



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Denise M. Casalino, P.E.  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)  
(312) 744-2578 (TTY)  
<http://www.cityofchicago.org>

October 12, 2005

Mr. Ralph I. Brown  
President  
Technical Assistance Corporation for Housing  
200 E. Randolph Street, Suite 2100  
Chicago, IL 60601

Re: **Administrative Relief request for Residential-Business-  
Institutional Planned Development No. 612, as amended (North  
Center Senior Campus)**

Dear Mr. Brown:


Please be advised that your request for a minor change to Residential-Business-Institutional Planned Development No. 612 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No.14 of the Planned Development.

Specifically, you requested relief from the Green Roof requirement listed in Planned Development Statement No.12 and the policy of the Department of Planning and Development. The requirement consists of a green roof covering 50% of the net flat roof area.

With regard to your request, the Department of Planning and Development has determined that this revision does not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change. Since the Planned Development consists of 100% affordable housing for seniors, it is subject to the Energy Efficiency Standards of the Department of Housing. Those requirements consist of a reflective coating covering the entire flat roof area.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business-Institutional Planned Development No. 612, I hereby approve the foregoing minor change, but no other changes to Residential-Business-Institutional Planned Development No. 612.

Sincerely,

Kathleen Nelson Colbert   
First Deputy Commissioner

KNC:PAS:md  
cc: Alderman Gene Schuller, Mike Marmo, DPD files





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October 12, 2005

Mr. Ralph I. Brown  
President  
Technical Assistance Corporation for Housing  
200 E. Randolph, Suite 2100  
Chicago, IL 60601

Re: **Site Plan Approval for Residential-Business-Institutional Planned Development No. 612, as amended (North Center Senior Campus):**  
Subareas A, B, C, D, E and F

**Proposal:** The construction of three new residential buildings, one rehabilitation of an existing building and two parcels of landscaped public open space.

**Location:** Bounded by West Belle Plaine Avenue to the north; West Irving Park to the south; North Western Avenue to west; North Oakley Avenue to the east.

Dear Mr. Brown:

We have reviewed the Site Plans, Landscape Plans, and Building Elevations submitted for the construction and rehabilitation of the above-mentioned projects. Listed below are the sheet numbers reviewed for the development within each SubArea:

**SubArea A: Advocate Health Center - 4025 North Western Avenue**

The rehabilitation of an existing five-story building for professional medical offices and outpatient care center.

Site Plan: SP1; Landscape Plan: L-2; Building Elevations: A-9

**SubArea B: Martha Washington - 2324 West Irving Park Road**

The new construction of a five-story residential building for seniors.

Site Plan: L1.1, A1.1; Landscape Plan: L1.1-1.3; Building Elevations: A3.1-3.2

**SubArea C: St. Vincent De Paul Residence - 4040 North Oakley**

The new construction of a five-story residential building for seniors.

Site Plan: A100; Landscape Plan: L-100-101; Building Elevations: A-200-201

**SubArea D: landscaped public open space**

The establishment of 7,636 square feet of landscaped public open space.

Site Plan: A100





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**SubArea E: The Belle Plaine Commons - 2335 West Belle Plaine Avenue**

The new construction of a five-story condominium building for seniors.  
Site Plan: A1.01; Landscape Plan: L-01-05; Building Elevations: A4.01-02


**SubArea F: landscaped public open space**

The establishment of 19,928 square feet of landscaped public open space.  
Site Plan: A-100

These plans are submitted in accordance with Statement No. 13 of Residential-Business-Institutional Planned Development No. 612, as amended.

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements for all SubAreas of the Plan of Development. Accordingly, this Site Plan submittal for Residential-Business-Institutional Planned Development No. 612 is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on February 5, 2003.

Sincerely,

Kathleen Nelson Colbert   
First Deputy Commissioner

KNC:PAS:md  
cc: Alderman Gene Schuler, Mike Marmo, DPD files





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Richard M. Daley, Mayor

Department of Planning  
and Development

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April 5, 2004

Mr. Ralph I. Brown, President  
Technical Assistance Corporation for Housing  
222 N. La Salle Street, Suite 1414  
Chicago, Illinois 60601

**Re:** Request for minor change to Residential Business Planned  
Development No. 612, as amended Feb. 4, 2003; Subarea B

Dear Mr. Brown:

Please be advised that your request for a minor change to Residential Business Planned Development No. 612, as amended Feb. 4, 2003, Subarea B, has been considered by the Department of Planning and Development pursuant to the authority granted by Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development Ordinance.

Specifically, in your letter dated March 26, 2004, you requested a waiver of the requirements in Statement No. 12 to install a "green roof" system and provide the Department of Planning and Development with an affidavit from a structural engineer that the building would support the weight of a "green roof." You propose, instead, to install a roof which meets the City's Energy Code standards for reflectivity and emissivity.

In support of your request, you stated that Planned Development No. 612 will provide two new green areas in Subarea F and Subarea D, as well as within your Subarea B; that there is a severe shortage of public funding for affordable housing such as you propose; and that, as a non-profit corporation, Technical Assistance Corporation for Housing has no other sources of funding for a green roof.



The Department of Planning and Development had determined that, in view of the 100% affordable units (less than 80% of median income) provided in this project, your request to replace the required "green roof" with one that meets the City's Energy Code for reflectivity and emissivity would not create an adverse impact on this Planned Development or on the immediate area, would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement 14 of the Planned Development, and would be consistent with the City's practice of accommodating the special circumstances of non-profit developers in the administration of its "green roof" policy.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 612, as amended February 5, 2003, I hereby approve the foregoing minor change, but no other changes, to Residential Business Planned Development No. 612, as amended, Subarea B.

Sincerely,



Denise M. Casalino  
Commissioner

cc: Jack Swenson  
Ed Kus  
Michael Marmo

2/5/2003

REPORTS OF COMMITTEES

A-4999  
104101

*Reclassification Of Area Shown On Map Number 11-H.*  
(As Amended)  
(Application Number A-4999)

*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 Business Institutional Planned Development Number 612 symbols and indications as shown on Map Number 11-H in the area bounded by:

West Belle Plaine Avenue; North Oakley Avenue; West Irving Park Road; and North Western Avenue,

to the designation of Residential Business Institutional Planned Development Number 612, as amended, and corresponding use districts are hereby established in the above area described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

*Plan Of Development Statements. RBIPD 612, AA*

1. The area delineated herein as "Residential Business Planned Development Number 612" (the "Planned Development") consists of approximately three hundred thirty-five thousand three hundred twenty-two (335,322) square feet (approximately seven and sixty-nine hundredths (7.69) acres) of real property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by Advocate Health and Hospitals Corporation, an Illinois not-for-profit corporation ("Advocate"). To accomplish the objectives of this Planned Development, Advocate intends to retain a portion of the Property for its own use, and convey certain Subareas B, C, D, E and F of the Property to others. (The owners of Subareas B, C and E shall be known as the "Additional Owners" and collectively Advocate and Additional Owners are hereinafter referred to as "Owner".)

2. The owner(s) of each subarea shall seek all applicable official reviews, approvals or permits required in connection with its portion of the Planned Development, including any additional submittals for any dedication or vacation of streets, alleys or easements, or any right-of-way adjustments, Part II approvals or administrative relief requests. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the subarea owner(s) and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon Advocate, its successors and assigns and, if different than Advocate, the legal title holders and any ground lessors. All rights granted hereunder to Advocate shall inure to the benefit of Advocate's successors and assigns and, if different than Advocate, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise), shall be made or authorized by the subarea owner(s), or designee, proposing the modification or change to the affected subarea. No consents or approvals are required from any subarea owner other than the owner proposing a current modification or change. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interest or obligations therein.
4. This Planned Development consists of sixteen (16) statements; a Bulk Regulations and Data Table; a Generalized Land-Use Map; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Subarea Map; a Site Plan for the Property prepared by The Lakota Group, dated December 12, 2002; a Site Plan for Subarea C prepared by Environ, Inc., dated December 12, 2002; a Landscape Plan for the Property prepared by The Lakota Group, dated December 12, 2002; a Landscape Plan for Subarea C prepared by The Lakota Group, dated December 12, 2002; a Landscape Plan for Subarea B prepared by The Lakota Group, dated December 12, 2002; Building Elevations for Subarea B prepared by Mann, Gin, Dubin and Frazier, Ltd., dated December 12, 2002; and Building Elevations for Subarea C prepared by Environ, Inc., dated December 12, 2002. The Planned Development is applicable to the Property and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance; Title 17 of the Municipal Code of Chicago, and

all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The permitted uses in the Planned Development are as follows:
  - (1) Subarea A: Outpatient rehabilitation services; behavioral health counseling; general office space; community health education; dental services; optometry services; outpatient oncology services; radiation therapy; occupational health services; urgent care services; diagnostic imaging services; laboratory services; medical office space; public facilities; administrative support offices; senior citizen residential; senior citizen service and recreational center; accessory parking and related uses.
  - (2) Subarea B: Senior housing, including, but not limited to, housing for the elderly, independent living and assisted living; public facilities; administrative support offices; senior citizen service and recreational center; social service programs; health screening areas; daycare centers (adult and child); limited, accessory retail and commercial (barber/beauty, sundries, financial services, nutrition center and food service for campus residents and the community); accessory parking and related uses and accessory uses.
  - (3) Subarea C: Senior housing, including, but not limited to, housing for the elderly, independent living and assisted living; public facilities; administrative support offices; senior citizen service and recreational center; social service programs; health screening areas; daycare centers (adult and child); limited, accessory retail and commercial (barber/beauty, sundries, financial services, nutrition center and food service for campus residents and the community); accessory parking and related uses and accessory uses.
  - (4) Park Lot Subarea D: Community or neighborhood park, open space.
  - (5) Subarea E: Senior housing, including, but not limited to, housing for the elderly, independent living and assisted living; public facilities; administrative support offices; senior citizen service and recreational center; social service programs; health screening areas; daycare centers (adult and child); limited, accessory retail and commercial (barber/beauty, sundries, financial services, nutrition center and food service for campus residents and the community); accessory parking and related uses and accessory uses.
  - (6) Park Lot Subarea F: Open space.

6. Prior to the issuance of Part II approval for any improvement on Subareas B, C and E, Owners of Subareas B, C and E, or their designees, shall, to the satisfaction of the Department of Planning and Development, commit to maintain an open space area on Subarea F upon the occurrence of the following events, to be completed at the expense of the City or party other than the Owners of Subareas B, C or E: (1) the demolition of the existing structure(s) thereon; (2) the proper remediation of the site; (3) the conveyance of Subarea F to Neighbor Space or some other comparable entity; and (4) the installation of plantings and passive open space facilities upon Subarea F.
7. Business identification and other necessary signs, for principal uses, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs, shall be permitted, subject to the review and approval of the Department of Planning and Development.
8. Off-street parking and loading facilities shall be provided in compliance with this Planned Development, subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.
9. Any service drive or other ingress and egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved area. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Prior to Part II approval, the Owner of Subarea E or C shall demonstrate to the City that the necessary access easements have been granted to ensure proper access to Western Avenue and the Owner of Subarea B or C shall demonstrate to the City that the necessary access easements have been granted to ensure proper access to Irving Park Road.
10. In addition to the maximum heights of buildings prescribed on the Bulk Regulations and Data Table and the Building Elevations attached hereto, the height of any improvements shall also be subject to height limitations approved by the Federal Aviation Administration.
11. For purposes of maximum floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that in addition to the other exclusions from floor area for

purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor area devoted to mechanical equipment and trash rooms in excess of five thousand (5,000) square feet in a single location, regardless of placement in the building, shall be excluded.

12. Parkway trees and other landscaping shall be installed and maintained at all times in accordance with Site Plan, Landscape Plan and the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

Consistent with the City's policy of promoting green roofs as a means of reducing the urban heat island effect and storm water run-off, applicants for Part II approval under this planned development agree to:

- (1) Install a green roof system, approved by the Department of Planning and Development at the time of Part II approval, on fifty percent (50%) of the roof surface, within one (1) year after receiving certificate of occupancy. In addition, over the next ten (10) years, applicants will use best efforts to increase the rooftop greening to a level acceptable to the Department of Planning and Development.
- (2) Provide the Department of Planning and Development with an affidavit from a structural engineer that the building will support the weight load of a green roof at the time of Part II approval.
- (3) Construct a roof which meets the City's then-applicable energy code standards for reflectivity and emissivity. The foregoing requirement shall only apply to that portion of the roof not covered by a green roof system.

As to Subarea C, items 1 and 2 above are subject to: (a) approval by H.U.D. of the green roof system; and (b) funds being made available by the Department of Housing for the installation of the green roof and any incremental structural construction costs resulting therefrom.

13. Except for those plans which are approved and are referenced in Statement 4 above, prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II approval") for development or redevelopment of any development parcels within the Planned Development, a site plan for the proposed development, including parking areas and street access, shall be submitted to the Commissioner of the Department of Planning and Development for approval. No Part II approval for work for which a Site Plan must be submitted to the Commissioner shall be granted until the Site Plan has been approved by

the Commissioner.

Following approval of a Site Plan by the Commissioner, the approved plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development. The approved Site Plan may be changed or modified pursuant to the minor change provisions of Section 11.11-3(c) of the Chicago Zoning Ordinance.

A Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements:

- (1) the boundaries of the Property;
- (2) the footprint of the improvements;
- (3) location and dimensions of all loading berths;
- (4) preliminary landscaping plan prepared by a landscape architect with final landscaping plan to be approved at Part II stage;
- (5) all pedestrian circulation routes;
- (6) the location of any adjacent public improvements;
- (7) preliminary elevations of the improvements; and
- (8) statistical information applicable to the Property limited to the following:
  - (a) floor area and floor area ratio;
  - (b) uses to be established;
  - (c) building heights; and
  - (d) all setbacks, required and provided.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development.

14. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Subarea owner

proposing the modification or its designee and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated in this Planned Development ordinance. Any such modification shall be deemed to be a minor change in the Planned Development ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

15. Advocate or its successors, assignees or grantees acknowledges that it is in the public interest to design, construct and maintain the project in a manner, which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
16. Advocate or its successors, assignees or grantees acknowledge that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. Advocate and any Additional Owners shall use their best and reasonable efforts to design, construct and maintain all new buildings to be located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

[Existing Land-Use Map; Boundary and Property Line Map; Subarea Map; Generalized Land-Use Map; Site Plans; Landscape Plan and Conceptual Plant Palette; Subarea B Landscape Plan and Conceptual Plant Palette; Subarea C Landscape Plan and Conceptual Plant Palette; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 104111 through 104130 of this *Journal*.]

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

*Bulk Regulations And Data Table.*

1. Gross Site Area of the Entire Planned Development:  
438,311 square feet, approximately 10.06 acres (Gross Site Area = Net Site Area + Area in Public Right-of-Way).
  
2. Net Site Area:  
Entire Planned Development:  
335,322 square feet, approximately 7.70 acres.  
  
Subarea A: 110,999 square feet (approximately 2.55 acres).  
  
Subarea B: 72,104 square feet (approximately 1.66 acres).  
  
Subarea C: 66,990 square feet (approximately 1.54 acres).  
  
Subarea D: 7,636 square feet (approximately 0.18 acres).  
  
Subarea E: 57,665 square feet (approximately 1.32 acres).  
  
Subarea F: 19,928 square feet (approximately 0.46 acres).
  
3. Uses: As set forth in Statement 5.

4. Maximum Floor  
Area Ratio:

Subarea A:	0.60 F.A.R.
Subarea B:	1.60 F.A.R.
Subarea C:	1.60 F.A.R.
Subarea D:	0.00 F.A.R.
Subarea E:	2.40 F.A.R.
Subarea F:	0.00 F.A.R.

5. Maximum Number of  
Dwelling Units:

Subarea A:	0 dwelling units.
Subarea B:	105 dwelling units.
Subarea C:	95 dwelling units.
Subarea D:	0 dwelling units.
Subarea E:	100 dwelling units.
Subarea F:	0 dwelling units.

6. Minimum Number of Off-Street  
Parking Spaces:

Subarea A:	100 parking spaces.
Subarea B:	50 parking spaces.
Subarea C:	45 parking spaces.
Subarea D:	0 parking spaces.

Subarea E: 45 parking spaces.

Subarea F: 0 parking spaces.

7. Minimum Number of Off-Street Loading Spaces:

Subarea A: 2 loading spaces (existing).

Subarea B: 1 loading space.

Subarea C: 1 loading space.

Subarea D: 0 loading spaces.

Subarea E: 1 loading space.

Subarea F: 0 loading spaces.

8. Maximum Building Height:

55 feet.

9. Minimum Building Setbacks:

Subarea A: As existing.

Subarea B: As per Site Plan.

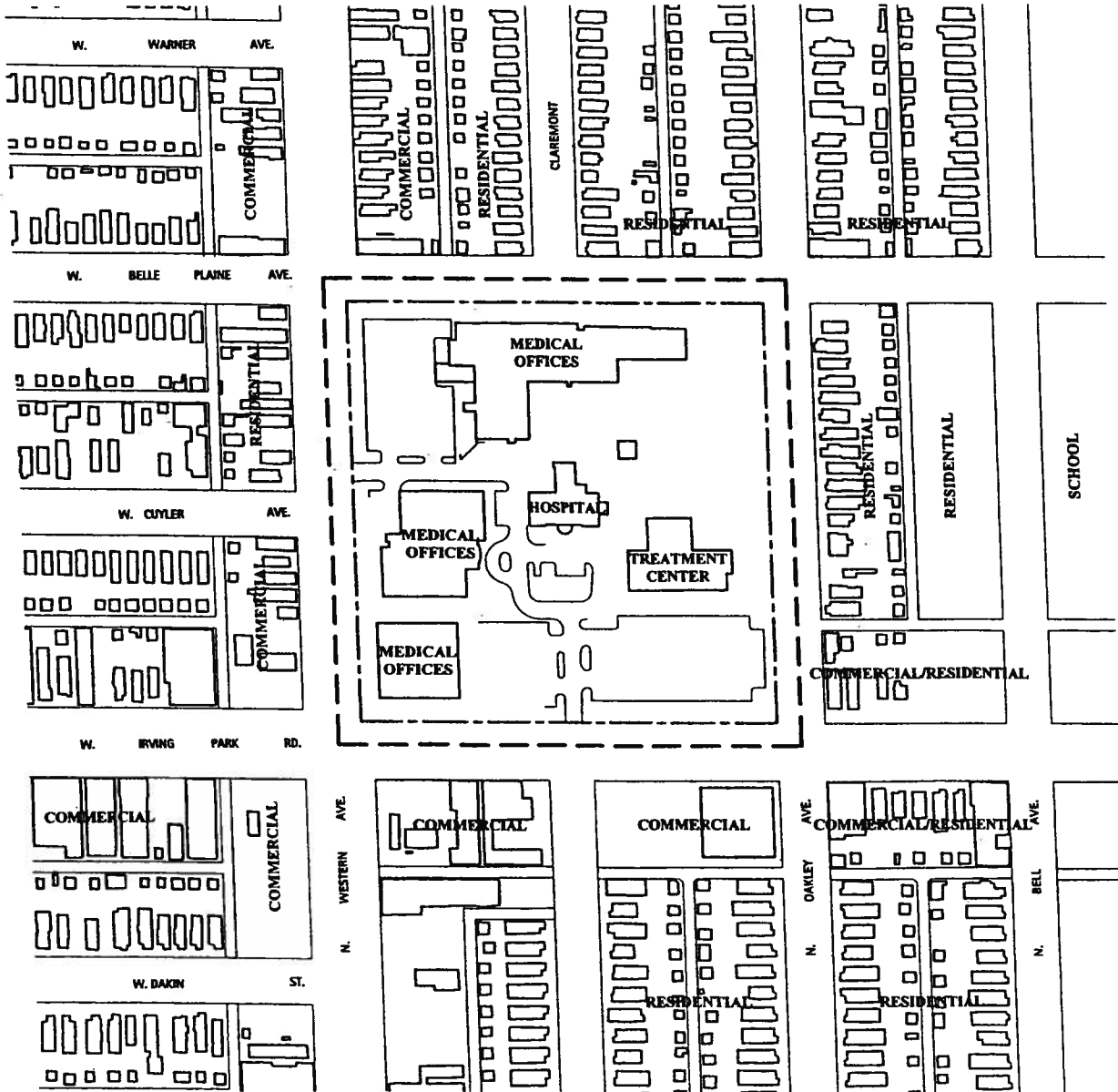
Subarea C: As per Site Plan.

Subarea D: As per Site Plan.

Subarea E: As per Site Plan.

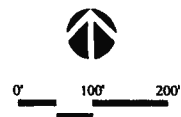
Subarea F: As per Site Plan.

Existing Land-Use Map.



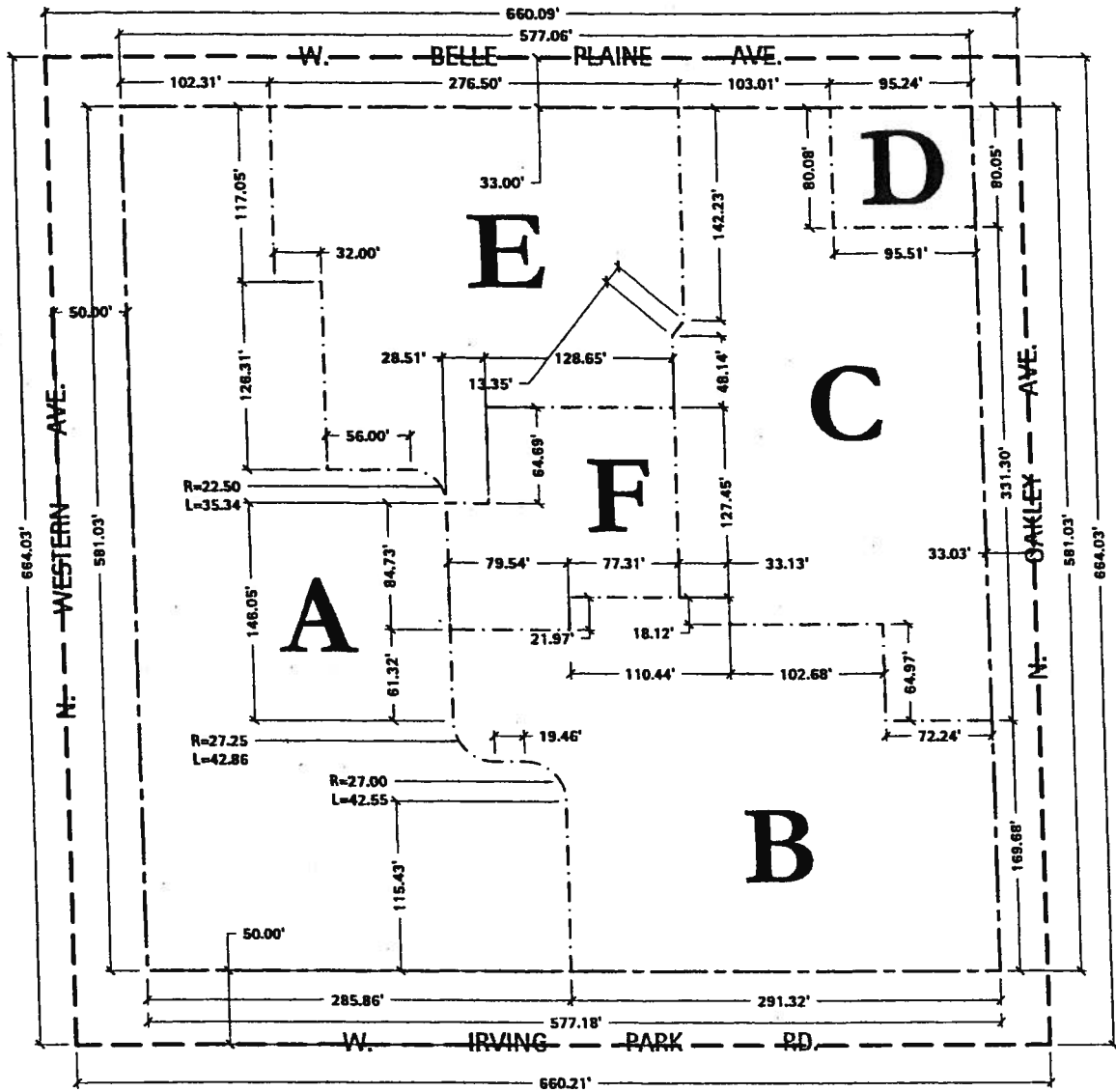
LEGEND:      - - - - - PLANNED DEVELOPMENT BOUNDARY  
                  - - - - - PROPERTY LINE

Applicant: Eugene Schuler, Alderman 47th Ward  
 Date: July 31, 2002  
 Revised: December 12, 2002





Subarea Map.

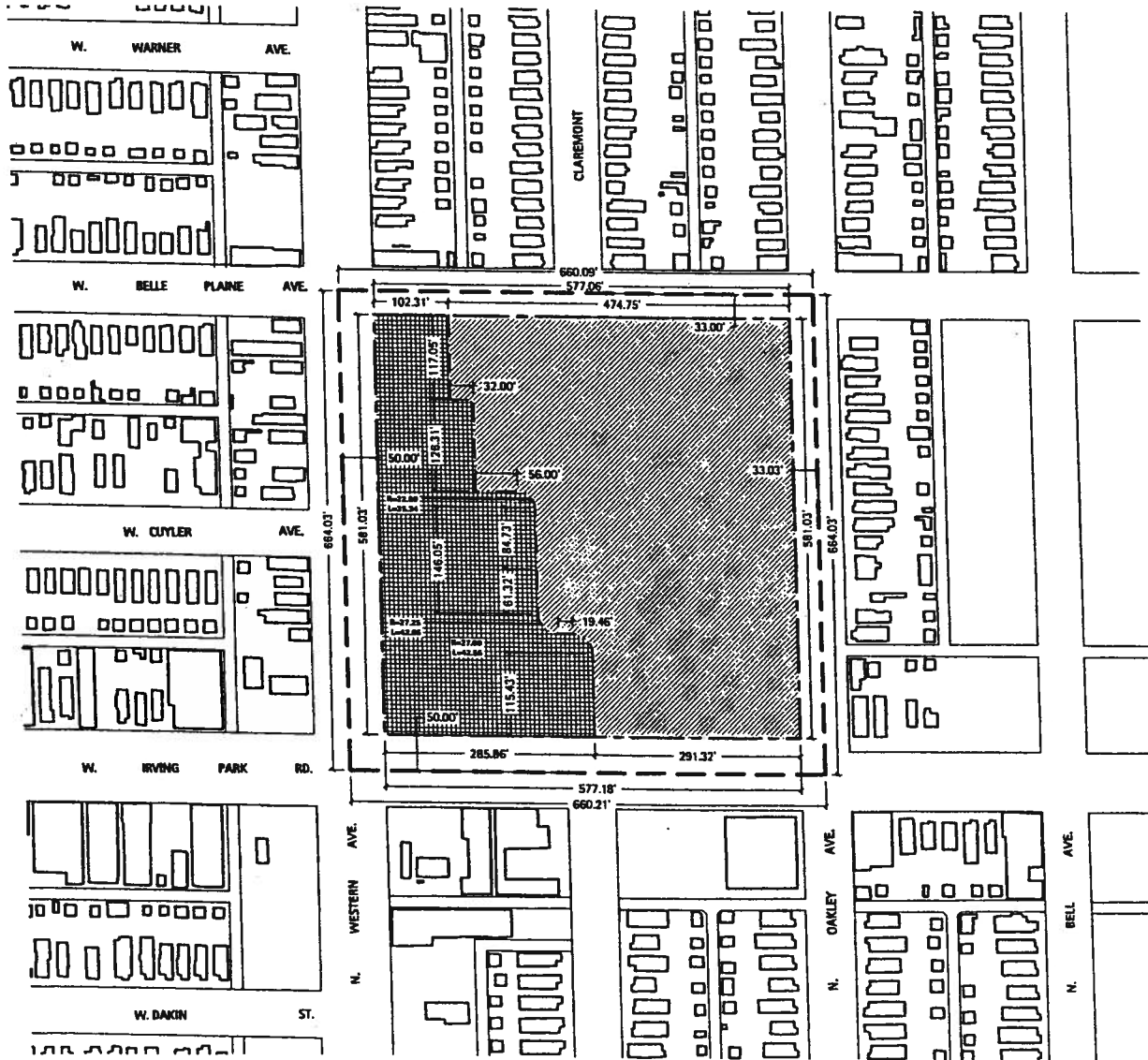






LEGEND:   
 - - - - - PLANNED DEVELOPMENT BOUNDARY   
 - - - - - PROPERTY LINE   
 - - - - - SUB AREA LINE

Applicant: Eugene Schuler, Alderman 47th Ward   
 Date: July 31, 2002   
 Revised: December 12, 2002



Generalized Land-Use Map.

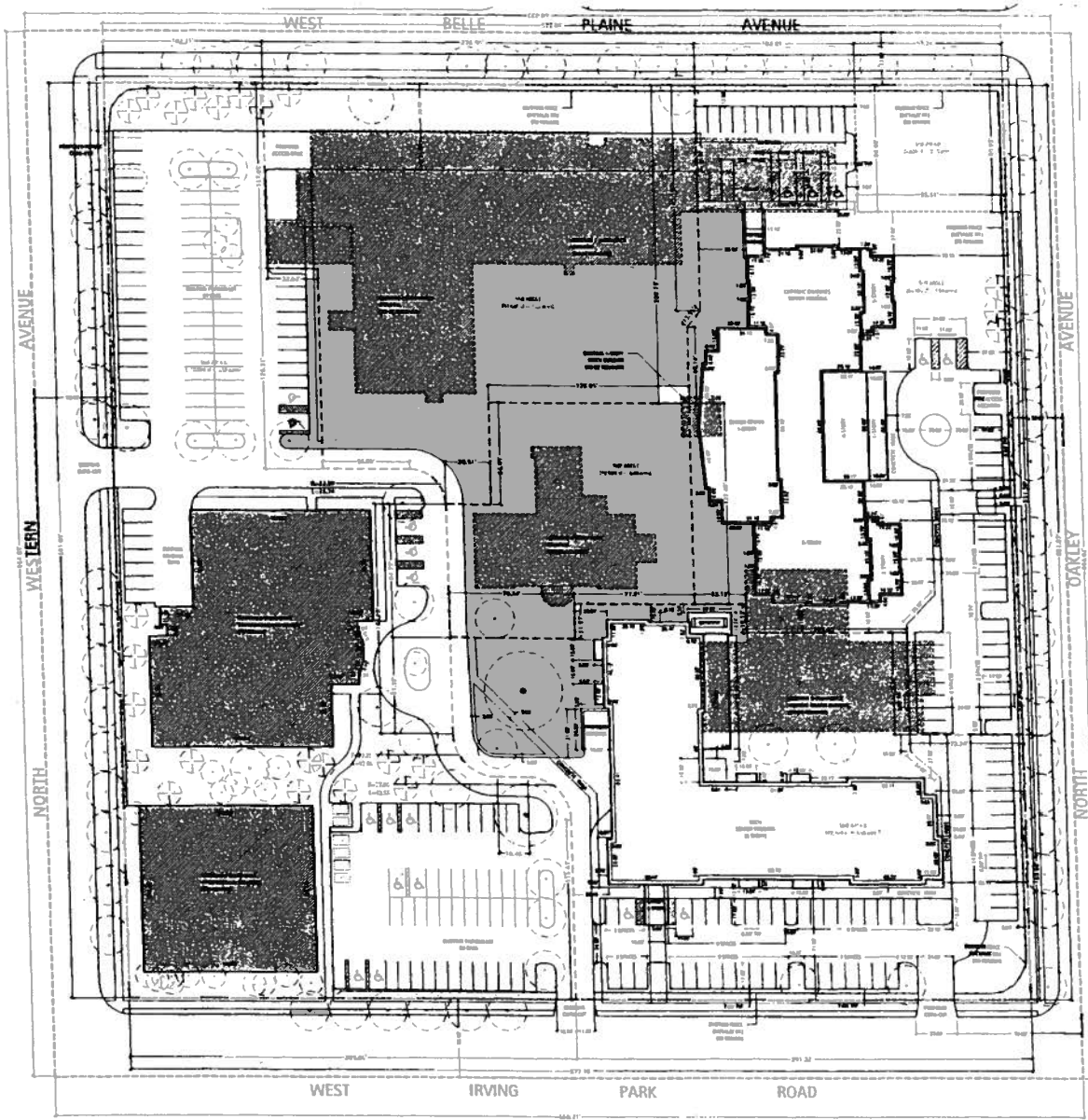


- LEGEND:**
-  PLANNED DEVELOPMENT BOUNDARY
  -  PROPERTY LINE
  -  HOSPITAL, MEDICAL OFFICES, & RELATED USES
  -  SENIOR HOUSING & RELATED USES

Applicant: Eugene Schuler, Alderman 47th Ward  
 Date: July 31, 2002  
 Revised: December 12, 2002

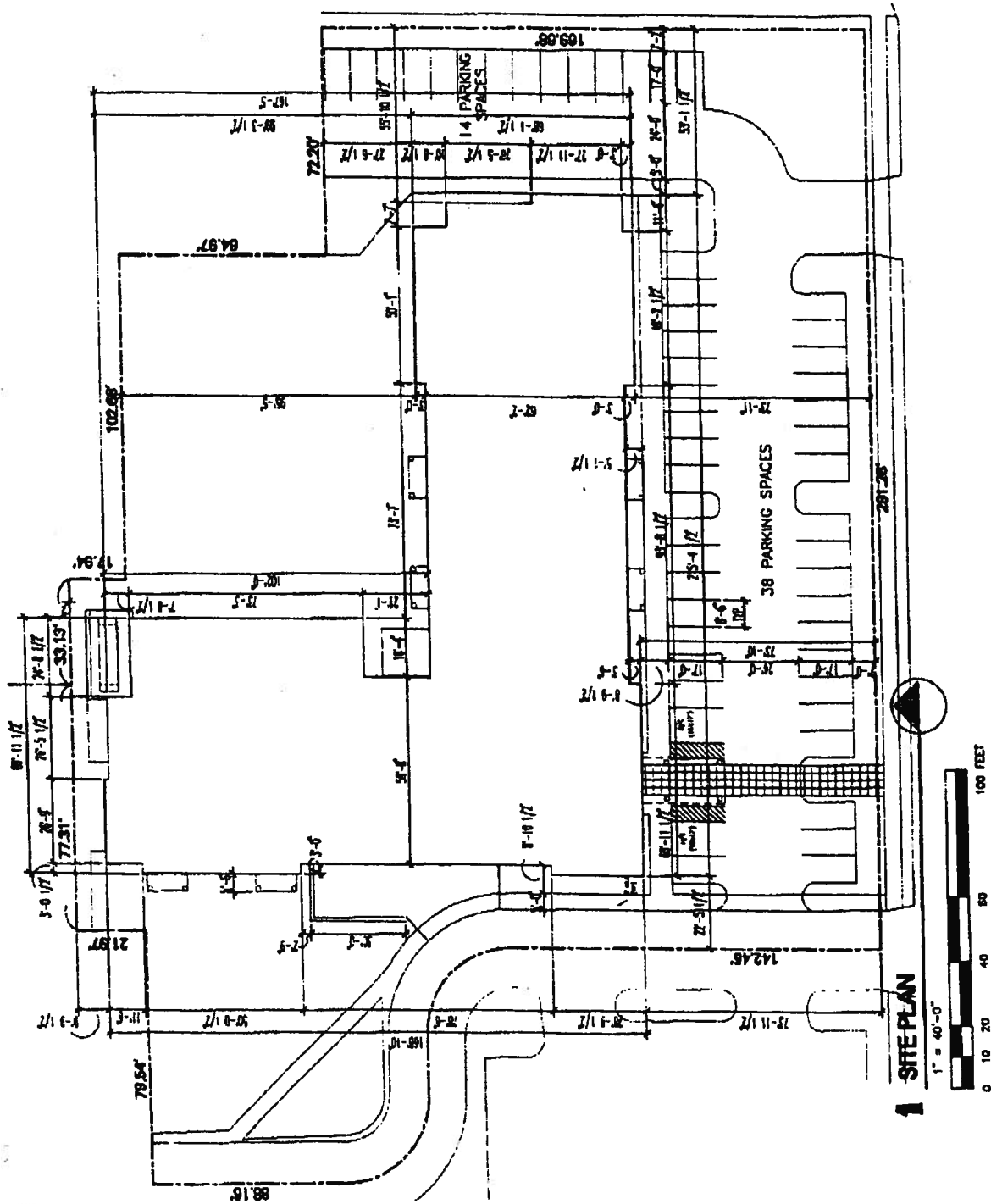


Site Plan.



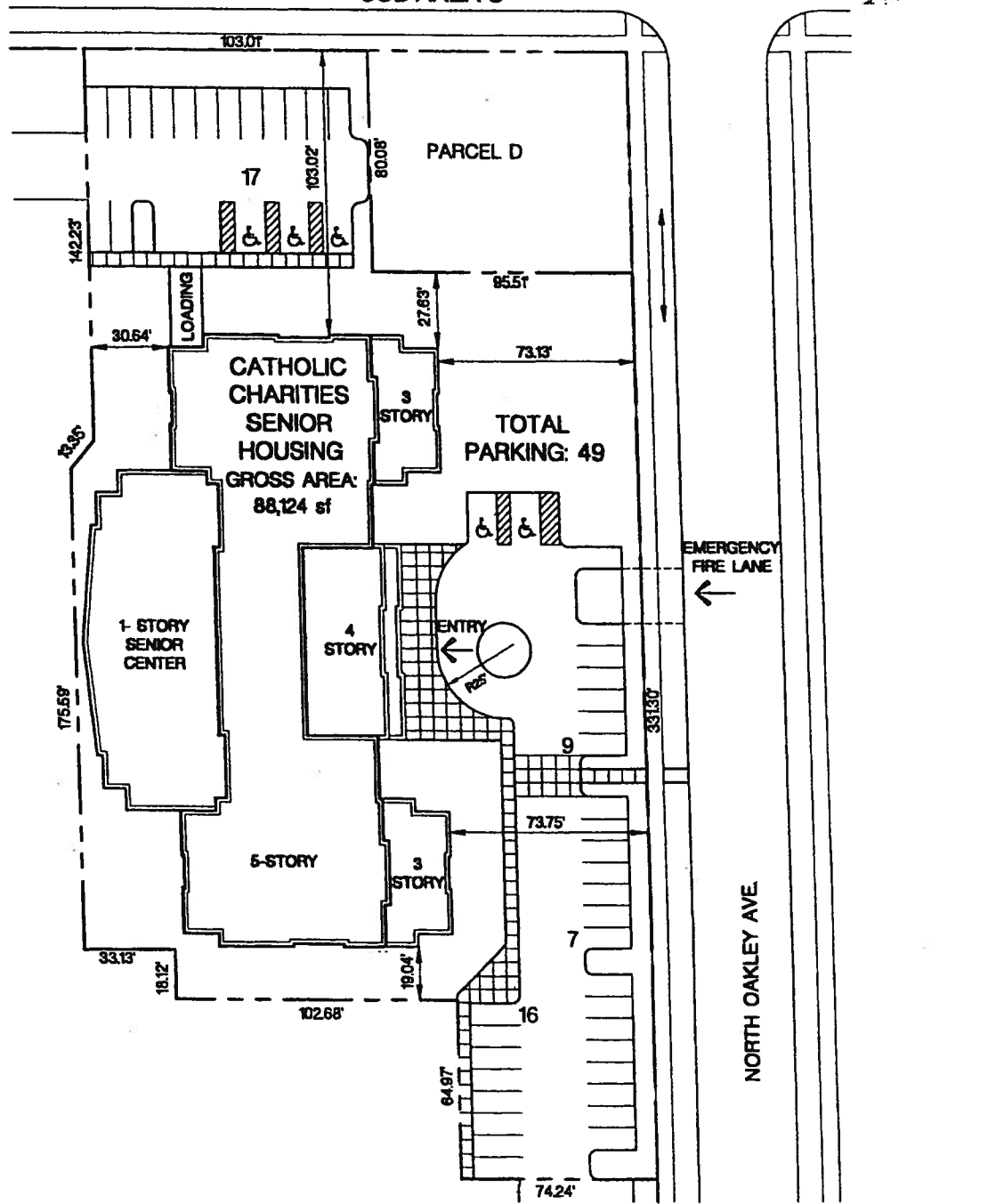
- LEGEND:**
- - - - - SITE AREA
  - — — — — EXISTING METAL FENCE
  - ■ ■ ■ ■ EXISTING BUILDING
  - ○ ○ ○ ○ EXISTING STRUCTURAL TREE (NO REMOVAL)
  - ○ ○ ○ ○ EXISTING ENVIRONMENTAL TREE (NO REMOVAL)
  - ○ ○ ○ ○ EXISTING ORNAMENTAL TREE (NO REMOVAL)


Site Plan -- Subarea B.

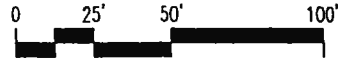


1 SITE PLAN

Site Plan -- Subarea C.



 **SITE PLAN - SUB AREA C**  
SCALE: 1"=50'-0"





Conceptual Plant Palette. (Page 1 of 2)

Table with columns: Symbol, Botanic Name, Common Name, Size, Remarks. Includes entries for Deciduous Shrubs like Acer glabrum, Acer rubrum, and various species of Quercus and Prunella.

Table with columns: Symbol, Botanic Name, Common Name, Size, Remarks. Includes entries for Evergreen Shrubs like Taxus canadensis, Thuja occidentalis, and various species of Juniperus and Yucca.

Applicant: Eugene Schuller, Alderman 47th Ward NorthCenter Senior Campus Chicago, Illinois

LAKOTA THE LAKOTA GROUP, INC.

Conceptual Plant Palette.  
(Page 2 of 2)

PERENNIALS, ORNAMENTAL GRASSES				
aj	Anemone japonica	Japanese Anemone	1 gal.	CG
amp	Achillea millefolium 'Paprika' or 'Terra Cotta'	Paprika Yarrow	1 gal.	CG
ap	Adiantum pedatum	Maidenhair Fern	1 gal.	CG
am	Alchemilla mollis	Lady's Mantle	1 gal.	CG
asm	Artemisia schmidtiana 'Silver Mound'	'Silver Mound'	1 gal.	CG
an	Aster novae-angliae	Purple Dome New England Aster	1 gal.	CG
ad	Astilbe japonica 'Deutschland'	Deutschland Astilbe	1 gal.	CG
af	Astilbe x arendsii 'Fanal'	Fanal Astilbe	1 gal.	CG
apb	Astilbe x arendsii 'Peach Blossom'	Peach Blossom Astilbe	1 gal.	CG
ar	Astilbe x arendsii 'Rheinland'	Pink Astilbe	1 gal.	CG
br	Bergenia rotblum	Rotblum Bergenia	1 gal.	CG
cas	Calamagrostis acutifolia 'Stricta'	Feather Reed Grass	1 gal.	CG
cdk	Chrysanthemum x superbum 'Alaska'	Blue Mist Shrub	18" spr.	BBB
csa	Chrysanthemum x superbum 'Alaska'	Shasta Daisy	1 gal.	CG
cr	Cnicifuga ramosa 'Hillside Black Beauty'	Bugbane	1 gal.	CG
cv	Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	1 gal.	CG
dh	Dianthus 'Heien'	Heien Dianthus	1 gal.	CG
db	Dianthus subcaulis 'Cheddar'	Cheddar Pinks Dianthus	1 gal.	CG
ep	Echinacea purpurea 'Magnus Pink'	Coneflower	1 gal.	CG
fe	Festuca 'Elijah Blue'	Elijah Blue Fescue	1 gal.	CG
gs	Geranium sanguineum	Bloody Red Cranesbill	1 gal.	CG
hsm	Helictotrichon sempervirens	Blue Oat Grass	2 gal.	CG
hh	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	CG
hs	Hemerocallis 'Stella de Oro'	Yellow Daylily	1 gal.	CG
hp	Heuchera micrantha 'Purple Palace'	Purple Palace Coral Bells	1 gal.	CG
he	Hosta sieboldiana 'Elegans'	Elegant Hosta	1 gal.	CG
hf	Hosta sieboldiana 'Frances William'	Frances William Hosta	1 gal.	CG
isc	Iris siberica 'Caesar's Brother'	Caesar's Brother Iris	1 gal.	CG
lm	Lavendula angustifolia 'Munstead'	Munstead Lavender	1 gal.	CG
ls	Liatris spicata 'Kobold'	Gayfeather	1 gal.	CG
lr	Ligularia 'Rocket'	Rocket Ligularia	1 gal.	CG
lsp	Liriope spicata	Lilyturf	1 gal.	CG
lc	Lysimachia clethroides 'White Goose-neck'	White Loosestrife	1 gal.	CG
msb	Miscanthus s. 'Blondo'	Blondo Maiden Grass	24" ht.	CG
msp	Miscanthus sinensis 'Purpurescens'	Purple Maiden Grass	1 gal.	CG
md	Monarda 'Red Delight'	Red Bee Balm	1 gal.	CG
nm	Nepeta x mussini	Blue Wonder Catmint	1 gal.	CG
po	Papaver spp.	Oriental Poppy	1 gal.	CG
pa	Penisetum apeloouroides	Fountain Grass	1 gal.	CG
pah	Penisetum apeloouroides 'Hamel'	Dwarf Fountain Grass	1 gal.	CG
pat	Perovskia atriplicifolia 'Longin'	Russian Sage	1 gal.	CG
pmr	Persicaria microcephala 'Red Dragon'	Red Dragon Persicaria	1 gal.	CG
pd	Phlox divaricata	Tall Phlox 'Purple'	1 gal.	CG
pf	Pulmonaria longifolia 'High Contrast'	High Contrast Lungwort	1 gal.	CG
rf	Rudbeckia fulgida 'Goldstrum'	Black-eyed Susan	1 gal.	CG
sn	Salvia nemorosa	East Friesland Salvia	1 gal.	CG
sa	Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.	CG
sh	Sporobolus heterolepis	Prairie Dropseed	1 gal.	CG
vs	Veronica spicata 'Sunny Border Blue'	Sunny Blue Veronica	1 gal.	CG
<b>ROUNDCOVERS</b>				
ef	Euonymus fortunei 'Colorata'	Purpleleaf Wintercreeper	3" pot	12" o.c. spacing
lv	Lamiastrum galeobdolon 'Florentinum'	Variegated Lamiastrum	quart	16" o.c. spacing
pt	Pachysandra terminalis	Japanese Flowering Spurge	3" pot	12" o.c. spacing
vm	Vinca minor 'Bowles'	Bowles Periwinkle	3" pot	12" o.c. spacing
wt	Waldsteinia nemata	Barren Strawberry	quart	16" o.c. spacing
<b>VINES</b>				
d	Clematis var. B. Jackmanii	B. Jackman Clematis	1 gal.	3' o.c. staked
ptr	Parthenocissus tricuspidata	Boston Ivy	1 gal.	3' o.c. staked
<b>ULBS</b>				
	Daffodils spp.	Ice Follies Daffodils	top size bulb	Naturalizing mix
	Hyacinths spp.	Grape Hyacinths	top size bulb	Naturalizing mix
	Tulips spp.	Mixed Colors Tulips	top size bulb	6" o.c. spacing

applicant: Eugene Schuster, Alderman 47th Ward

**NorthCenter Senior Campus** Chicago, Illinois

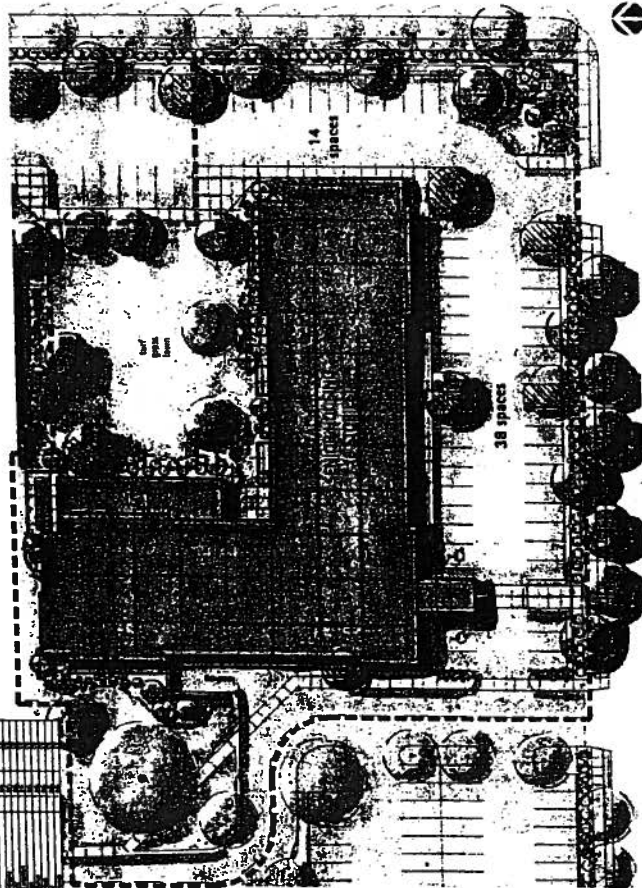
Subarea B -- Landscape Plan.

- LEGEND:
- Existing Deciduous Trees
  - Deciduous Trees
  - Evergreen Trees
  - Ornamental Trees
  - Grass Plantings
  - Perennial & Groundcovers

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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LAKOTA  
LAKOTA SENIOR CENTER

Applicant: Eugene Schuler, 47th Ward  
 NorthCenter Senior Campus Chicago, Illinois  
 b Area B Landscape Plan

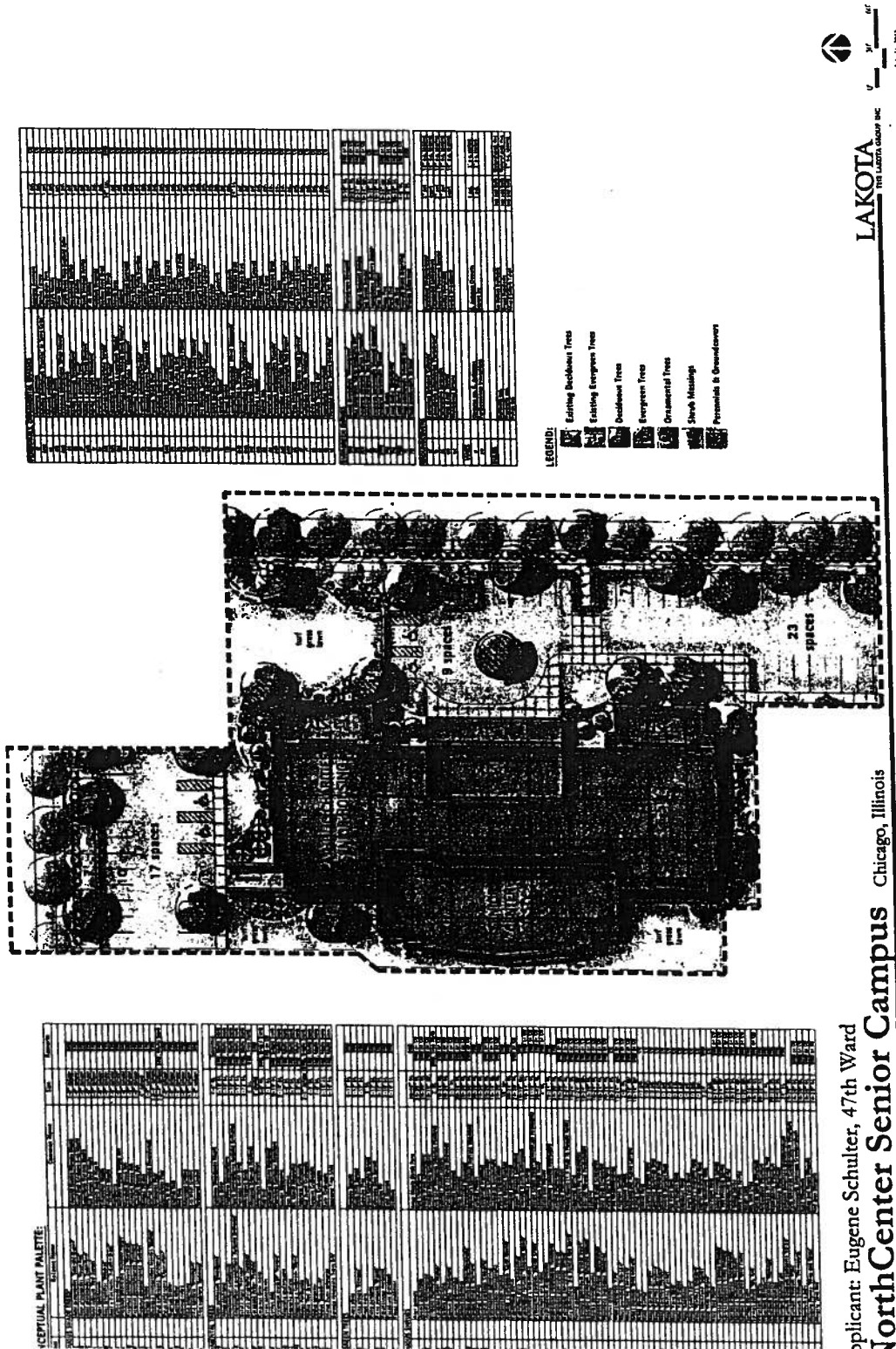


Conceptual Plant Palette.  
(Page 2 of 2)

PERENNIALS, ORNAMENTAL GRASSES				
aj	Anemone japonica	Japanese Anemone	1 gal.	CG
amp	Achillea millefolium 'Paprika' or 'Terra Cotta'	Paprika Yarrow	1 gal.	CG
ap	Adiantum pedatum	Maidenhair Fern	1 gal.	CG
am	Alchemilla mollis	Lady's Mantle	1 gal.	CG
asm	Artemisia schmidtiana 'Silver Mound'	Silver Mound	1 gal.	CG
an	Aster novae-angliae	Purple Dome New England Aster	1 gal.	CG
ad	Astilbe japonica 'Deutschland'	Deutschland Astilbe	1 gal.	CG
af	Astilbe x arendsii 'Fanal'	Fanal Astilbe	1 gal.	CG
apb	Astilbe x arendsii 'Peach Blossom'	Peach Blossom Astilbe	1 gal.	CG
ar	Astilbe x arendsii 'Rheinland'	Pink Astilbe	1 gal.	CG
br	Bergenia rotblum	Rotblum Bergenia	1 gal.	CG
cas	Calamagrostis acutifolia 'Stricta'	Feather Reed Grass	1 gal.	CG
cdk	Caryopteris 'Dark Night'	Blue Mist Shrub	18" spr.	B&B
csa	Chrysanthemum x superbum 'Alaska'	Shasta Daisy	1 gal.	CG
cr	Cimicifuga ramosa 'Hillside Black Beauty'	Bugbane	1 gal.	CG
cv	Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	1 gal.	CG
dh	Dianthus 'Helen'	Helen Dianthus	1 gal.	CG
ds	Dianthus subcaeruleus 'Cheddar'	Cheddar Pinks Dianthus	1 gal.	CG
ep	Echinacea purpurea 'Magnus Pink'	Coneflower	1 gal.	CG
fe	Festuca 'Elijah Blue'	Elijah Blue Fescue	1 gal.	CG
gs	Geranium sanguineum	Bloody Red Cranesbill	1 gal.	CG
hsm	Helictotrichon sempervirens	Blue Oat Grass	2 gal.	CG
hs	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	CG
hs	Hemerocallis 'Stella de Oro'	Yellow Daylily	1 gal.	CG
hp	Heuchera micrantha 'Purple Palace'	Purple Palace Coral Bells	1 gal.	CG
he	Hosta sieboldiana 'Elegans'	Elegans Hosta	1 gal.	CG
hf	Hosta sieboldiana 'Frances William'	Frances William Hosta	1 gal.	CG
isc	Iris siberica 'Caesar's Brother'	Caesar's Brother Iris	1 gal.	CG
lm	Lavandula angustifolia 'Munstead'	Munstead Lavender	1 gal.	CG
ls	Liatris spicata 'Kobold'	Gayfeather	1 gal.	CG
r	Ligularia 'Rocket'	Rocket Ligularia	1 gal.	CG
lsp	Liriope spicata	Lilyturf	1 gal.	CG
lc	Lysimachia clethroides 'White Goose-neck'	White Loosestrife	1 gal.	CG
msb	Miscanthus s. 'Biondo'	Biondo Maiden Grass	24" ht.	CG
msp	Miscanthus sinensis 'Purpureusens'	Purple Maiden Grass	1 gal.	CG
md	Monarda 'Red Delight'	Red Bee Balm	1 gal.	CG
nm	Nepeta x mussini	Blue Wonder Catmint	1 gal.	CG
po	Papaver spp.	Oriental Poppy	1 gal.	CG
pa	Penisetum apiculoculoides	Fountain Grass	1 gal.	CG
pah	Penisetum apiculoculoides 'Hameh'	Dwarf Fountain Grass	1 gal.	CG
pat	Perovskia atriplicifolia 'Longin'	Russian Sage	1 gal.	CG
pnr	Pericaria microcephala 'Red Dragon'	Red Dragon Pericaria	1 gal.	CG
pd	Phlox divaricata	Tall Phlox 'Purple'	1 gal.	CG
pl	Pulmonaria longifolia 'High Contrast'	High Contrast Lungwort	1 gal.	CG
rf	Rudbeckia fulgida 'Goldstrum'	Black-eyed Susan	1 gal.	CG
sn	Salvia nemorosa	East Friesland Salvia	1 gal.	CG
sa	Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.	CG
sh	Sporobolus heterolepis	Prairie Dropseed	1 gal.	CG
vs	Veronica spicata 'Sunny Border Blue'	Sunny Blue Veronica	1 gal.	CG
<b>FOUND COVERS</b>				
ef	Euonymus fortunei 'Colorata'	Purpleleaf Wintercreeper	3" pot	12" o.c. spacing
lv	Lamiasstrum galeobdolon 'Florentinum'	Variegated Lamiasstrum	quart	16" o.c. spacing
pt	Pachysandra terminalis	Japanese Flowering Spurge	3" pot	12" o.c. spacing
vm	Vinca minor 'Bowles'	Bowles Periwinkle	3" pot	12" o.c. spacing
wt	Waldsteinia ternata	Barren Strawberry	quart	16" o.c. spacing
<b>TINES</b>				
cl	Clematis var. B. Jackmani	B. Jackman Clematis	1 gal.	3' o.c. staked
ptr	Parthenocissus tricuspidata	Boston Ivy	1 gal.	3' o.c. staked
<b>ILBS</b>				
	Daffodils spp.	Ice Follies Daffodils	top size bulb	Naturalizing mix
	Hyacinths spp.	Grape Hyacinths	top size bulb	Naturalizing mix
	Tulips spp.	Mixed Colors Tulips	top size bulb	6" o.c. spacing

applicant: Eugene Schuler, Alderman 47th Ward  
NorthCenter Senior Campus Chicago, Illinois

Subarea C -- Landscape Plan.



Conceptual Plant Palette.
(Page 1 of 2)

Table with columns: Symbol, Qty, Botanic Name, Common Name, Size, Remarks. It lists various tree species like 'EUCALIPTUS SHADE TREES', 'DECIDUOUS TREES', 'GREEN TREES', and 'EVERGREEN TREES' with their respective quantities and botanical details.

applicant: Eugene Schuller, Alderman 47th Ward
NorthCenter Senior Campus Chicago, Illinois

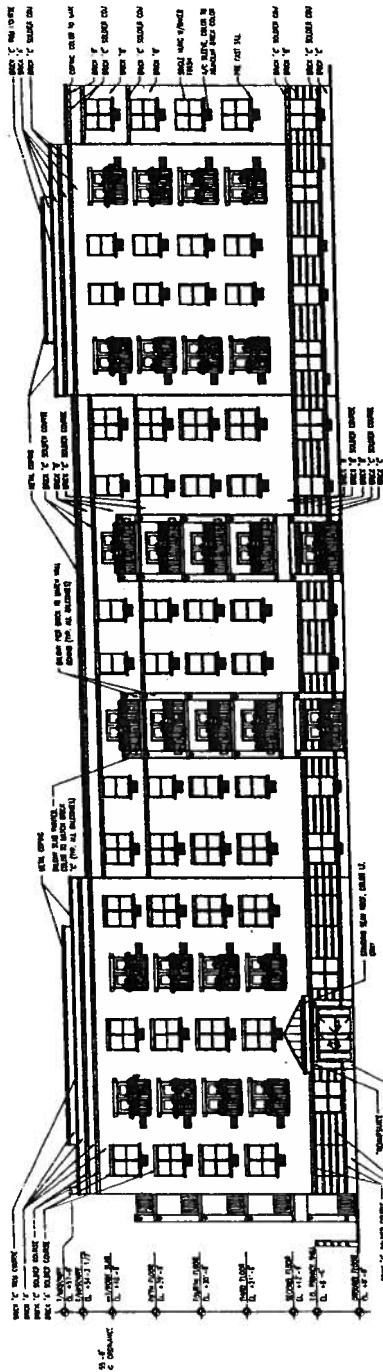


Conceptual Plant Palette.  
(Page 2 of 2)

PERENNIALS, ORNAMENTAL GRASSES			
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amp	Achillea millefolium 'Paprika' or 'Terra Cotta'	Paprika Yarrow	1 gal. CG
ap	Adiantum pedatum	Maidenhair Fern	1 gal. CG
am	Alchemilla mollis	Lady's Mantle	1 gal. CG
asm	Artemisia schmidtiana 'Silver Mound'	Silver Mound	1 gal. CG
an	Aster novae-angliae	Purple Dome New England Aster	1 gal. CG
ad	Astilbe japonica 'Deutschland'	Deutschland Astilbe	1 gal. CG
af	Astilbe x arendsii 'Fanal'	Fanal Astilbe	1 gal. CG
apb	Astilbe x arendsii 'Peach Blossom'	Peach Blossom Astilbe	1 gal. CG
ar	Astilbe x arendsii 'Rheinland'	Pink Astilbe	1 gal. CG
br	Bergenia rotblum	Rotblum Bergenia	1 gal. CG
cas	Calamagrostis acutifolia 'Stricia'	Feather Reed Grass	1 gal. CG
cdk	Caryopteris 'Dark Night'	Blue Mist Shrub	18" spr. B&B
csa	Chrysanthemum x superbum 'Alaska'	Shasta Daisy	1 gal. CG
cr	Cimicifuga ramosa 'Hillside Black Beauty'	Bugbane	1 gal. CG
cv	Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	1 gal. CG
dh	Dianthus 'Helen'	Helen Dianthus	1 gal. CG
ds	Dianthus subcaeruleus 'Cheddar'	Cheddar Pinks Dianthus	1 gal. CG
ep	Echinacea purpurea 'Magnus Pink'	Coneflower	1 gal. CG
fe	Festuca 'Elijah Blue'	Elijah Blue Fescue	1 gal. CG
gs	Geranium sanguineum	Bloody Red Cranesbill	1 gal. CG
hsm	Helictotrichon sempervirens	Blue Oat Grass	2 gal. CG
hh	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal. CG
hs	Hemerocallis 'Stella de Oro'	Yellow Daylily	1 gal. CG
hp	Heuchera micrantha 'Purple Palace'	Purple Palace Coral Bells	1 gal. CG
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hf	Hosta sieboldiana 'Frances William'	Frances William Hosta	1 gal. CG
isc	Iris siberica 'Caesar's Brother'	Caesar's Brother Iris	1 gal. CG
lm	Lavandula angustifolia 'Munstead'	Munstead Lavender	1 gal. CG
ls	Liatris spicata 'Kobold'	Gayfeather	1 gal. CG
lr	Ligularia 'Rocket'	Rocket Ligularia	1 gal. CG
lsp	Lilipae spicata	Lilyturf	1 gal. CG
lc	Lysimachia clethroides 'White Goose-neck'	White Loosestrife	1 gal. CG
msb	Miscanthus s. 'Blondo'	Blondo Maiden Grass	24" ht. CG
misp	Miscanthus sinensis 'Purpureus'	Purple Maiden Grass	1 gal. CG
md	Monarda 'Red Delight'	Red Bee Balm	1 gal. CG
nm	Nepeta x mussini	Blue Wonder Catmint	1 gal. CG
po	Papaver spp.	Oriental Poppy	1 gal. CG
pa	Penisetum apeloocuroides	Fountain Grass	1 gal. CG
pah	Penisetum apeloocuroides 'Hamel'	Dwarf Fountain Grass	1 gal. CG
pat	Perovskia atriplicifolia 'Longin'	Russian Sage	1 gal. CG
pmr	Persicaria microcephala 'Red Dragon'	Red Dragon Persicaria	1 gal. CG
pd	Phlox divaricata	Tall Phlox 'Purple'	1 gal. CG
pf	Pulmonaria longifolia 'High Contrast'	High Contrast Lungwort	1 gal. CG
rf	Rudbeckia fulgida 'Goldstrum'	Black-eyed Susan	1 gal. CG
sn	Salvia nemorosa	East Friesland Salvia	1 gal. CG
sa	Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal. CG
sh	Sporobolus heterolepis	Prairie Dropseed	1 gal. CG
vs	Veronica spicata 'Sunny Border Blue'	Sunny Blue Veronica	1 gal. CG
<b>ROUNDCOVERS</b>			
ef	Euonymus fortunei 'Colorata'	Purpleleaf Wintercreeper	3" pot 12" o.c. spacing
lv	Lamiasrum galeobdolon 'Florentinum'	Variegated Lamiasrum	quart 16" o.c. spacing
pf	Pachysandra terminalis	Japanese Flowering Spurge	3" pot 12" o.c. spacing
vm	Vinca minor 'Bowles'	Bowles Periwinkle	3" pot 12" o.c. spacing
wt	Waldsteinia temata	Barren Strawberry	quart 16" o.c. spacing
<b>VINES</b>			
cl	Clematis var. B. Jackmani	B. Jackman Clematis	1 gal. 3' o.c. staked
ptr	Parthenocissus tricuspidata	Boston Ivy	1 gal. 3' o.c. staked
<b>FLBS</b>			
	Daffodils spp.	Ice Follies Daffodils	top size bulb Naturalizing mix
	Hyacinths spp.	Grape Hyacinths	top size bulb Naturalizing mix
	Tulips spp.	Mixed Colors Tulips	top size bulb 6" o.c. spacing

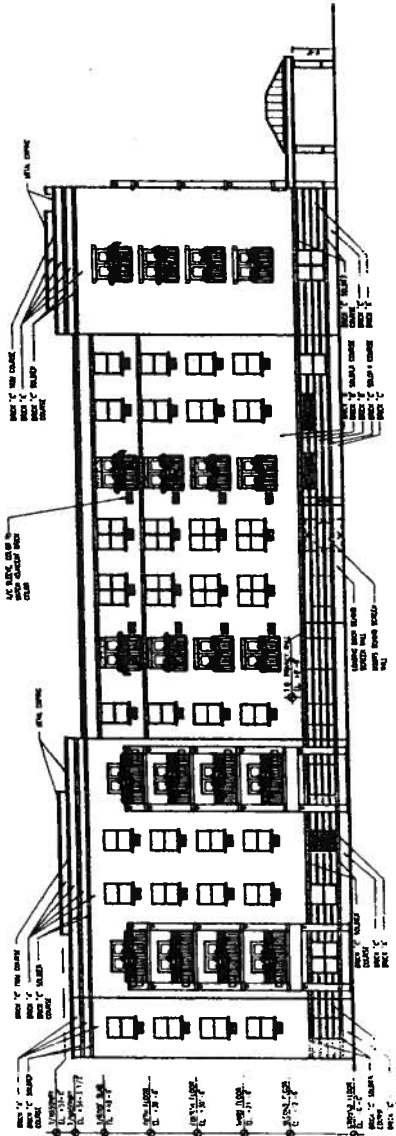
applicant: Eugene Schuler, Alderman 47th Ward  
**NorthCenter Senior Campus** Chicago, Illinois

### NorthCenter Senior Housing South And West Building Elevations.



1 SOUTH ELEVATION

1" = 30'-0"

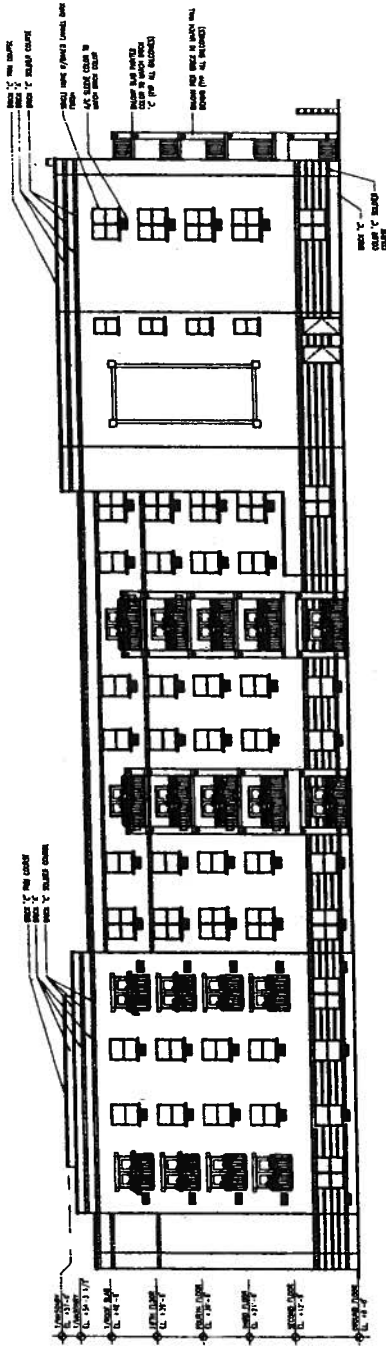


2 WEST ELEVATION

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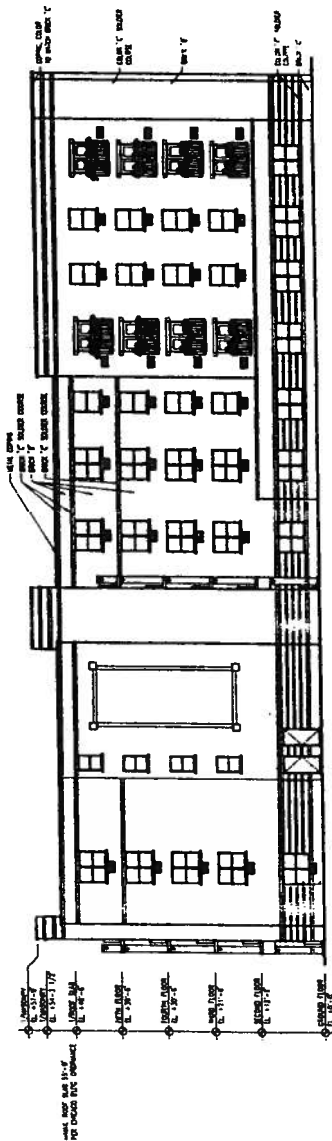
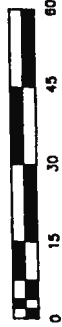


NorthCenter Senior Housing North And East Building Elevations.



1 NORTH ELEVATION

1" = 30'-0"



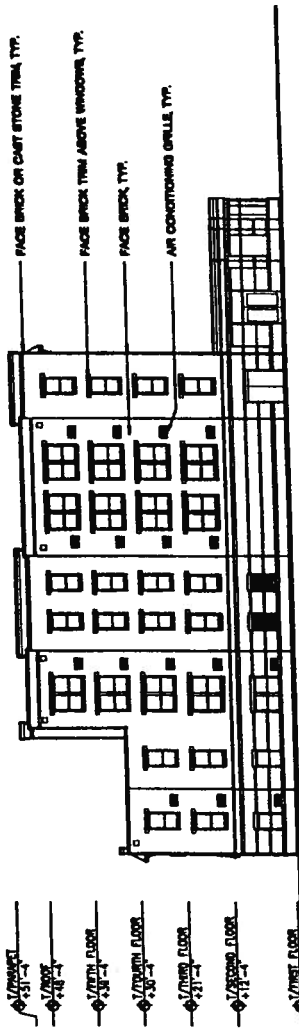
2 EAST ELEVATION

1" = 30'-0"

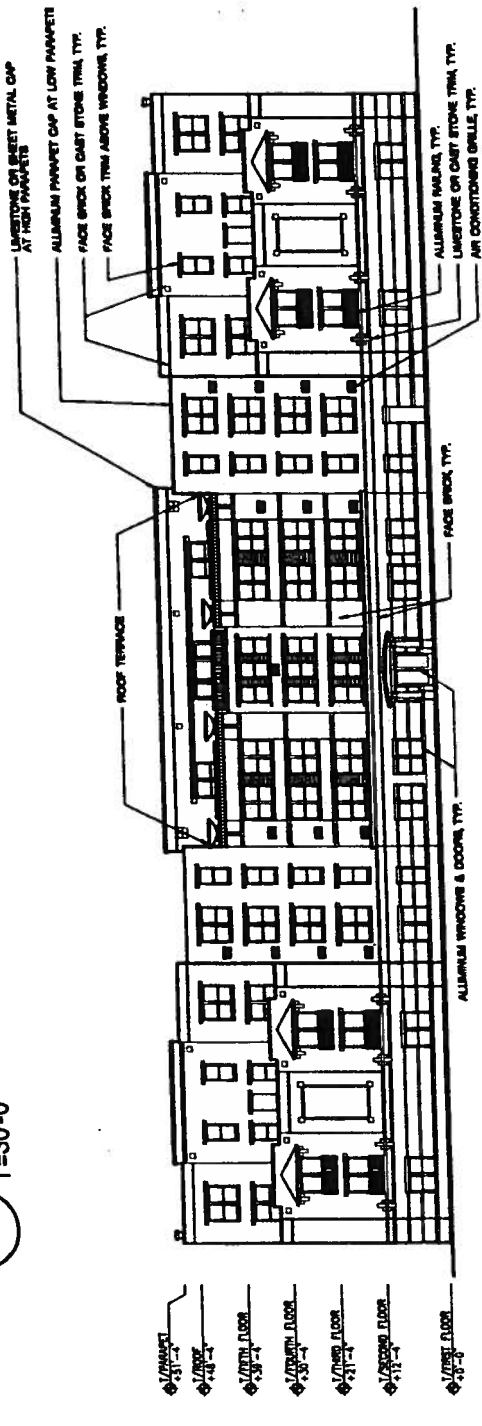


..... FOR REPLICATION

Subarea C East And North Building Elevations.



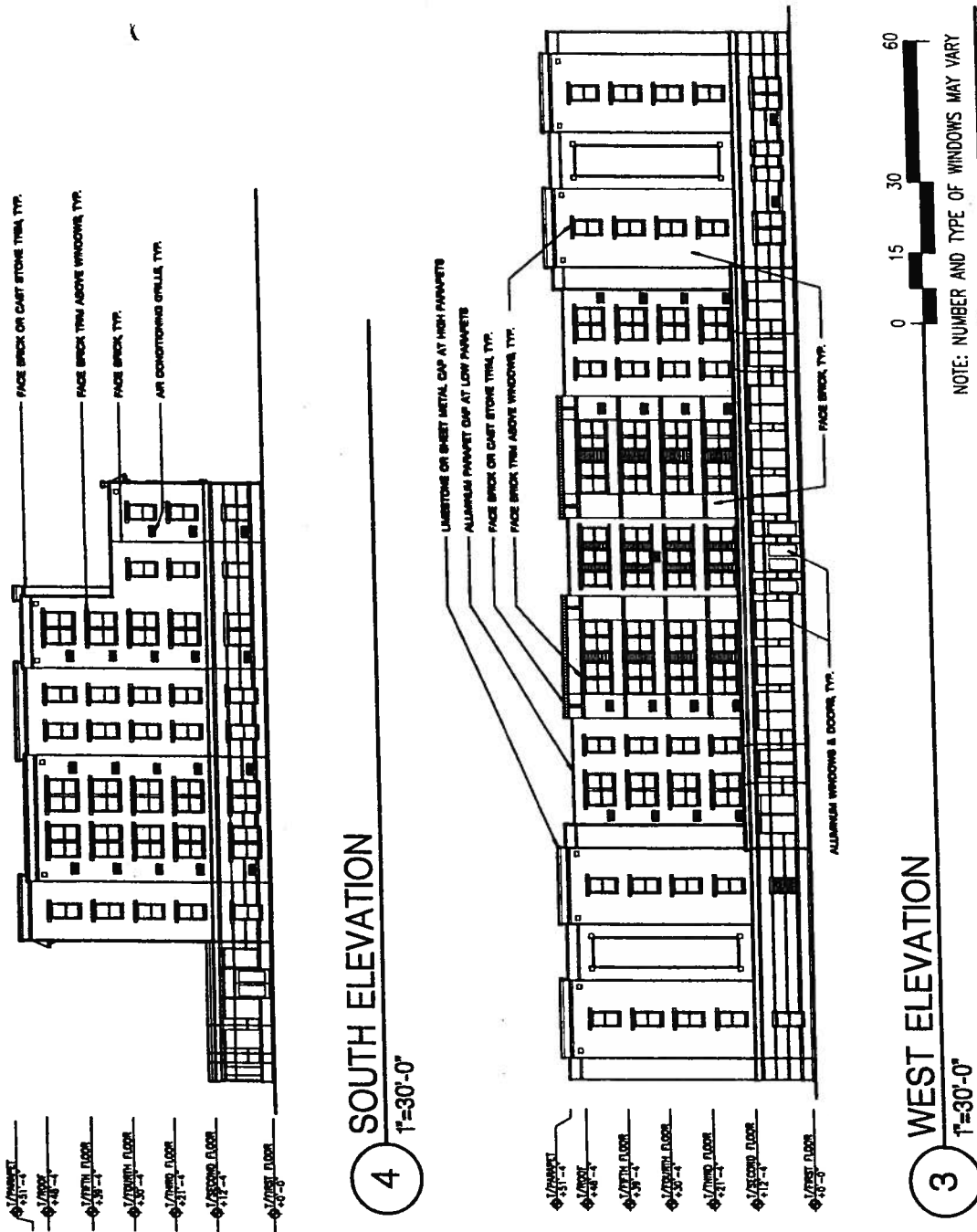
2 NORTH ELEVATION  
1"=30'-0"



1 EAST ELEVATION  
1"=30'-0"  
FINAL FOR PUBLICATION

0 15 30  
NOTE: NUMBER AND TYPE OF WINDOWS MAY VARY

Subarea C West And South Building Elevations.



voting on Application Numbers 11840 and 11841 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

At this time, I, along with Alderman Ed Smith, move that this report be deferred and published with the exception of twenty applications for which I request immediate passage because time is of the essence. They are Application Numbers 11906, 11907, 11898, A-3546, 11892, 11908, 11840, 11910, A-3575, 11897, 11905, 11890, 11893, 11841, 11808, 11836, 11878, 11245, A-3530 and A-3542.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,  
*Chairman.*

On motion of Alderman Banks, the said proposed ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Holt, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Frias, Olivo, Burke, Jones, Coleman, Streeter, Murphy, Rugai, Troutman, Evans, Munoz, Zalewski, Chandler, Medrano, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Suarez, Gabinski, Mell, Austin, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, M. Smith, Moore, Stone -- 49.

*Nays* -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

Alderman Schuller was excused from voting under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map Number 11-H. PD 612*  
(As Amended)

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map Number 11-H in the area bounded by:

West Belle Plaine Avenue; North Oakley Avenue; West Irving Park Road; and North Western Avenue,

to those of a B2-1 Restricted Retail District and a corresponding use district is hereby established in the area above described.

SECTION 2. That Chicago Zoning Ordinance be further amended by changing all the B2-1 Restricted Retail District symbols and indications in the area bounded by:

West Belle Plaine Avenue; North Oakley Avenue; West Irving Park Road; and North Western Avenue,

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

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

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

*Business-Institutional Planned Development. No. 612*

*Plan Of Development Statements.*

1. The area delineated herein as a "Business-Institutional Planned Development" (the "Planned Development") consists of approximately 335,352 square feet (approximately 7.69 acres) of real property which is depicted on the attached Property Line and Planned Development Boundary Map (the "Property") and is owned or controlled by the applicant, Ravenswood Health Care Corporation, an Illinois not-for-profit corporation (the "Applicant").
2. All applicable official reviews, approvals or permits required in connection with this Planned Development shall be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time of applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise), shall be made or authorized by all the owners of the Property and any ground lessors.
4. This Planned Development consists of thirteen (13) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; and Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan and Building Elevations prepared by Matthei & Colin Associates, ("M.C.A.") dated September 12, 1996 and a Landscape Plan prepared by Don Halamka Associates, Inc. dated September 12, 1996. Full size sets of the Site Plan, the Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The permitted uses in the Planned Development are outpatient rehabilitation services; behavioral health counseling; outpatient mental health counseling; general office space; community health education; dental services; optometry services; outpatient oncology services; radiation therapy; retail pharmacy services; occupational health services; urgent care services; diagnostic imaging services; laboratory services; as well as medical office space, public facilities, administrative support offices, education and nursing school facilities, accessory parking and related uses.
6. Identification and other necessary signs shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs, shall be permitted, subject to the

review and approval of the Department of Planning and Development.

7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development, subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.
8. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved area. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
9. In addition to the maximum heights of buildings prescribed on the Bulk Regulations and Data Table and the Building Elevations attached hereto, the height of any improvements shall also be subject to height limitations approved by the Federal Aviation Administration.
10. For purposes of maximum floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor area devoted to mechanical equipment rooms in excess of 5,000 square feet in a single location, regardless of placement in the building, shall be excluded.
11. Improvements on the Property, including landscaping and all entrances and exits to the parking area, shall be designed and installed in substantial conformance with the Site Plan, Landscape Plan, Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, new parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Site Plan, Landscape Plan and the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the

nature of the development of the Property contemplated in this Planned Development ordinance. Any such modification shall be deemed to be a minor change in the Planned Development ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all new buildings to be located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

[Existing Zoning Map; Existing Land-Use Map; Planned Development and Property Line Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 31569 through 31575 of this Journal.]

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

*Business-Institutional Planned Development. No. 612*

*Bulk Regulations And Data Table.*

1. Net Site Area: 335,352 square feet; approximately 7.69 acres
2. Gross Site Area: 438,372 square feet; approximately 10.06 acres  
[Gross Site Area = Net Site Area plus area in public right-of-way].

3. Maximum Floor Area Ratio: 1.0.
4. Minimum Number of Off-Street Parking Spaces:
  - A. Existing Improvements and Proposed 36,000 Square Foot Building: 391.
  - B. Future Building (up to 36,000 square feet): 2.80 spaces per 1,000 square feet of net additional building area.
5. Minimum Number of Off-Street Loading Spaces: 1.
6. Maximum Building Height: 55 feet.

—

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

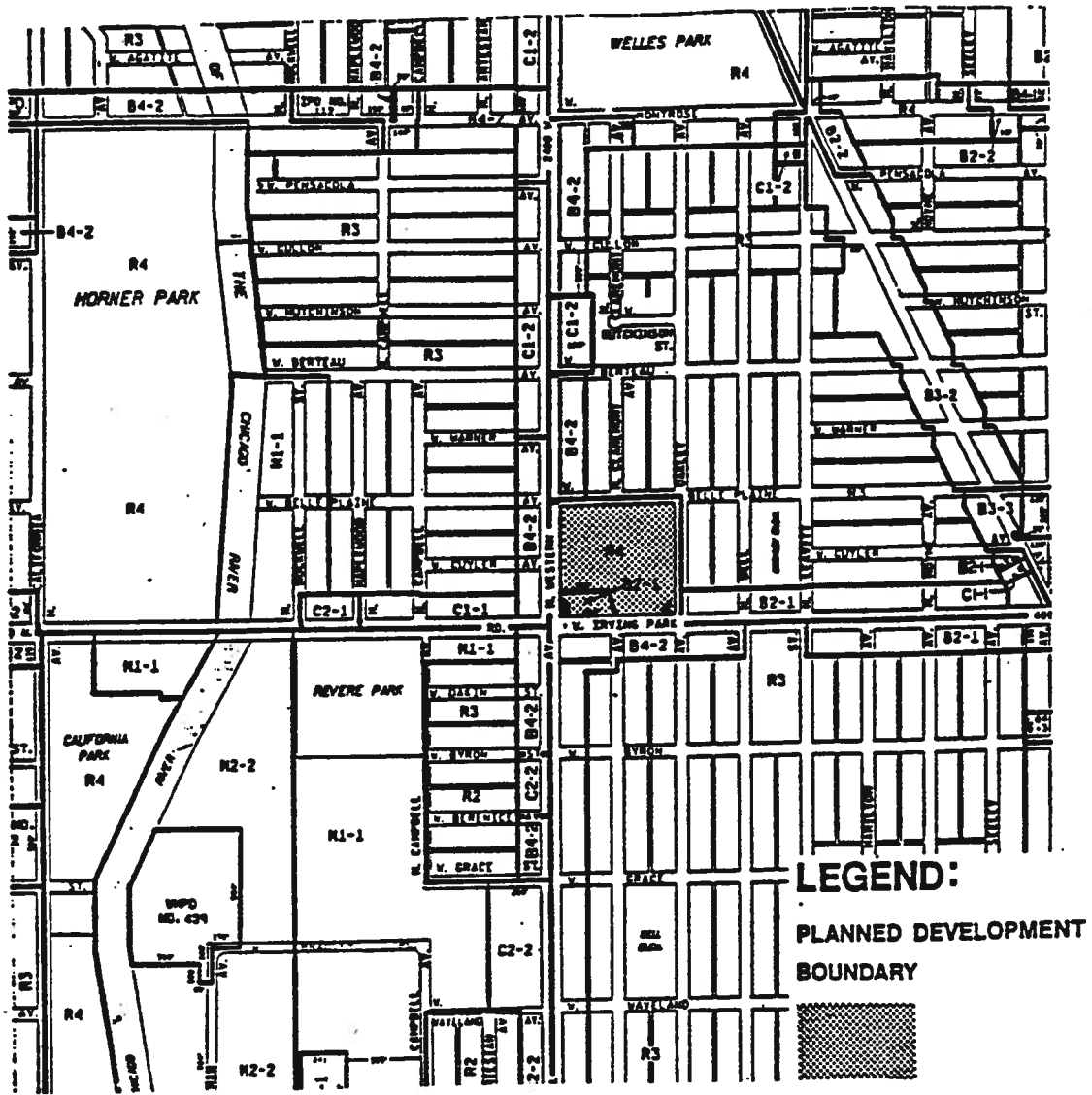
*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications, all the B4-2 Restricted Service District symbols and indications, and all the B5-3 General Retail District symbols and indications as shown on Map Number 11-H in the area bounded by

a line 292 feet north of and parallel to West Wilson Avenue; the west line of North Ravenswood Avenue; a line 142 feet south of and parallel to West Wilson Avenue; the Chicago Transit Authority railroad right-of-way; West Wilson Avenue; and the public alley next west of and parallel to North Ravenswood Avenue,

(Continued on page 31576)

Existing Zoning Map.

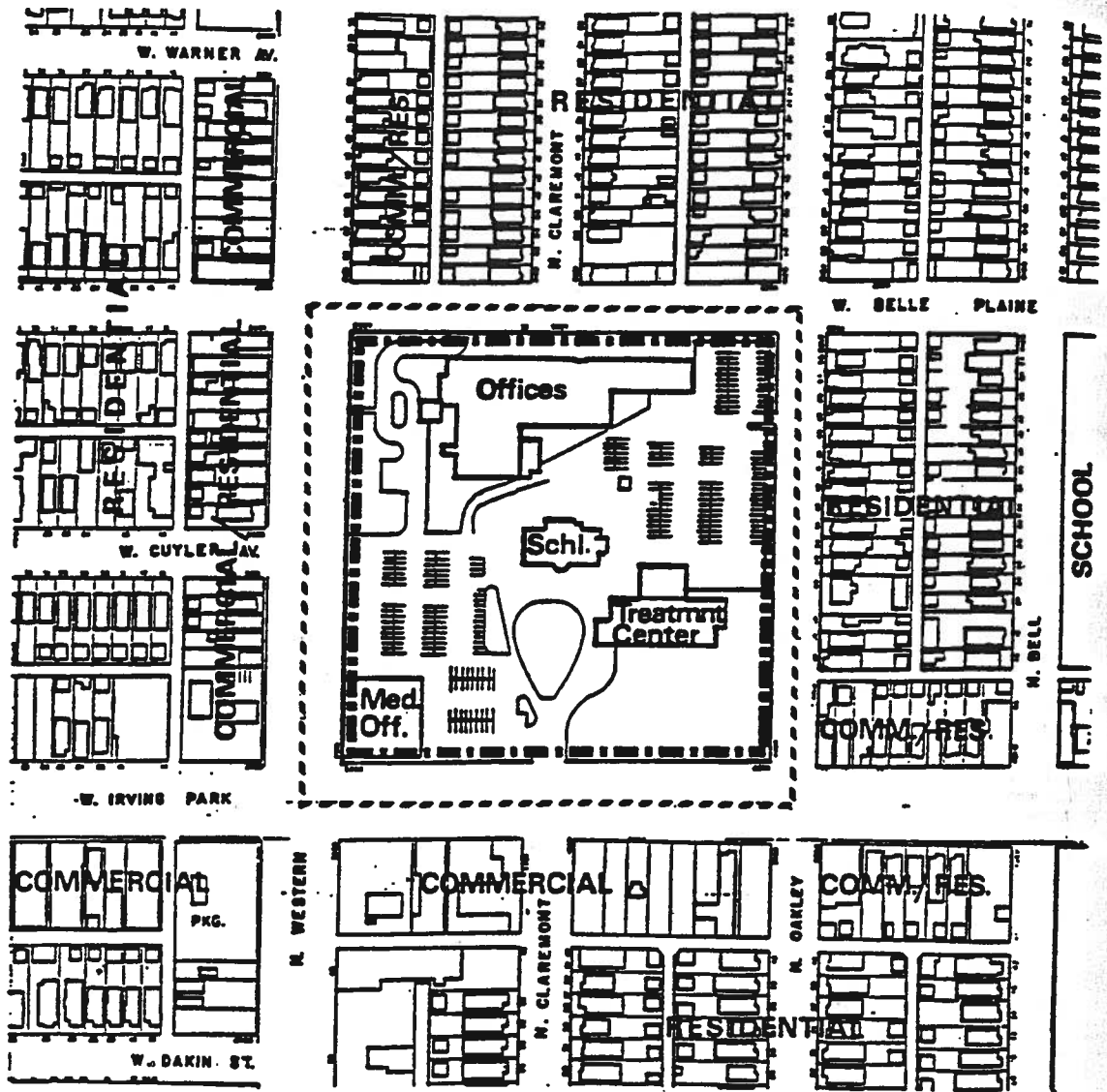


APPLICANT:  
DATE:  
REVISED:

RAVENSWOOD HEALTH CARE CORPORATION  
JULY 10, 1996  
SEPTEMBER 12, 1996



Existing Land-Use Map.

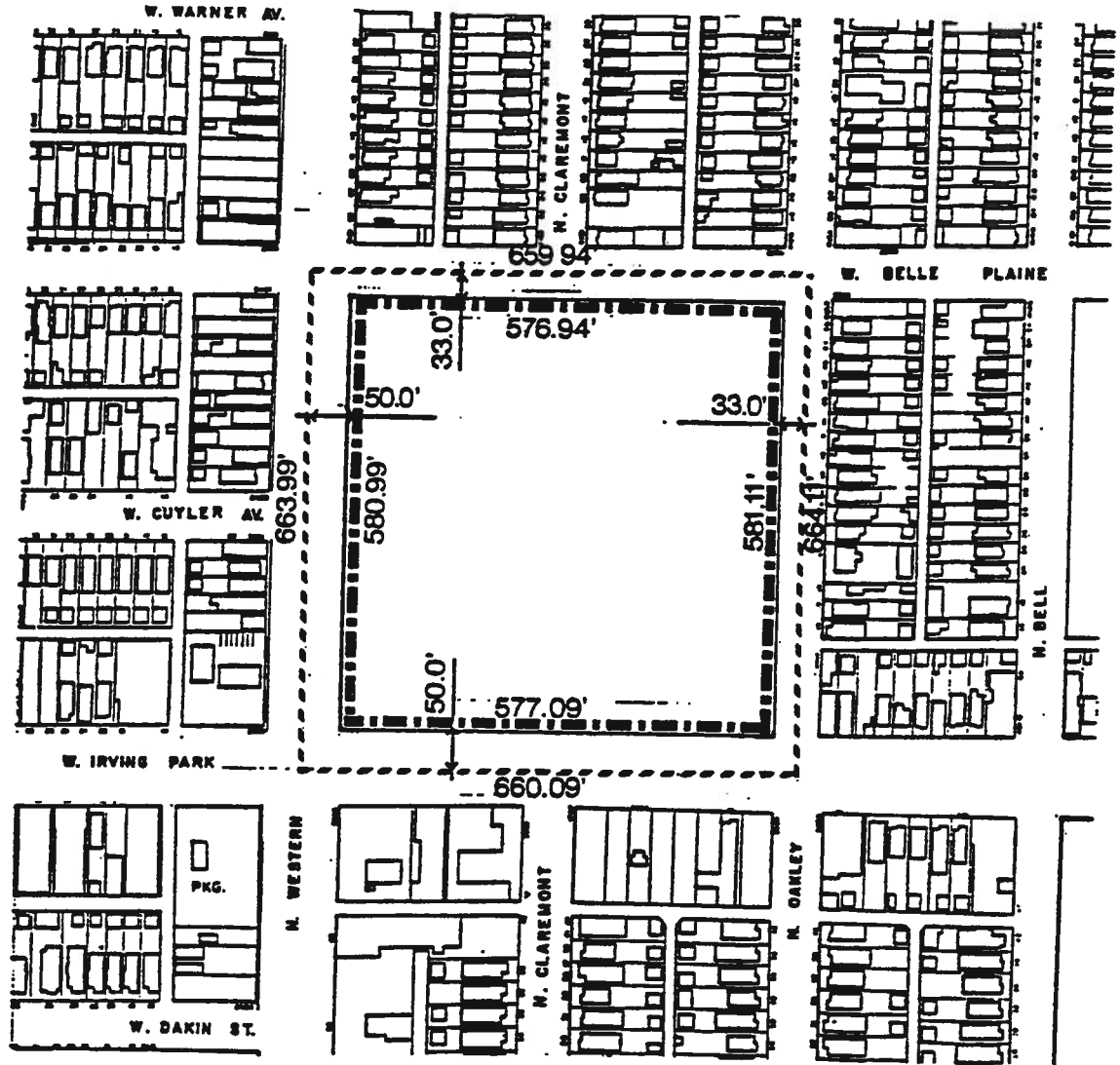


**LEGEND**  
 - - - - - PLANNED DEVELOPMENT BOUNDARY  
 ■■■■■ PROPERTY LINE

APPLICANT: RAVENSWOOD HEALTH CARE CORPORATION  
 DATE: JULY 10, 1996  
 REVISED: SEPTEMBER 12, 1996



### Planned Development Boundary And Property Line Map.



#### LEGEND

----- PLANNED DEVELOPMENT BOUNDARY

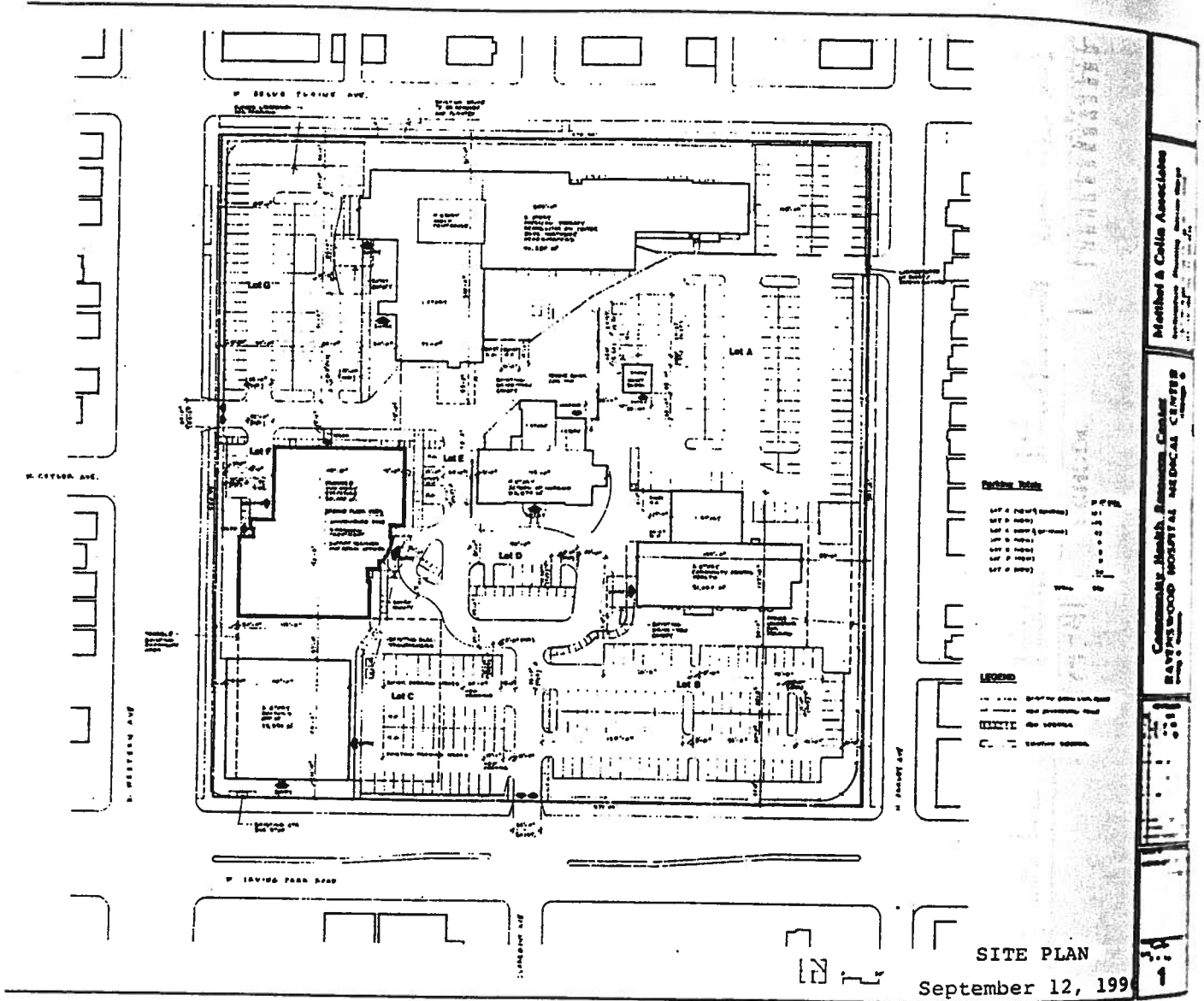
----- PROPERTY LINE

APPLICANT:  
DATE:  
REVISED:

RAVENSWOOD HEALTH CARE CORPORATION  
JULY 10, 1996  
SEPTEMBER 12, 1996

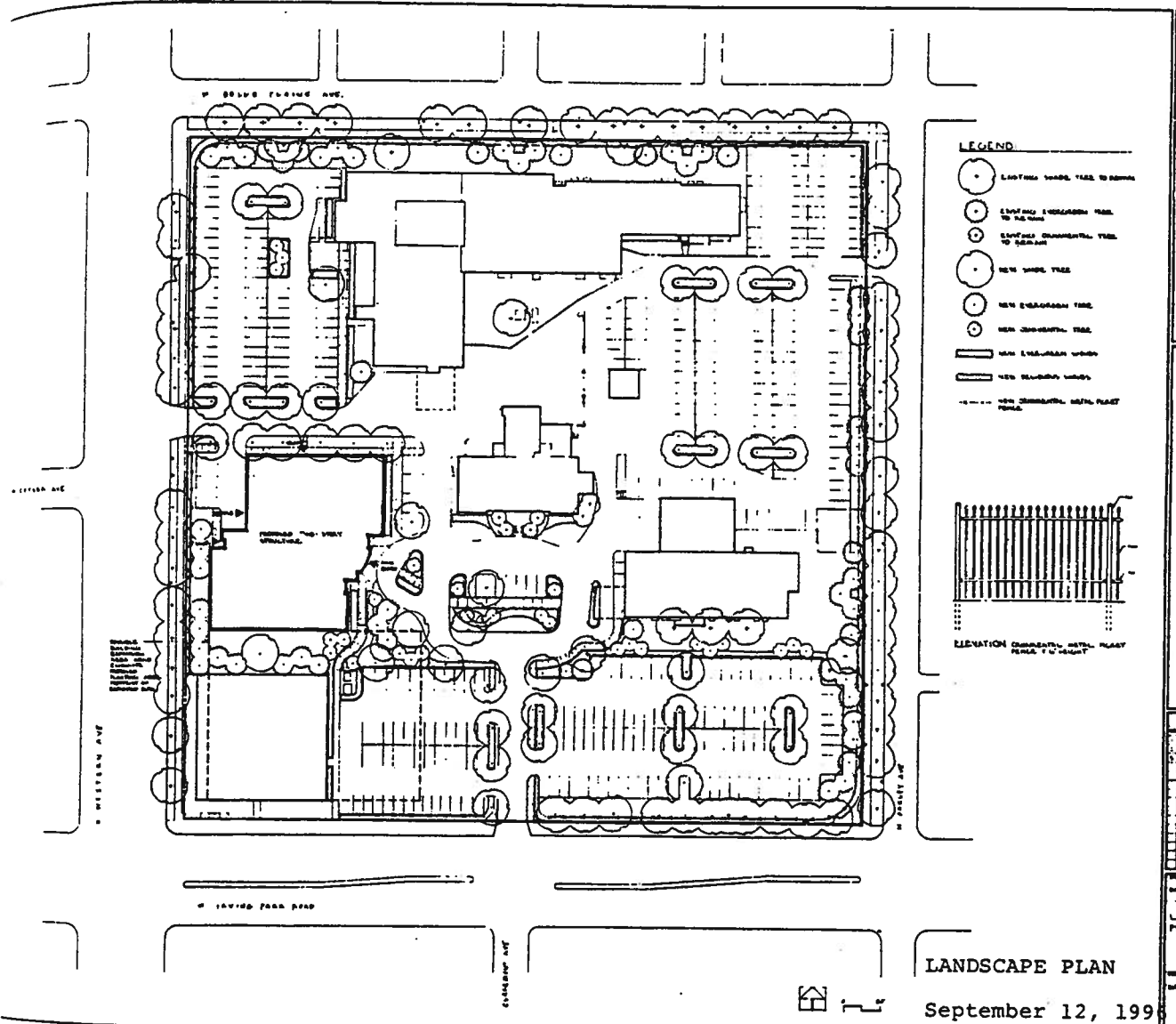


Site Plan.



Matthew & Cella Associates  
 COMMUNITY HEALTH RESOURCE CENTER  
 BAYWOOD HOSPITAL MEDICAL CENTER  
 1100 S. HARRISON AVE.  
 CHICAGO, ILL. 60605

# Landscape Plan.



**LEGEND**

- EXISTING SHADE TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- EXISTING ORNAMENTAL TREE TO REMAIN
- NEW SHADE TREE
- NEW EVERGREEN TREE
- NEW ORNAMENTAL TREE
- NEW EVERGREEN SHRUB
- NEW DECIDUOUS SHRUB
- NEW ORNAMENTAL PLANT

ELEVATION (ORNAMENTAL TREE PLANT AREA 1' TO 10' HIGH)

THE NATIONAL ASSOCIATION OF  
LANDSCAPE ARCHITECTS  
11 NORTH LAUREL STREET  
CHICAGO, IL 60610

Community Health Resource Center  
RAVENSWOOD HOSPITAL MEDICAL CENTER  
Ewing & Wacker

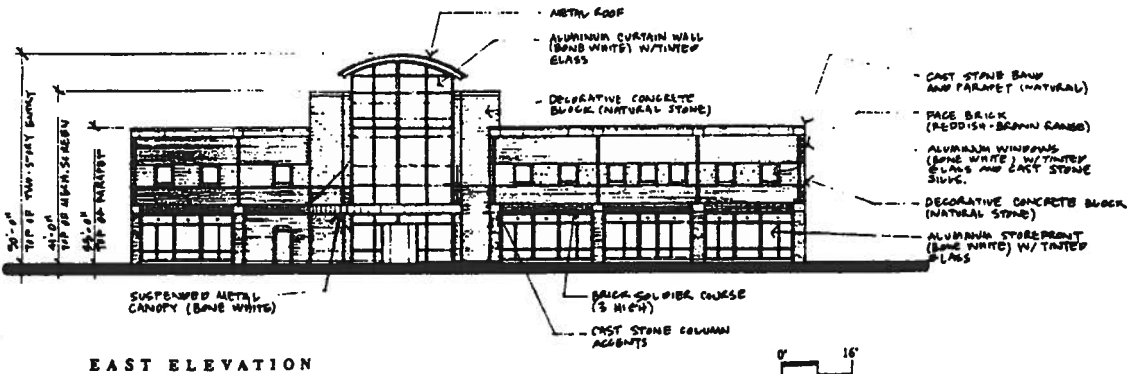
DATE: 9/12/96  
SCALE: AS SHOWN  
PROJECT NO.: 31573

LANDSCAPE PLAN

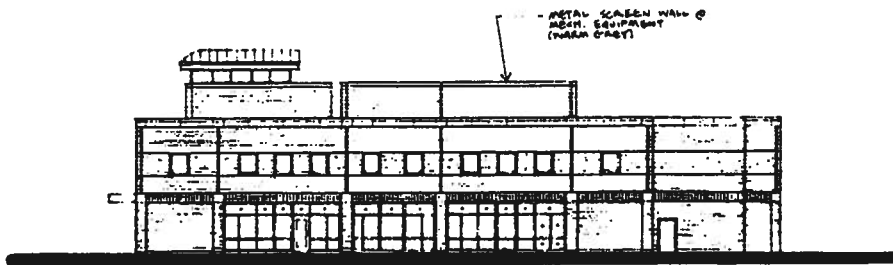
September 12, 1996

Method & Cells Association  
Community Health Resource Center  
RAVENSWOOD HOSPITAL MEDICAL CENTER

Building Elevations.



EAST ELEVATION



NORTH ELEVATION

BUILDING ELEVATIONS

September 12, 1996

Matthei & Colin Associates

Architects Planners Interior Design  
1100 N. Dearborn St. Chicago, IL 60610  
Tel: 312-329-8800 Fax: 312-329-8801

RAVENSWOOD HOSPITAL MEDICAL CENTER  
COMMUNITY HEALTH RESOURCE CENTER  
5700 N. WELLS ST. CHICAGO, IL 60630

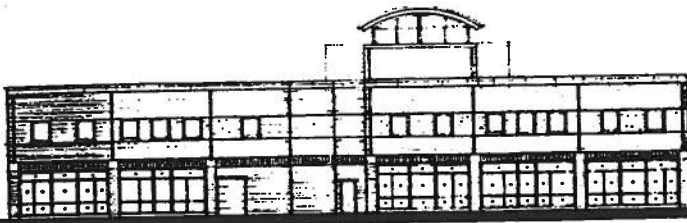
REVISIONS

NO.	DATE	DESCRIPTION
1	9/12/96	ISSUED FOR PERMIT
2	9/12/96	ISSUED FOR PERMIT
3	9/12/96	ISSUED FOR PERMIT
4	9/12/96	ISSUED FOR PERMIT
5	9/12/96	ISSUED FOR PERMIT
6	9/12/96	ISSUED FOR PERMIT
7	9/12/96	ISSUED FOR PERMIT
8	9/12/96	ISSUED FOR PERMIT
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10	9/12/96	ISSUED FOR PERMIT

DATE OF  
CHECKED BY

PROJECT NO.  
SHEET NO.

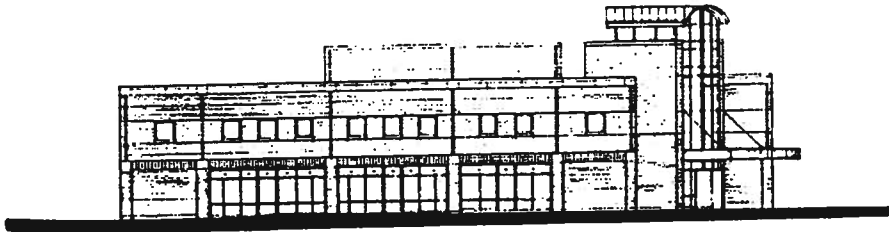
Building Elevations.



WEST ELEVATION



1" = 16'-0"



SOUTH ELEVATION

BUILDING ELEVATIONS

September 12, 1996

Matthei & Colin Associates

Architecture Planning Interior Design  
312 S. Michigan Avenue Chicago, Illinois 60604  
312-339-4102 Fax: 312-339-8164

RAVENS WOOD HOSPITAL MEDICAL CENTER  
COMMUNITY HEALTH RESOURCE CENTER  
CHICAGO, IL  
IRVING & WESTERN

REVISIONS

NO.	DATE	DESCRIPTION

DESIGNED BY  
CHECKED BY

PROJECT NO.  
DATE: 9-9-96

RAVENS WOOD HOSPITAL MEDICAL CENTER  
COMMUNITY HEALTH RESOURCE CENTER  
CHICAGO, IL

Matthei & Colin Associates  
Architecture Planning Interior Design  
312 S. Michigan Avenue Chicago, Illinois 60604  
312-339-4102 Fax: 312-339-8164

REVISIONS

DATE: 9-9-96

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