

11841

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)*

PD 613

*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)

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(Continued from page 31568):

to those of a B3-1 General Retail District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be further amended by changing all the B3-1 General Retail District symbols and indications 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,

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

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

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

*Business-Institutional Planned Development. No. 613*

*Plan of Development Statements.*

1. The area delineated herein as a Business-Institutional Planned Development (the "Planned Development") consists of approximately 62,000 square feet (approximately 1.42 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, 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 these fourteen (14) 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 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, 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 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, general office space, public facilities, administrative support offices, accessory and non-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 and approval of the Departments of Transportations and 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 areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
9. The height restriction of any building or any appurtenance attached thereto shall, in addition to the Building Elevations Drawings and the Bulk Regulations and Data Table, be subject to 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 the 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.
14. Unless substantial construction of the proposed medical facility (as depicted on the Site Plan) has commenced within ten (10) years of the adoption of this Planned Development and is thereafter diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the Property shall revert to B3-1 General Retail District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Building Elevations (south and east); and Building Elevations (north and west) referred to in these Plan of Development Statements printed on pages 31581 through 31587 of this Journal.]

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

11841

*Business-Institutional Planned Development. No. 613*

*Bulk Regulations And Data Table.*

1. Net Site Area: 62,000 square feet; approximately 1.42 acres.
2. Gross Site Area: 87,610 square feet; approximately 2.0 acres (Gross Site Area equals Net Site Area plus Area in Public Right-of-Way).
3. Maximum Floor Area Ratio: 1.0.
4. Minimum Number of Off-Street Accessory Parking Spaces: 43 (if developed as a two (2) story structure as shown on the attached Building Elevations); or sixty-four (64) (if developed as a three (3) story structure as shown on the attached Building Elevations).
5. Minimum Number of Off-Street Loading Spaces: 1.
6. Maximum Building Height: 60.0 feet.

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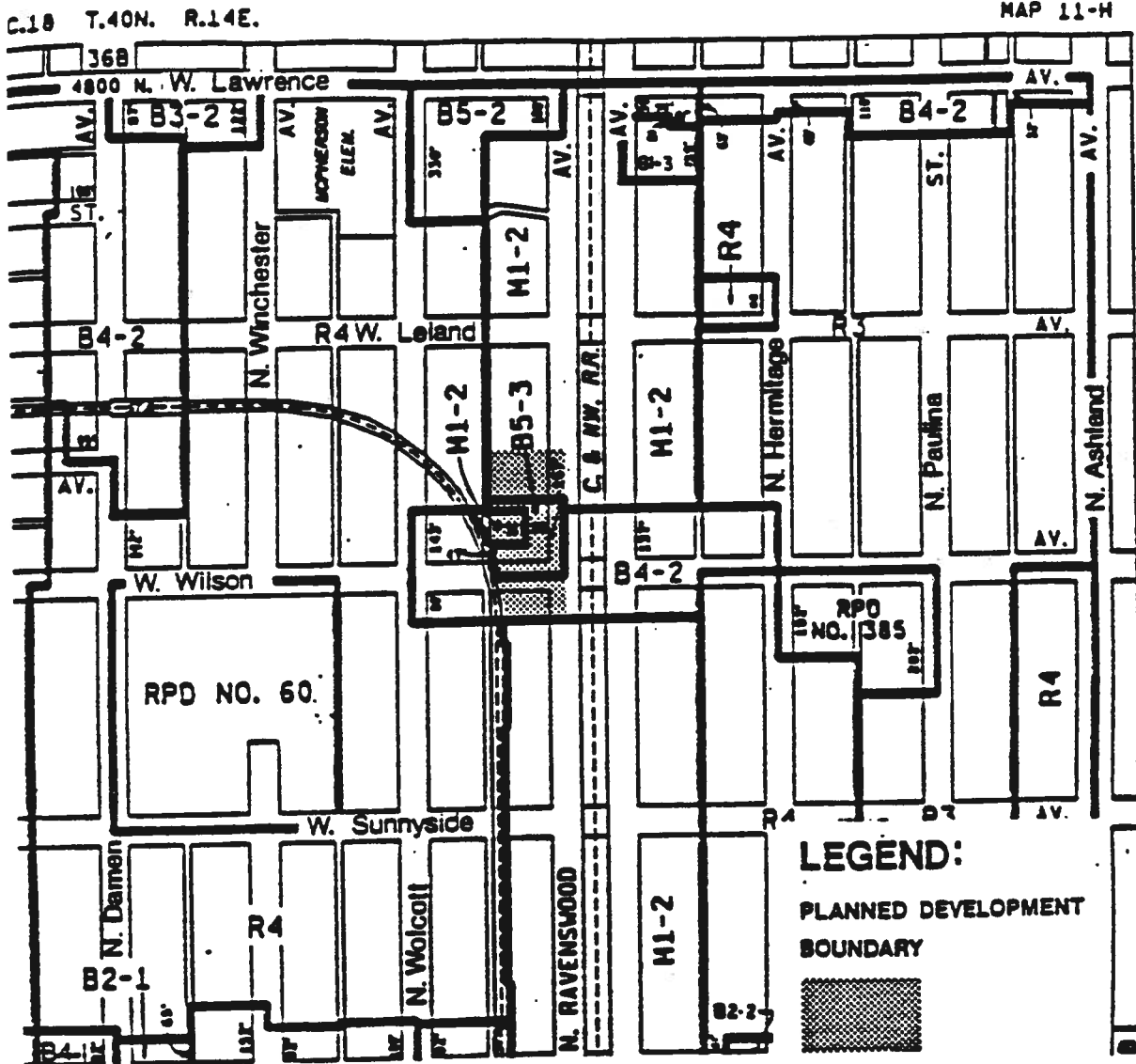
**AMENDMENT OF CHICAGO ZONING ORDINANCE BY  
RECLASSIFICATION OF PARTICULAR AREAS.**

(Committee Meeting Held On October 15, 1996).

The Committee on Zoning submitted the following report:

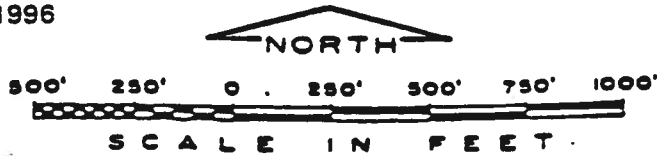
(Continued on page 31588)

Existing Zoning Map.

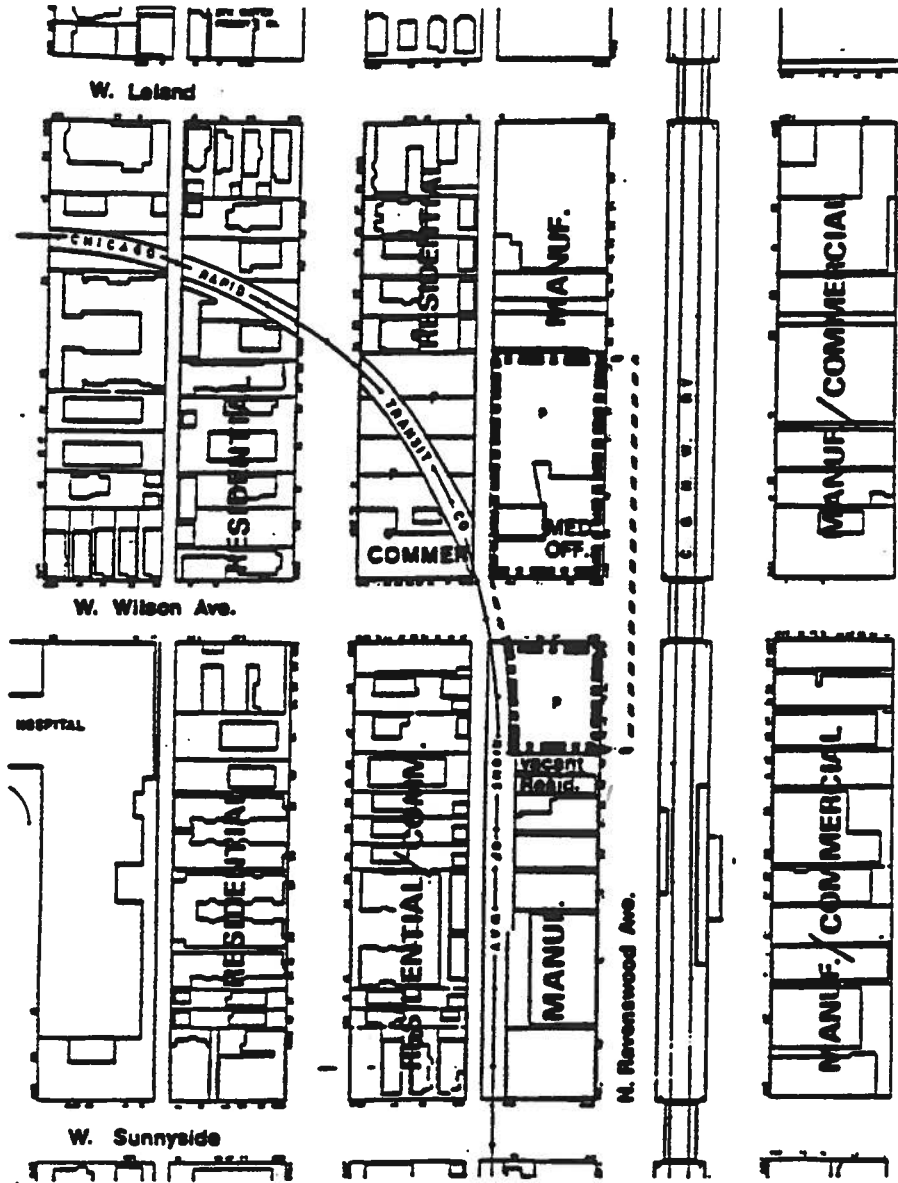


APPLICANT:  
DATE:  
REVISED:

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



Existing Land-Use Map.



LEGEND

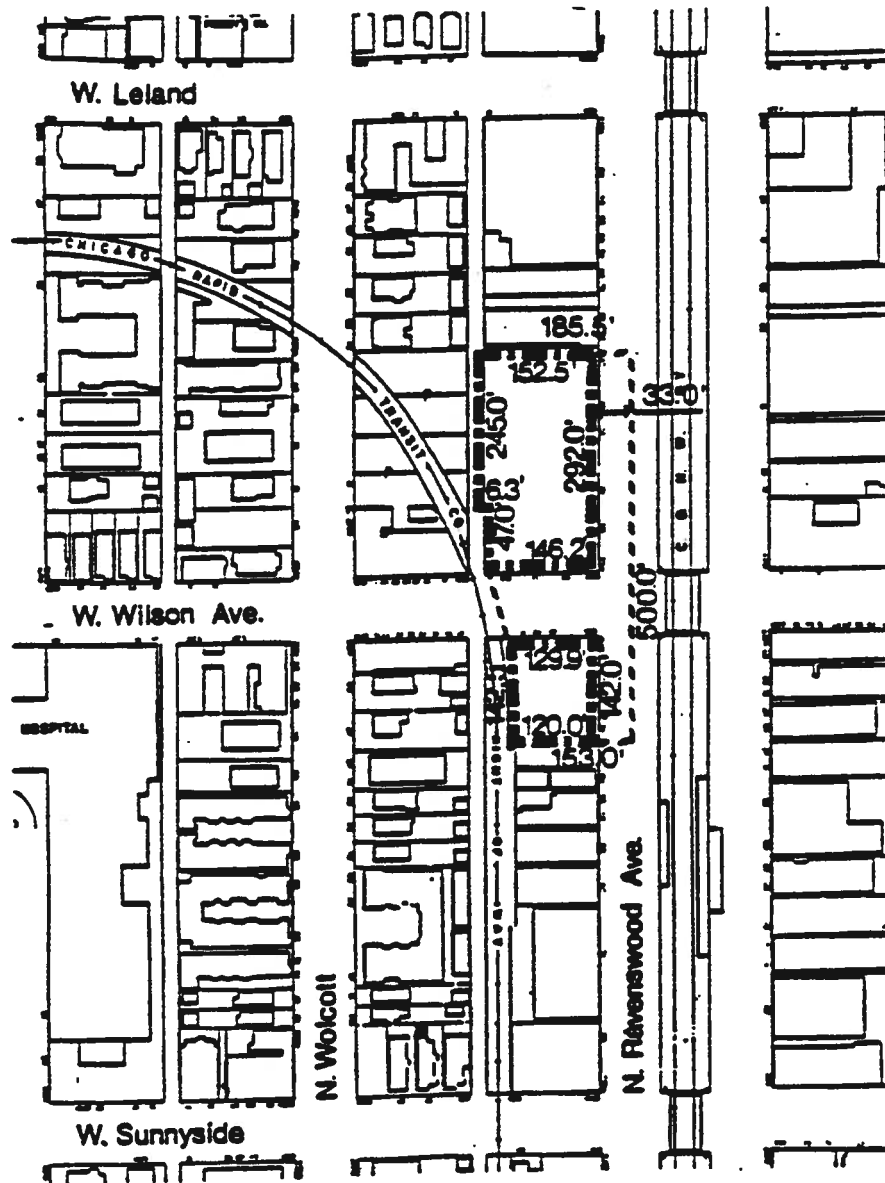
----- PLANNED DEVELOPMENT BOUNDARY

----- 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

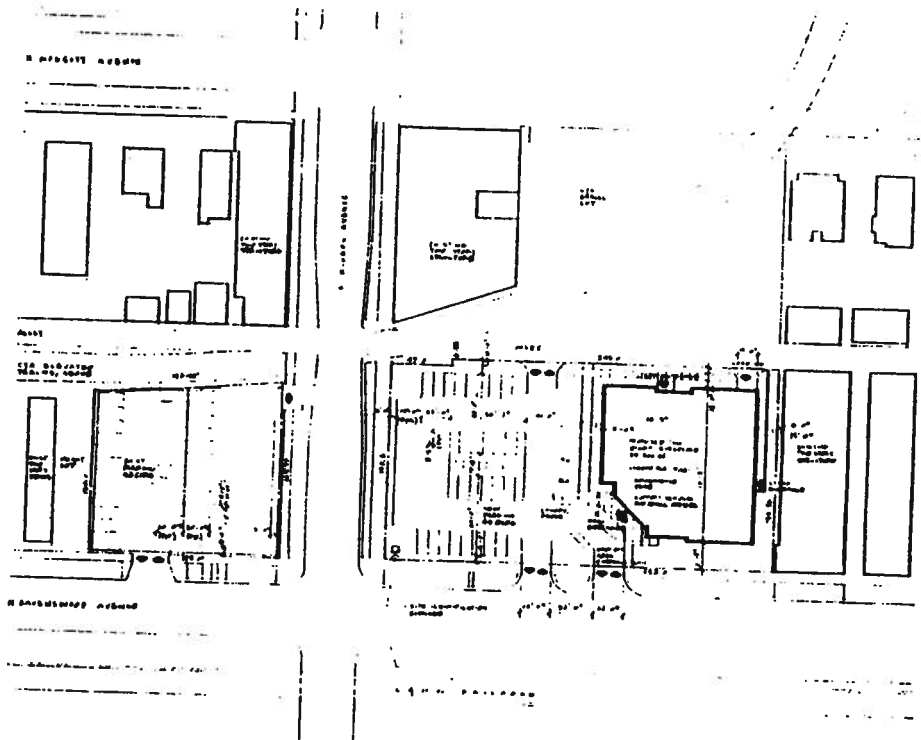
----- PROPERTY LINE

APPLICANT:  
DATE:  
REVISED:

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



Site Plan.



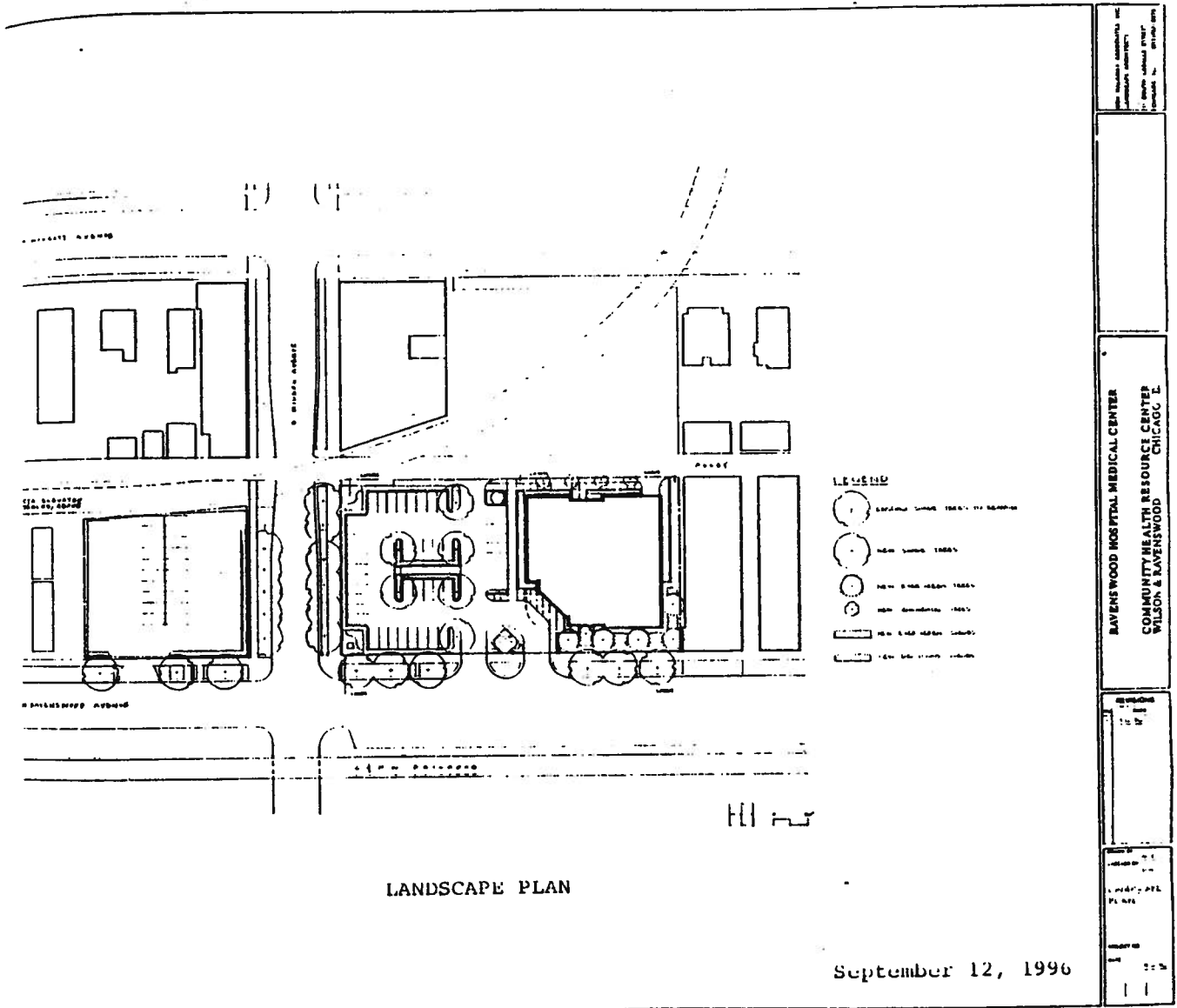
SITE PLAN

September 12, 1996

Maribel & Celis Associates

Architects and Engineers

Landscape Plan.



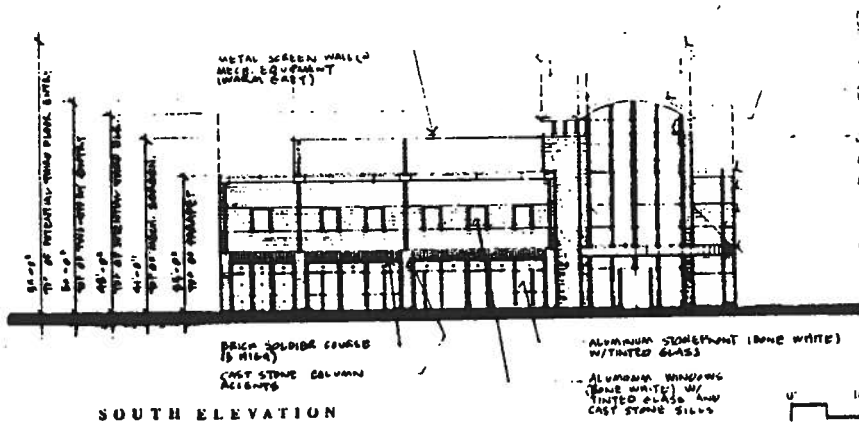
Member & Collis Associates

RAVENSWOOD HOSPITAL MEDICAL CENTER  
COMMUNITY HEALTH RESOURCE CENTER  
WILSON & RAVENSWOOD CHICAGO, IL

RAVENSWOOD HOSPITAL MEDICAL CENTER  
COMMUNITY HEALTH RESOURCE CENTER  
WILSON & RAVENSWOOD CHICAGO, IL

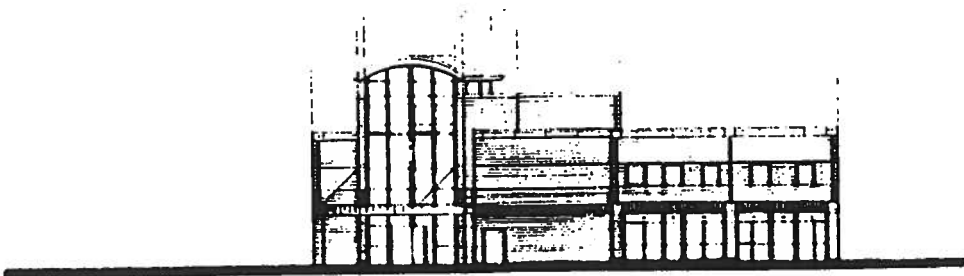
DATE: 9/12/96  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1/8" = 1'-0"

### Building Elevations. (South And East)



SOUTH ELEVATION

- POTENTIAL THIRD FLOOR EXPANSION
- METAL ROOF
- ALUMINUM CURTAIN WALL (BONE WHITE) W/TINTED GLASS
- CAST STONE SAND AND TANAPT (NATURAL FALE BRICK (ACROSS-DRAWN KNOTS) DECORATIVE COMPLETE BLOCK (NATURAL STONE)
- SUSPENDED METAL CANOPY (BONE WHITE)



EAST ELEVATION

### BUILDING ELEVATIONS

September 12, 1996

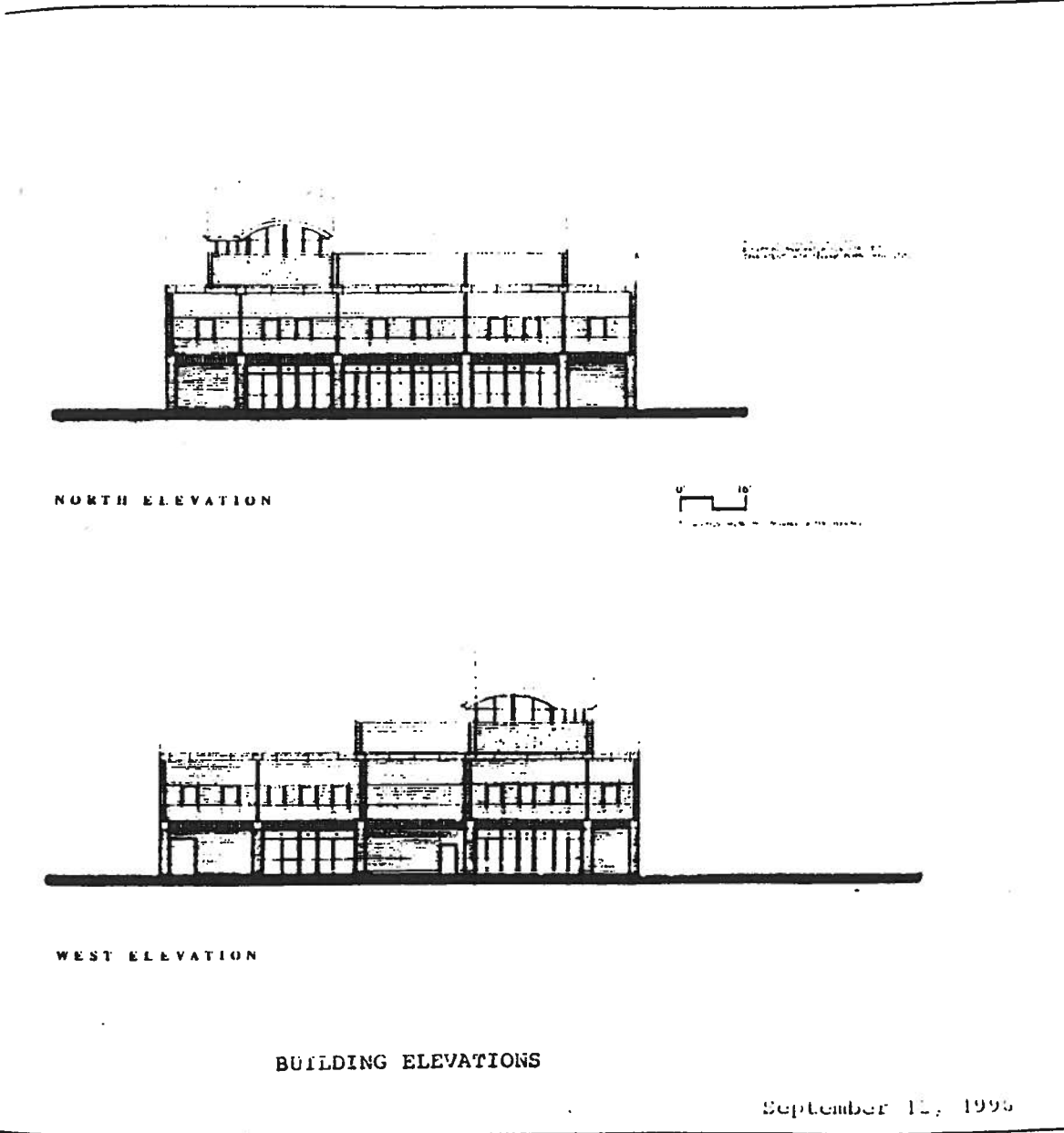
**Matthei & Colin Associates**  
 Architects Planners Interior Design  
 RAVENSWOOD HOSPITAL MEDICAL CENTER  
 COMMUNITY HEALTH RESOURCE CENTER  
 1501 N. LAUREL ST. CHICAGO, IL 60642

SHEET NO. 3  
 DATE: 9/12/96  
 DRAWN BY: J.M.  
 CHECKED BY: J.M.  
 3

Building Elevations.  
(North And West)

Matthei & Colin Associates  
Architecture Planning Interior Design

RAVENSWOOD HOSPITAL MEDICAL CENTER  
COMMUNITY HEALTH RESOURCE CENTER  
WILSON & RAVENSWOOD



NORTH ELEVATION



WEST ELEVATION

BUILDING ELEVATIONS

September 12, 1996

Matthei & Colin Associates  
Architecture Planning Interior Design  
1111 Lake Avenue, Suite 1100, Chicago, Illinois  
Tel: 312.467.1111 Fax: 312.467.1112

RAVENSWOOD HOSPITAL MEDICAL CENTER  
COMMUNITY HEALTH RESOURCE CENTER  
WILSON & RAVENSWOOD CHICAGO, IL

REVISIONS

NO.	DATE	DESCRIPTION
1	5 24 96	
2		
3		

DESIGNED BY

CHECKED BY

PROJECT NO.  
18085  
DATE  
5 23 96

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