave.**

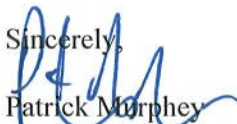
Dear Mr. Friedland:

Please be advised that your request for a minor change to Institutional Residential Business Planned Development No. 60 ("PD 60") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD 60.

You client, Ravenswood Senior Living LP (the "Applicant"), is in control of Subarea C and in the process of acquiring title to the property. They are seeking to redevelop the old Ravenswood Hospital at 4501 N. Winchester Ave. into elderly and supportive living units. Statement No. 9 of PD 60 requires that prior to the issuance of a Part II approval for Subarea C, Ravenswood and Lycee Francais de Chicago, Inc. ("Lycee") must execute and record a Development Rights Agreement containing the express agreement and understanding of the Lycee to the Applicant's development of Subarea C. However, the financing of the Applicant's development requires that a building permit be issued before they can close on the acquisition of the property. (Lycee is the owner of Subarea B and their attorney, Jesse Dodson, is copied on this letter).

Therefore, you are seeking a minor change to allow the DRA to be recorded at the closing of the Applicant's acquisition of title to the Subarea C property and to permit issuance of the Part II approval for Subarea C prior to the recording of the DRA. With regard to your request, the Department of Planning and Development has determined that allowing the issuance of the Part II approval prior to the recording of the DRA, will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 60, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,  
  
Patrick Morpheu  
Zoning Administrator

C: Jesse Dodson, Mike Marmo, Erik Glass, Noah Szafraniec, Main file

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

December 7, 2018

Jeffrey C, Rappin  
Ravenswood Senior Living LP  
c/o Evergreen Real Estate Group  
566 Lake Street, Suite 400  
Chicago, IL 60661

**Re: Minor change request for PD No. 60, Sub area C, 4501 N. Winchester Ave.**

Dear Mr. Rappin:


Please be advised that your request for a minor change to Planned Development No. 60 ("PD 60"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD 60.

Ravenswood Senior Living LP, owner of all of the property within Sub area C, is seeking a minor change to allow for the elimination of the previously approved 50% green roof at 4501 N. Winchester Ave. You are proposing the substantial rehabilitation of the existing vacant Ravenswood Hospital, including a 4-story addition. The green roof is being eliminated due to cost and long term maintenance needs. You have been able to achieve a 10% energy reduction above the energy code, as opposed to the original 5% proposed, and no longer require the 50% green roof to achieve the required 50 points for substantial renovation projects.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed elimination of the green roof will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 60, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

  
Patrick Murphey  
Zoning Administrator

PM:tm

C: Mike Marmo. Erik Glass. Noah Szafraniec. Michael Berkshire. Main file

19255

57556

JOURNAL--CITY COUNCIL--CHICAGO

10/11/2017

*Reclassification Of Area Shown On Map No. 11-H.  
(As Amended)  
(Application No. 19255)  
(Common Address: 4501 N. Winchester Ave.)*

IRBPD 60,99

[SO2017-3857]

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the Institutional Planned Development Number 60, as amended, symbols and indications as shown on Map Number 11-H in the area bounded by:

West Wilson Avenue; the alley next west of and parallel to North Wolcott Avenue; West Sunnyside Avenue; and North Damen Avenue,

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

SECTION 2. That Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the B2-2 Neighborhood Mixed-Use District symbols and indications within the area hereinabove described to the designation of Institutional Residential-Business Planned Development Number 60, 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 attached and made a part thereto 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 this ordinance read as follows:

*Institutional Residential-Business Planned Development Number 60,  
As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Institutional Residential-Business Planned Development Number 60, as amended ("Planned Development"), consists of approximately three hundred and ten thousand two hundred and sixty (310,260) square feet or seven point twelve (7.12) acres of real property \*("Subject Property"), as shown, which is depicted on the attached Planned Development Boundary and Property Line Map. The Applicant, Ravenswood Senior Living L.P., an Illinois limited

partnership, has filed this application with the authorization of the owners of the Subject Property.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Subject Property, at the time of application for amendments, modifications or changes (administrative, legislative, or otherwise) to this Planned Development are made, shall be under single ownership or designated control. [Single designated control is defined in Section 17-8-0400 of the Chicago Zoning Ordinance.]
3. All applicable official reviews, approvals and/or permits are required to be obtained by the Applicant or its successors, assignees or grantees as to Subarea C. The owners (or their respective successors, assignees or grantees), of Subareas A, B, D and E, are required to obtain all applicable official reviews, approvals or permits as it relates to each owner's respective subarea. Any dedication or vacation of streets, alleys or easements or any adjustments to any right-of-way (ROW) shall require a separate submittal to the Chicago Department of Transportation (CDOT), on behalf of the Applicant or its successors, assigns or grantees. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with this Planned Development. Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Department of Planning and Development (DPD) and/or the Chicago Department of Transportation (CDOT). Closure of all or any public street or alley, during demolition or construction, shall be subject to the review and approval of the Chicago Department of Transportation (CDOT). All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation's Construction Standards, for work in the public way, and shall be in compliance with the Municipal Code of Chicago -- accordingly. Prior to the issuance of any "Part II" Approval, the submitted plans -- for the Planned Development, must be approved by the Chicago Department of Transportation (CDOT).
4. This Plan of Development consists of seventeen (17) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; a Green Roof Plan; a Subarea Map; a Pedestrian/Vehicular Route Map; Floor Plans and Building Elevations, all of which were prepared by Worn Jerabek Wiltse Architects and dated September 20, 2017, and which are submitted and referenced herein -- accordingly. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a

Planned Development. In case of a conflict between the tenets of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The following uses are allowed in the area delineated herein as Institutional Residential-Business Planned Development Number 60, as amended, and shall include the following, without limitation:
  - Subarea A: retail (includes pharmacy and bakery); school and/or day care (with accessory uses); medical service; office (includes medical offices); sports and recreational participant -- indoor/outdoor (health club); restaurant (limited); and accessory off-street parking and loading; and
  - Subarea B: school (with accessory uses, includes sports and recreational facilities); and accessory off-street parking and loading; and
  - Subarea C: residential-elderly housing (independent seniors and supportive living facility); medical office; related and accessory uses supporting the same; and accessory off-street parking and loading; and
  - Subarea D: multi-unit residential; related and accessory uses supporting the same; and accessory off-street parking and loading; and
  - Subarea E: required accessory parking for uses within this Planned Development, and all subareas located therein; and, pursuant to Section 17-10-0503, 40 percent of the 193 required accessory parking spaces dedicated to residential uses located within this Planned Development may be leased on a daily/weekly/monthly basis to persons who are not residents, tenants, patrons, employees or guests of the principal uses within this Planned Development.
6. On-premises signs and temporary signs, such as construction and marking signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development (DPD). Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height calculations and measurements, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration (FAA).
8. The maximum permitted floor area ratio (FAR), for the Property, shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall



apply. The permitted FAR, identified in the Bulk Regulations and Data Table, has been determined using a net site area of 310,260 square feet and a base FAR of 2.2.

9. Upon review and determination, and pursuant to Section 17-13-0610 of the Zoning Ordinance, Part II Review shall be assessed a fee, by the Department of Planning and Development (DPD). The fee, as determined by staff at the time of submission, is final and binding on the Applicant and must be paid to the Chicago Department of Revenue, prior to the issuance of any Part II Approval.

In order to permit development of the proposed improvements within Subarea C, the Applicant must secure the consent and agreement of the Lycee Français de Chicago, Inc. ("Lycee") -- the owner of Subarea B and of the air rights above Subarea E, to confirm the Applicant's adherence to the specifications of the Bulk Regulations and Data Table, which was approved under and with this Planned Development, as amended. The Applicant shall declare the Development Rights being utilized, prior to Part II Approval for Subarea C, by delivery -- to the Department of Planning and Development (DPD), of an executed and recorded Development Rights Agreement with Lycee ("Agreement"). Said Agreement shall contain the express agreement and understanding, of Lycee, to the proposed improvements, for which the Applicant is seeking approval via Part II Review. Said Agreement shall be applicable solely to Subarea C, in accordance with the specifications shown on the Bulk Regulations and Data Table.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any corresponding regulations and guidelines, including Section 17-13-0880 of the Zoning Ordinance. Final landscape plan review and approval will be by the Department of Planning and Development (DPD). Any interim reviews associated with Site plan review and Part II Reviews, are conditional until final Part II Approval.
11. The tenets and conditions of development, under this Planned Development ordinance, may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator, upon written application for such modification, by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
12. 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 Subject Property. Plans for all buildings and improvements, within the Planned Development Boundary, 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 and to promote the highest standard of accessibility.

13. The Applicant will comply with the Rules and Regulations, for the Maintenance of Stockpiles, as promulgated by the Commissioner of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings, pursuant to Section 13-32-125 of the Municipal Code of Chicago or any other relevant provision of that Code.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, conserves energy and maximizes the preservation of natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the city to maximize opportunities for Minority and Women-Owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and \*(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the Applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and

---

\* Editor's note: Lettering discrepancy in original document.



evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges and agrees that the rezoning of the Property from Institutional Planned Development Number 60, as amended, to B2-2 Neighborhood Mixed-Use District and then to Institutional Residential-Business Planned Development Number 60, as amended, triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago ("Affordable Requirements Ordinance" or "ARO"). Any developer of a residential housing project within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (the Required Units) as affordable units, or with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or, (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a higher income area, within the meaning of the ARO, and the project has a total of 193 residential units. As a result, the Applicant's affordable housing obligation is 19 affordable units (10 percent of 193, rounded down) 5 of which are Required Units (2.5 percent of 193, rounded up). Applicant has agreed to satisfy its affordable housing obligation by providing 193 affordable units in the rental building to be constructed in the PD and/or entering into an agreement with the Chicago Housing Authority (CHA) to provide affordable units in the PD, as set forth in the Affordable Housing Profile Form attached hereto. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the PD, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval. DPD may adjust the number of required Affordable Units without amending the PD. Prior to the issuance of any building permits for any residential building in the PD, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the PD, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 16, including any breach of any affordable housing agreement, and

enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the PD.

17. This Planned Development shall be governed by Section 17-13-0612, et seq.

Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development (DPD) shall initiate a zoning map amendment to rezone the property to Institutional Planned Development Number 60, as amended (October 5, 2011 -- *Journal of the Proceedings of the City Council of the City of Chicago*, pages 9208 -- 9225).

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Overall Site Plan; Subarea C Site Plan; Green Roof Plan; Planned Development Subarea Map; Pedestrian/Vehicular Routes; Lower Level, First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth and Ninth Floor Plans; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 57565 through 57587 of this *Journal*.]

Bulk Regulations and Data Table, 2015 Affordable Housing Profile Form (AHP) and ARO Web Form referred to in these Plan of Development Statements read as follows:

*Institutional Residential-Business Planned Development No. 60, As Amended.*

*Bulk Regulations And Data Table,*

Gross Site Area:	403,429 square feet (9.26 acres)
Area in Public Right-of-Way:	93,169 square feet (2.14 acres)
Net Site Area:	310,260 square feet (7.12 acres)
Net Site area by Subareas:	
Subarea A:	40,631 square feet (0.93 acre)
Subarea B:	168,484 square feet (3.87 acres)
Subarea C:	49,376 square feet (1.13 acres)
Subarea D:	15,415 square feet (0.35 acre)

Subarea E:	36,354 square feet (0.83 acre)
Maximum Floor Area Ratio for Entire Planned Development:	2.2
Maximum Floor Area Ratio by Subarea:	
Subarea A:	2.30
Subarea B:	1.38
Subarea C:	5.20
Subarea D:	6.00
Subarea E:	0.20
Maximum Residential Units by Subarea:	
Subarea A:	0 dwelling units
Subarea B:	0 dwelling units
Subarea C:	74 elderly housing units and 120 supportive living units
Subarea D:	88 dwelling units (existing)
Subarea E:	0 dwelling units
Total Number of Vehicular Off-Street Parking Spaces to be provided by Subarea:	487 parking spaces
Subarea A:	42 parking spaces
Subarea B:	0 parking spaces
Subarea C:	0 parking spaces
Subarea D:	0 parking spaces
Subarea E:	445 parking spaces* (refer to Planned Development Statement Number 5)

Number of Bicycle Parking Spaces  
to be provided by Subarea:

Subarea A:	0 parking spaces
Subarea B:	Per the Site Plans, on file with DPD
Subarea C:	17 parking spaces
Subarea D:	0 parking spaces
Subarea E:	0 parking spaces

Number of Off-Street Loading  
Spaces to be provided by  
Subarea:

Subarea A:	1 loading space
Subarea B:	1 loading space
Subarea C:	2 loading spaces
Subarea D:	0 loading spaces
Subarea E:	0 loading spaces

Setbacks from Property Line:

In substantial compliance with the  
attached Site Plan/Survey.

Maximum Building Height  
allowed per Subarea:

Subarea A:	77 feet
Subarea B:	53 feet, 4 inches
Subarea C:	138 feet, 2 inches
Subarea D:	123 feet, 0 inches
Subarea E:	45 feet

**FINAL FOR PUBLICATION**

**2015 Affordable Housing Profile Form (AHP)**

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO).

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: [kara.breems@cityofchicago.org](mailto:kara.breems@cityofchicago.org)

Date: September 15, 2017

**DEVELOPMENT INFORMATION**

Development Name: Ravenswood Senior Living  
 Development Address: 4501 N Winchester Ave  
 Zoning Application Number, if applicable: \_\_\_\_\_ Ward: 47  
 If you are working with a Planner at the City, what is his/her name? \_\_\_\_\_

- Type of City Involvement *check all that apply*
- City Land
  - Financial Assistance
  - Zoning increase
  - Planned Development (PD)
  - Transit Served Location (TSL) project

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

- ARO Web Form completed and attached - or submitted online on September 12, 2017
- ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)
- If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)
- If ARO units proposed are off-site, required attachments are included (see next page)
- If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

**DEVELOPER INFORMATION**


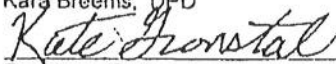
Developer Name: Evergreen Real Estate Development Corporation  
 Developer Contact: Kate Gronstal, Project Manager  
 Developer Address: 566 W Lake St, Suite 400, Chicago  
 Email: [kgronstal@evergreenreg.com](mailto:kgronstal@evergreenreg.com) Developer Phone: 312-234-9400  
 Attorney Name: Sara Barnes Attorney Phone: 312-782-1983

**TIMING**

Estimated date marketing will begin: January 2019  
 Estimated date of building permit\*: January 2018  
 Estimated date ARO units will be complete: May 2019

\*note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

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

 Kara Breems, DPD  Developer/Project Manager	9-15-17 Date 9/15/17 Date
---	------------------------------------





FINAL FOR PUBLICATION

Project Name: Ravenswood Senior Living  
 Zoning Application number, if applicable:  
 Address: 5501 N Winchester Avenue  
 Is this a For Sale or Rental Project? Rental  
 Anticipated average psf rent/price? \$1.65 for 1LF units total for tenant and subsidy; 5LF rent: am?

Total Units in Project: 199  
 Total Affordable Units: 123

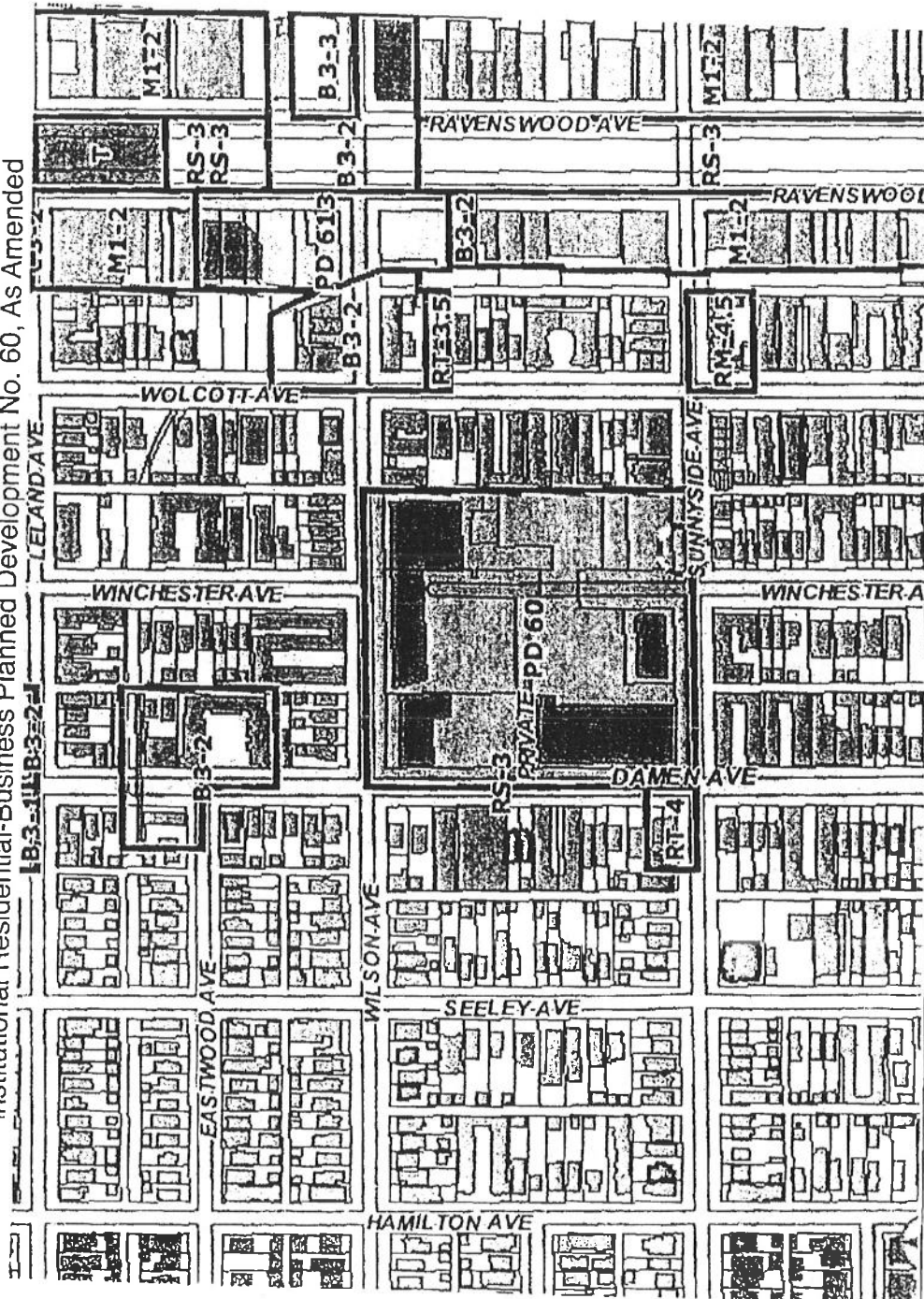
All projects with proposed ABO units must complete this tab

		Summary				
	how many?	% of total	avg square footage	how many?	% of total	avg square footage
studio	0	n/a	n/a	108	56%	425
one-bed	0	n/a	n/a	85	44%	551

	Market Rate Units	Affordable Units
Parking	N/A	105 parking spaces available on project structure
Laundry	N/A	In-Building Laundry Units
Appliances		
Refrigerator	N/A	New Energy Star Refrigerators in each unit
Dishwasher	N/A	Dishwashers
Stove/Oven	N/A	New Energy Star Stoves/Ovens in each unit
Microwave	N/A	New Energy Star Microwaves included in 5LF units; no microwave in 1LF units
Bathroom(s)	N/A	Full Bath
How many?		
Half bath? Full bath?		
Kitchen countertop material	N/A	High Quality Solid Surface
Flooring material	N/A	Concrete Carpet and LV
HVAC	N/A	Heat Pumps and Chiller
Other	N/A	

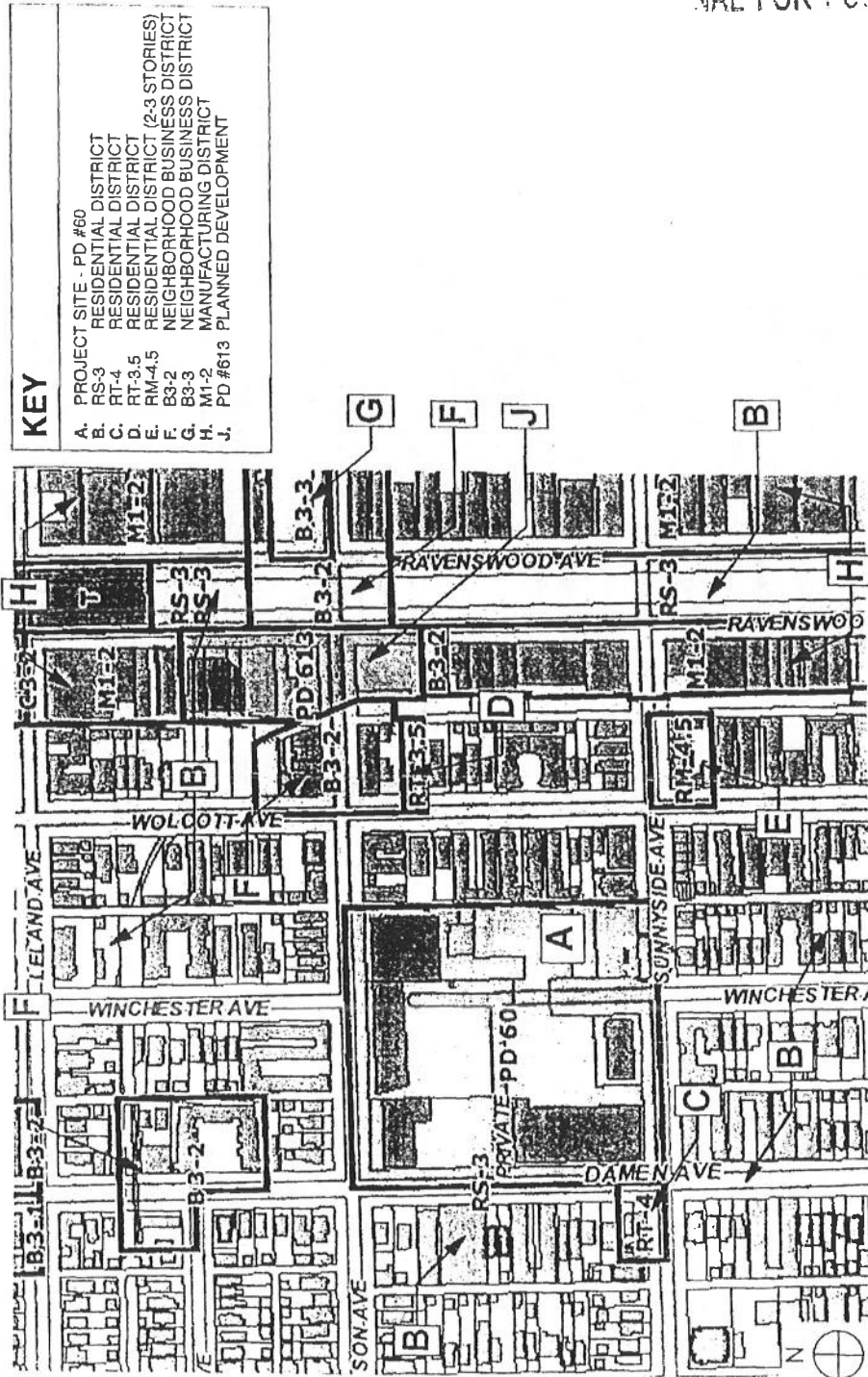
FINAL FOR PUBLICATION

Institutional Residential-Business Planned Development No. 60, As Amended



<p><b>RAVENSWOOD SENIOR LIVING</b>  <b>WORN JERABEK WILTSE ARCHITECTS, P. C.</b>  <small>401 WEST SUPERIOR #400 CHICAGO ILLINOIS 60654  PHONE: 312.642.5587 FAX: 312.642.4189 www.wjarchitects.com</small></p>	<p>ADDRESS: 4501 N. Winchester Ave.  Chicago, IL, 60640  <b>APPLICANT:</b> Ravenswood Senior Living, LP  <b>INTRODUCTION:</b> July 07, 2017  <b>PLAN COMMISSION:</b> Sept. 20, 2017</p>	<p><b>DRAWING:</b> EXISTING ZONING MAP  <b>SCALE:</b> N.T.S.  <small>© 2017 WORN JERABEK WILTSE ARCHITECTS, P.C.</small></p>
--	---	--

Institutional Residential-Business Planned Development No. 60, As Amended



**KEY**

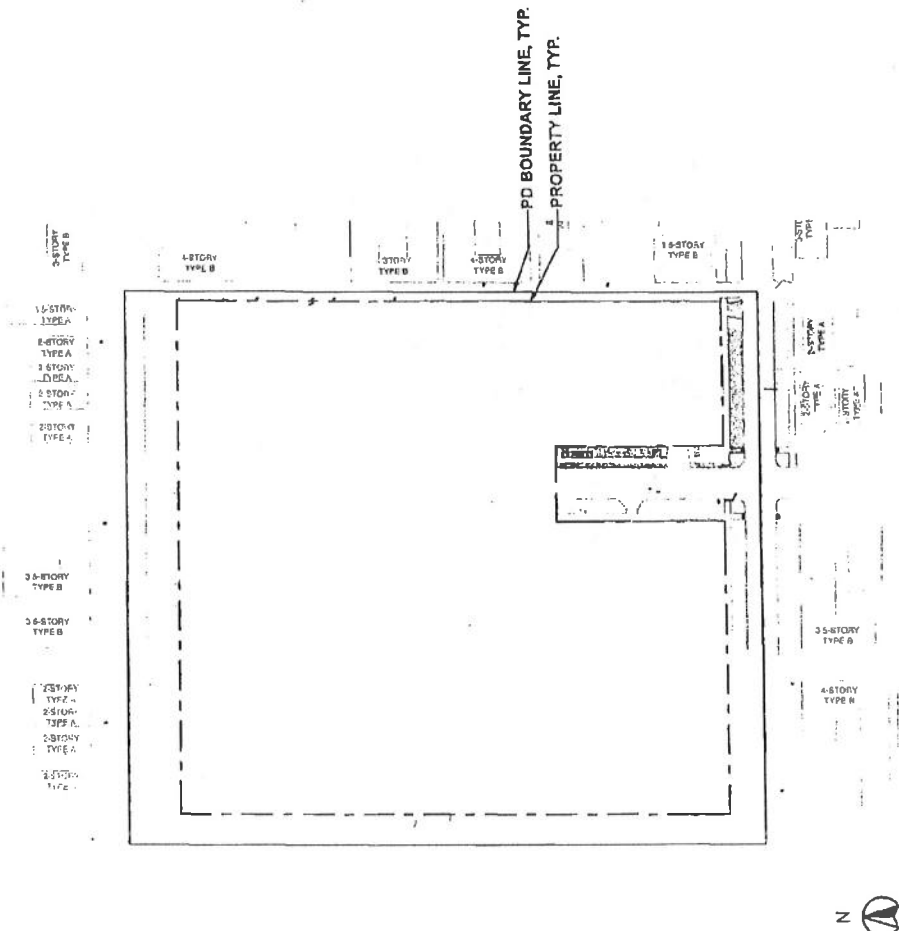
A.	PROJECT SITE - PD #60
B.	RESIDENTIAL DISTRICT
C.	RESIDENTIAL DISTRICT
D.	RESIDENTIAL DISTRICT
E.	RESIDENTIAL DISTRICT (2-3 STORIES)
F.	NEIGHBORHOOD BUSINESS DISTRICT
G.	NEIGHBORHOOD BUSINESS DISTRICT
H.	MANUFACTURING DISTRICT
J.	PLANNED DEVELOPMENT

FINAL FOR PUBLICATION

DRAWING: EXISTING LAND USE MAP	ADDRESS: 4501 N. Winchester Ave. Chicago, IL, 60640	<b>RAVENSWOOD SENIOR LIVING</b>
SCALE: N.T.S. © 2017 WORN JERABEK WILTSE ARCHITECTS, P.C.	APPLICANT: Ravenswood Senior Living, LP	WORN JERABEK WILTSE ARCHITECTS, P.C. 401 WEST SUPERIOR #400 CHICAGO, ILLINOIS 60654 PHONE: 312.842.5587 FAX: 312.842.4199 www.wjwarcitecture.com
	INTRODUCTION: July 07, 2017	
	PLAN COMMISSION: Sept. 20, 2017	

Institutional Residential-Business Planned Development No. 60, As Amended

DRAWING FOR PUBLICATION



<p>DRAWING: PLANNED DEVELOPMENT BOUNDARY &amp; PROPERTY LINE MAP SCALE: N.T.S. © 2017 WORN JERABEK WILTSE ARCHITECTS, P.C.</p>	<p>ADDRESS: 4501 N. Winchester Ave. Chicago, IL 60640 APPLICANT: Ravenswood Senior Living, LP INTRODUCTION: July 07, 2017 PLAN COMMISSION: Sept. 20, 2017</p>	<p><b>RAVENSWOOD SENIOR LIVING</b> WORN JERABEK WILTSE ARCHITECTS, P.C. 401 WEST SUPERIOR #400 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5507 FAX: 312.642.4189 www.wjwarchitects.com</p>
--	---	--







Institutional Residential-Business Planned Development No. 60, As Amended

NOTE: PROJECT COMMITS TO EARNING 10 POINTS BY ACHIEVING 50% GREEN ROOF AS DEFINED BY THE CHICAGO SUSTAINABLE DEVELOPMENT ACT (CSA) 2017 SUSTAINABILITY MATRIX.

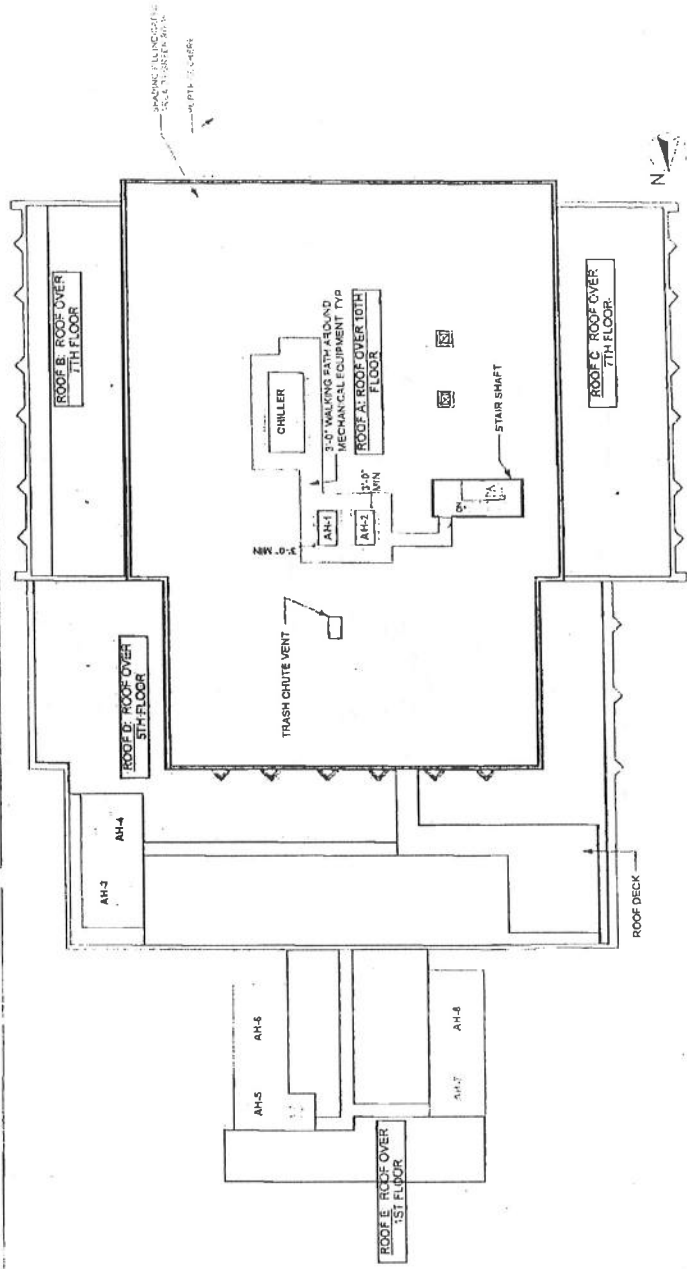
<b>GREEN ROOF AREA CALCULATIONS</b>	
TOTAL AREA	NET ROOF AREA
LESS MECH./ELEV./STAIRS AREA	
ROOF A 12,359 S.F.	9248 S.F.
ROOF B 1831 S.F.	1831 S.F.
ROOF C 2043 S.F.	2043 S.F.
ROOF D 6799 S.F.	6190 S.F.
ROOF E 4990 S.F.	3914 S.F.
<b>TOTAL 28,022 S.F.</b>	<b>23,226 S.F.</b>

<b>ROOF DECK CALCULATION</b>	
NET ROOF AREA = 23,226 S.F.	
10% NET AREA = 2,323 S.F.	
2,323 S.F. ALLOWABLE ROOF DECK AREA	
757 S.F. ACTUAL ROOF DECK AREA	

<b>GREEN ROOF CALCULATION SUMMARY</b>	
NET ROOF AREA - ROOF DECK AREA = GREEN ROOF AREA	
23,226 S.F. - 757 S.F. = 22,469 S.F.	
50% GREEN ROOF REQUIRED = 11,235 S.F.	
50% GREEN ROOF ACTUAL = 11,250 S.F.	



NOT FOR PUBLICATION

<p><b>RAVENSWOOD SENIOR LIVING</b>                  WORN JERABEK WILTSE ARCHITECTS, P.C.                  401 WEST SUPERIOR #400 CHICAGO, ILLINOIS 60654                  PHONE: 312.642.5587 FAX: 312.642.4189 www.wjwa-architecture.com</p>	<p>ADDRESS: 4501 N. Winchester Ave.                  Chicago, IL 60640                  Applicant: Ravenswood Senior Living, LP                  Introduction: July 07, 2017                  Plan Commission: Sept. 20, 2017</p>	<p>DRAWING: GREEN ROOF PLAN                  SCALE: N.T.S.                  2311 WORN JERABEK WILTSE ARCHITECTS, P.C.</p>
---	---	---

NOT FOR PUBLICATION

PLANNED DEVELOPMENT AREA SUMMARY

INSTITUTIONAL PLANNED DEVELOPMENT NO. 60

NET SITE AREA: 310,260 SF (7.12 Acres)

MAXIMUM F.A.R.: 2.2 (662,372 SF)



SUB-AREA A:  
PROFESSIONAL OFFICE BUILDING  
OWNER: Ravenswood Associates, LLC  
SUB-AREA SIZE: 40,631 SF  
EXISTING BLDG FOOTPRINT: 11,647 SF  
EST. BUILT F.A.R. FLOOR AREA: 81,529 SF  
EST. BUILT F.A.R.: 2.01  
PROPOSED ALLOWABLE F.A.R. AREA: 93,452 SF  
PROPOSED F.A.R.: 2.30



SUB-AREA B:  
LYCEE FRANCIS  
OWNER: Lycee Francais de Chicago  
SUB-AREA SIZE: 168,483 SF  
EXISTING BLDG FOOTPRINT: 31,335 SF  
EST. BUILT F.A.R. FLOOR AREA: 118,400 SF  
EST. BUILT F.A.R.: 0.70  
PROPOSED ALLOWABLE F.A.R. AREA: 232,508 SF  
PROPOSED F.A.R.: 1.38



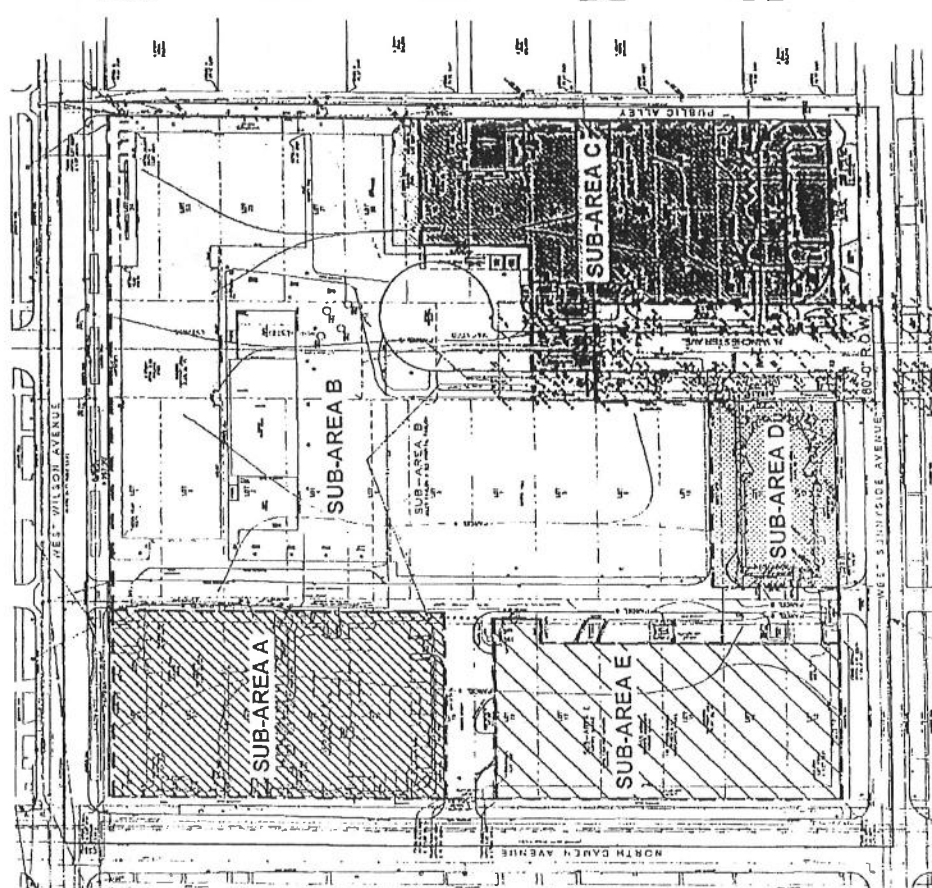
SUB-AREA C:  
RAVENSWOOD SENIOR LIVING  
OWNER: Ravenswood Senior Living, LLC  
SUB-AREA SIZE: 49,375 SF  
EXISTING BLDG FOOTPRINT: 35,503 SF  
EST. BUILT F.A.R. FLOOR AREA: 224,897 SF  
EST. BUILT F.A.R.: 4.55  
PROPOSED ALLOWABLE F.A.R. AREA: 255,754 SF  
PROPOSED F.A.R.: 5.20



SUB-AREA D:  
RESIDENTIAL APARTMENT BUILDING  
OWNER: Ravenswood Associates, LLC  
SUB-AREA SIZE: 15,415 SF  
EXISTING BLDG FOOTPRINT: 6,348 SF  
EST. BUILT F.A.R. FLOOR AREA: 76,176 SF  
EST. BUILT F.A.R.: 4.94  
PROPOSED ALLOWABLE F.A.R. AREA: 92,493 SF  
PROPOSED F.A.R.: 6.00



SUB-AREA E:  
PARKING GARAGE  
OWNER: 4501 N. Danten Parking Garage  
SUB-AREA SIZE: 36,353 SF  
EXISTING BLDG FOOTPRINT: 31,961 SF  
EST. BUILT F.A.R. FLOOR AREA: 3,388 SF  
EST. BUILT F.A.R.: 0.09  
PROPOSED ALLOWABLE F.A.R. AREA: 7,271 SF  
PROPOSED F.A.R.: 0.20



PD BOUNDARY LINE, TYP

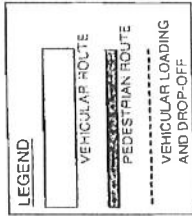


PLANNED DEVELOPMENT SUB AREA MAP

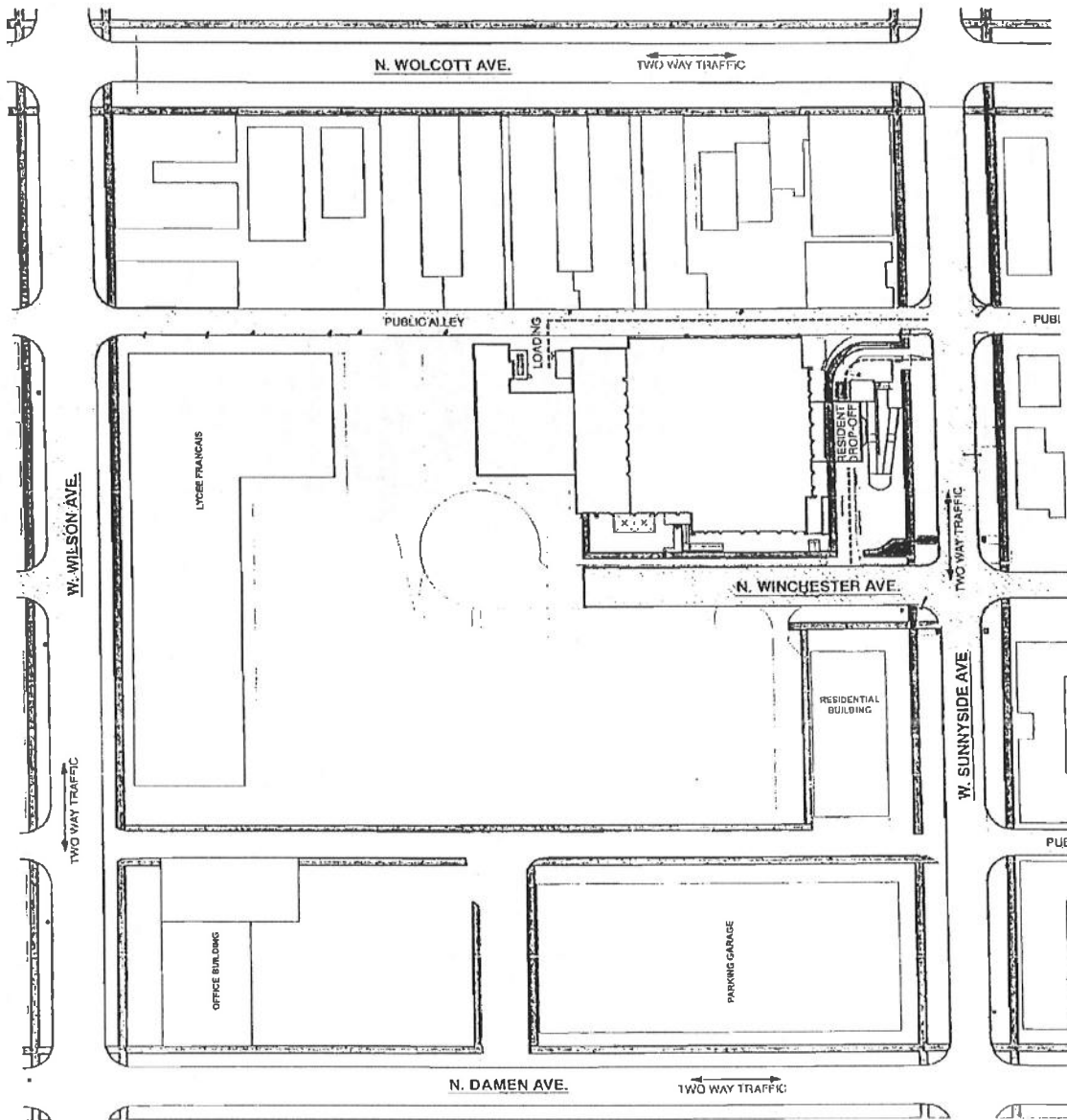
DATE: Sept. 20, 2017

Applicant: Ravenswood Senior Living LP  
Address: 4501 N. Winchester Ave.  
Introduced: May 24, 2017  
Plan Commission: Sept. 20, 2017

NOT FOR PUBLICATION



Applicant: Ravenswood Senior Living LP  
 Address: 4501 N. Winchester Ave  
 Introduced: May 24, 2017  
 Plan Commission: Sept. 20, 2017

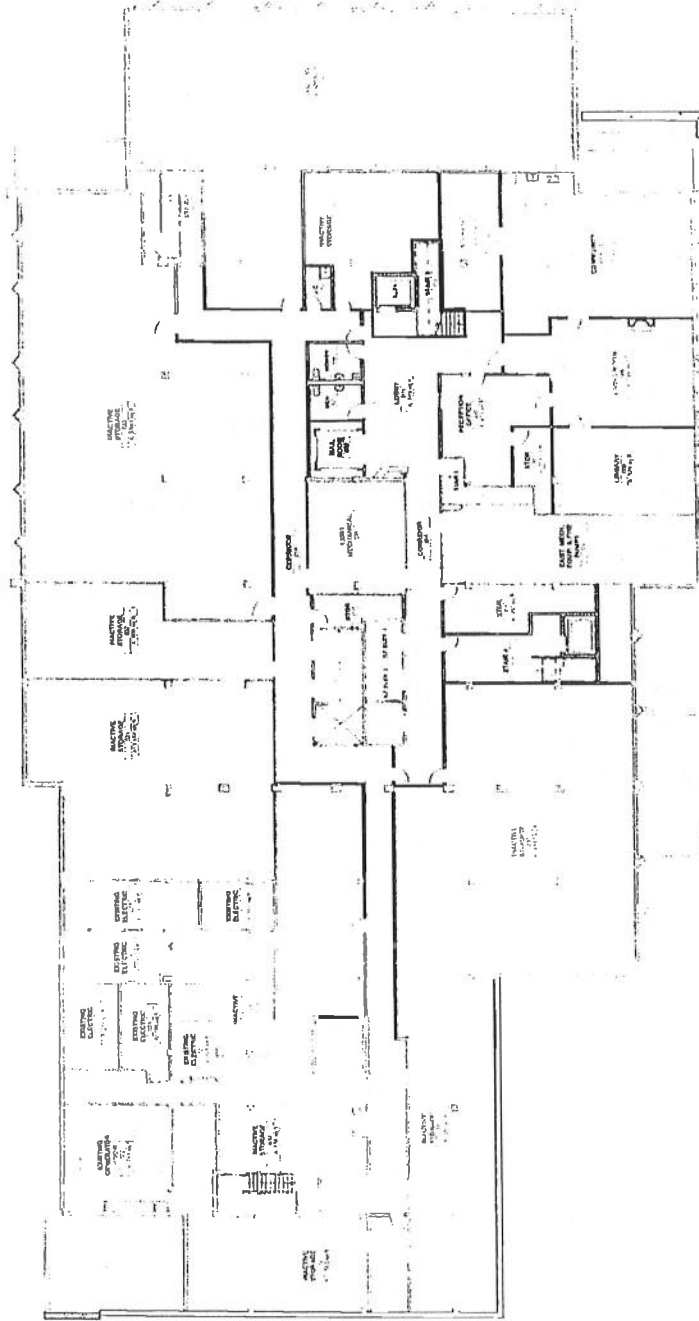


PEDESTRIAN / VEHICULAR ROUTES

DATE: Sept. 20, 2017

FINAL FOR PUBLICATION

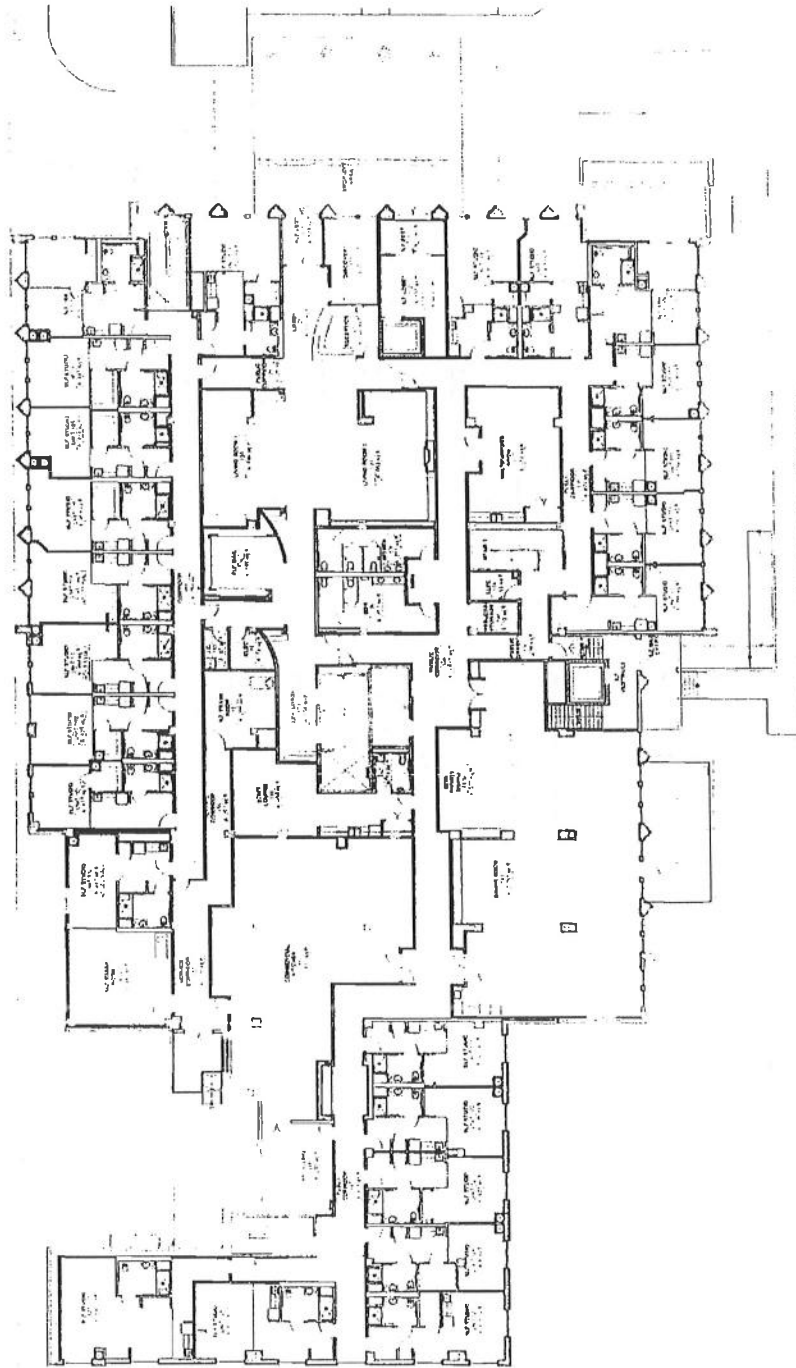
Institutional Residential-Business Planned Development No. 60, As Amended



<p><b>DRAWING:</b> LOWER LEVEL PLAN</p>	<p><b>ADDRESS:</b> 4501 N. Winchester Ave. Chicago, IL, 60640</p>	<p><b>RAVENSWOOD SENIOR LIVING</b></p>
<p><b>SCALE:</b> N.T.S. © 2017 WORN, JERABEK, WILTSE ARCHITECTS, P.C.</p>	<p><b>APPLICANT:</b> Ravenswood Senior Living, LP</p> <p><b>INTRODUCTION:</b> July 07, 2017</p> <p><b>PLAN COMMISSION:</b> Sept 20, 2017</p>	<p><b>WORN JERABEK WILTSE ARCHITECTS, P.C.</b> 401 WEST SUPERIOR #400 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5587 FAX: 312.642.4189 www.wjwaarchitecture.com</p>

FINAL FOR PUBLICATION

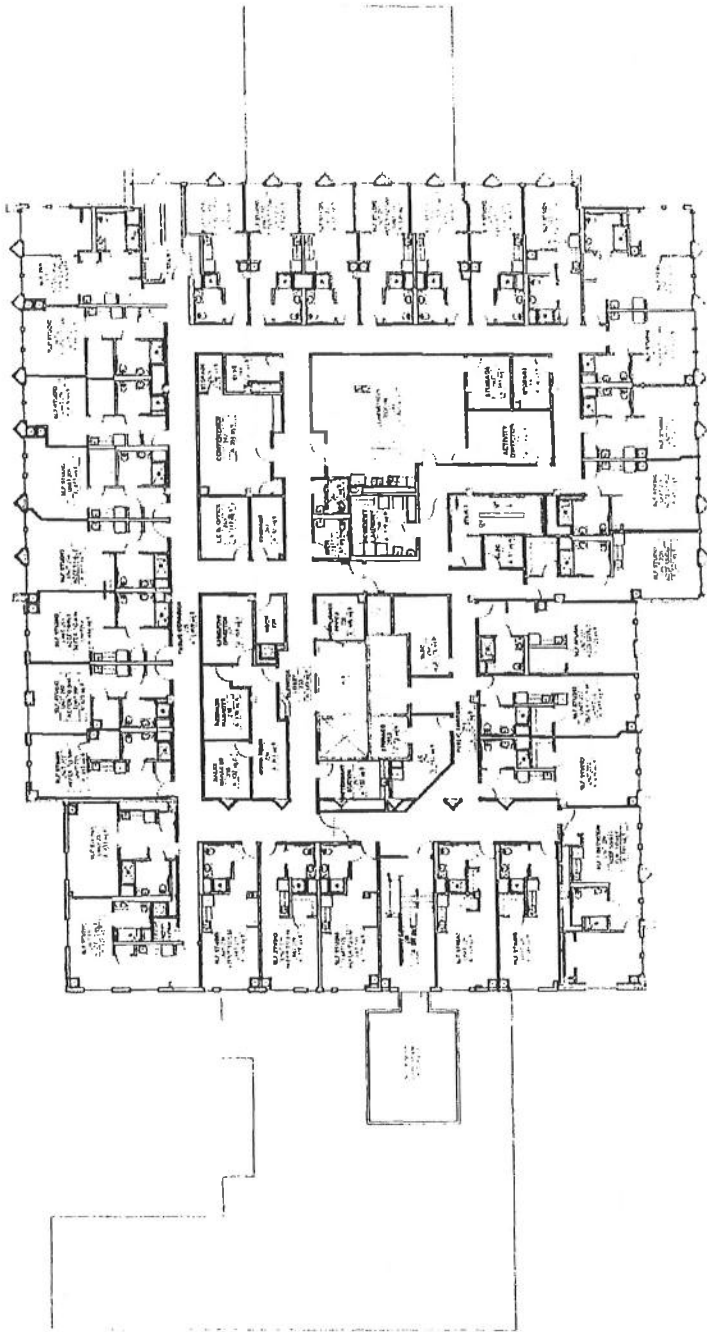
Institutional Residential-Business Planned Development No. 60, As Amended



<p><b>RAVENSWOOD SENIOR LIVING</b></p> <p>WORN JERABEK WILTSE ARCHITECTS, P. C.</p> <p>401 WEST SUPERIOR #400 CHICAGO, ILLINOIS 60654</p> <p>PHONE: 312.642.5597 FAX: 312.642.4189 www.wjwarchitect.com</p>	<p>ADDRESS: 4501 N. Winchester Ave. Chicago, IL, 60640</p> <p>APPLICANT: Ravenswood Senior Living, LP</p> <p>INTRODUCTION: July 07, 2017</p> <p>PLAN COMMISSION: Sept. 20, 2017</p>	<p>DRAWING: 1ST FLOOR PLAN</p> <p>SCALE: N.T.S.</p> <p>© 2017 WORN, JERABEK WILTSE ARCHITECTS, P.C.</p>
---	---	---

FINAL FOR PUBLICATION

Institutional Residential-Business Planned Development No. 60, As Amended

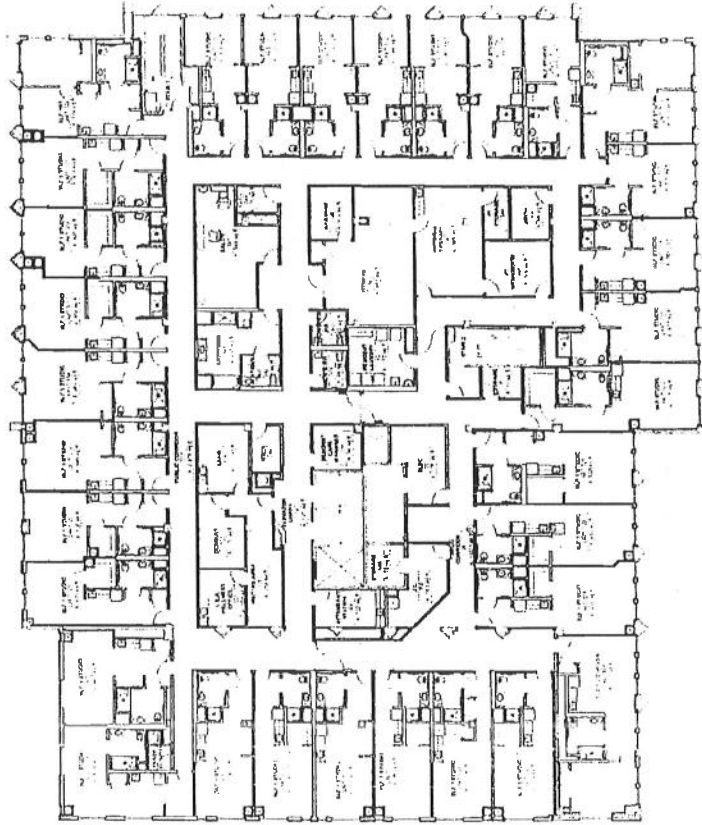


<p><b>RAVENSWOOD SENIOR LIVING</b>  <b>WORN JERABEK WILTSE ARCHITECTS, P. C.</b>          401 WEST SUPERIOR #400 CHICAGO, ILLINOIS 60654          PHONE: 312.622.9587 FAX: 312.642.4189 www.wjwarchitecture.com</p>	<p><b>ADDRESS:</b> 4501 N. Winchester Ave.          Chicago, IL, 60640  <b>APPLICANT:</b> Ravenswood Senior Living, LP  <b>INTRODUCTION:</b> July 07, 2017  <b>PLAN COMMISSION:</b> Sept. 20, 2017</p>	<p><b>DRAWING:</b> 2ND FLOOR PLAN  <b>SCALE:</b> N.T.S.          © 2017 WORNJERABEK WILTSE ARCHITECTS P.C.</p>
---	--	--



FINAL FOR PUBLICATION

Institutional Residential-Business Planned Development No. 60, As Amended



**RAVENSWOOD SENIOR LIVING**

**WORN JERABEK WILTSE ARCHITECTS, P. C.**  
401 WEST SUPERIOR #400 CHICAGO, ILLINOIS 60654  
PHONE: 312.642.5587 FAX: 312.542.4185 www.wjwarcitect.com

**ADDRESS:**  
4501 N. Winchester Ave.  
Chicago, IL 60640  
Ravenswood Senior Living, LP  
July 07, 2017  
Sept. 20, 2017

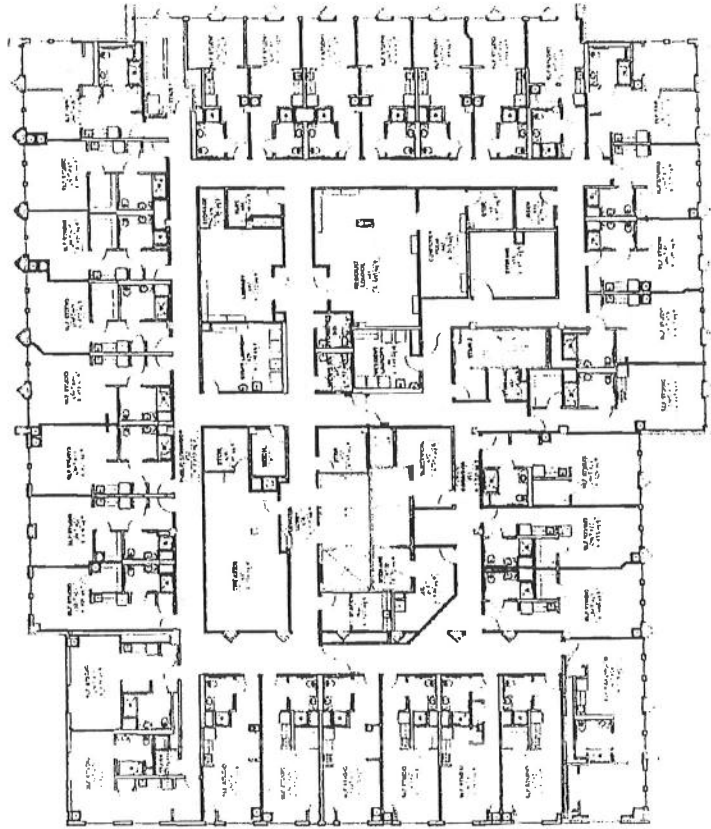
**APPLICANT:**  
Ravenswood Senior Living, LP  
July 07, 2017  
Sept. 20, 2017

**DRAWING:**  
3RD FLOOR PLAN

**SCALE:** N.T.S.  
© 2017 WORN JERABEK WILTSE ARCHITECTS, P.C.

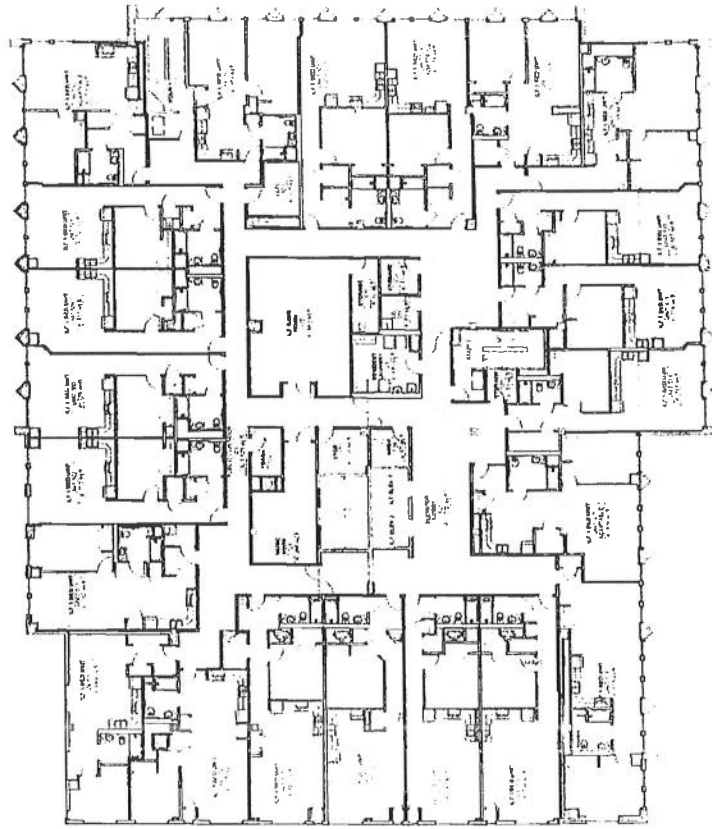
FINAL FOR PUBLICATION

Institutional Residential-Business Planned Development No. 60, As Amended



<p><b>RAVENSWOOD SENIOR LIVING</b></p> <p><b>WORN JERABEK WILTSE ARCHITECTS, P.C.</b>  <small>401 WEST SUPERIOR #400 CHICAGO, ILLINOIS 60654  PHONE: 312.642.5597 FAX: 312.642.4189 www.wjwarchitecture.com</small></p>	<p><b>ADDRESS:</b> 4501 N. Winchester Ave.  Chicago, IL, 60640  <b>APPLICANT:</b> Ravenswood Senior Living, LP  <b>INTRODUCTION:</b> July 07, 2017  <b>PLAN COMMISSION:</b> Sept. 20, 2017</p>	<p><b>DRAWING:</b> 4th FLOOR PLAN  <b>SCALE:</b> N.T.S.  <small>© 2017 WORN JERABEK WILTSE ARCHITECTS, P.C.</small></p>
---	--	---

Institutional Residential-Business Planned Development No. 60, As Amended



FINAL FOR PUBLICATION

**RAVENSWOOD SENIOR LIVING**

**WORN JERABEK WILTSE ARCHITECTS, P. C.**  
401 WEST SUPERIOR #400 CHICAGO, ILLINOIS 60654  
PHONE: 312.642.5557 FAX: 312.642.1189 www.wjwarchitects.com

**ADDRESS:**

4501 N. Winchester Ave.  
Chicago, IL, 60640  
Ravenswood Senior Living, LP  
July 07, 2017  
Sept. 20, 2017

**APPLICANT:**  
**INTRODUCTION:**  
**PLAN COMMISSION:**

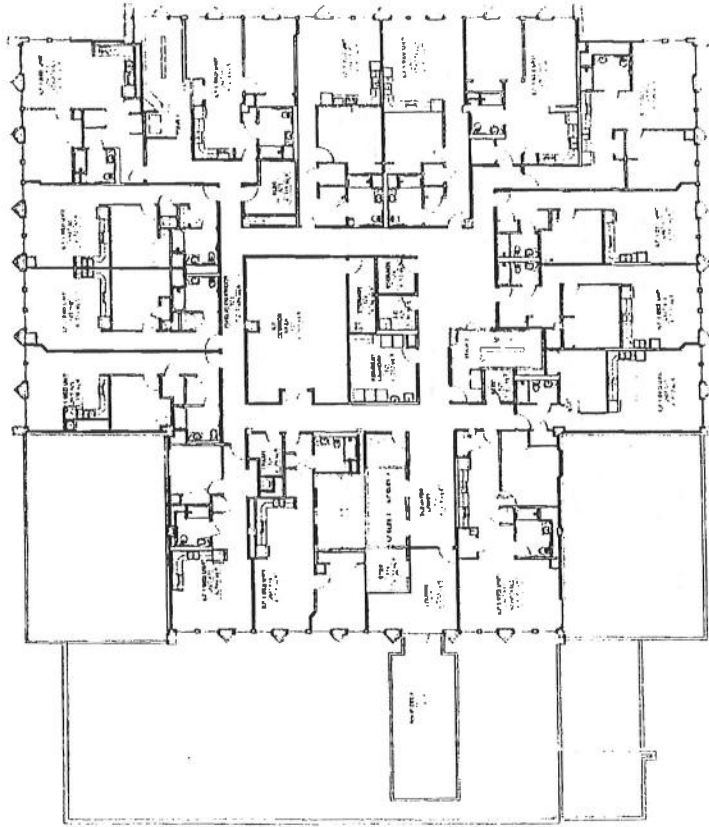
**DRAWING:**  
**5TH FLOOR PLANS**

**SCALE: N.T.S.**

© 2017 WORN, JERABEK, WILTSE ARCHITECTS, P.C.

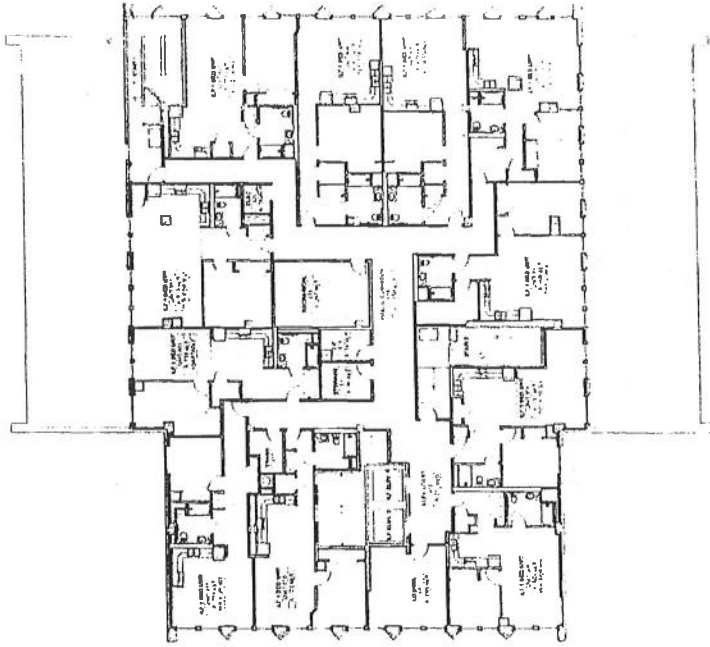
FINAL FOR PUBLICATION

Institutional Residential-Business Planned Development No. 60, As Amended



<p><b>RAVENSWOOD SENIOR LIVING</b></p>	<p>ADDRESS: 4501 N. Winchester Ave. Chicago, IL, 60640</p>	<p>DRAWING: 6TH &amp; 7TH FLOORPLANS</p>
<p><b>WORN JERABEK WILTSE ARCHITECTS, P. C.</b> 401 WEST SUPERIOR #400 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5587 FAX: 312.642.4189 www.wjwarchitecture.com</p>	<p>APPLICANT: Ravenswood Senior Living, LP INTRODUCTION: July 07, 2017 PLAN COMMISSION: Sept. 20, 2017</p>	<p>SCALE: N.T.S. © 2011 WORN_JERABEK WILTSE ARCHITECTS, P.C.</p>

Institutional Residential-Business Planned Development No. 60, As Amended

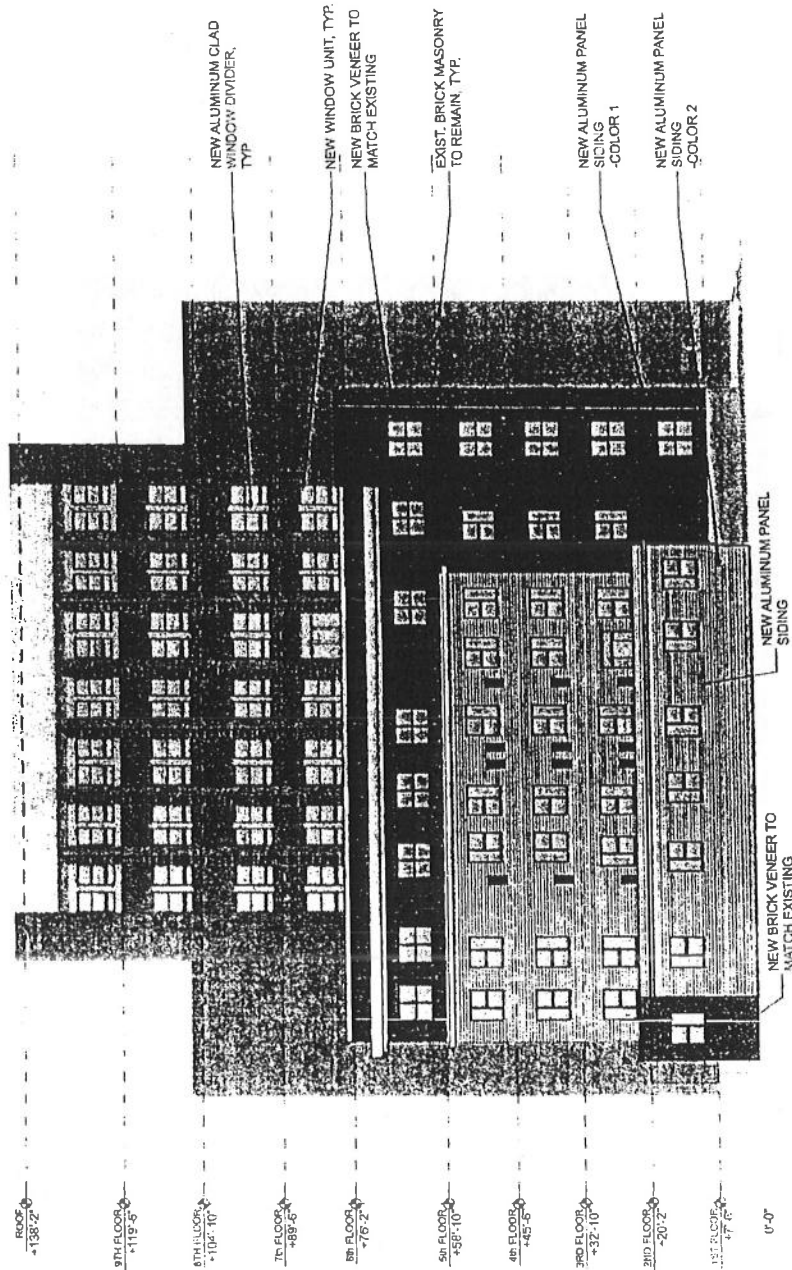


FINAL FOR PUBLICATION

<p><b>RAVENSWOOD SENIOR LIVING</b></p> <p><b>WORN JERABEK WILTSE ARCHITECTS, P.C.</b>          401 WEST SUPERIOR #100 CHICAGO, ILLINOIS 60654          PHONE: 312.642.5597 FAX: 312.642.4189 www.wjwarchitecture.com</p>	<p><b>ADDRESS:</b>          4501 N. Winchester Ave.          Chicago, IL, 60640</p> <p><b>APPLICANT:</b>          Ravenswood Senior Living, LP</p> <p><b>INTRODUCTION:</b>          July 07, 2017</p> <p><b>PLAN COMMISSION:</b>          Sept. 20, 2017</p>	<p><b>DRAWING:</b>          8TH &amp; 9TH FLOOR PLANS</p> <p><b>SCALE:</b> N.T.S.          © 2017 WORN JERABEK WILTSE ARCHITECTS, P.C.</p>
--	--	--

DRAWING FOR PUBLICATION

Institutional Residential-Business Planned Development No. 60, As Amended

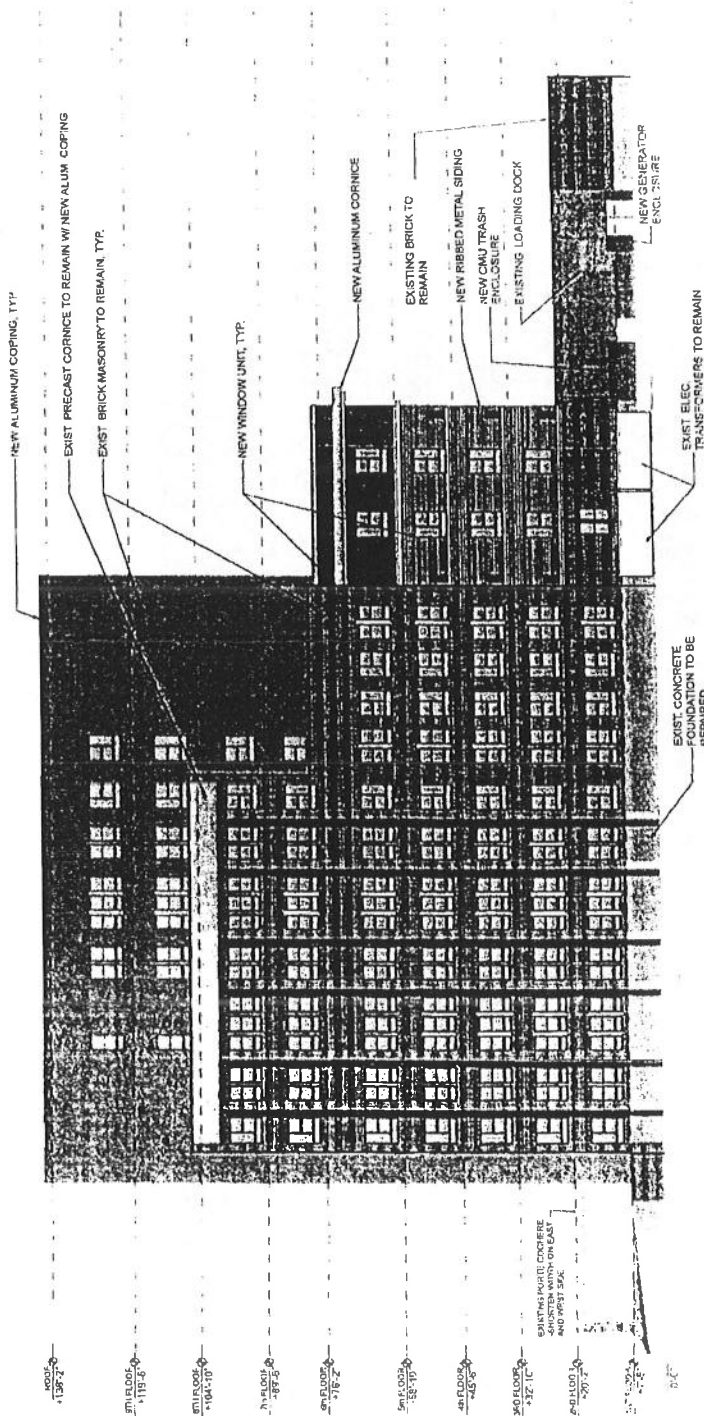


<p>DRAWING: NORTH ELEVATION</p>	<p>ADDRESS: 4501 N. Winchester Ave. Chicago, IL, 60640 Ravenswood Senior Living, LP</p>	<p><b>RAVENSWOOD SENIOR LIVING</b></p>
<p>SCALE: N.T.S. © 2017 WORN_JERABEK_WILTSE_ARCHITECTS, P.C.</p>	<p>APPLICANT: Ravenswood Senior Living, LP</p> <p>INTRODUCTION: July 07, 2017</p> <p>PLAN COMMISSION: Sept. 20, 2017</p>	<p><b>WORN JERABEK WILTSE ARCHITECTS, P. C.</b> 401 WEST SUPERIOR #400 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5587 FAX: 312.642.4185 www.wjarc.com</p>



Institutional Residential-Business Planned Development No. 60, As Amended

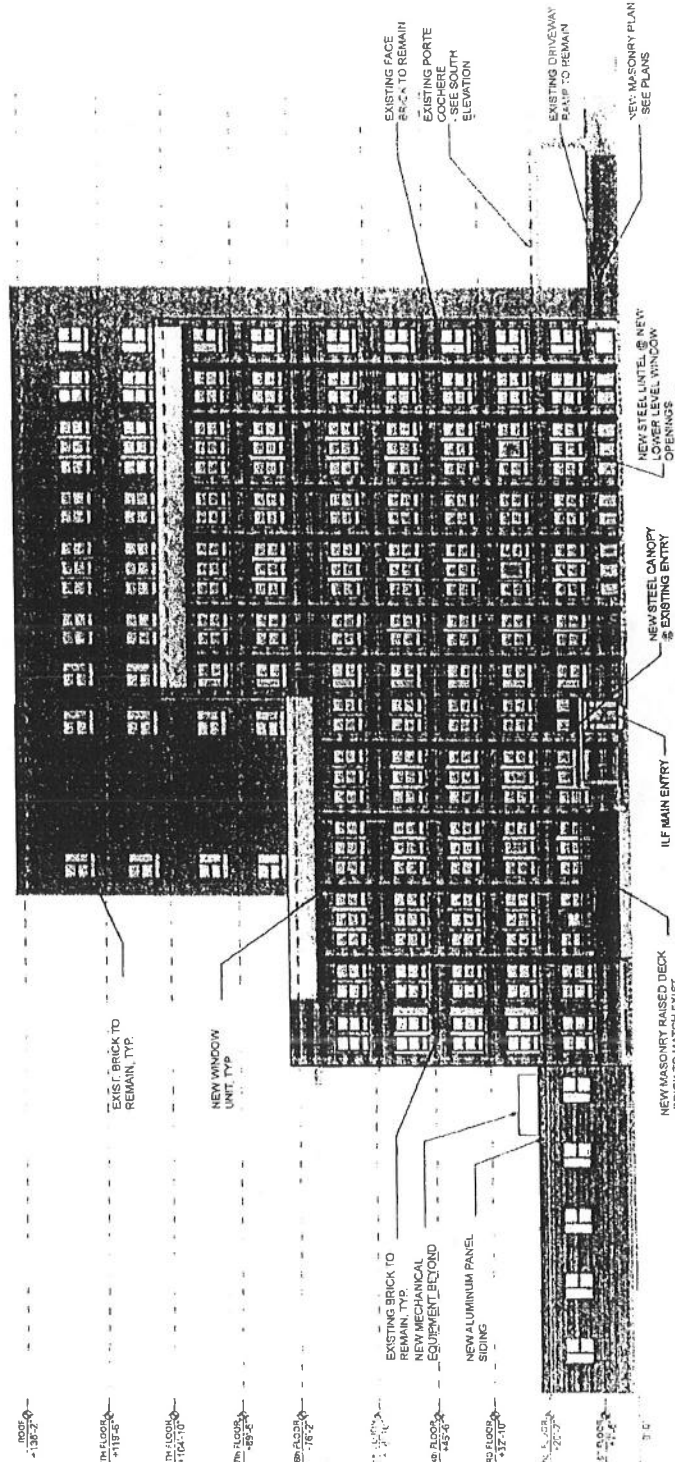
FINAL FOR PUBLICATION



<p><b>RAVENSWOOD SENIOR LIVING</b></p> <p>WORN JERABEK WILTSE ARCHITECTS, P.C.</p> <p>401 WEST SUPERIOR #400 CHICAGO, ILLINOIS 60654          PHONE: 312.642.5587 FAX: 312.642.7159 www.wjwarchitect.com</p>	<p>ADDRESS: 4501 N. Winchester Ave.          Chicago, IL 60640          Applicant: Ravenswood Senior Living, LP          INTRUCTION: July 07, 2017          PLAN COMMISSION: Sept. 20, 2017</p>	<p>DRAWING: EAST ELEVATION</p> <p>SCALE: N.T.S.  <small>© 2017 WORN, JERABEK, WILTSE ARCHITECTS, P.C.</small></p>
--	---	---



Institutional Residential-Business Planned Development No. 60, As Amended



FOR PUBLICATION

<b>RAVENSWOOD SENIOR LIVING</b>	<b>ADDRESS</b>	<b>DRAWING:</b> WEST ELEVATION
<b>WORN JERABEK WILTSE ARCHITECTS, P. C.</b>	4501 N. Winchester Ave. Chicago, IL 60640	SCALE: N.T.S. © 2017 WORN, JERABEK WILTSE ARCHITECTS, P.C.
401 WEST SUPERIOR #400, CHICAGO, ILLINOIS 60654 PHONE: 312-642-5587 FAX: 312-642-4188 www.wjwarchitects.com	<b>APPLICANT:</b> Ravenswood Senior Living, LP	July 07, 2017
	<b>INTRODUCTION:</b> PLAN COMMISSION:	Sept. 20, 2017



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

July 1, 2015

Sara K. Barnes  
Law Offices of Samuel V.P. Banks  
221 North LaSalle St., Thirty-Eighth Floor  
Chicago, IL 60601

**Re: Zoning Advisory Opinion for 4501 N. Winchester Ave., Planned Development No. 60**


Dear Ms. Barnes:

In response to your recent request, and as you know, the property located at 4501 N. Winchester Ave. is zoned Institutional Planned Development No. 60 ("PD 60"), as amended. Pursuant to Statement No. 6 of the Planned Development, the permitted uses are a hospital, research, medical, doctor's offices, housing, schools and related uses. Statement No. 7 states that laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 zoning district.

According to your request letter, the property at 4501 N. Winchester is improved with a vacant, ten-story building which formerly operated as the Ravenswood Hospital Specialty Care Pavilion. You also state that: the building provided specialized care, research and rehabilitation for patients dealing with a range of medical, developmental and psychiatric conditions (including substance abuse and addiction related problems), on a temporary and permanent basis, it employed and housed up to 300 employees during a single shift, including 50 attending physicians and 70 nurses, and since it closed in or around 2002, the building has remained vacant.

You represent a contract purchaser who would like to renovate the building and establish an inpatient substance abuse treatment facility. No physical expansion of the existing building is contemplated or required. The facility would provide care and services for up to 100 patients, with most at the facility for a period of 28 to 45 days, would employ approximately 100 full-time staff and would provide 150 on-site parking spaces dedicated to employees and visitors of the facility. Patients would not be permitted to have vehicles on-site. As described, the proposed use is permitted in PD 60, pursuant to Statement No. 6 which allows a hospital, research, medical, doctor's offices, housing, schools and related uses.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

C: Vicki Lozano, Janice Hill, Main file



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

November 27, 2013

Jesse W. Dodson  
DLA Piper LLP  
203 North LaSalle Street  
Suite 1900  
Chicago, IL 60601-1293

**Re: Administrative Relief request for Institutional Planned Development No. 60  
Lycee Francais de Chicago, 4550 N. Winchester Avenue**

Dear Mr. Dodson:

Please be advised that your request for a minor change to Institutional Planned Development No. 60 ("PD 60"), as amended, has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

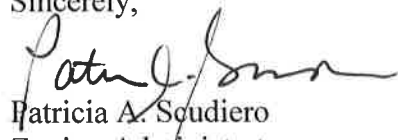
Your client, Lycee Francais de Chicago ("Lycee") requests a minor change to PD 60 to approve a revised plan and elevations with respect to the "School Parcel" within the PD. Lycee intends to construct the new school campus in phases. Phase 1 has been submitted for a building permit and includes the main four-story school building and a two-story east wing and gymnasium fronting Wilson Ave. Phase 2 includes a one-story galley and a three-story auditorium expansion to the south of the courtyard. Phase 3 includes the addition of two stories on top of the Phase 1 east wing along Wilson Ave. Phase 4 includes a three-story school building expansion south of the courtyard.

The proposed modifications on the revised drawings include: a reduction in the overall height from five-stories to four-stories, an increase in building size at full build-out from approximately 118,400 square feet to approximately 145,800 square feet (which remains within the PD's FAR limit of 2.2), changes to the site layout, relocation of the school entrance, and façade material changes including a perforated metal panel system, "storefront" style glazing at the ground floor and an insulated window system (replacing a system of precast concrete panels, a window wall system and perforated metal screen walls). The following revised drawings, dated September 9, 2013, shall be inserted into the main file: Site and Landscape Plan, North, South, East and West Elevations.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 60, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

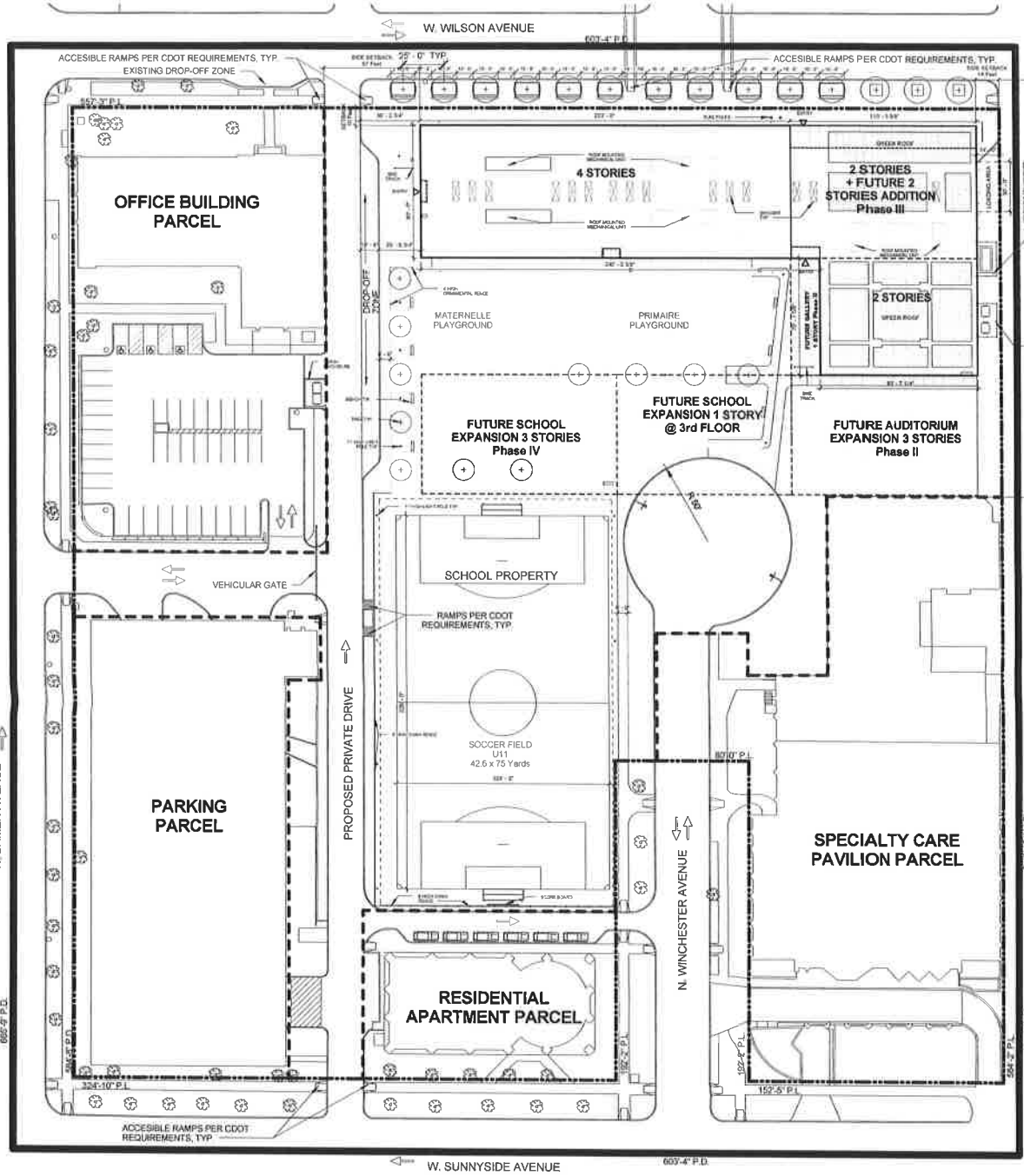
Sincerely,

A handwritten signature in black ink, appearing to read "Patricia A. Scudiero". The signature is fluid and cursive, with a large initial "P" and "S".

Patricia A. Scudiero  
Zoning Administrator

PAS:HG:tm

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



	A	B	C	D	E	F	G	H	I	J
1-# OF STORIES	4 STORIES	2 STORIES	2 STORIES	1 STORY	3 STORIES	ADDITIONAL 3 STORIES (IF TOTAL) 53'-4"	3 STORIES	Max of 4 STORIES	Max of 5 STORIES	Max of 5 STORIES
2-BUILDING HEIGHT	53'-4"	26'-5"	26'-9"	13'-4"	40'-0"	53'-4"	43'-0"	Max of 53'-4"	Max of 80'-0"	Max of 80'-0"
3-FLOOR AREA	62499 SF	15569 SF	6500 SF	1337 SF	10964 SF	17035 SF	31872 SF	Total of 145,775 SF	Total of 118,398 SF	343,938 SF (Max of 2.2 F.A.S. + 145,200 SF School Parcel Site Area)
4-PHASE	Phase I	Phase I	Phase I	Phase II	Phase II	Phase III	Phase IV	4 Phases	1 Phase	PD ORDINANCE

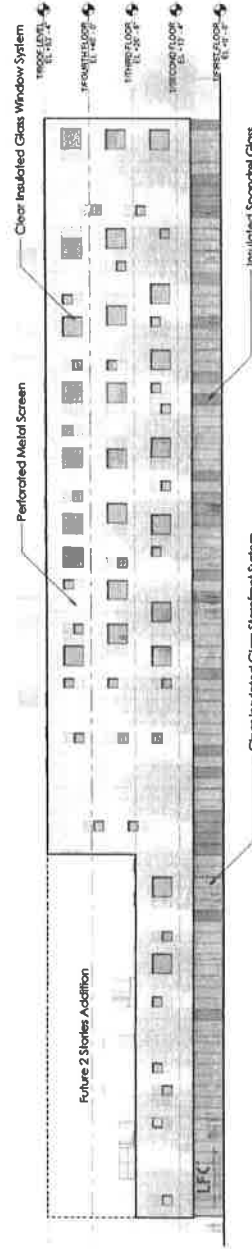
LEGEND

- 
- 
- 
- 
- + LIGHT POLE
- TREE
- ORNAMENTAL GRASS
- GRASS
- | BIKE TRACK
- BENCH
- PLAYGROUND SURFACE
- CONCRETE PATH
- GREEN ROOF
- LITTER / RECYCLING
- \* FLAG POLE

Applicant: Lycée Français de Chicago  
 Address: 4550 North Winchester Avenue  
 Subject: School Property Site & Landscape  
 Date: 06/09/2013  
 Scale: 1/4" = 1'-0"  
 Issue: Zoning Review

stl

600 N Dearborn Street, Chicago, Illinois 60610 T 312.644.8800 F 312.644.9966



Subject: School Property North Elevation

Date: 09.09.2013

Scale: NTS

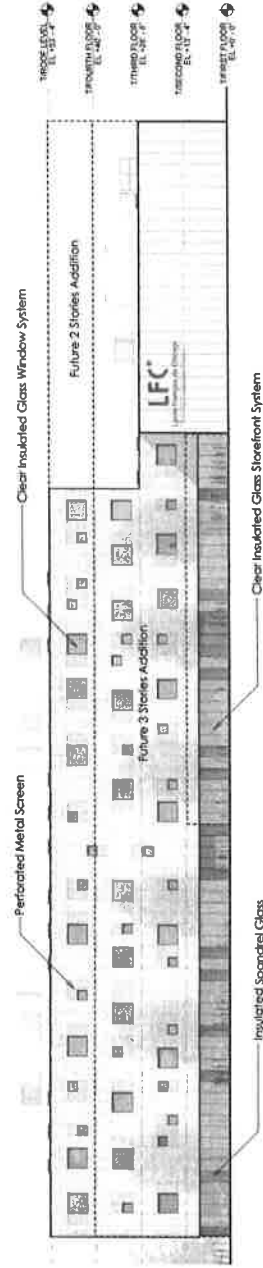
Issue: Zoning Review

Applicant: Lycee Francais de Chicago  
Address: 4550 North Winchester Avenue

copyright © 2013 stl architects, inc.

STL

800 N Dearborn Street, Chicago, Illinois 60610 T 312.644.8650 F 312.644.8646



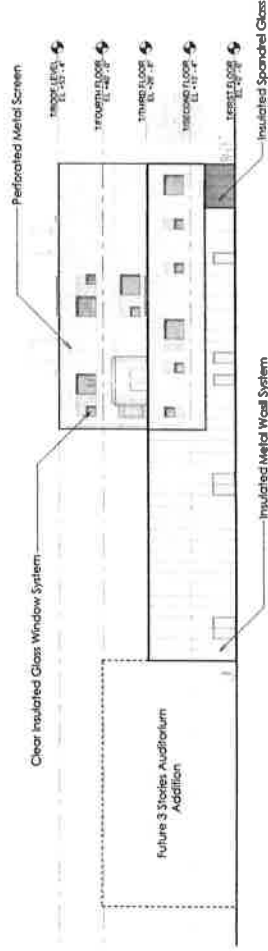
Subject: School Property South Elevation  
Date: 09.09.2013  
Scale: NTS  
Issue: Zoning Review

Applicant: Lycee Francais de Chicago  
Address: 4550 North Winchester Avenue

COMPANY: STL ARCHITECTS INC

stl

808 N Dearborn Street, Chicago, Illinois 60610 T 312.644.9850 F 312.644.9846



Subject: School Property East Elevation  
Date: 09.09.2013  
Scale: NTS  
Issue: Zoning Review

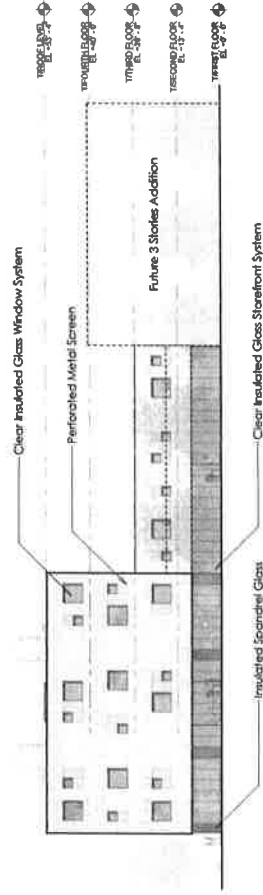
Applicant: Lycee Francais de Chicago  
Address: 4550 North Winchester Avenue

zoning@stlarchitects.com





808 N Dearborn Street, Chicago, Illinois 60610 T 312.844.8850 F 312.844.8846



Subject: School Property West Elevation  
Date: 09.09.2013  
Scale: NTS  
Issue: Zoning Review

Applicant: Lysee Francois de Chicago  
Address: 4550 North Winchester Avenue

contact@stl.com architects inc

17233

*Reclassification Of Area Shown On Map No. 11-H.*

(As Amended)

(Application No. 17233)

(Common Address: 4550 N. Winchester Ave.)

[SO2011-2264]

*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 Institutional Planned Development Number 60 symbols and indications as shown on Map Number 11-H in the area bounded by:

West Wilson Avenue; the public alley next east of and parallel to North Winchester Avenue; West Sunnyside Avenue; and North Damen Avenue,

to those of Institutional Planned Development Number 60, as amended.

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

Plan of Development Statements attached to this ordinance read as follows:

*Institutional Planned Development Number 60, As Amended.*

IPD 60,00

*Plan Of Development Statements.*

1. The area delineated herein as Institutional Planned Development Number 60, as amended ("IPD 60") is owned or controlled by multiple owners.
2. Off-street parking and loading facilities will be provided in compliance with this plan of development.
3. Any dedication of streets or alleys or adjustments of the rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal by the owners and approval by the City Council.
4. Any applicable reviews, approvals or permits are required to be obtained by the owners.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such service drives.
6. Use of land will consist of hospital, research, medical, doctors' offices, housing, schools and related uses. Use of the Residential Apartment Parcel, as identified on the School Property Exhibit, shall include multi-family residential housing and day care.

7. Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 zoning district of the Chicago Zoning Ordinance.
8. The following information sets forth data concerning the property included in IPD Number 60 and data concerning a generalized land-use plan illustrating the development of said property in accordance with the intent and purpose of the Zoning Ordinance as related to the RM5 Residential Multi-Unit District and with regulations hereby made applicable thereto.
9. Identification signs or any other necessary signs may be permitted within the area delineated herein as IPD Number 60 subject to the review and approval of the Departments of Buildings and Housing and Economic Development ("Department").
10. The plan of development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department.
11. Lycée Francais de Chicago ("Applicant") has filed an application to amend IPD Number 60 with respect to the School Property, as depicted on the School Property Exhibit. The following additional Statements A through M shall apply to the School Property and no other property within IPD Number 60, unless expressly stated otherwise.
  - A. This planned development amendment, as applicable to the School Property, consists of these Statements A through M, a School Property Exhibit, a School Property Site and Landscape Plan and School Property Building Elevations, all prepared by Krueck & Sexton Architects, last revised September 15, 2011. Full-sized copies of these plans and elevations are on file with the Department. These, and no other zoning controls, shall apply to the School Property. IPD Number 60 conforms to the intent and purpose of the Zoning Ordinance, Title 17 of the Municipal Code, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
  - B. The uses on the School Property, permitted pursuant to this planned development amendment, shall include schools and accessory uses, including, without limitation, temporary housing for faculty and students. Furthermore, existing uses in existing buildings on the School Property for medical and related uses, including, without limitation, accessory kitchen and loading facilities, shall be permitted so long as such existing buildings remain.
  - C. Business identification signs and temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department. All other on-premises signs shall be permitted on the School Property subject to the review and approval of the Department, consistent with the provisions of Section 17-12-010, et seq., of the Municipal Code. Off-premises signs shall not be permitted.
  - D. 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 Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code.

- E. The maximum height of improvements on the School Property shall be as designated on the School Property Building Elevations. In addition to the maximum heights of the buildings and any appurtenances attached thereto prescribed in IPD Number 60, the height of any improvements also shall be subject, if applicable, to height limitations as approved by the Federal Aviation Administration.
- F. For purposes of floor area ratio ("FAR") calculations, the definitions in the Zoning Ordinance shall apply.
- G. The Site and Landscape Plans identified in Statement A shall be designed, constructed and maintained in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final Landscape Plan review and approval will be by the Department. Any interim reviews associated with Site Plan review, or Part II reviews, are conditional until final Part II approval.
- H. The City of Chicago established a Part II Review Fee per square foot for the total buildable square feet (floor area). The Part II Review Fee will be assessed by the Department during the actual Part II Review. The fee as determined by the Department staff at that time is final and binding on the Applicant and must be paid to the Department prior to the issuance of any Part II approval.
- I. All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code. Any changes to ingress and egress as depicted in the plans shall be subject to the review and approval of the Department of Transportation and the Department. Off-street parking and loading facilities shall be provided in compliance with IPD Number 60.
- J. The Applicant will comply with City Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
- K. The Applicant acknowledges that it is in the public interest to design, construct and maintain the buildings and improvements on the School Property in a manner which promotes, enables and maximizes universal access throughout the School Property. Plans for all buildings and improvements on the School Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. Pedestrian paths and walkways shown on the School Property Site and Landscape Plan (including, without limitation, those walkways to be constructed

outside of the boundaries of the School Property but within the Planned Development) shall be kept open and unobstructed to allow for safe pedestrian ingress and egress between parcels within the Planned Development.

- L. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all new buildings within the School Property in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. All buildings on the School Property must be in substantial compliance with the City of Chicago Sustainable Development Policy set forth by the Department in effect on the effective date of this planned development amendment. To meet Department policy the Applicant will be providing a 12,509 square foot green roof (representing 25 percent of net roof area) and will achieve certification in Leadership in Energy and Efficient Design for Schools. The Applicant will also be providing the following sustainable elements: high-efficiency boilers and HVAC system with CFC reduction elements, low flow plumbing fixtures, energy efficient lighting and daylight-responsive lighting controls. The development will also comply with the Storm Water Management Ordinance, implementing best practices in all storm water management.
- M. Unless substantial construction or renovation of the School Property in accordance with the plans and elevations described in Statement A has commenced within six (6) years of the effective date of this planned development amendment, and unless completion thereof is diligently pursued, then this planned development amendment shall expire upon the sixth anniversary of the effective date hereof; except, the multi-family residential housing and day care uses will continue to be permitted on the Residential Apartment Parcel, as noted in Statement 6. If this planned development amendment expires pursuant to the foregoing provision, the zoning of the School Property shall automatically revert to that of IPD Number 60 in effect immediately prior to this amendment; provided that the multi-family residential and day care uses will continue to be permitted on the Residential Apartment Parcel. The six year period may be extended for up to one additional year if, before expiration, the Commissioner of the Department determines that good cause for an extension is shown.

[School Property Existing Zoning Map; School Property Existing Land-Use Map;  
School Property Planned Development Boundary and Property Line Map;  
School Property Exhibit; School Property Site and Landscape Plan;  
School Property Elevations; and Chicago Builds Green Form  
referred to in these Plan of Development Statements  
printed on pages 9214 through 9225  
of this *Journal*.]

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

17233

9212

JOURNAL--CITY COUNCIL--CHICAGO

10/5/2011

*Planned Development Use And Bulk Regulations Institutional  
Planned Development No. 60, As Amended.*

Net Site Area		General Description Of Land Use And Type	Max FAR
Square feet	Acres	Medical and Related Uses, Laboratories (Clinical and Research), Multi-Unit Residential Housing, Schools and Day Care	
312,101	7.16		2.2

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 Housing And Economic Development.

Gross Site Area of 405,275 square feet (9.30 acres) = 312,101 square feet (7.16 acres) of Net Site Area + 93,174 square feet (2.14 acres) of Public Right-of-Way.

Maximum Permitted FAR for  
Total Net Site Area: 2.2

Present Population:

A. Medical And Related Uses

- 1. Number of Beds: 438
- 2. Number of Attending Doctors: 50
- 3. Number of Employees (maximum in one shift) (includes nurses interns and residents): 300

B. Housing

- 1. Units: 88

Future Population:

A. Medical And Related Uses

- 1. Number of Beds: 452
- 2. Number of Attending Doctors: 50

- |  |     |
|--|-----|
| 3. Number of Employees (maximum<br>in one shift) (includes nurses<br>interns and residents): | 300 |
|--|-----|

B. Housing

- |           |    |
|-----------|----|
| 1. Units: | 88 |
|-----------|----|

The foregoing provisions applicable to "Population" are not applicable to the School Property.

- |  |     |
|--|-----|
| Number of off-street parking spaces<br>required for Medical and Related<br>Uses, Laboratories (Clinical and<br>Research), Multi-Unit Residential<br>Housing, Schools and Day Care: | 348 |
|--|-----|

- |   |     |
|---|-----|
| Minimum number of parking spaces<br>during any stage of construction: | 300 |
|---|-----|

Off-street parking and loading requirements for ultimate development of proposed Medical and Related Uses, Laboratories (Clinical and Research), Doctor's Offices, Multi-Unit Residential Housing, Schools and Day Care shall be provided as authorized by the Plan of Development.

Minimum Periphery Setbacks:

- |                                      |   |
|--------------------------------------|---|
| A. Boundary and Front Yard Setbacks: | 15 feet   |
| B. Boundary and Side Yard Setbacks:  | 2 feet  |
| C. School Property:                  | Per School Property Site and<br>Landscape Plans |

Minimum Distances between Buildings:

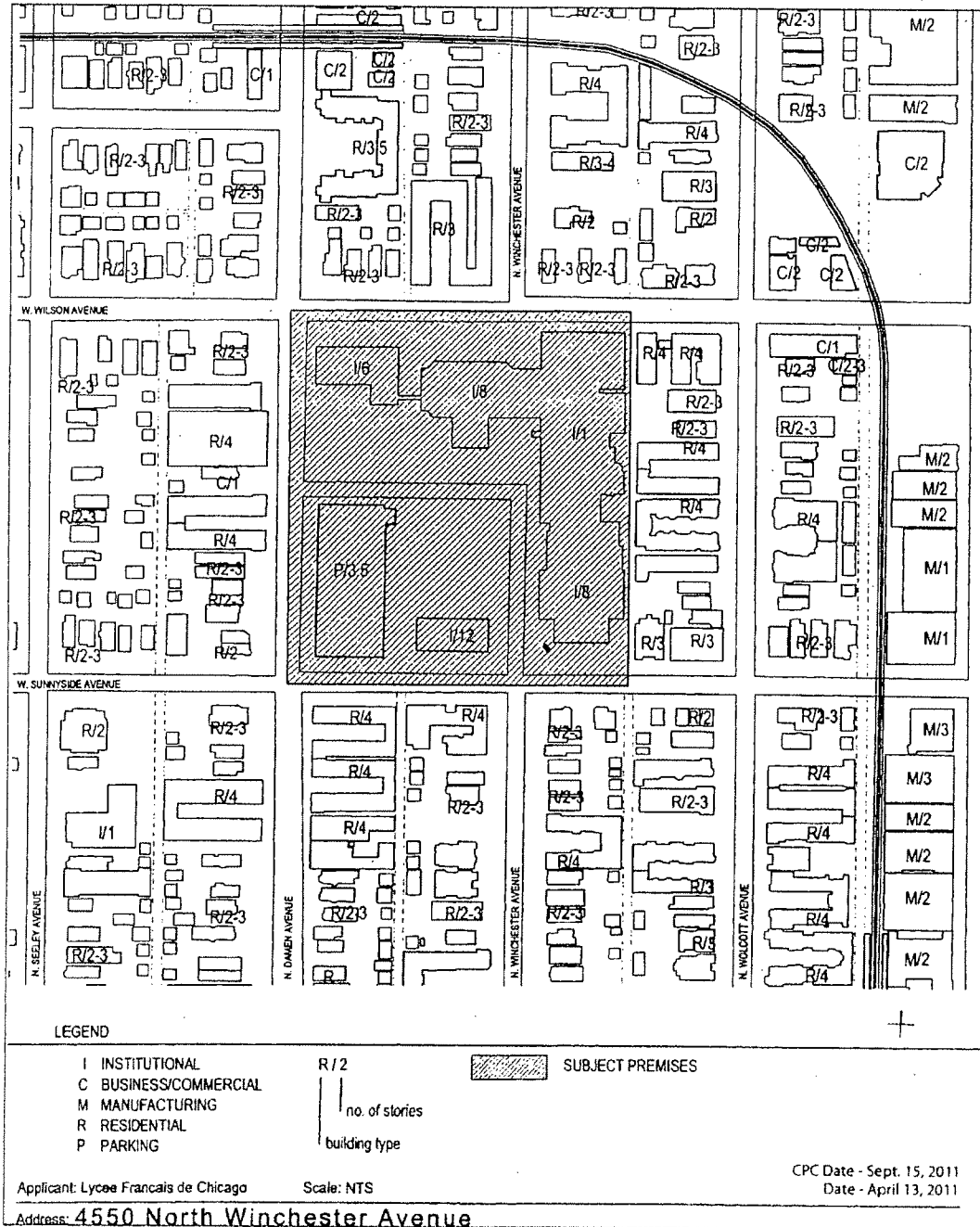
- |                          |   |
|--------------------------|---|
| A. Patient Room Facings: | 24 feet   |
| B. End and Face Walls:   | 24 feet   |
| C. School Property:      | Per School Property Site and<br>Landscape Plans |

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 Housing And Economic Development.

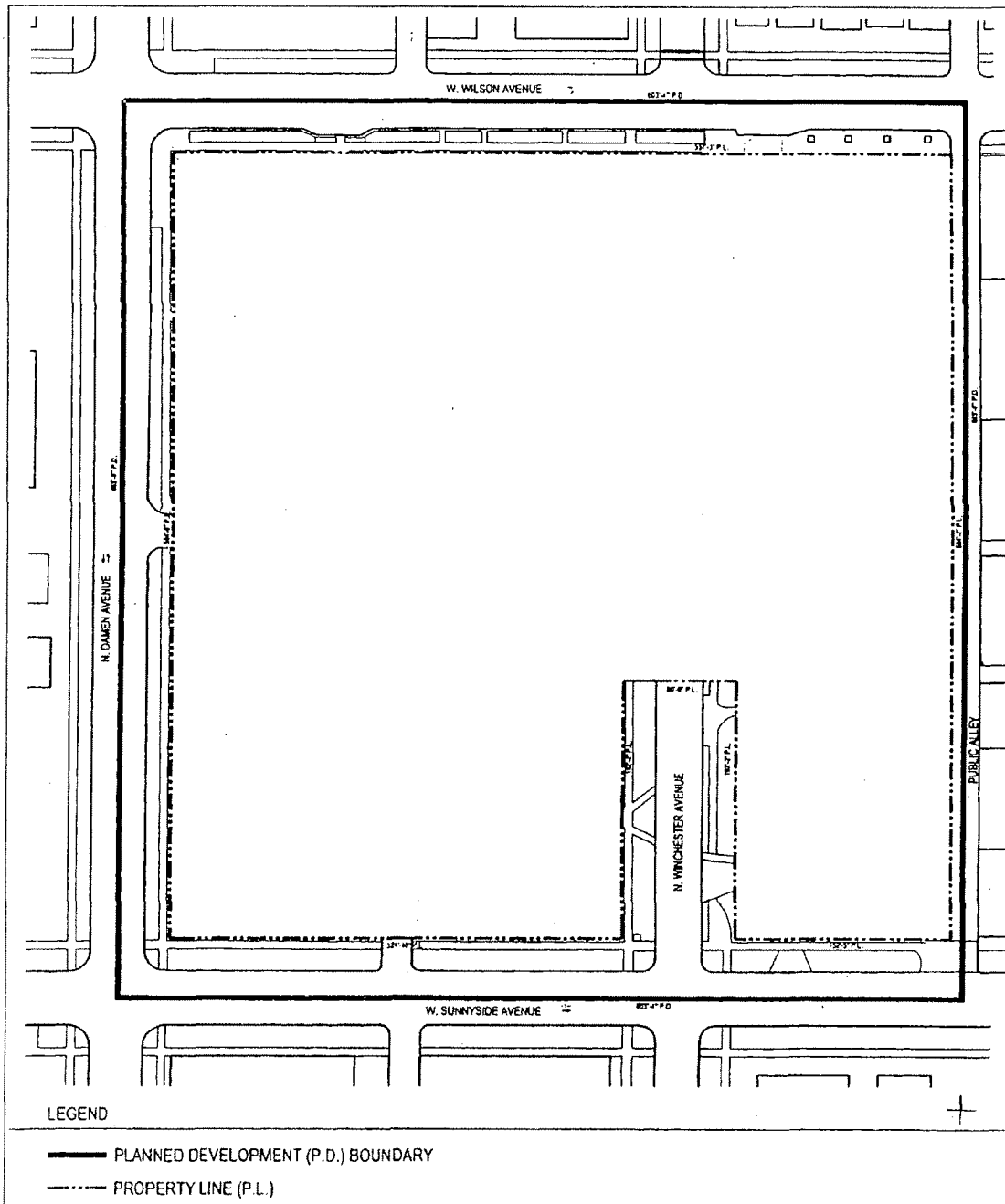




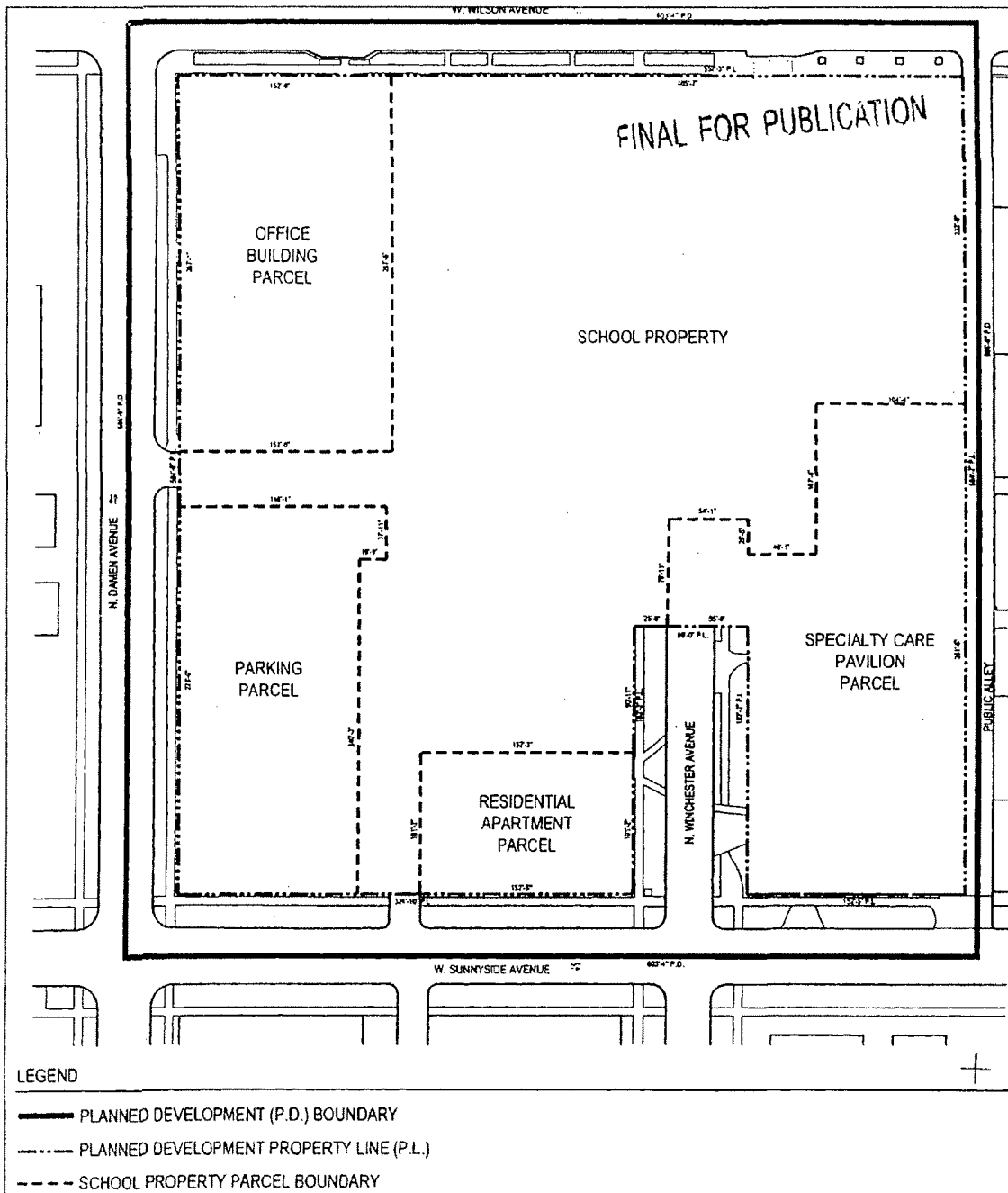
School Property Existing Land-Use Map.



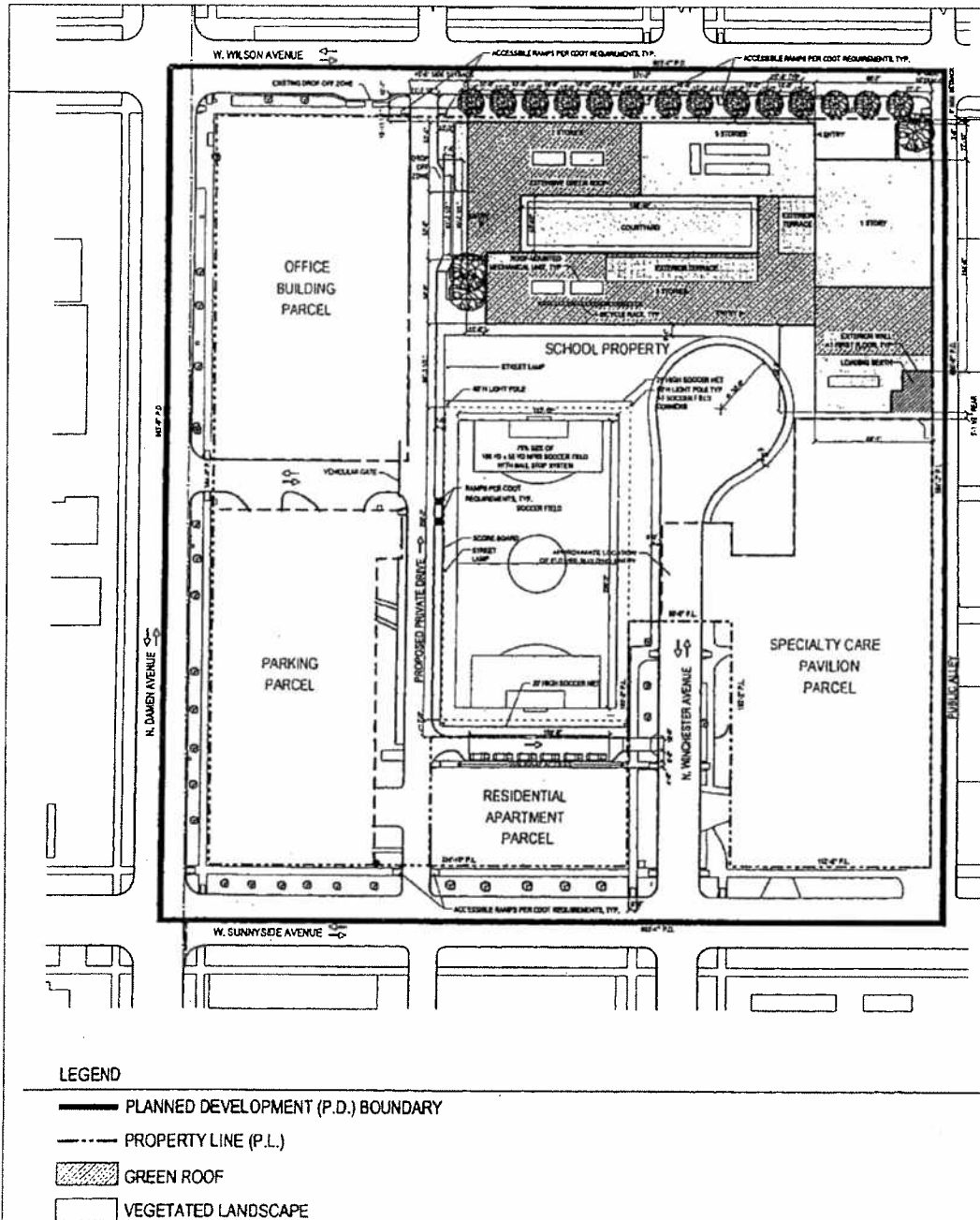
School Property Planned Development Boundary And Property Line Map



School Property Exhibit.

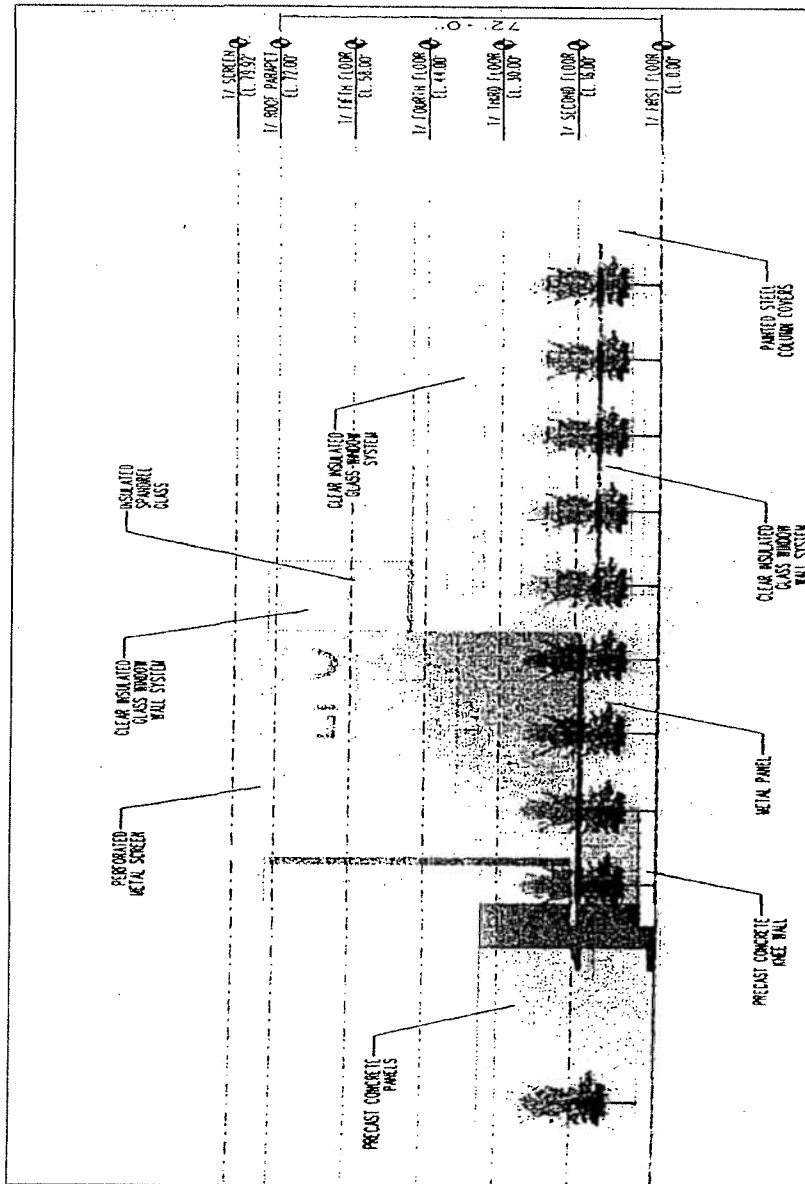


School Property Site And Landscape Plan.

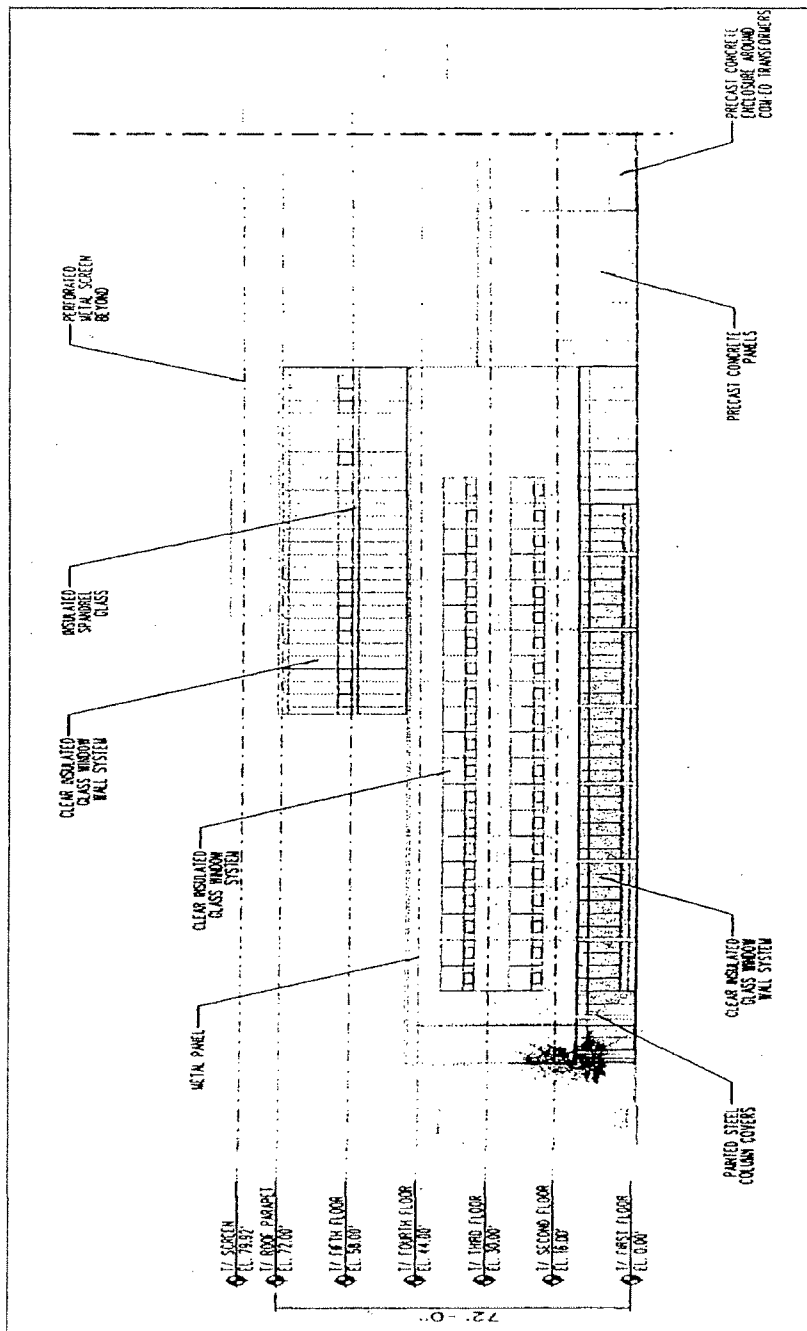


- LEGEND
- PLANNED DEVELOPMENT (P.D.) BOUNDARY
  - - - PROPERTY LINE (P.L.)
  - ▨ GREEN ROOF
  - ▤ VEGETATED LANDSCAPE

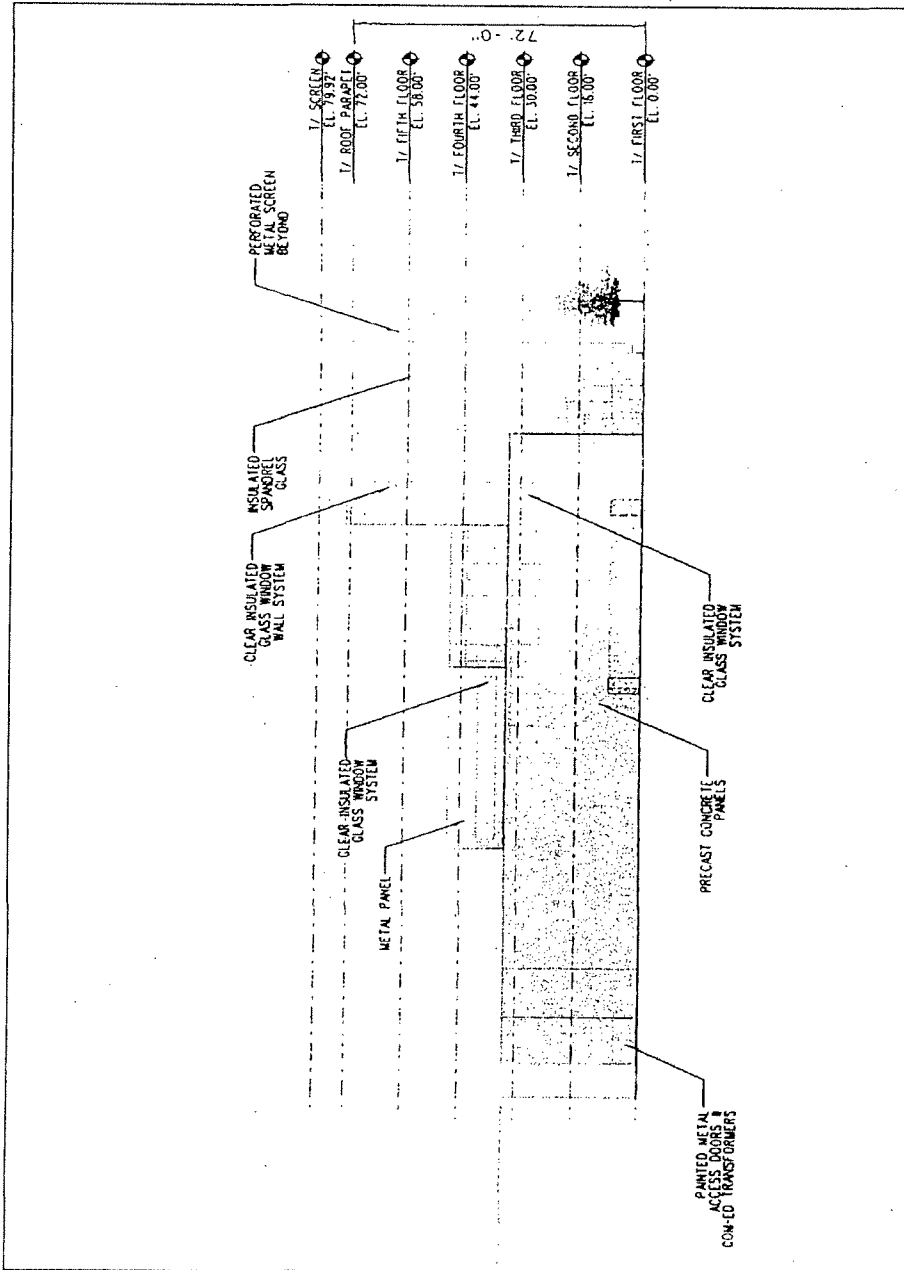
School Property -- North Elevation.



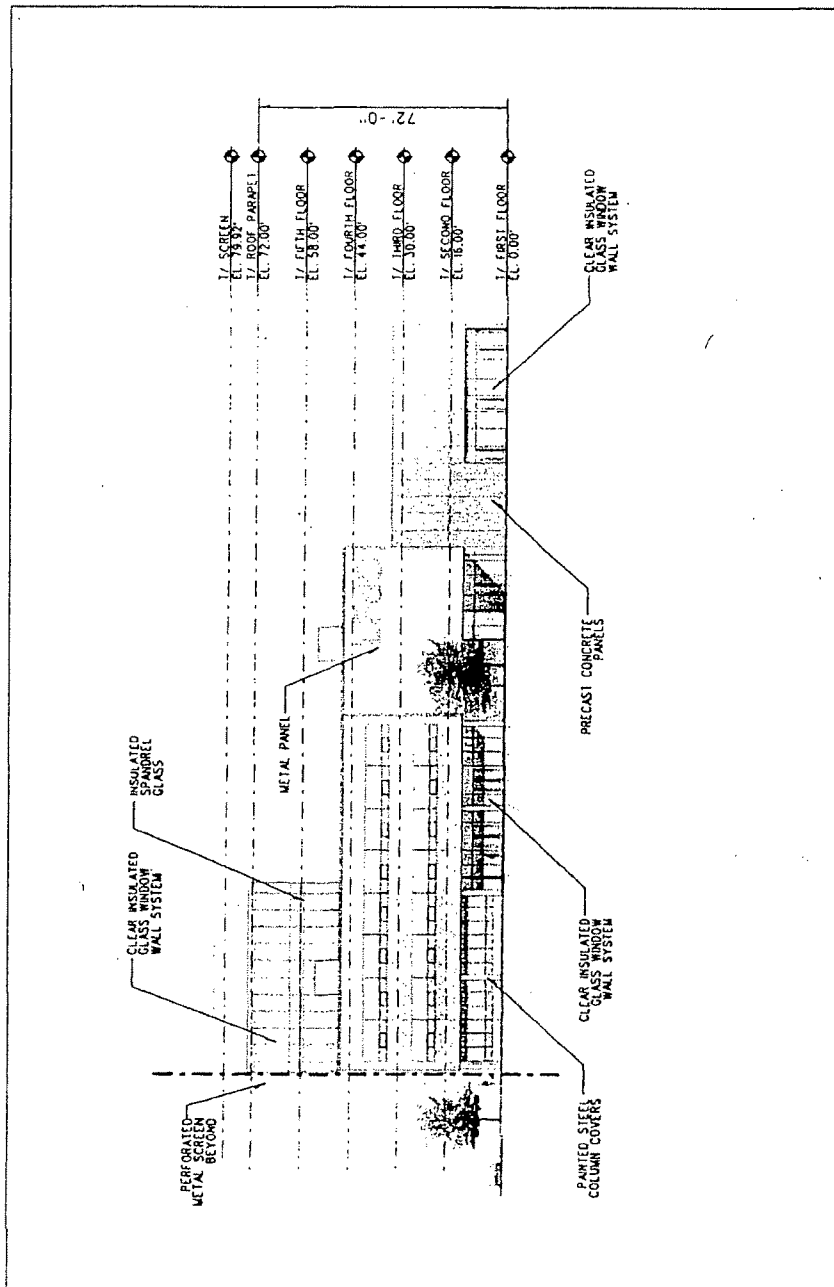
School Property -- South Elevation.



School Propety -- East Elevation.



School Property -- West Elevation.





Chicago Builds Green.  
(1 of 3)

**Project Name:** Lycee Francais de Chicago

**Project Location:** \* Street Number (if the address only includes one street number, please fill only the cell "From"):  
From: 4550 To: Direction: N Street Name: Winchester Select Street Type: Ave

Ward No: 47 Community Area No: 6

**Project Type:**  Planned Development  Redevelopment Agreement  Zoning Change  
PD No: 60 RDA No: From: To:

Public project  Landmark

**Project Size:** Total land area in sq.ft.: 165,245 Total building(s) footprint in sq.ft.: 50,034 Total vehicular use area in sq.ft.: 17,280

**DPD Project Manager:** Enter First Name Last Name: Patrick Murphey

**BG/GR Matrix:** Select project category: Inst. School, Com. Center

**Financial Incentives:** Check applicable:  TIF  Empowerment Zone Grant  Class L  
 GRIF  Ind. Dev. Revenue Bonds  Class 6b  
 SBIF  Bank Participation Loan  DOH  
 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.  
(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:	0	0
Square footage:	75,052	75,052
	3	3
	14	14

Open Space:

River Setback  
Private Open Space  
Privately developed Public Open Space

Square footage:	0	0
Square footage:	55,736	55,736
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:	0
Check applicable:	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input checked="" type="checkbox"/>
Square footage:	2,500
Gallons:	0
Square footage:	49,106

Other sustainable surface treatments:

Green roof  
Energy Star roof  
High-albedo pavement

Square footage:	12,509	12,509
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

	120	120
		120
	0	0
	27	27

Check if applicable:

Chicago Builds Green.  
(3 of 3)

Building Certification:

- Energy Star building
- LEED certification 
  - LEED Certified
  - LEED Silver
  - LEED Gold
  - LEED Platinum
- Chicago Green Homes 
  - Chicago Green Homes [one-star]
  - Chicago Green Homes [two-star]
  - Chicago Green Homes [three-star]

Energy efficiency strategies not captured above:

*-E: Other than Energy Star Roof - or Energy Star Building Certification-*

Energy Efficient Strategies beyond those list above will include the use of High Efficiency Boilers/HVAC equipment. They will also include CFC reduction in the HVAC equipment and/or low flow plumbing fixtures.

Energy efficient lighting along with lighting controls will allow the building to take advantage of daylighting when applicable.

Other sustainable strategies and/or Project Notes:

The building is being designed to obtain a LEED for Schools minimum design.



City of Chicago  
Richard M. Daley, Mayor

Department of Zoning and  
Land Use Planning

Patricia A. Scudiero  
Commissioner

City Hall, Room 905  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-5777 (Voice)  
(312) 744-6552 (FAX)  
(312) 744-2950 (TTY)

<http://www.cityofchicago.org>

December 16, 2009

Ms. Sylvia C. Michas  
Law Offices of Samuel V.P. Banks  
221 North LaSalle Street  
38<sup>th</sup> Floor  
Chicago, IL 60601

Re: **Administrative Relief request for Institutional Planned Development  
No. 60, as amended, Off-site parking for Lincoln Park Fitness at 1958 West  
Montrose Avenue**

Dear Ms. Michas:

Please be advised that your request for a minor change to Institutional Planned Development No. 60 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

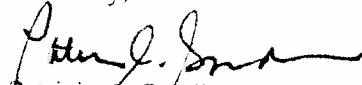
Webster Fitness Holdings, Inc. seeks to establish a health club (Lincoln Park Fitness) within an existing building located at 1958 West Montrose Ave. Since there is no accommodation for parking at this location, they have agreed to lease six parking spaces from the owner of an existing parking garage at 4501 North Damen Avenue, within Institutional Planned Development No. 60 (IPD No. 60).

Therefore, you are requesting to allow six parking spaces at 4501 North Damen Ave., within IPD No. 60, to be used as non-accessory parking by Lincoln Park Fitness at 1958 West Montrose Ave. IPD No. 60 requires 348 parking spaces and according to your letter of July 22, 2009, there are currently 445 parking spaces existing, a surplus of 97 spaces.

With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing 6 of the 97 surplus parking spaces within IPD No. 60 to be used as non-accessory parking by Lincoln Park Fitness will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, 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. 60, as amended, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

  
Patricia A. Scudiero  
Commissioner

PAS:HG:tm  
cc: Mike Marmo, Erik Glass, Tim Barton, Main file ✓



PLAN OF DEVELOPMENTINSTITUTIONAL PLANNED DEVELOPMENT #60 AS AMENDEDSTATEMENTS

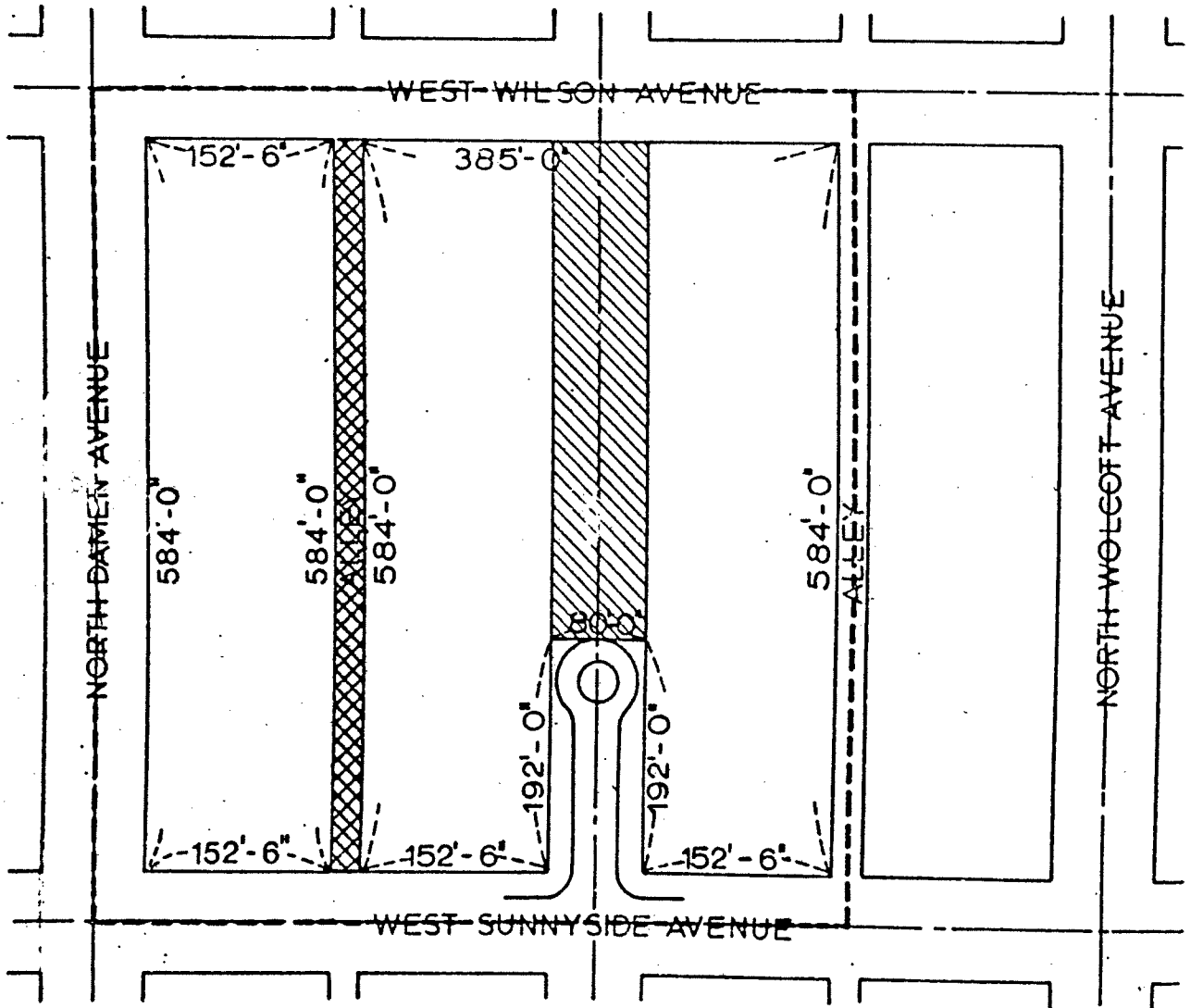
1. The area delineated herein as an "Institutional Planned Development" is owned or controlled by Ravenswood Hospital Medical Center.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
3. Any dedication of streets or alleys or adjustments of the rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of Ravenswood Hospital Medical Center and approval by the City Council.
4. All applicable reviews, approvals, or permits are required to be obtained by the Ravenswood Hospital Medical Center.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
6. Use of land will consist of hospital, research, medical, doctors' offices, housing, and related uses.  
  
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 the R5 General Residence District classification and with regulations hereby made applicable thereto.
8. Identification signs or any other necessary signs may be permitted within the area delineated herein as Institutional Planned Development subject to the review and approval of the Department of Buildings and the Department of Development and Planning.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of Development and Planning.

APPLICANT: Ravenswood Hospital Medical Center

DATE: April 7, 1976

REVISED: June 10, 1976

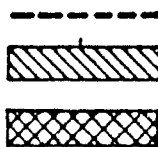
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS  
INSTITUTIONAL PLANNED DEVELOPMENT NO. 60 AS AMENDED



NORTH



SCALE: 1" = 120'-0"



----- PLANNED DEVELOPMENT BOUNDARY

▨ STREET HERETOFORE VACATED BY ORDINANCE 7/11/68

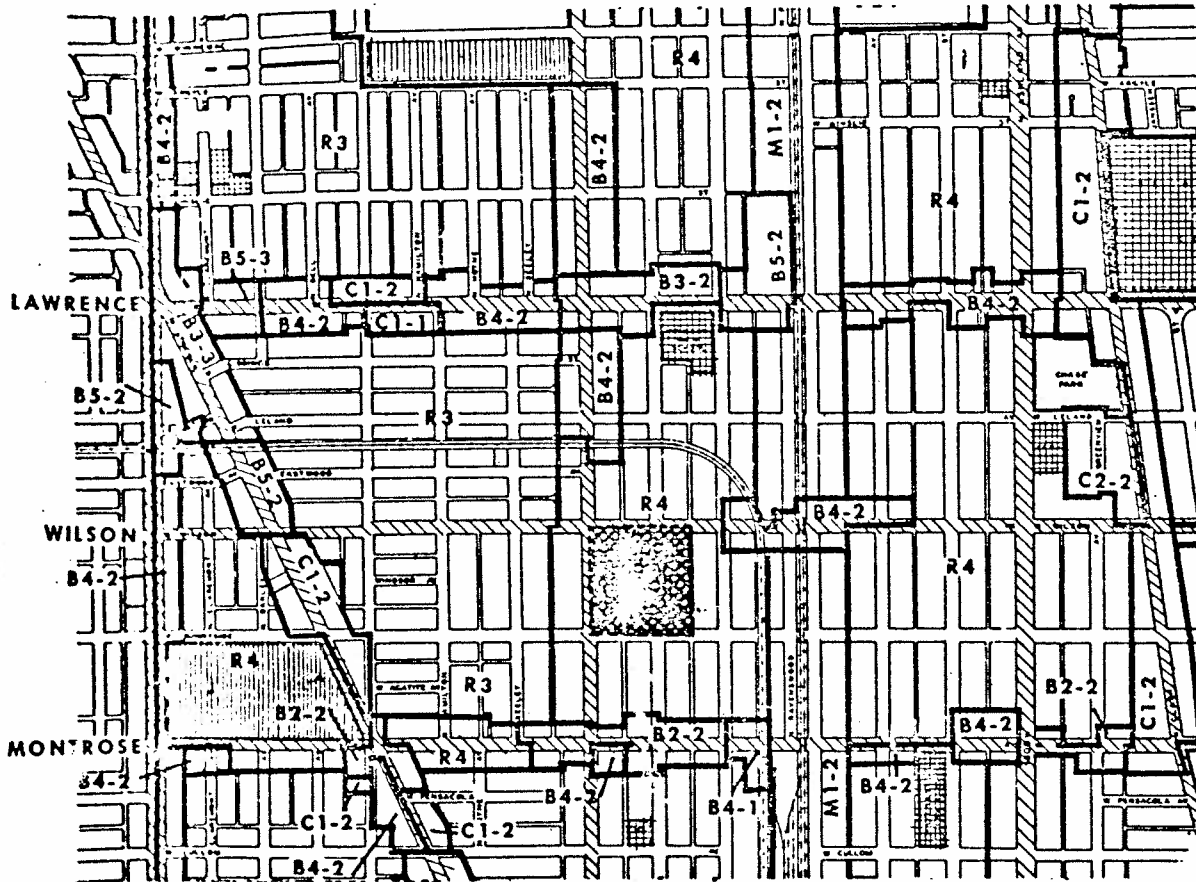
▩ ALLEY PROPOSED TO BE VACATED

APPLICANT: RAVENSWOOD HOSPITAL MEDICAL CENTER

DATE: 4/7/76





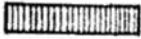

REVISED: 6/10/76

# EXISTING ZONING AND PREFERENTIAL STREET SYSTEM INSTITUTIONAL PLANNED DEVELOPMENT NO. 60 AS AMENDED

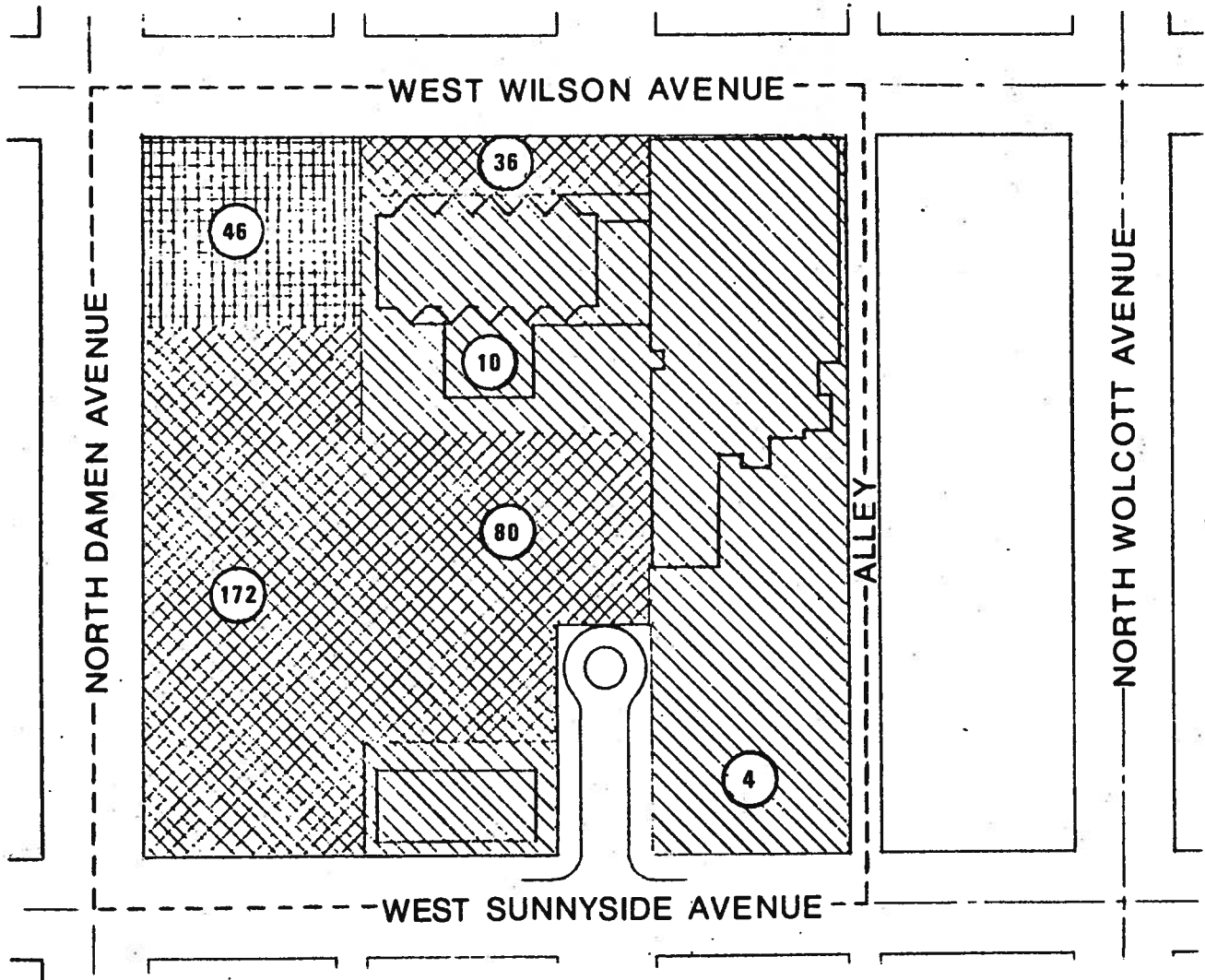


SCALE: 1"=1000'

NORTH

-  ZONING DISTRICTS
-  PREFERENTIAL STREET SYSTEM
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
-  PROPOSED PLANNED DEVELOPMENT BOUNDARY
-  PUBLIC PARKS
-  OTHER PUBLIC, QUASI-PUBLIC AND PRIVATE INSTITUTIONS AND FACILITIES






### GENERALIZED LAND USE PLAN INSTITUTIONAL PLANNED DEVELOPMENT NO. 60 AS AMENDED



SCALE: 1"=120'-0"

NORTH



-  EXISTING BUILDING
-  MEDICAL AND RELATED USES, LABORATORIES, (CLINICAL AND RESEARCH), HOUSING (NURSES, INTERNS AND RESIDENTS)
-  DOCTORS OFFICES AND PARKING SPACES.
-  PLANNED DEVELOPMENT BOUNDARY
-  PARKING AREAS WITH NUMBER OF SPACES

APPLICANT: RAVENSWOOD HOSPITAL MEDICAL CENTER

DATE: 4/7/76  
REVISED 6/10/76



PLANNED DEVELOPMENT USE AND BULK REGULATIONS  
INSTITUTIONAL PLANNED DEVELOPMENT #60 AS AMENDED

Net Site Area		General Description of Land Use and Type	Max. F.A.R.	Max. % of Land Covered
Square Feet	Acres			
310,220	7.1	Medical and Related Uses Laboratories (Clinical & Research) Housing (Nurses, Interns and Residents)	2.2	38%

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 AND PLANNING.

Gross Site Area = Net Site Area 6.8A + Alley to be Vacated 0.3A (7.1 Acres) + Area of Right-of-Way of Public Streets and Alleys, (2.1 Acres) = 9.2 Acres.

Maximum permitted F.A.R. for Total Net Site Area = 2.2

Present Population:

A. Medical and Related Uses

1. Number of Beds: 438
2. Number of Attending Doctors: 50
3. Number of Employees (Maximum in one shift): 300  
(Includes nurses, interns and residents.)

B. Housing

1. Nurses (student): 88

Future Population

A. Medical and Related Uses

1. Number of Beds: 452
2. Number of Attending Doctors: 50
3. Number of Employees (Maximum in one shift): 300  
(Includes nurses, interns and residents.)

B. Housing

1. Nurses (student): 88

Number of off-street parking spaces required for Medical and Related Uses, Laboratories (Clinical and Research), Housing (Student Nurses): 348.

Minimum number of parking spaces during any stage of construction: 300.

Off-street parking and loading requirements for ultimate development of proposed Medical and Related Uses, Laboratories (Clinical and Research), Doctor's Offices, Housing (Student Nurses, Interns and Residents) shall be provided as authorized by this Plan of Development.

Minimum Periphery Setbacks:

- A. Boundary and Front Yard Setbacks: 15 FEET.
- B. Boundary and Side Yard Setbacks: 2 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.

*Reclassification of Area Shown on Map No. 7-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 R3 General Residence District symbols and indications as shown on Map No. 7-G in the area bounded by

the alley next north of and parallel to W. Barry Avenue; the alley next southwest of and parallel to N. Lincoln Avenue; W. Barry Avenue; the alley next west of and parallel to N. Greenview Avenue; a line 96 feet south of W. Barry Avenue; N. Greenview Avenue; the alley next north of and parallel to W. Wellington Avenue; the alley next southwest of and parallel to N. Lincoln Avenue; W. Wellington Avenue; N. Southport Avenue; W. Oakdale Avenue; a line 98 feet west of N. Southport Avenue; the alley next north of and parallel to W. George Street; a line 24 feet west of N. Southport Avenue; W. George Street; the alley next west of and parallel to N. Southport Avenue; the alley next north of and parallel to W. Diversey Parkway; and the alley next east of and parallel to N. Ashland 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 Shown on Map No. 8-I.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 8-I in the area bounded by

a line 364 feet north of W. 38th Street; S. Maplewood Avenue; a line 100.167 feet north of W. 38th Street; and S. Rockwell Street,

to those of an M1-2 Restricted Manufacturing District, and a corresponding use district is hereby established in the area above described.

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

*Reclassification of Area Shown on Map No. 9-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 B4-1 Restricted Service District symbols and indications as shown on Map No. 9-I in the area bounded by

W. Byron Street; the alley next east of and parallel to N. Kedzie Avenue; W. Grace Street; and N. Kedzie Avenue,

to those of a C1-1 Restricted Commercial District, and a corresponding use district is hereby established in the area above described.

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

*Reclassification of Area Shown on Map No. 9-L.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 9-L in the area bounded by

W. Grace Street; N. Cicero Avenue; W. Warwick Avenue; and the alley next west of and parallel to N. Cicero Avenue,

to those of a C1-1 Restricted Commercial District, and a corresponding use district is hereby established in the area above described.

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

*Reclassification of Area Shown on Map No. 11-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 R4 General Residence District and Planned Development District symbols and indications as shown on Map No. 11-H in the area bounded by

W. Wilson Avenue; the alley next west of and parallel to N. Wolcott Avenue; W. Sunnyside Avenue; the alley next east of and parallel to N. Damen Avenue; a line 242 feet south of W. Wilson Avenue; and N. Damen Avenue,

to the designation of a Residential Planned Development (No. 60), 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 3287 to 3292 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. 11-K.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District and all the B4-1 Restricted Service District symbols and indications as shown on Map No. 11-K in the area bounded by

a line 141 feet north of W. Montrose Avenue; N. Lowell Avenue; W. Montrose Avenue; and a line 140 feet west of N. Lowell Avenue,

to those of a C1-1 Restricted Commercial District, and a corresponding use district is hereby established in the area above described.

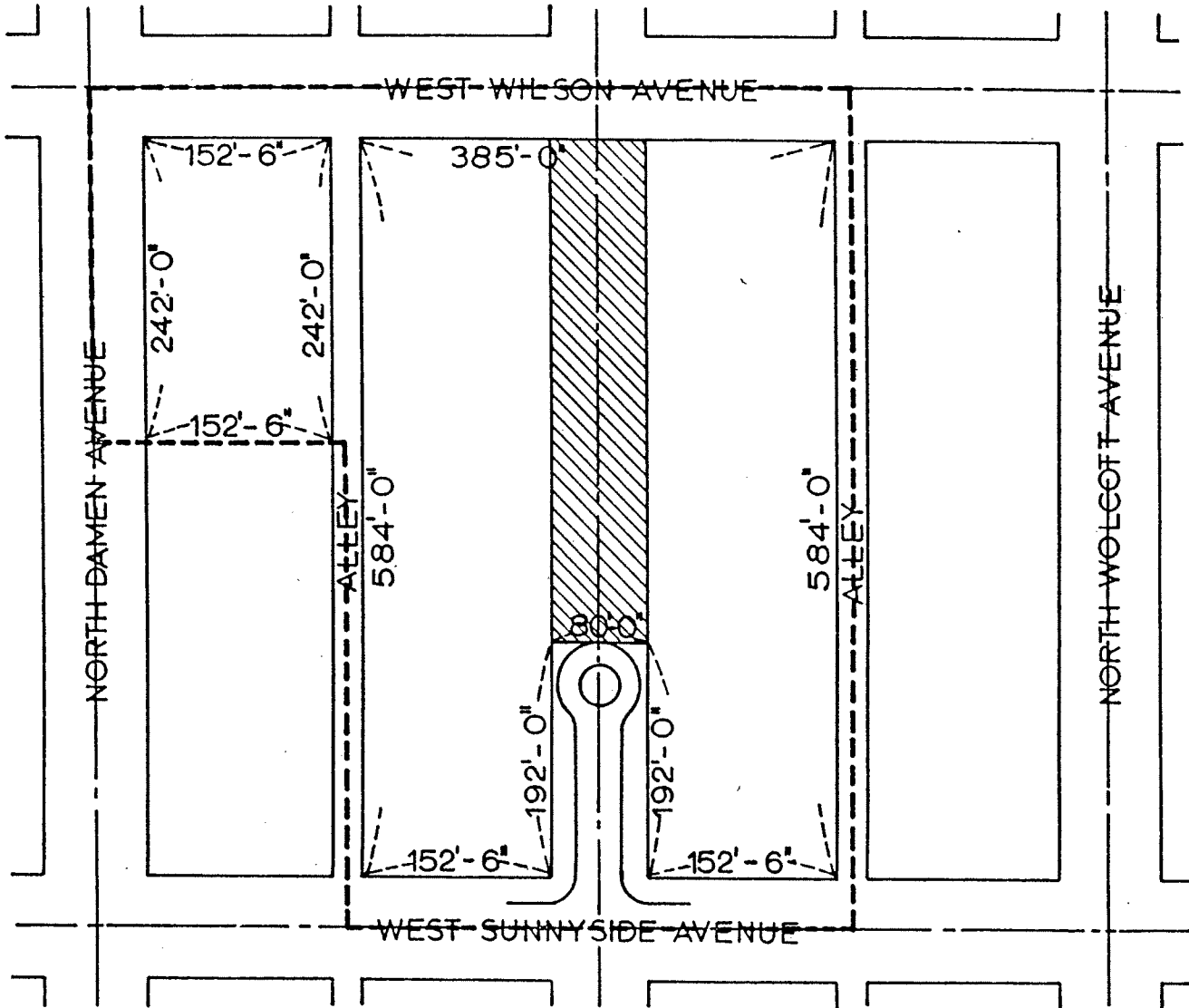
SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

PLAN OF DEVELOPMENTRESIDENTIAL PLANNED DEVELOPMENT #60 AS AMENDED(INSTITUTIONAL)STATEMENT

1. The area delineated hereon as a "Residential Planned Development" is owned or controlled by Ravenswood Hospital Medical Center.
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 Ravenswood Hospital Medical Center and approval by the City Council.
4. All applicable reviews, approvals or permits are required to be obtained by the Ravenswood Hospital Medical Center.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
6. ( Use of land will consist of hospital, research, medical, doctors' offices, 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 the 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 Development Amendments" as promulgated by the Commissioner of Development and Planning.

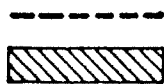
APPLICANT: Ravenswood Hospital Medical Center  
DATE: March 29, 1972

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS  
RESIDENTIAL PLANNED DEVELOPMENT NO. 60 AS AMENDED  
(INSTITUTIONAL)



NORTH

SCALE: 1" = 120'-0"



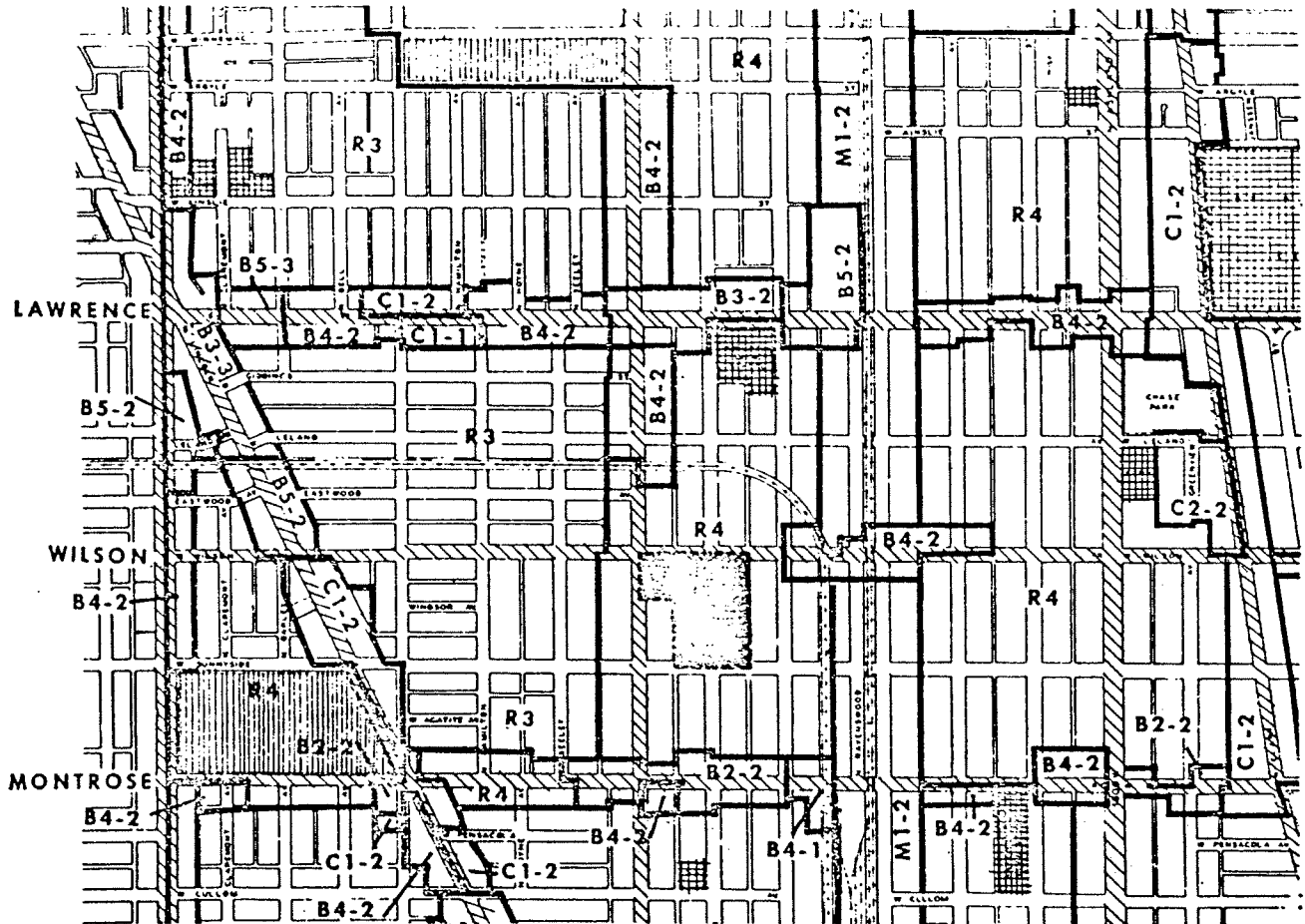
PLANNED DEVELOPMENT BOUNDARY

STREET HERETOFORE VACATED BY ORDINANCE 7/11/68

APPLICANT: RAVENSWOOD HOSPITAL MEDICAL CENTER

DATE: 3/29/72


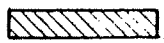




**EXISTING ZONING AND PREFERENTIAL STREET SYSTEM  
RESIDENTIAL PLANNED DEVELOPMENT  
NO 60 AS AMENDED  
(INSTITUTIONAL)**



SCALE: 1"=1000'

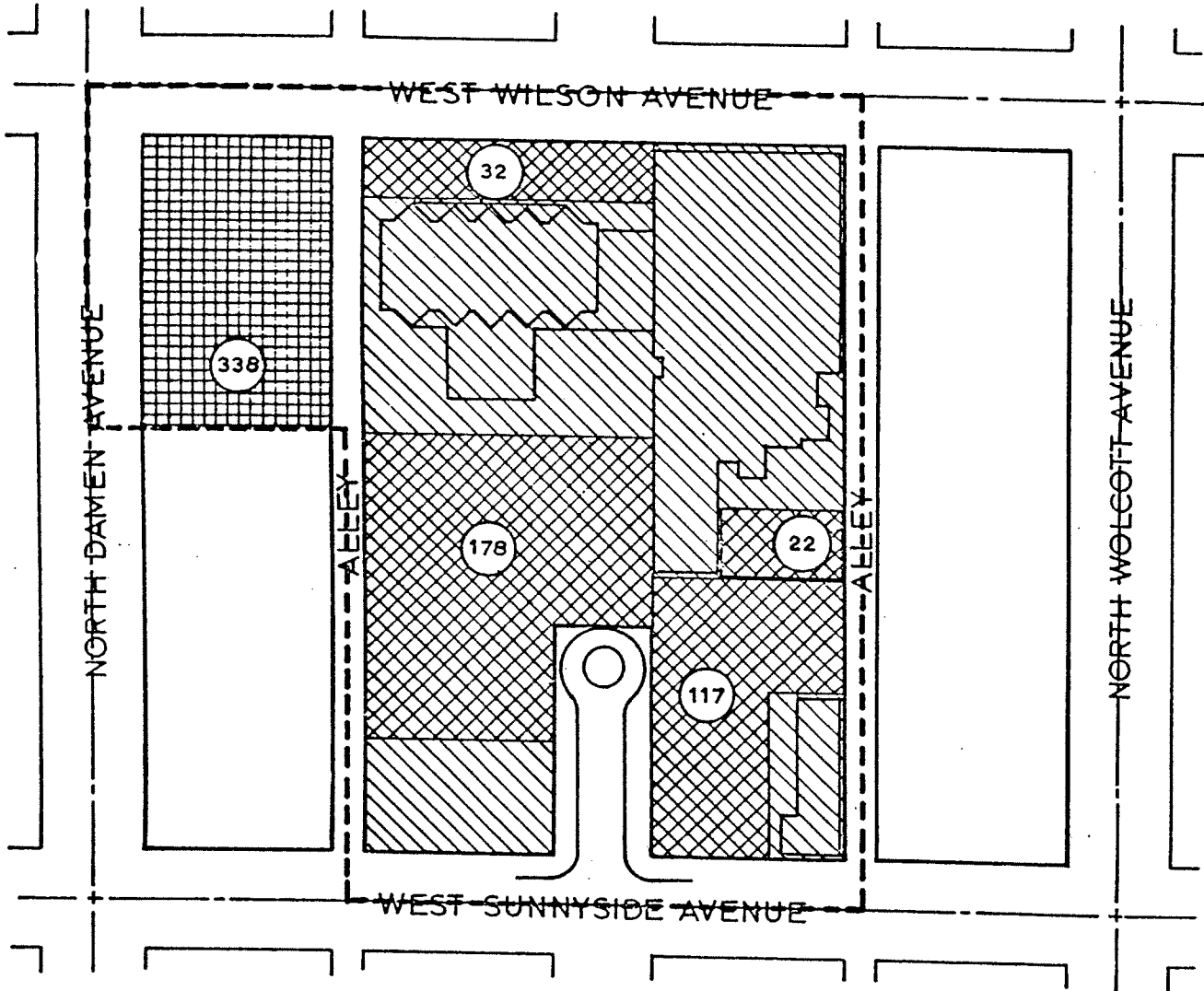
NORTH



-  ZONING DISTRICTS
-  PREFERENTIAL STREET SYSTEM
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
-  PROPOSED PLANNED DEVELOPMENT BOUNDARY
-  PUBLIC PARKS
-  OTHER PUBLIC, QUASI-PUBLIC AND PRIVATE INSTITUTIONS AND FACILITIES

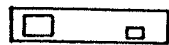
APPLICANT: RAVENSWOOD HOSPITAL MEDICAL CENTER DATE: 3/29/72

GENERALIZED LAND USE PLAN  
RESIDENTIAL PLANNED DEVELOPMENT NO 60 AS AMENDED  
(INSTITUTIONAL)



SCALE: 1"=120'-0"

NORTH



EXISTING BUILDING



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



DOCTORS OFFICES AND PARKING STRUCTURE WITH NUMBER OF PARKING SPACES, PROPOSED



PLANNED DEVELOPMENT BOUNDARY



PARKING AREAS WITH NUMBER OF SPACES

APPLICANT: RAVENSWOOD HOSPITAL MEDICAL CENTER

DATE: 3/29/72

PLANNED DEVELOPMENT USE AND BULK REGULATIONS

RESIDENTIAL PLANNED DEVELOPMENT #60 AS AMENDED

(INSTITUTIONAL)

Net Site Area		General Description of Land Use and Type	Max.	Max. % of
Square Feet	Acres		F. A. R.	Land Covered
246,384	5.6	Medical and Related Uses Laboratories (Clinical & Research) Housing (Nurses, Interns & Residents)	2.2	40%

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

Gross Site Area = Net Site Area (5.6 Acres) plus Area of Right-of-Way of Public Streets and Alleys, (1.8 Acres) = 7.4 Acres.

Maximum permitted F.A.R. for Total Net Site Area = 2.2

Present Population:

A. Medical and Related Uses

1. Number of Beds 406.
2. Number of Attending Doctors 150
3. Number of Employees (Maximum in one shift) 300  
(Includes nurses, interns and residents.)

B. Housing

1. Nurses 70 (student)

Minimum number of off-street parking spaces required for Medical and Related Uses, Laboratories (Clinical and Research), Housing (Student Nurses) based on present population 385 spaces. Actual number of PARKING SPACES at this interim stage of development, 349 spaces.

Minimum number of off-street parking spaces required for Medical and Related Uses, Laboratories (Clinical and Research), Housing (Student Nurses) based on proposed population, 629 spaces.

Actual number of parking spaces proposed, 687 spaces.

Off-street parking and loading requirements for ultimate development of proposed Medical and Related Uses, Laboratories (Clinical and Research), Doctor's Offices, Housing (student nurses, interns and residents) shall be provided as authorized by R5 General Residence District Classification of the Chicago Zoning Ordinance.

Minimum Periphery Setbacks:

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

Minimum Distances Between Buildings:

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

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHEN NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

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

APPLICANT: Ravenswood Hospital Medical Center  
DATE: March 29, 1972



*Reclassification of Area Shown on Map No. 11-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 R4 General Residence District symbols and indications as shown on Map No. 11-H in the area bounded by

W. Wilson Avenue; the alley next west of and parallel to N. Wolcott Avenue; a line 442 feet south of W. Wilson Avenue; a line 37 feet 6 inches west of the alley next west of and parallel to N. Wolcott Avenue; a line 447 feet south of W. Wilson Avenue; a line 75 feet west of the alley next west of and parallel to N. Wolcott Avenue; W. Sunnyside Avenue; N. Winchester Avenue; a line 392 feet south of W. Wilson Avenue; and the alley next west of and parallel to N. Winchester Avenue,

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

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

[Plan of Development attached to this ordinance printed on pages 3411-3415 of this Journal]

*Reclassification of Area Shown on Map No. 12-D.*

*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 R5 General Residence District symbols and indications as shown on Map No. 12-D in the area bounded by

E. 48th Street, or the line thereof if extended where no street exists; a line 40 feet west of the west line of the right of way of the Illinois Central Railroad; E. 49th Street; S. Lake Park Avenue; E. 49th Street; and S. Dorchester Avenue,

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

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

[Plan of Development attached to this ordinance printed on pages 3416-3420 of this Journal]

*Reclassification of Area Shown on Map No. 12-D.*

*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. 12-D in the area bounded by:

a line 350 feet north of E. Hyde Park Boulevard; the west right of way line of the Illinois Central Railroad; E. Hyde Park Boulevard; S. Blackstone Avenue; a line 133 feet north of E. Hyde Park Boulevard; a line 150 feet east of S. Blackstone Avenue; a line 194 feet south of E. 50th Street; S. Harper Avenue; a line 299 feet north of E. Hyde Park Boulevard; and S. Lake Park 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. 12-D.*

*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. 12-D in the area bounded by

a line 112.5 feet north of E. 55th Street; S. Woodlawn Avenue; a line 103 feet north of E. 55th Street; and the alley next west of and parallel to S. Woodlawn Avenue,

to those of a B4-2 Restricted Service District, and a corresponding use district is hereby established in the area above described.

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

*Reclassification of Area Shown on Map No. 13-M.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 13-M in the area bounded by

W. Higgins Avenue; a line drawn from a point 170 feet west of N. Austin Avenue along the south line of W. Higgins Avenue to a point 232 ft. 6 in. west of N. Austin Avenue along the north line of the alley next south of and parallel to W. Higgins Avenue; the alley next south of and parallel to W. Higgins Avenue; and a line drawn from a point 282 ft. 6 in. west of N. Austin Avenue along the north line of the alley next south of and parallel to W. Higgins Avenue to a point 220 feet west of N. Austin Avenue along the south line of W. Higgins 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. 13-N.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R2 Single Family Residence District and all the R3 General Residence District symbols and indications as shown on Map No. 13-N in the area bounded by

W. Higgins Avenue; N. Natchez Avenue; the alley next north of and parallel to W. Foster Avenue; the alley next west of and parallel to N. Natchez Avenue; the alley next south of and parallel to W. Higgins Avenue; and N. Neenah 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.

CIP 443  
#60 - PASSED  
7-11-68

PLAN OF DEVELOPMENT  
RESIDENTIAL PLANNED DEVELOPMENT

(INSTITUTIONAL)

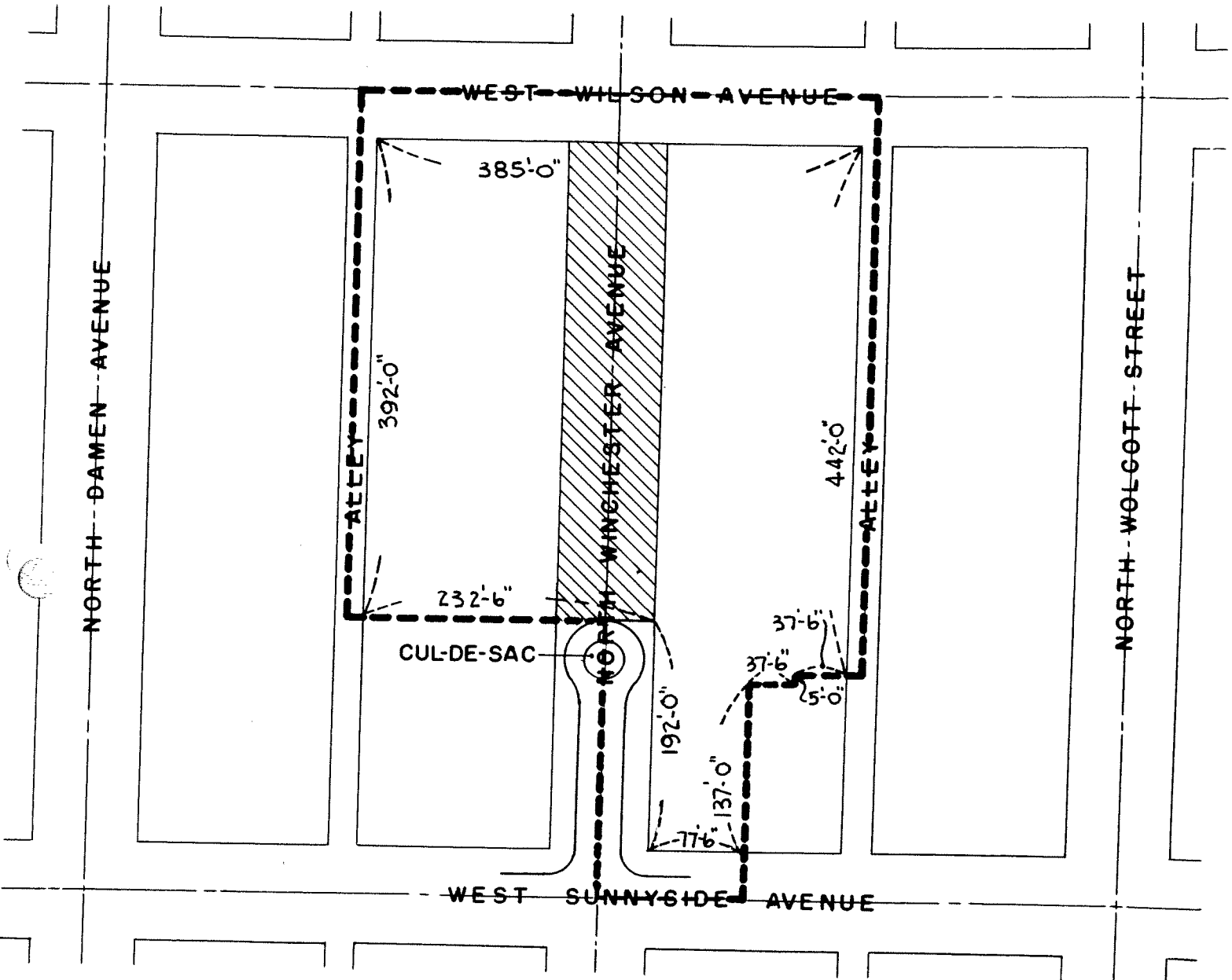
STATEMENTS

1. The area delineated hereon as a "Residential Planned Development" is owned or controlled by Ravenswood Hospital Medical Center.
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 Ravenswood Hospital Medical Center and approved by the City Council.
4. All applicable reviews, approvals or permits are required to be obtained by the Ravenswood Hospital Medical Center.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
6. Use of land will consist of hospital, research, medical, housing, and related uses as authorized by the Chicago Zoning Ordinance.  
  
Laboratories or research facilities contained 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 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 promulgated by the Commissioner of Development and Planning.

PLICANT: Ravenswood Hospital Medical Center

DATE: May 8, 1968

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



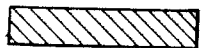
NORTH



SCALE: 1" = 120'-0"



PLANNED DEVELOPMENT BOUNDARY



STREETS PROPOSED TO BE VACATED







APPLICANT: RAVENSWOOD HOSPITAL MEDICAL CENTER DATE: MAY 8, 1968

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



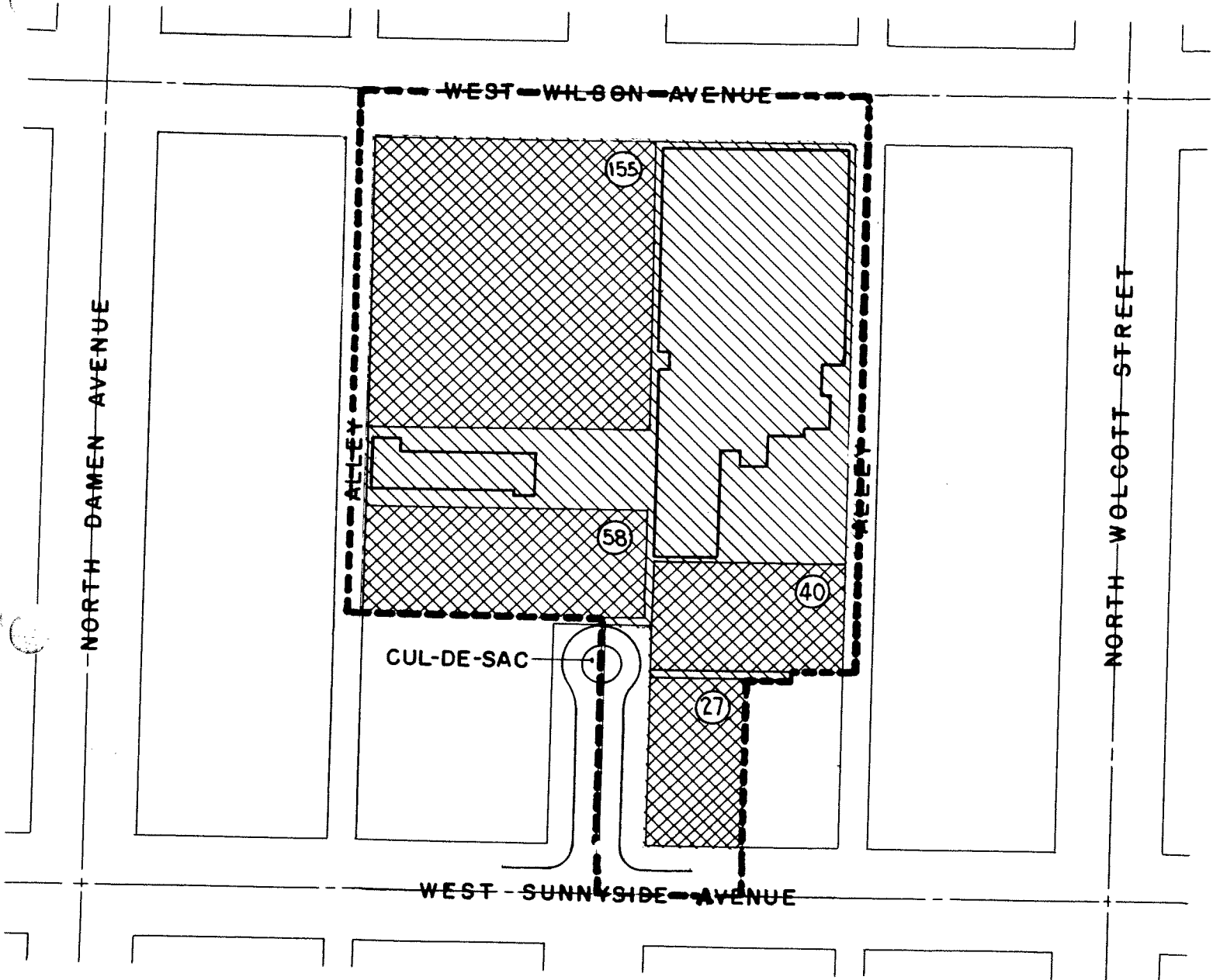
NORTH



-  ZONING DISTRICTS
-  PREFERENTIAL STREET SYSTEM
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
-  PROPOSED PLANNED DEVELOPMENT BOUNDARY
-  PUBLIC PARKS
-  OTHER PUBLIC, QUASI-PUBLIC AND PRIVATE INSTITUTIONS AND FACILITIES

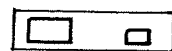
APPLICANT: RAVENSWOOD HOSPITAL MEDICAL CENTER DATE: MAY 8, 1968

GENERALIZED LAND USE PLAN  
 RESIDENTIAL PLANNED DEVELOPMENT  
 (INSTITUTIONAL)

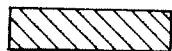


NORTH

SCALE: 1" = 120' - 0"



EXISTING BUILDING



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



PLANNED DEVELOPMENT BOUNDARY



PARKING AREAS WITH NUMBER OF SPACES

APPLICANT: RAVENSWOOD HOSPITAL MEDICAL CENTER DATE: MAY 8, 1968

PLANNED DEVELOPMENT USE AND BULK REGULATIONS

RESIDENTIAL PLANNED DEVELOPMENT  
(INSTITUTIONAL)

Net Site Area		General Description of Land Use and Type	Max. F. A. R.	Max. % of Land Covered
Square Feet	Acres			
169,737	3.9	Medical and Related Uses Laboratories (Clinical & Research) Housing (Nurses, Interns & Residents)	2.2	40%

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

Gross Site Area = Net Site Area (3.9 Acres) plus Area of Right-of-Way of Public Streets and Alleys, (.83 Acres) = 4.73 Acres.

Maximum permitted F. A. R. for Total Net Site Area = 2.2

Present Population:

A. Medical and Related Uses

1. Number of Beds 282.
2. Number of Attending Doctors 90.
3. Number of Employees (Maximum in one shift) 260.  
(Includes 78 nurses, interns and residents.)

B. Housing

1. Nurses 70 (student)

Minimum number of off-street parking spaces for Medical and Related Uses, Laboratories (Clinical and Research), Housing (Student nurses) 270 spaces. Actual number of PARKING SPACES 280.

Off-street parking and loading requirements for proposed Medical and Related Uses, Laboratories (Clinical and Research), Housing (Student nurses) shall be provided as authorized by R5 General Residence District Classification of the Chicago Zoning Ordinance.

Minimum Periphery Setbacks:

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

Minimum Distances Between Buildings:

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

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHEN NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT & PLANNING.

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

APPLICANT: RAVENSWOOD HOSPITAL MEDICAL CENTER  
DATE: May 8, 1968