



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 30, 2024

Kate Duncan
Quarles
300 N. LaSalle St., Suite 4000
Chicago, IL 60654

Re: Minor change to PD 7, Advocate Trinity Hospital Signage, 2320 E. 93rd St.

Dear Ms. Duncan:

Please be advised that your request for a minor change to Institutional Planned Development No. 7 ("PD 7") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number's 6 and 12 of PD 7.

Advocate Trinity Hospital, the sole property owner, is seeking a minor change to allow for three new signs, totaling 51 SF, along E. 92nd Pl., as shown on the attached exhibits. These signs will replace existing signs and are intended to clearly mark the emergency entry for patients coming to the hospital. Based on the PD's underlying residential zoning, the hospital is limited to a maximum of 1 sign per building and 1 sign per street frontage. According to your request, there are currently 26 signs existing on the building. Three of these will be removed and replaced with the proposed signs. All legal, nonconforming signs may remain in use subject to the regulations of Section 17-15-0500 of the Zoning Ordinance. All signage requires separate sign permit approval.

The Department of Planning and Development has determined that allowing the replacement of three emergency signs 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.

Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 7, 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 sign 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,

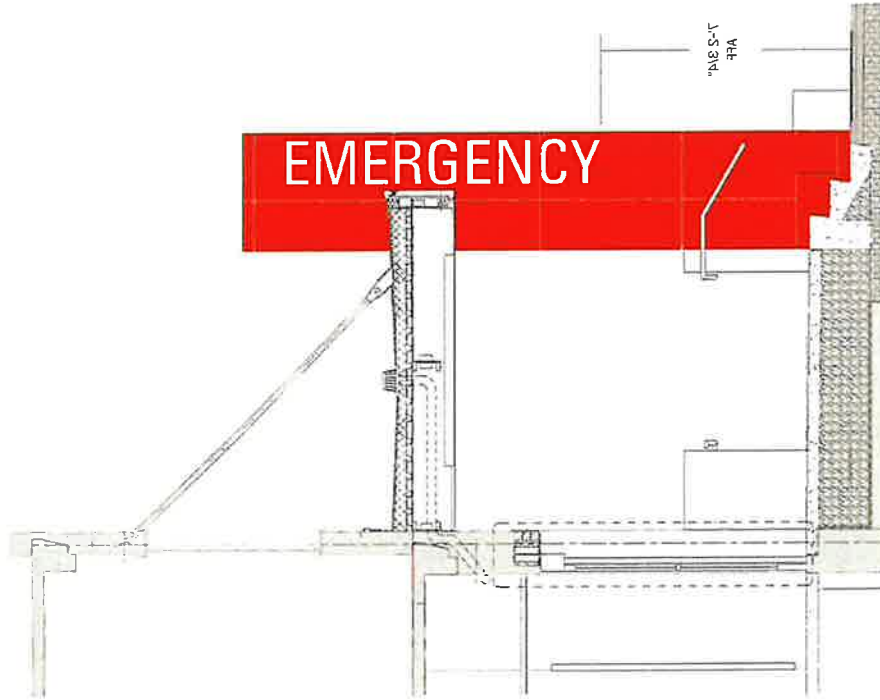
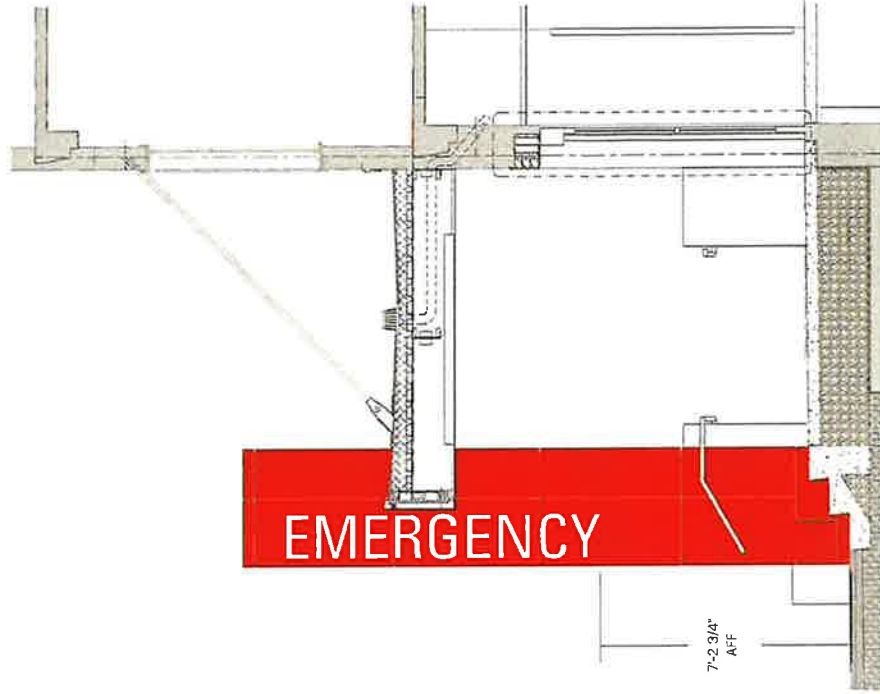
Noah Szafraniec
Assistant Commissioner

NS:tm

C: Mike Marmo, Janice Hill, Main file

SIGN SPECIFICATIONS

LL-02 Illuminated Channel Letters



1281 Rand Rd. Des Plaines, IL 60016 Tel: 773.744.7718

Client
Advocate Trinity Hospital

Customer Approval

Project Name & Location
Advocate Trinity Hospital
Chicago, Illinois

Job Number
241281

Date
06.10.24

Drawn By
AM

Notes

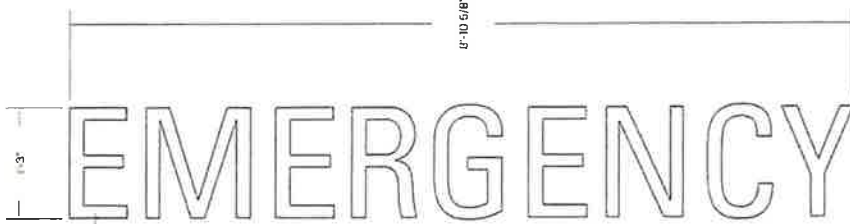
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SIGN SPECIFICATIONS

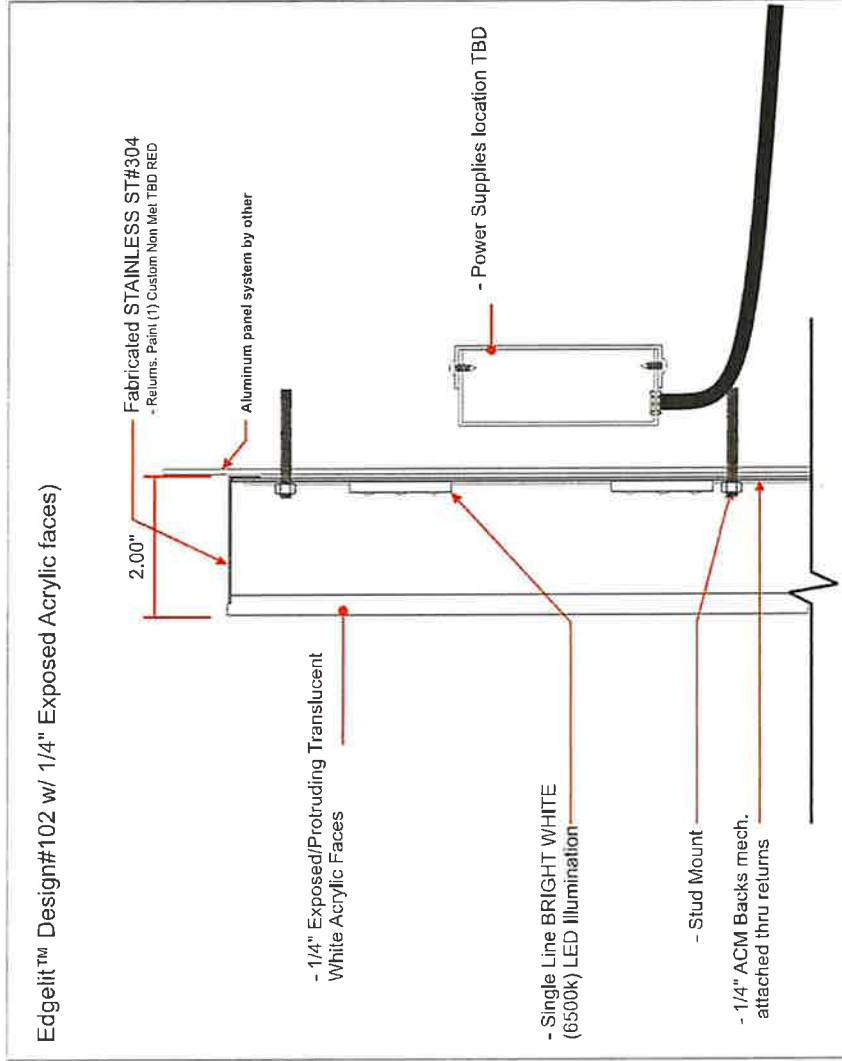
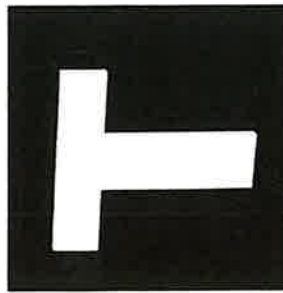
U-C Channelled Channel Letters

ILLUMINATED LETTERS

Lighting: LED
 LED Color: Cool White
 Description: Steel Art Edgell Design 102
 Face Color: White
 Return Color: Painted Red (190)
 Installation: Flush



QTY: 2
 Installed on both sides of column



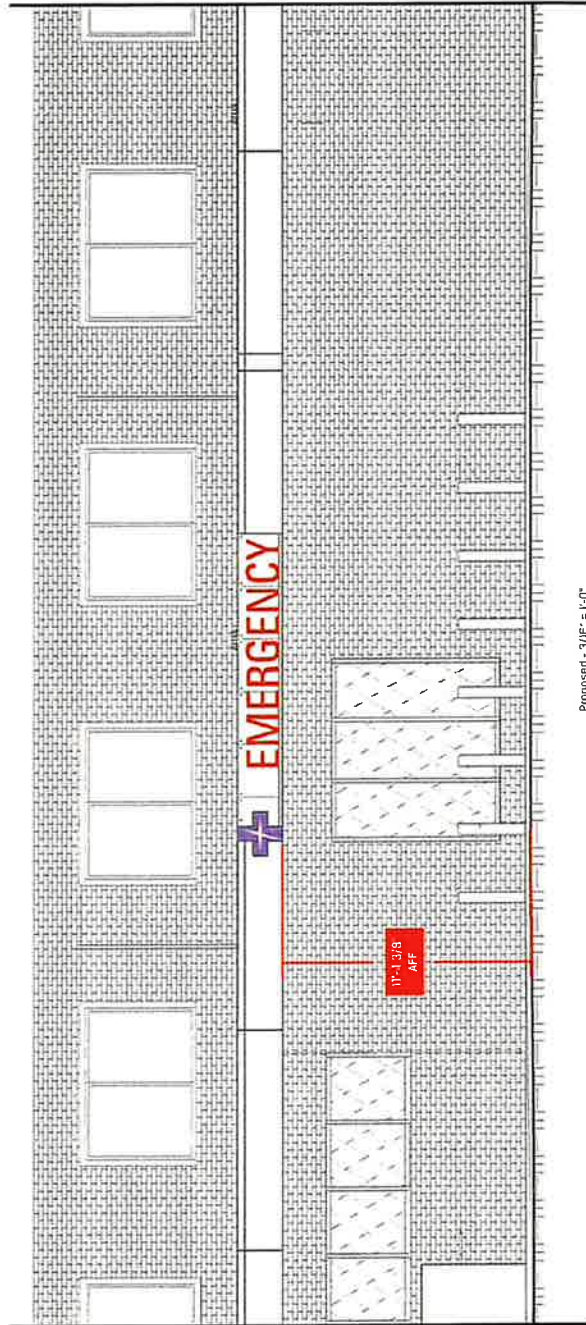
1281 Rand Rd. Des Plaines, IL 60016 tel: 773.744.7718

Client	Advocate Trinity Hospital	Project Name & Location	Advocate Trinity Hospital Chicago, Illinois	Date	06.10.24
Client Approval		Job Number	241281	Event/By	AM

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SIGN SPECIFICATIONS

1'-0" Illuminated Channel Letters/Panel

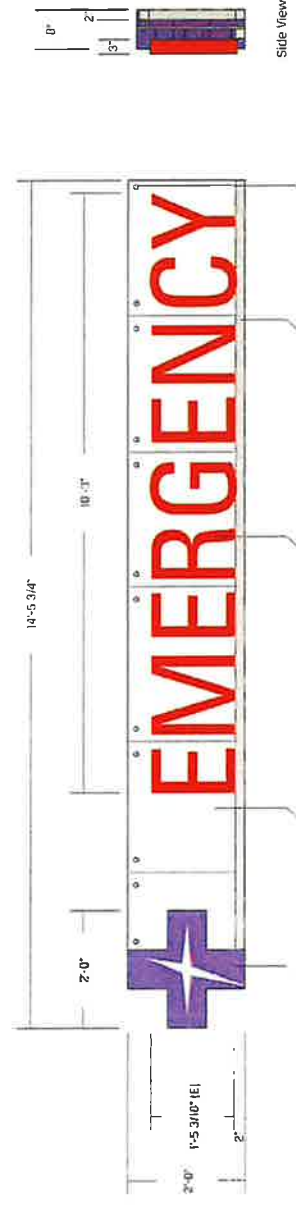


Proposed - 3/8" x 1'-0"

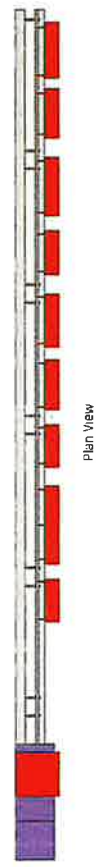
 <p>1281 Rand Rd., Des Plaines, IL 60016 tel: 773.744.7718</p>	<p>Client: Advocate Timothy Hospital</p> <p>Contact: Application</p>	<p>Project Name & Location: Advocate Timothy Hospital Chicago, Illinois</p> <p>Project Number: 241281</p>	<p>Date: 06.10.24</p> <p>Drawn By: AM</p>	<p>Scale:</p>	<p>THIS DRAWING IS THE PROPERTY OF NOVA SIGNS, LLC. ALL RIGHTS OF REPRODUCTION ARE RESERVED BY: NOVA SIGNS, INC.</p>
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SIGN SPECIFICATIONS




1:1, 4' Illuminated Channel Letters-Panel



Side View



Plan View

-  PNIS 485 C
-  IMP 18101
-  IMP Black
-  PNIS 2655 C

Scale: 1/2"=1'
Original Page Size: 11" x 17"



<p>Project: Advocate Trinity Hospital Chicago, Illinois</p> <p>Customer Approval</p>	<p>Date: 06.10.24</p> <p>Drawn By: AM</p>	<p>Job Number: 241281</p>
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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>

September 25, 2009

Mr. Lemar Davis
Advocate Trinity Hospital
Director, Facilities & Engineering
2320 E. 93rd Street
Chicago, IL 60617

Re: **Administrative Relief Request for Institutional Planned Development No. 7, as amended, Advocate Trinity Hospital, Proposed Emergency Generator Building at 2320 East 92nd Place**

Dear Mr. Davis:

Please be advised that your request for a minor change to Institutional Planned Development No. 7, as amended, has been considered by the Department of Zoning and Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

You are seeking an administrative relief to allow the construction of a one-story, slab on grade, 1,960 square foot building housing two emergency diesel generators to be located at 2320 E. 92nd Pl., within an existing parking lot of Advocate Trinity Hospital. The building will be unoccupied. As a result of this construction, a few parking spaces will be lost, however, more than the minimum number of off-street parking spaces required by the Planned Development (486) will still be provided. Also, the parking lot's existing 5-foot setback along E. 92nd Pl. shall be maintained. Finally, the existing shrubs along E. 92nd Pl. shall be removed prior to construction and new shrubs shall be planted in Spring 2010 to match existing/removed shrubs.

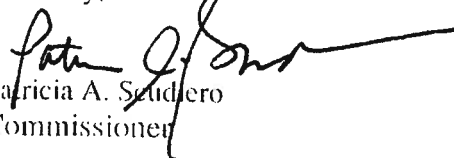
The following revised drawings, prepared by Proteus Group, and dated July 23, 2009, shall be inserted into the main file:

- G100 Cover Sheet
- L100 Landscape Plan
- A100 Architectural Site Plan
- A101 Architectural Plans and Elevations
- A300 Wall Sections and Misc. Details
- A400 Architectural Site Plan

With regard to your request, the Department of Zoning and Planning has determined that allowing the construction of an emergency generator facility within an existing parking lot will not create an adverse impact on the Planned Development or surrounding neighborhood, 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. 7, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Commissioner

c: Mike Marmo, Erik Glass, Main file



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

*Reclassification Of Area Shown On Map Number 22-B
(Application Number A-4900)*

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the R4 General Residence District symbols and indications as shown on Map Number 22-B in the area bounded by:

East 89th Street; South Houston Avenue; a line 30 feet south of and parallel to East 89th Street; and the public alley next west of and parallel to South Houston Avenue,

to those of a B4-1 Restricted Service District and a corresponding use district is hereby established in the area described above.

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

*Reclassification Of Area Shown On Map Number 22-C.
(As Amended)
(Application Number 13530)*

IPD #7,09

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 existing Institutional Planned Development Number 7, as amended, and R2 Single-Family Residence District symbols and indications as shown on Map Number 22-C in the area bounded by:

the alley next north of East 92nd Place; the alley next west of South Yates Avenue; a line 33.57 feet north of East 92nd Place; South Yates Avenue; a line

192 feet south of East 93rd Street; the alley next west of South Yates Avenue; a line 267.61 feet south of East 93rd Street; the alley next west of South Oglesby Avenue; a line 220 feet south of East 93rd Street; South Crandon Avenue; a line 317 feet south of East 93rd Street; the alley next east of South Luella Avenue; the alley next south of East 93rd Street; a line 191.42 feet east of South Luella Avenue; East 93rd Street; a line 260.93 feet east of South Luella Avenue; the alley next north of East 93rd Street; a line 243.08 feet east of South Luella Avenue; East 92nd Place; and a line 330.50 feet east of South Luella Avenue,

to those of Institutional Planned Development Number 7, as amended, which is hereby established in the area described above and subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto 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 read as follows:

Institutional Planned Development Number 7.

Plan Of Development Statements.

1. The area delineated herein as Institutional Planned Development Number 7, as amended (the "Planned Development") consists of approximately three hundred seventy thousand seven hundred fifty-four (370,754) square feet (eight and fifty-one hundredths (8.51) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the applicant, Trinity Hospital of Advocate Health Care, except for right-of-way.
2. The applicant shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustment of right-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 insure 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 applications for amendments, modifications or changes (administrative, legislative or otherwise) to the 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 applicant.
4. This plan of development consists of thirteen (13) statements; a Bulk Regulations and Data Table, an Existing Land-Use Map, a Planned Development Boundary and Property Line Map, an Existing Zoning Map, a Site Plan, Landscape Plans and Building Elevations (all prepared by HDR and dated July 16, 1998). These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses are permitted in the Planned Development: hospital, medical offices, emergency medical services, laboratory, radiology, accessory uses, including parking.
6. Identification signing shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Off-street parking shall be provided in compliance with the Planned Development subject to the review and approval of the Department of Transportation and Planning and Development.
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 Planning and Development.

9. In addition to maximum heights of the buildings and any appurtenance attached thereto prescribed in the Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The improvements on the Property, including landscaping and the landscaping along the adjacent right-of-way and all entrances and exits to and from the parking areas, shall be designed and constructed within twenty (24) months of approval of this Planned Development Amendment and maintained in substantial conformance with this Planned Development.
11. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensue 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.
12. The terms, conditions and exhibits of this Planned Development 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 herein and will not result in increasing the maximum floor area ratio for the total net site area established in this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclasses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase in the maximum percent of land coverage.
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 effects to design, construct and maintain all building

located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating engineering Society ("I.E.S.").

[Existing Zoning Map; Existing Land-Use Map; Plan Development Boundary and Property Line -- Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 86770 through 86780 of this *Journal*.]

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

Institutional Planned Development Number 7.

Plan Of Development

Bulk Regulations And Data Table.

Proposed Amendments To Institutional Planned Development Number 7

Gross Site Area:	555,200 square feet	12.75 acres
Right-of-Way	184,446 square feet	4.23 acres
Net Site Area	370,754 square feet	8.51 acres

Building Coverage:

P.O.B.	6,425 square feet	0.15 acres
M.O.B.	11,868 square feet	0.27 acres
Hospital	114,017 square feet	2.61 acres
Radiology Expansion	9,104 square feet	0.21 acres
Total:	141,414 square feet	3.25 acres

**Building Coverage On
Net Site Area:**

39%

Hospital Beds 263

Floor Area:

P.O.B.	13,900 square feet	0.32 acres
M.O.B.	25,650 square feet	0.59 acres
Hospital	265,102 square feet	6.08 acres
Radiology Expansion	9,104 square feet	0.21 acres
Total:	313,756 square feet	7.2 acres

Maximum Permitted Floor
Area Ratio:

0.89.

Minimum Off-Street Parking:

486 spaces.

Minimum Off-Street Loading:

In accordance with the Site Plan.

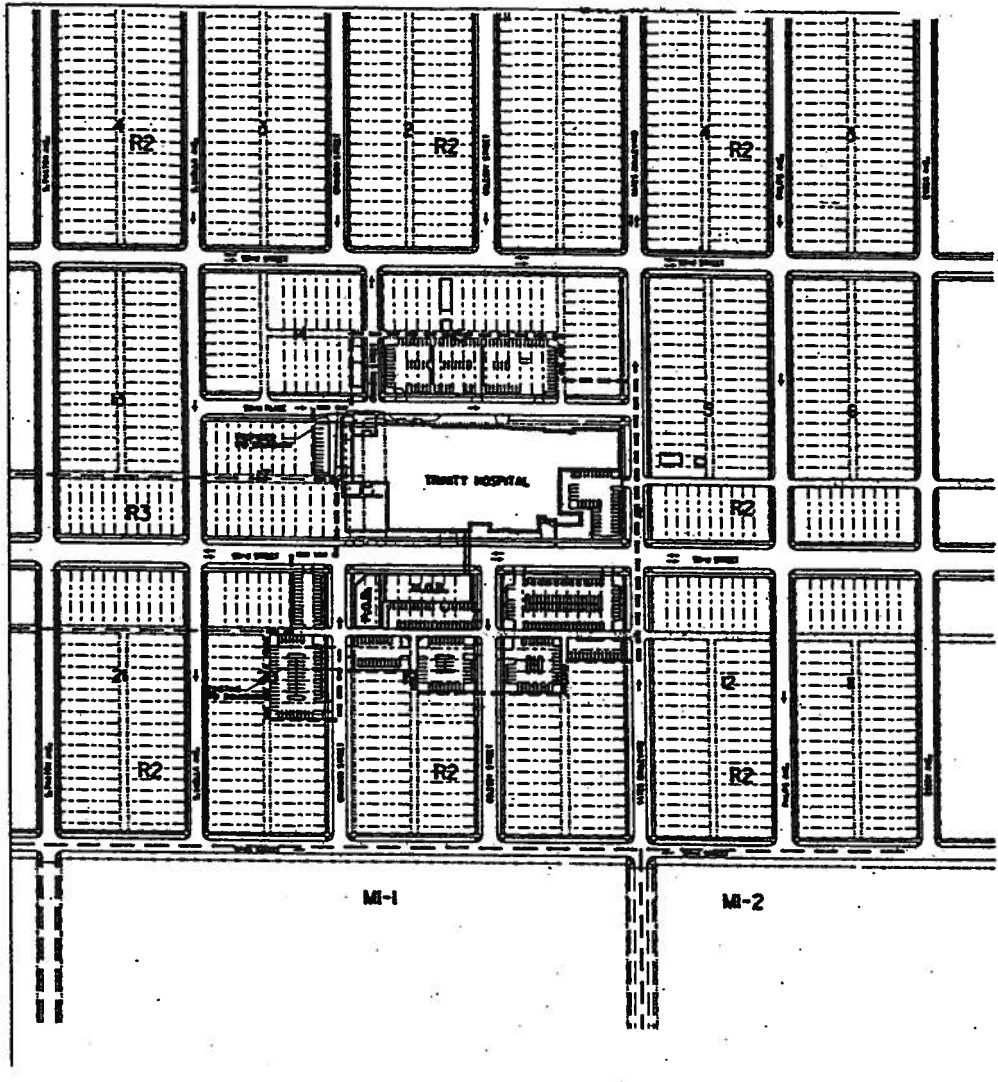
Minimum Building Setback:

In accordance with the Site Plan.

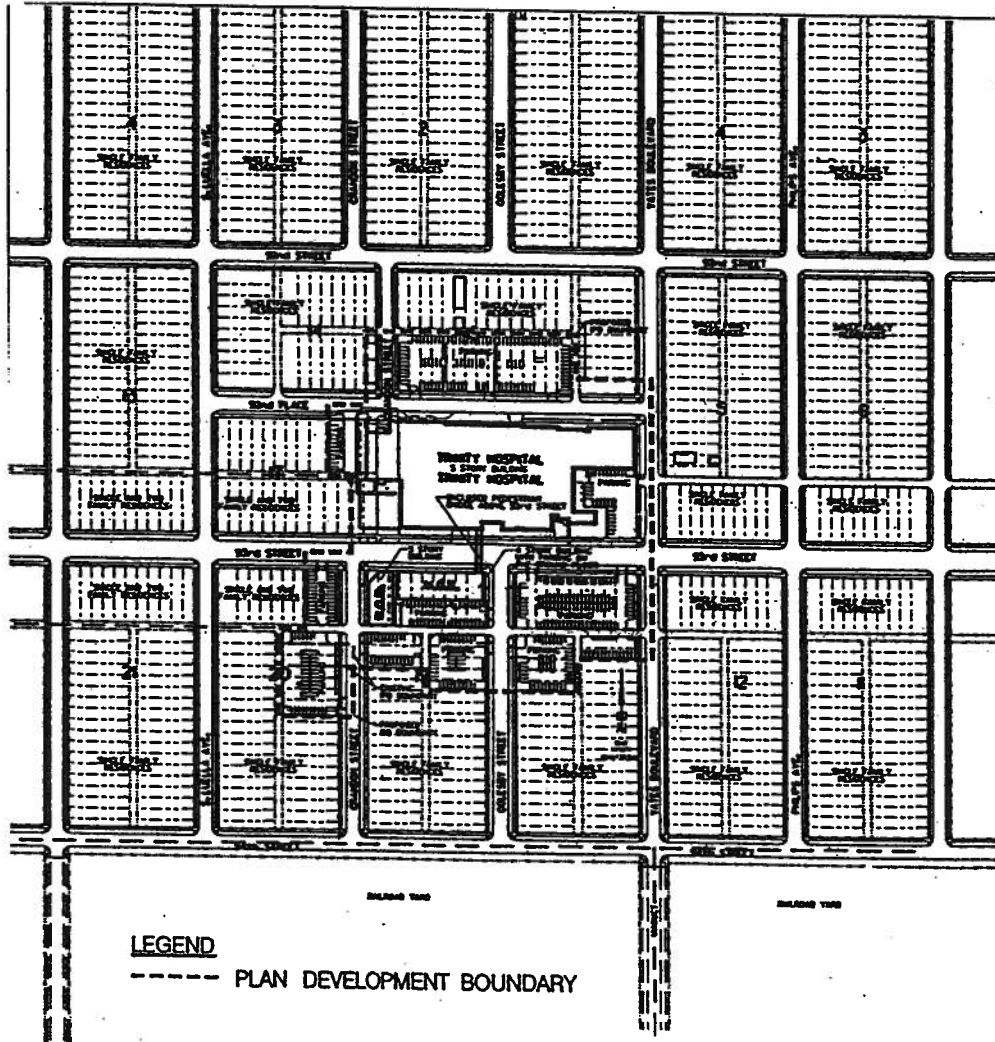
Maximum Building Height:

70 square feet.

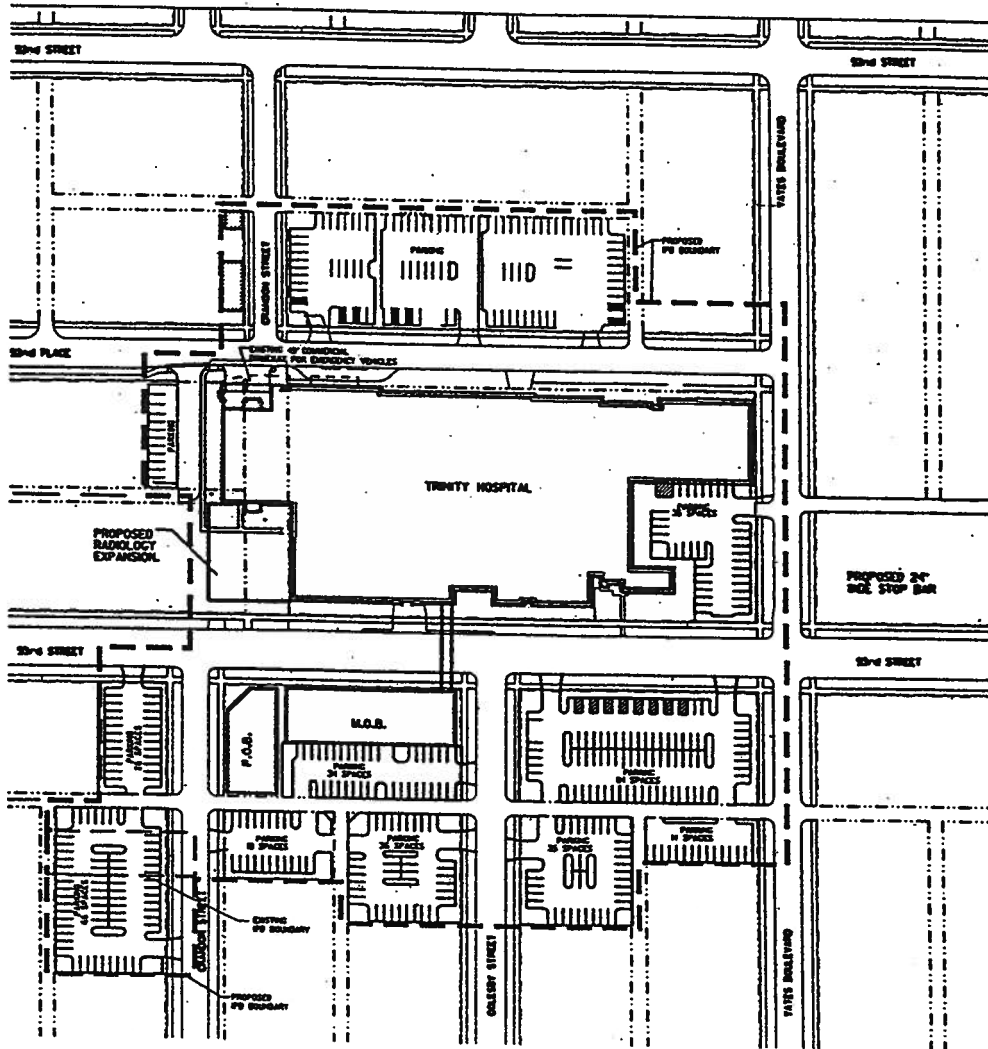
Existing Zoning Map.



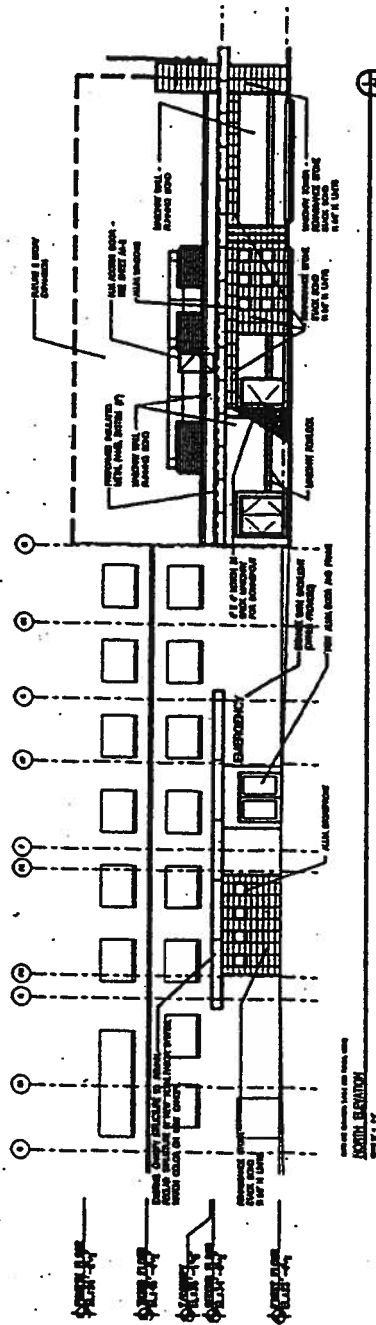
Plan Development Boundary
And Property Line Map.



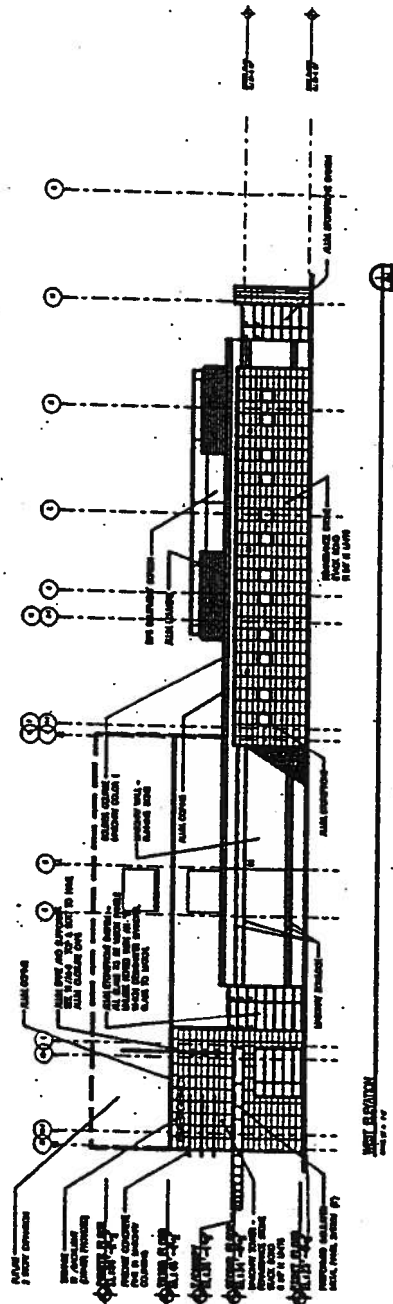
Site Plan.



Building Elevation.
(North)



Building Elevation.
(West)



9/9/98

REPORTS OF COMMITTEES

77709

feet south of and parallel to West 71st Street; and South Western Avenue,
to those of a B5-2 General 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 Number 22-B.
(Application Number 12464)

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all
the B3-2 General Retail District and B3-3 General Retail District symbols and
indications as shown on Map Number 22-B in the area bounded by:

the public alley next north of and parallel to East 92nd Street; South
Commercial Avenue; East 92nd Street; South Exchange Avenue; a line 25 feet
north of and parallel to the public alley next north of and parallel to East 92nd
Street; and the public alley next east of and parallel to South Exchange
Avenue,

to those of a B5-2 General 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 Areas Shown On Map Numbers 22-B And 22-C.

(As Amended)

(Application Number 12377)

IPD No 7 A.A.

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 7 symbols and indications as shown on Map Number 22-C in the area bounded by:

beginning at the intersection of the centerline of East 92nd Street (a 66 foot right-of-way) and a line 5 feet west of the west line of Lot 1 and the extension thereof in Block 14 of S.E. Gross' Calumet Heights Addition to South Chicago, a subdivision of the southeast quarter of Section 1, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois recorded March 17, 1887 as Document Number 807800; thence easterly 55.01 feet along said centerline to the centerline of South Crandon Avenue (a 50 foot right-of-way); thence continuing easterly 55.01 feet along said centerline to a line 5 feet east of the east line of Lot 25 and the extension thereof in Block 15 of said S.E. Gross' Calumet Heights Addition; thence southerly 166.54 feet along said line to the centerline of the east/west 16 foot public alley in said Block 15; thence westerly 55.01 feet along said centerline to the centerline of said South Crandon Avenue; thence continuing westerly 55.01 feet along the centerline of the east/west 16 foot public alley in said Block 14 to a line 5 feet west of the west line of Lot 1 and the extension thereof in said Block 14; and thence northerly 166.54 feet along said line to the centerline of said East 92nd Street and the point of beginning,

to those of an R2 Single-Family Residence District which is hereby established in the area described above, subject to such use and regulations as are set forth in the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago.

That the Chicago Zoning Ordinance be amended by changing all the Institutional Planned Development Number 7 symbols and indications as shown on Map Number 22-C in the area bounded by:

beginning at the intersection of the centerline of East 92nd Street (a 66 foot right-of-way) and the west line of Lot 20 and the extension thereof in Block 15 of S.E. Gross' Calumet Heights Addition to South Chicago, a subdivision of the southeast quarter of Section 1, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois recorded March 17, 1887 as Document Number 807800; thence easterly 37.51 feet along said centerline to the east line of the west half of Lot 19 and the extension thereof in said Block 15; thence southerly 166.54 feet along said line to the centerline of the east/west 16 foot public alley in said Block 15; thence westerly 37.51 feet along said centerline to the west line of Lot 20 and the extension thereof in said Block 15; and thence northerly 166.54 feet along said line to the centerline of said East 92nd Street and the point of beginning,

to those of an R2 Single-Family Residence District which is hereby established

in the area described above, subject to such use and regulations as are set forth in the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago.

That the Chicago Zoning Ordinance be amended by changing all the Institutional Planned Development Number 7 symbols and indications as shown on Map Number 22-B in the area bounded by:

beginning at the intersection of the centerline of South Yates Boulevard (a 66 foot right-of-way) and the north line of the south half of Lot 31 and the extension thereof in Block 5 of S.E. Gross' Calumet Heights Addition to South Chicago, a subdivision of the southeast quarter of Section 1, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois recorded March 17, 1887 as Document Number 807800; thence easterly 166.50 feet along said line to the centerline of the north/south 16 foot public alley in said Block 5; thence southerly 37.51 feet along said centerline to the south line of Lot 30 and the extension thereof in said Block 5; thence westerly 166.50 feet along said line to the centerline of said South Yates Boulevard; and thence northerly 37.51 feet along said centerline to the north line of the south half of Lot 31 and the extension thereof in said Block 5 and the point of beginning,

to those of an R2 Single-Family Residence District which is hereby established in the area described above subject to such use and regulations as are set forth in the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago.

That the Chicago Zoning Ordinance be amended by changing all the existing Institutional Planned Development Number 7 and R2 Single-Family Residence District symbols and indications as shown on Map Number 22-C in the area bounded by:

beginning at the intersection of the centerline of South Yates Boulevard (a 66 foot right-of-way) and the north line of Lot 10 and the extension thereof in Block 15 of S.E. Gross' Calumet Heights Addition to South Chicago, a subdivision of the southeast quarter of Section 1, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois recorded March 17, 1887 as Document Number 807800; thence southerly 631.50 feet along said centerline to the south line of Lot 45 and the extension thereof in Block 18 of said S.E. Gross' Calumet Heights Addition; thence westerly 166.21 feet along said line to the centerline of the north/south 16 foot public alley in said Block 18; thence southerly 74.97 feet along said centerline to the south line of Lot 15 and the extension thereof in said Block 18; thence westerly 166.24 feet along said line to the centerline of South Oglesby Avenue (a 66 foot right-of-way); thence continuing westerly 166.30 feet along the

south line of Lot 42 and the extension thereof in Block 19 of said S.E. Gross' Calumet Heights Addition to the centerline of the north/south 16 foot public alley in said Block 19; thence northerly 47.01 feet along said centerline to a line 3 feet south of the south line of Lot 13 and the extension thereof in said Block 19; thence westerly 166.29 feet along said line to the centerline of South Crandon Avenue (a 66 foot right-of-way); thence southerly 109.58 feet along said centerline to the south line of the north half of Lot 39 and the extension thereof in Block 20 of said S. E. Gross' Calumet Heights Addition; thence westerly 166.58 feet along said line to the centerline of the north/south 16 foot public alley in said Block 20; thence northerly 112.48 feet along said centerline to the north line of Lot 43 and the extension thereof in said Block 20; thence easterly 166.66 feet along said line to the centerline of said South Crandon Avenue; thence northerly 49.99 feet along said centerline to the south line of Lot 46 and the extension thereof in said Block 20; thence westerly 166.69 feet along said line to the centerline of the north/south 16 foot public alley in said Block 20; thence northerly 34.46 feet along said centerline to the centerline of the east/west 16 foot public alley in said Block 20; thence easterly 58.61 feet along said centerline to the west line of Lot 3 and the extension thereof in said Block 20; thence northerly 172.98 feet along said line to the centerline of East 93rd Street (an 80 foot right-of-way); thence easterly 104.64 feet along said centerline to the west line of Lot 8 and the extension thereof in Clark's Resubdivision of the east 153.58 feet in Block 17 of said S. E. Gross' Calumet Heights Addition recorded August 11, 1896 as Document Number 2428082; thence northerly 170.37 feet along said line to the centerline of the east/ west 16 foot public alley in said Block 17; thence westerly 52.49 feet along said centerline to the west line of Lot 3 and the extension thereof in said Clark's Resubdivision; thence northerly 161.88 feet along said line to the centerline of East 92nd Place (a 66 foot right-of-way); thence easterly 87.47 feet along said centerline to the west line of Lot 26 and the extension thereof in Block 14 of said S. E. Gross' Calumet Heights Addition; thence northerly 166.54 feet along said line to the centerline of the east/west 16 foot public alley in said Block 14; thence easterly 50.01 feet along said centerline to the centerline of South Crandon Avenue (a 50 foot right-of-way); thence continuing easterly 417.09 feet along the centerline of the east/west 16 foot public alley in Block 15 of said S. E. Gross' Calumet Heights Addition to the centerline of the north/south 16 foot public alley in said Block 15; thence southerly 99.96 feet along said centerline to the north line of Lot 10 and the extension thereof in said Block 15; thence easterly 166.04 feet along said line to the centerline of said South Yates Boulevard and the point of beginning, to those of Institutional Planned Development Number 7 which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto 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:

Institutional Planned Development Number 7, As Amended

Plan Of Development Statements.

1. The area delineated herein as a Institutional Planned Development (the "Planned Development") consists of approximately three hundred sixty-four thousand five hundred four (364,504) square feet (eight and thirty-seven hundredths (8.37 acres)) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, Trinity Hospital of Advocate Health and Hospitals Corporation, except for right-of-way.
2. The Applicant shall obtain all necessary official reviews, approvals or permits. 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 holders 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 Applicant.
4. This Plan of Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment

Map; an Existing Zoning Map; a Site Plan; Landscape Plans; and Building Elevations (all prepared by HDR and dated July 16, 1998). These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The following uses are permitted in the Planned Development: hospital, medical offices, emergency medical services, laboratory, radiology, accessory uses, including parking.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Off-street parking shall be provided in compliance with this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development.
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 Departments of Transportation and Planning and Development.
9. In addition to maximum heights of the buildings and any appurtenance attached thereto prescribed in the Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The improvements on the Property, including landscape and the landscaping along the adjacent rights-of-way and all entrances and exists to and from the parking areas, shall be designed, constructed and maintained in substantial conformance with this Planned Development. In addition, the improvements on the Property shall be subject to the following regulations:

A) Landscaping.

Parkway trees shall be installed in accordance with the Landscape Plan and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance. Furthermore, landscaping in the north parking lot and southwest parking lot will be provided concurrent with the Emergency Room Expansion. Phase II landscaping will be provided within eighteen (18) months of completion of the one-story emergency room addition.

B) Right-Of-Way Adjustment.

The Property Line and Right-of-Way Adjustment Map attached hereto depicts the portion of existing rights-of-way that the Applicant proposes to have vacated. The vacation of said rights-of-way is subject to a separate procedure in accordance with Statement 2 hereof. In the event the vacation of the portion of any street included as part of the net site area in this Planned Development is not ultimately pursued or, if pursued, not approved by the Chicago City Council, then the net site area shall be reduced accordingly, and subject to the review and approval of the Commissioner of the Department of Planning and Development, the permitted floor area ratio increased to compensate for the decrease in net site area.

11. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No 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.
12. The terms, conditions and exhibits of this Planned Development 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 herein and will not result in increasing the maximum floor area ratio for the total net site area established in this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase in the maximum percent of land coverage.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.).
14. Unless substantial construction on the Emergency Room Addition contemplated by this Planned Development has commenced by the sixth (6th) anniversary of the effective date hereof and unless completion of those improvements is diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the pre-existing zoning classifications.

[Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Existing Zoning Map; Site Plan; Landscape Plan; Landscape Details; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 77719 through 77727 of this Journal.]

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

9/9/98

REPORTS OF COMMITTEES

77717

*Institutional Planned Development Number 7, As Amended.**Plan Of Development**Bulk Regulations And Data Table.*

Gross Site Area	547,172 square feet/12.56 acres.
Right-of-Way	182,668 square feet/4.19 acres.
Net Site Area	364,504 square feet/8.37 acres.
Building Coverage:	
P.O.B.	6,425 square feet/0.15 acres.
M.O.B.	11,868 square feet/0.27 acres.
Hospital	104,564 square feet/2.40 acres.
Emergency Room Expansion	9,453 square feet/0.22 acres.
Total:	132,310 square feet/3.04 acres.
Building Coverage of Net Site Area:	36%.
Hospital Beds	263.
Floor Area:	
P.O.B.	13,900 square feet/0.32 acres.
M.O.B.	25,650 square feet/0.59 acres.
Hospital	256,495 square feet/5.89 acres.
Emergency Room Expansion	8,607 square feet/0.20 acres.

Future Expansion	19,000 square feet/0.44 acres.
Total:	323,652 square feet/7.43 acres.
Maximum Floor Area Ratio:	0.89.
Minimum Off-Street Parking:	549 spaces.
Minimum Off-Street Loading:	In accordance with the Site Plan.
Minimum Building Setbacks:	In accordance with the Site Plan.
Maximum Building Height:	70 feet.

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*Reclassification Of Area Shown On Map Number 28-A.
(Application Number A-3965)*

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

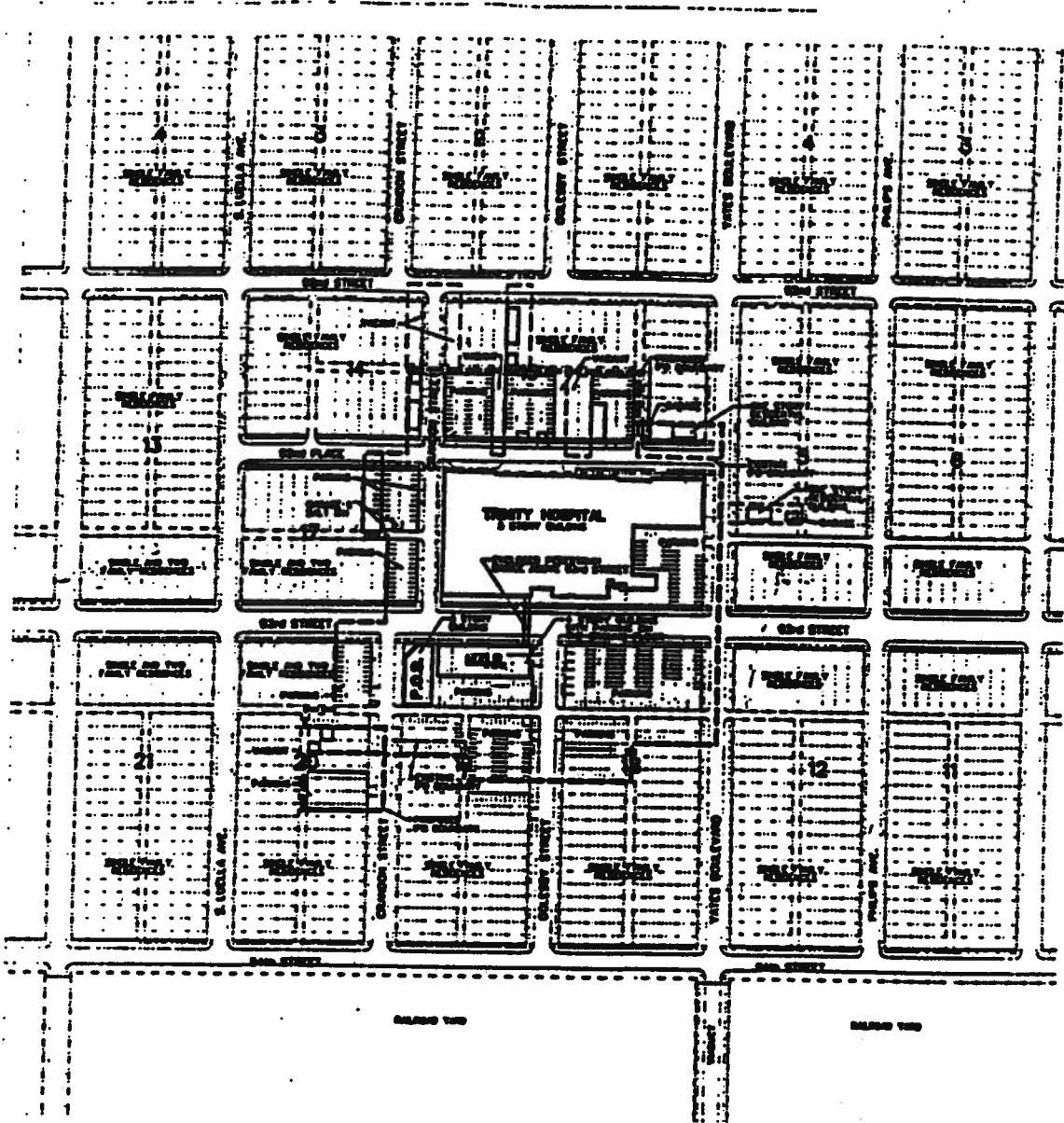
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-1 Restricted Manufacturing District symbols and indications as shown on Map Number 28-A in the area bounded by:

East 117th Street; the public alley next east of and parallel to South Avenue O; a line 351.11 feet south of and parallel to East 117th Street; and South Avenue O,

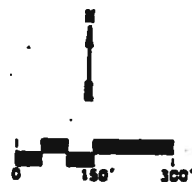
to those of a C1-3 Restricted Commercial District and a corresponding use district is hereby established in the area above described.

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

Existing Land-Use Map.



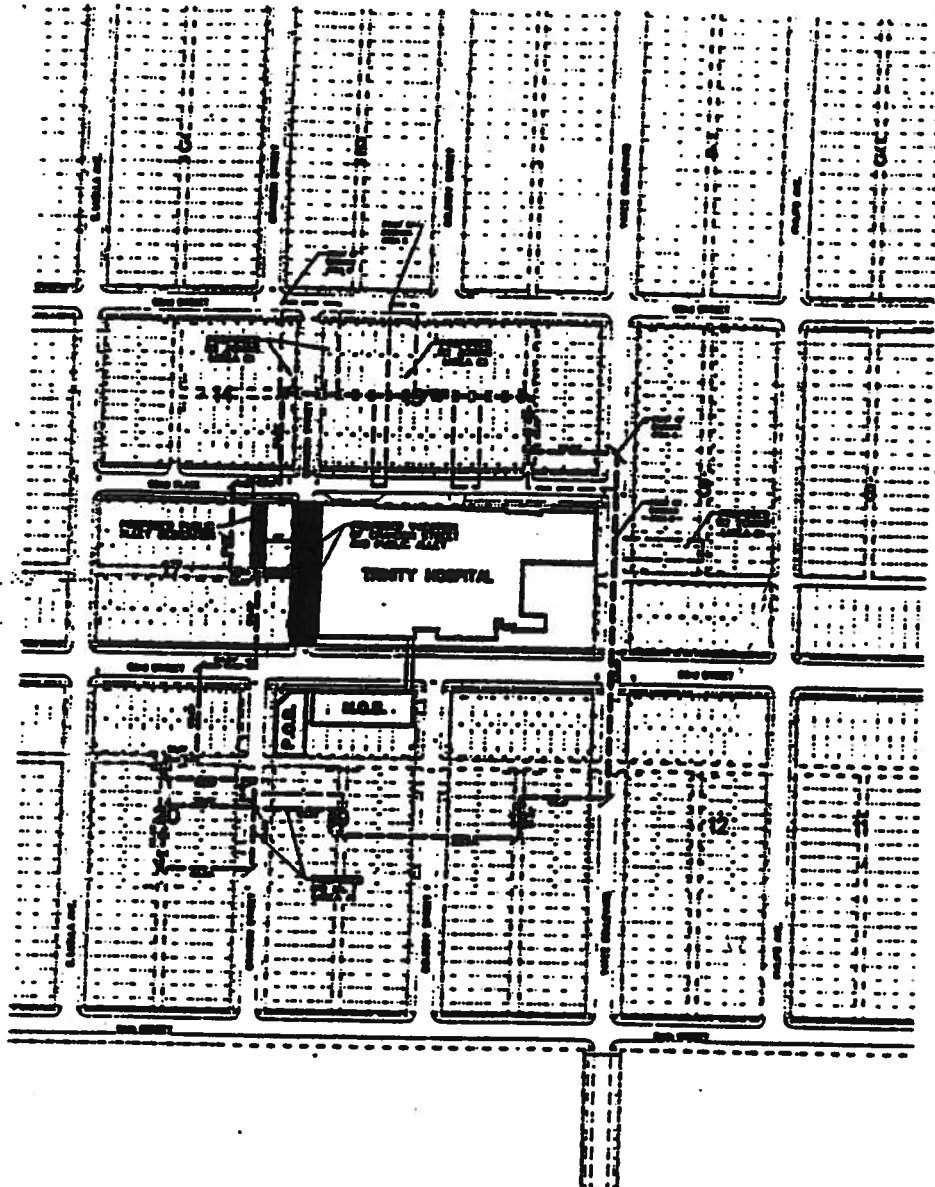
EXISTING LAND-USE MAP



APPLICANT: TRINITY HOSPITAL OF ADVOCATE HEALTH & HOSPITALS
 ADDRESS: 2320 EAST 93rd STREET
 DATE: 7-16-98



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



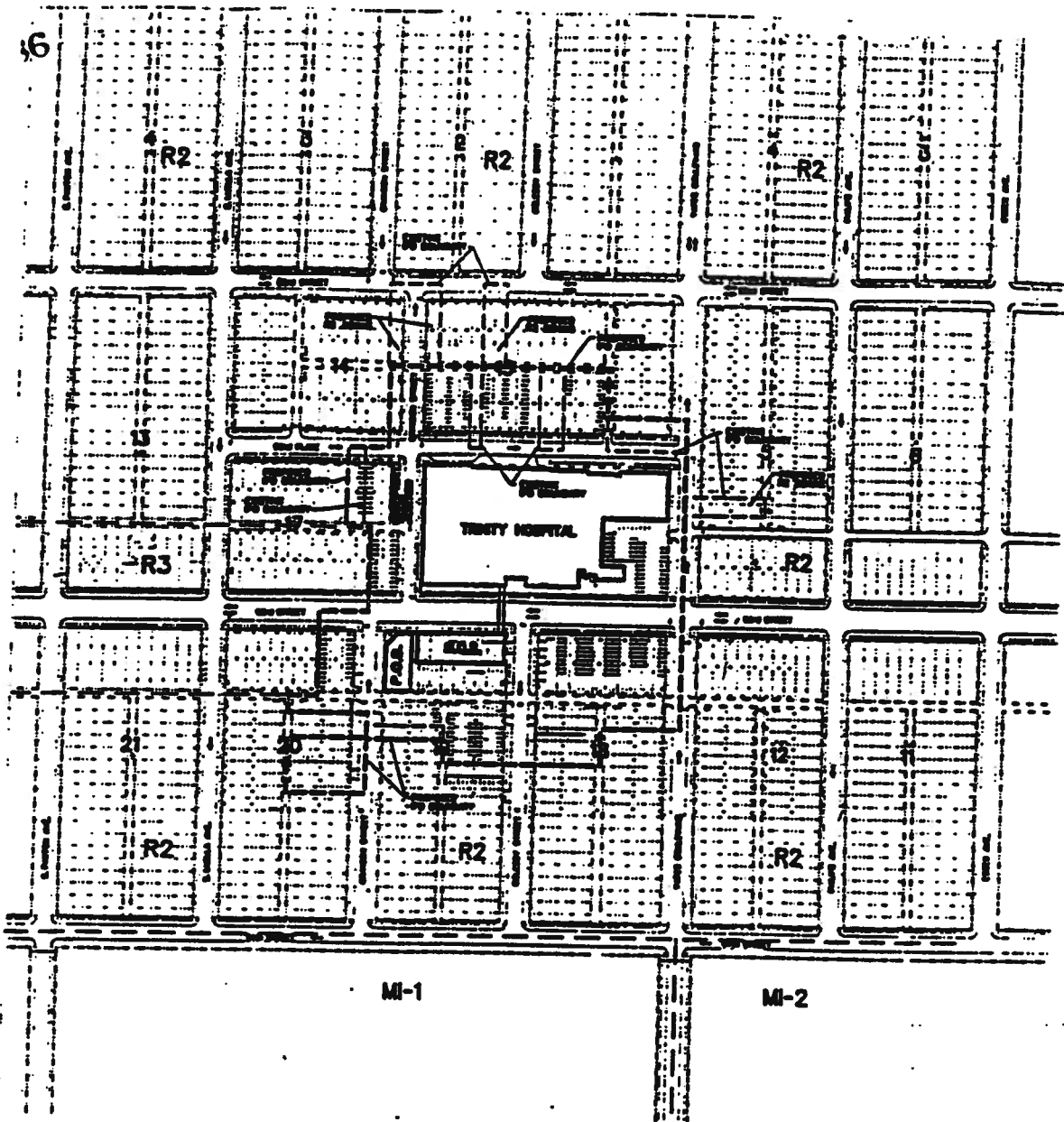
PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE, AND RIGHT OF WAY ADJUSTMENT MAP



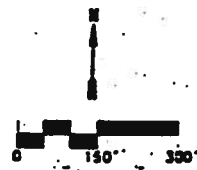
APPLICANT: TRINITY HOSPITAL OF ADVOCATE HEALTH & HOSPITALS
 ADDRESS: 2320 EAST 93rd STREET
 DATE: 7-16-98





Existing Zoning Map.

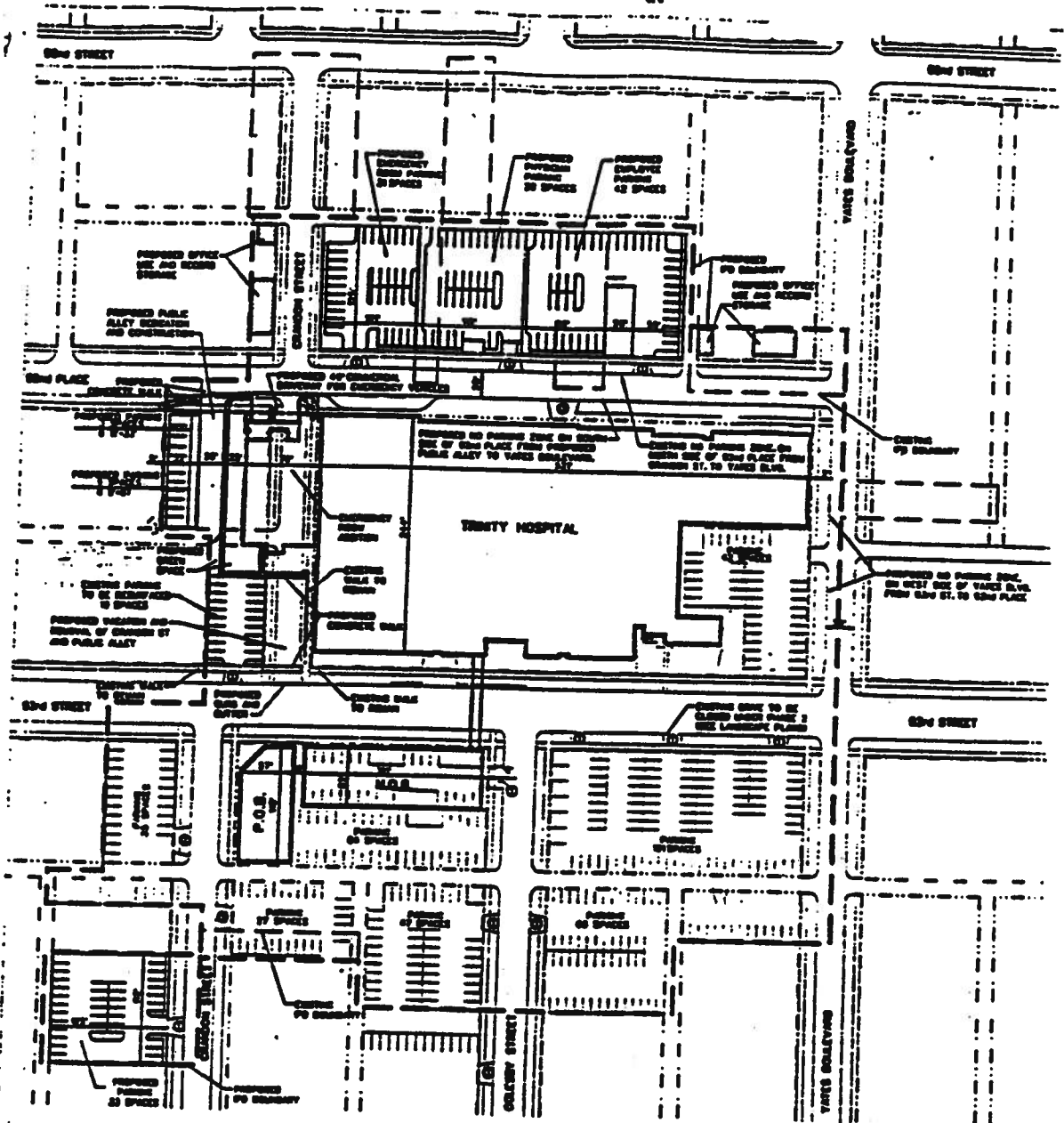


EXISTING ZONING MAP

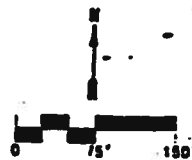


	<p>APPLICANT: TRINITY HOSPITAL OF ADVOCATE HEALTH & HOSPITALS ADDRESS: 2320 EAST 93rd STREET DATE: 7-16-98</p>	
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Site Plan.

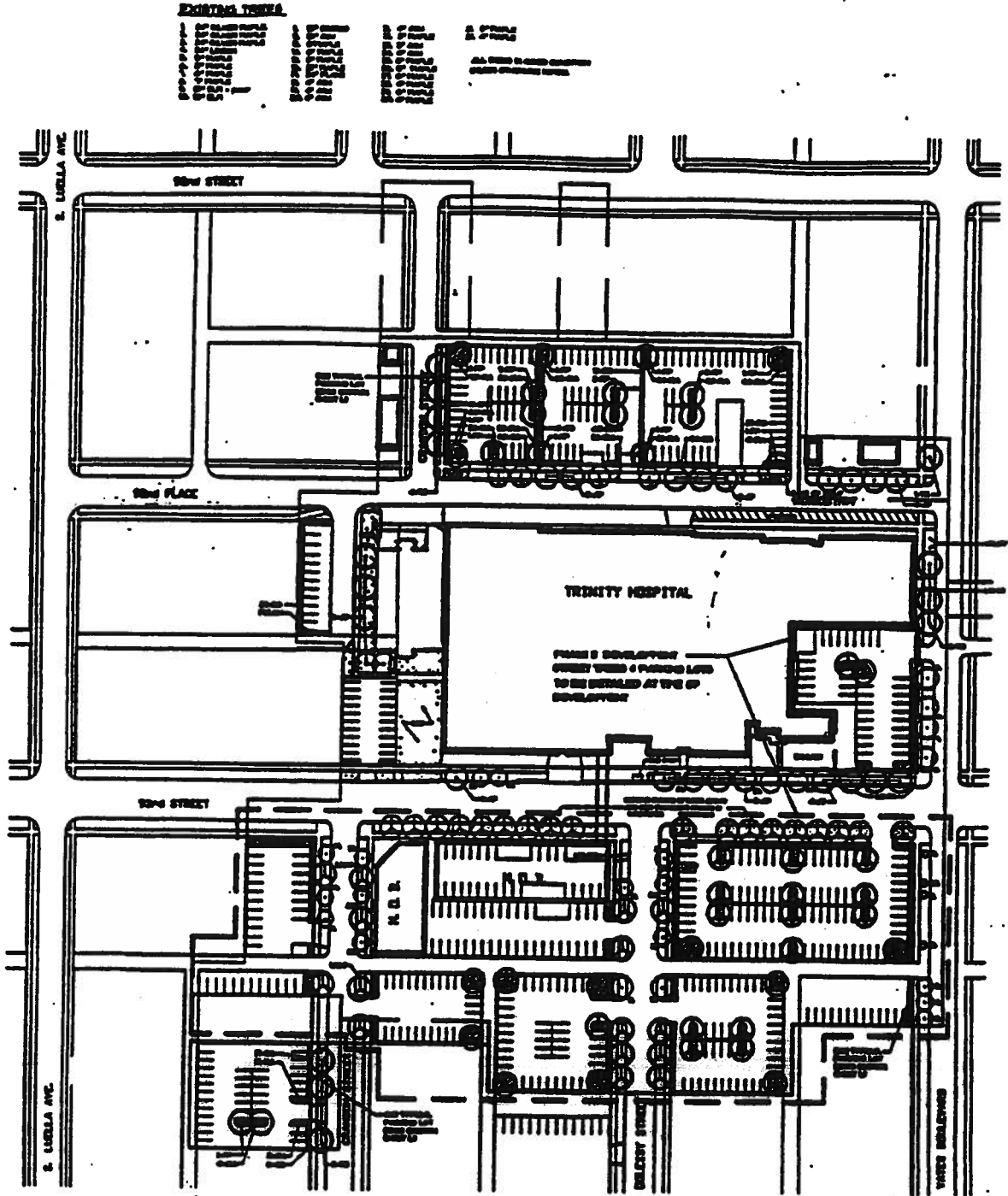


SITE PLAN



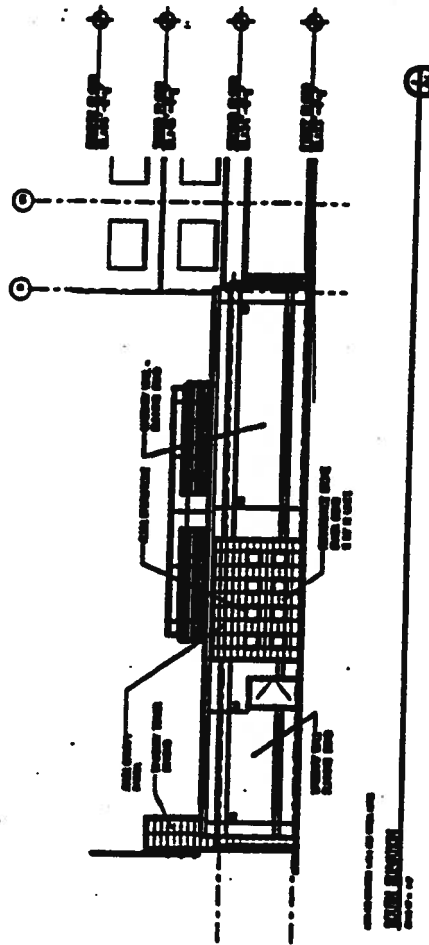
<p>Trinity Hospital</p>	<p>APPLICANT: TRINITY HOSPITAL OF ADVOCATE HEALTH & HOSPITALS ADDRESS: 2320 EAST 93rd STREET DATE: 7-16-98</p>	<p>HDR HOK & PARTNERS, INC.</p>
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Landscape Plan.



	<p>APPLICANT: TRINITY HOSPITAL OF ADVOCATE HEALTH & HOSPITALS ADDRESS: 2320 EAST 93rd STREET DATE: 7-9-98</p>	
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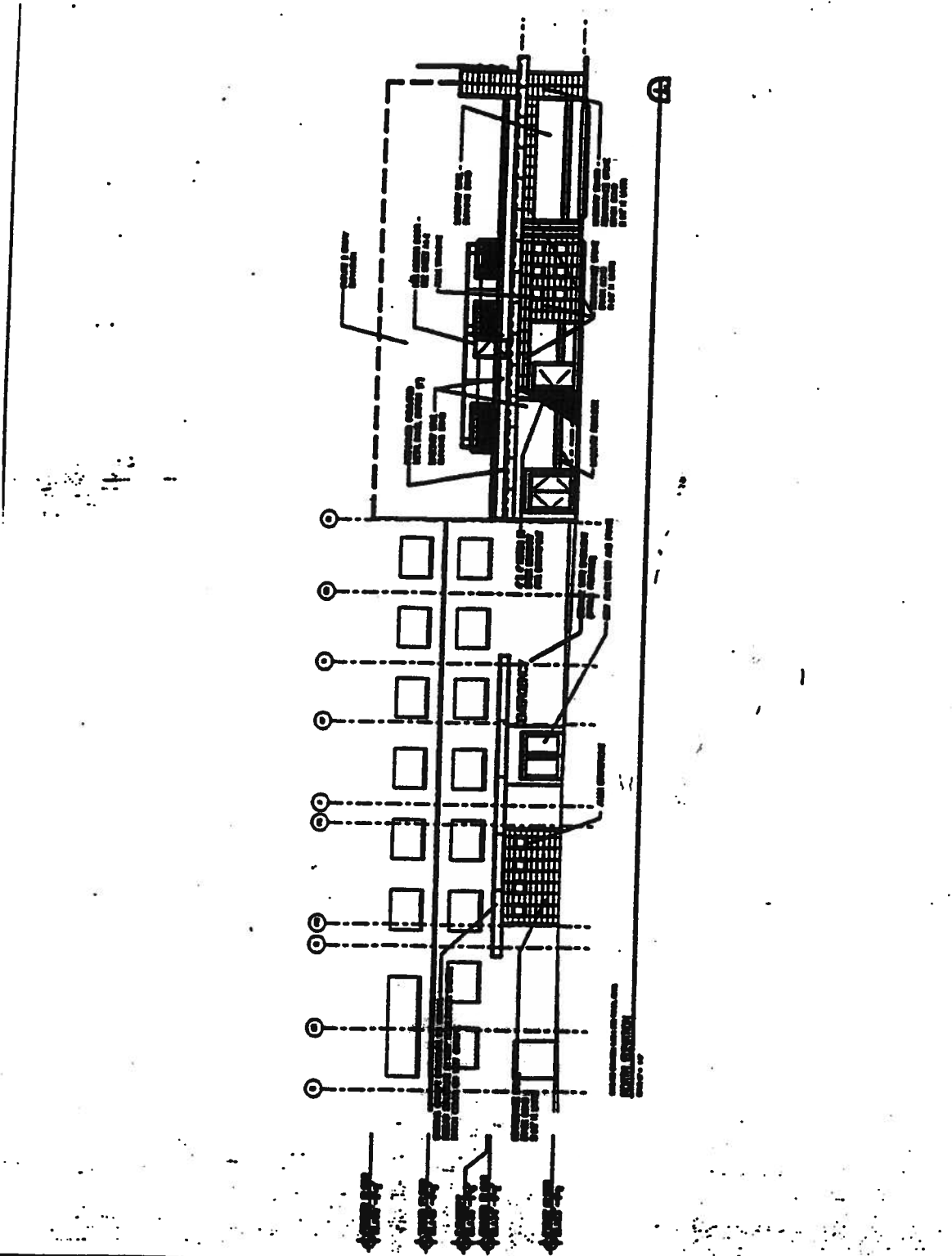
Building Elevations.
(Page 1 of 3)



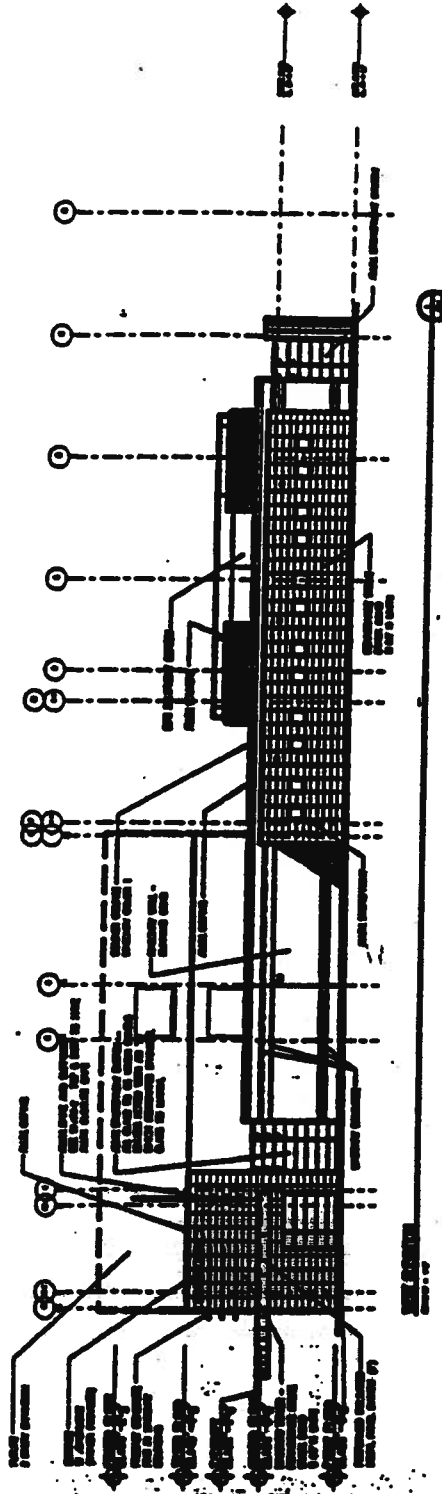
APPLICANT: TRINITY HOSPITAL OF ADVOCATE HEALTH & HOSPITALS
ADDRESS: 2320 EAST 93rd STREET
DATE: 7-16-98



Building Elevations.
(Page 2 of 3)



Building Elevations.
(Page 3 of 3)



APPLICANT: TRINITY HOSPITAL OF ADVOCATE HEALTH & HOSPITALS
ADDRESS: 2320 EAST 93rd STREET
DATE: 7-16-98



Reclassification Of Area Shown On Map No. 22-C.

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 7 symbols and indications as shown on Map No. 22-C in the area bounded by

East 92nd Street; a line 30 feet east of South Crandon Avenue; the alley next south of and parallel to East 92nd Street; a line 100 feet east of South Crandon Avenue; East 92nd Place; a line 125 feet east of South Crandon Avenue; East 92nd Street; a line 175 feet east of South Crandon Avenue; the alley next south of and parallel to East 92nd Street; a line 250 feet east of South Crandon Avenue; East 92nd Place; a line 300 feet east of South Crandon Avenue; the alley next south of and parallel to East 92nd Street; the alley next west of and parallel to South Yates Boulevard; East 92nd Place; South Yates Boulevard; a line 203.5 feet north of East 93rd Street; the alley next east of and parallel to South Yates Boulevard; a line 166 feet north of East 93rd Street; South Yates Boulevard; a line 192 feet south of East 93rd Street; the alley next west of and parallel to South Yates Boulevard; a line 267 feet south of East 93rd Street; the alley next west of and parallel to South Oglesby Avenue; a line 191 feet south of East 93rd Street; South Crandon Avenue; a line 151.49 feet south of East 93rd Street; the alley next west of and parallel to South Crandon Avenue; the alley next south of and parallel to East 93rd Street; a line 75 feet west of South Crandon Avenue; East 93rd Street; a line 60 feet west of South Crandon Avenue; the alley next north of and parallel to East 93rd Street; a line 75 feet west of South Crandon Avenue; East 92nd Place; a line 25 feet east of South Crandon Avenue; the alley next north of and parallel to East 92nd Place; and a line 30 feet east of South Crandon Avenue,

to the designation of an Institutional Planned Development Number 7, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

Institutional Planned Development attached to this ordinance reads as follows:

Institutional Planned Development Number 7, As Amended

Statements.

1. The area delineated hereon as an "Institutional Planned Development" No. 7, as amended, is owned or controlled by South Chicago Community Hospital.

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 right-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the applicant, South Chicago Community Hospital and approval by the City Council.
4. All applicable reviews, approvals, licenses or permits are required to be obtained by the applicant, South Chicago Community Hospital.
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 medical, laboratory, housing, offices, extended care facilities, earth station receiving dish 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. Identification and other necessary signs may be permitted, subject to review of and approval by the Department of Planning and the Department of Inspectional Services.
8. 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 this Plan of Development.
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 Planning.

Exhibit A attached to this Institutional Plan of Development reads as follows:

Exhibit "A".

East 92nd Street; a line 30 feet east of South Crandon Avenue; the alley next south of and parallel to East 92nd Street; a line 100 feet east of South Crandon Avenue; East 92nd Place; a line 125 feet east of South Crandon Avenue; East 92nd Street; a line 175 feet east of South Crandon Avenue; the alley next south of and parallel to East 92nd Street; a line 250 feet east of South Crandon Avenue; East 92nd Place; a line 300 feet

east of South Crandon Avenue; the alley next south of and parallel to East 92nd Street; the alley next west of and parallel to South Yates Boulevard; East 92nd Place; South Yates Boulevard; a line 203.5 feet north of East 93rd Street; the alley next east of and parallel to South Yates Boulevard; a line 166 feet north of East 93rd Street; South Yates Boulevard; a line 192 feet south of East 93rd Street; the alley next west of and parallel to South Yates Boulevard; a line 267 feet south of East 93rd Street; the alley next west of and parallel to South Oglesby Avenue; a line 191 feet south of East 93rd Street; South Crandon Avenue; a line 151.49 feet south of East 93rd Street; the alley next west of and parallel to South Crandon Avenue; the alley next south of and parallel to East 93rd Street; a line 75 feet west of South Crandon Avenue; East 93rd Street; a line 60 feet west of South Crandon Avenue; the alley next north of and parallel to East 93rd Street; a line 75 feet west of South Crandon Avenue; East 92nd Place; a line 25 feet east of South Crandon Avenue; the alley next north of and parallel to East 92nd Place; and a line 30 feet east of South Crandon Avenue.

[Bulk Regulations Data and Maps printed on pages 5637 through 5640 of this Journal.]

[Plat of Survey omitted for printing purposes but on file and available for public inspection in the Office of the City Clerk.]

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Reclassification Of Area Shown On Map No. 26-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 R2 Single Family Residence District and R3 General Residence District symbols and indications as shown on Map No. 26-G in the area bounded by

a line from a point 201 feet northeast of West 108th Place along the east line of the alley next west of South Vincennes Avenue, to a point 125 feet northeast of West 108th Place along the west line of South Vincennes Avenue; South Vincennes Avenue; West 109th Street; a line 40 feet east of South Ashland Avenue; a line 134 feet north of West 109th Street; a line 117 feet east of South Ashland Avenue; West 108th Street; and the alley next west of South Vincennes 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 thereof and to no others.

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

Residential Planned Development attached to this ordinance reads as follows:

PD-7

Residential Planned Development.

Plan Of Development Statements.

1. The area delineated hereon as a "Residential Planned Development" is owned by LaSalle National Bank successor trustee to Exchange National Bank T/U/T No. 25372 and National Bank of Albany Park, T/U/T No. 11-1559. The land is controlled by the Applicant, Morgan Park and Beverly Area Housing, Inc., an Illinois not-for-profit corporation, by an exclusive option to purchase.
2. The use of the land will consist of a three-story elevator, 60-unit rental structure for elderly persons, 30 off-street parking spaces, and loading, recreational and open areas as authorized by this Plan of Development.
3. All applicable governmental reviews, approvals, or permits are required to be obtained by the Applicant or its successor, assigns, or grantees.
4. Any dedication or vacation of streets or alleys or adjustments of the rights-of-way or consolidation or resubdivision of parcel shall require a separate submittal on behalf of Applicant, its successors or assigns.
5. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
6. 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.
7. Identification signs may be permitted with the approval of the Commissioner of Planning and the Commissioner of Inspectional Services.
8. The following information sets forth data concerning the property included in said development and data concerning a generalized land use plan (Site Plan) illustrating the development of said property in accordance with the Plan of Development.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as adopted by the Commissioner of Planning.

Attachment A to this Plan of Development reads as follows:

Continued on page 5641)

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area	General Description of Land Use and Type	Maximum F.A.R.	Maximum % of Land Covered
<u>Square Feet</u> 350,230.98	<u>Acres</u> 8.04	1.4	45%
	Medical, Laboratory Housing, Offices and Related Uses		

Gross Site Area = Net Site Area (8.04) + Area of Public Streets and
alleys (4.02) = 12.06 acres.

Maximum permitted F.A.R. for total Net Site Area: 1.4

Present Population:

Medical and related uses	
1. Number of Beds	436
2. Number of Staff Doctors	245
3. Number of Employees (maximum in one shift)	760
4. Student Nurses 100-120 maximum @ one time	25
5. Interns and Residents	12

Minimum number of off-street parking spaces for Medical, Laboratory,
Housing and related uses: Off-street loading requirements shall be
provided as required by the R4 General Residence District Classification
of Chicago Zoning Ordinance.

Parking for 39 automobiles will be provided on property owned by South
Chicago Community Hospital but not within the boundaries of this
Planned Development.

Minimum Periphery Setbacks:

1. Boundary and Front Yard Setbacks:	15 feet
2. Boundary and Side Yard Setbacks:	5 feet

- (1) 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 Commissioner of City Planning.
- (2) Setback and yard requirements can 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 Commissioner of
Development and Planning.

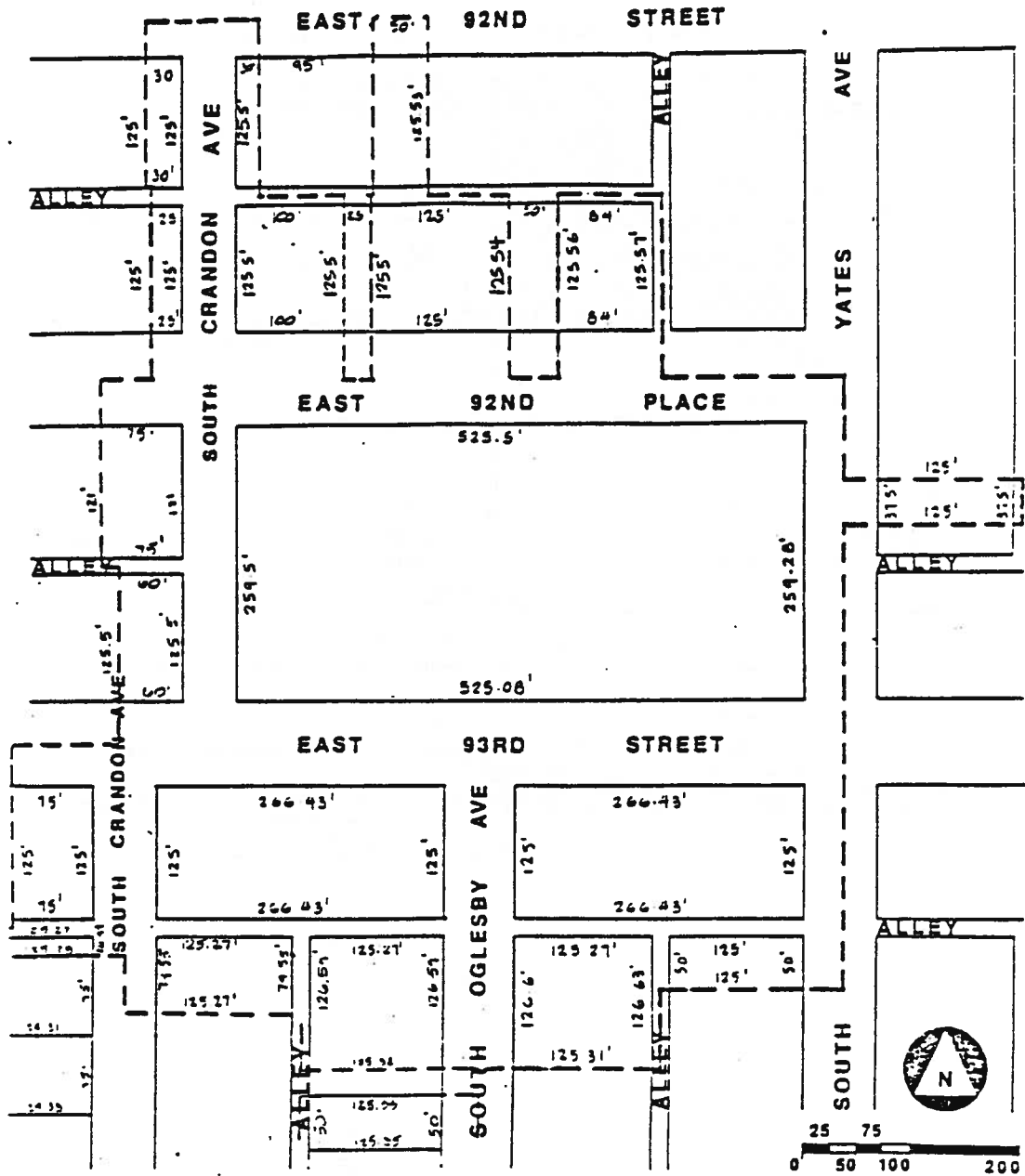
Maximum percent of land covered (for total net Site Area) = 45%

APPLICANT: SOUTH CHICAGO COMMUNITY HOSPITAL

DATE: October 6, 1986

REVISED: December 11, 1986

INSTITUTIONAL PLANNED DEVELOPMENT NO.7, AS AMENDED
PROPERTY LINE AND RIGHT-OF-WAY ADJUSTMENTS

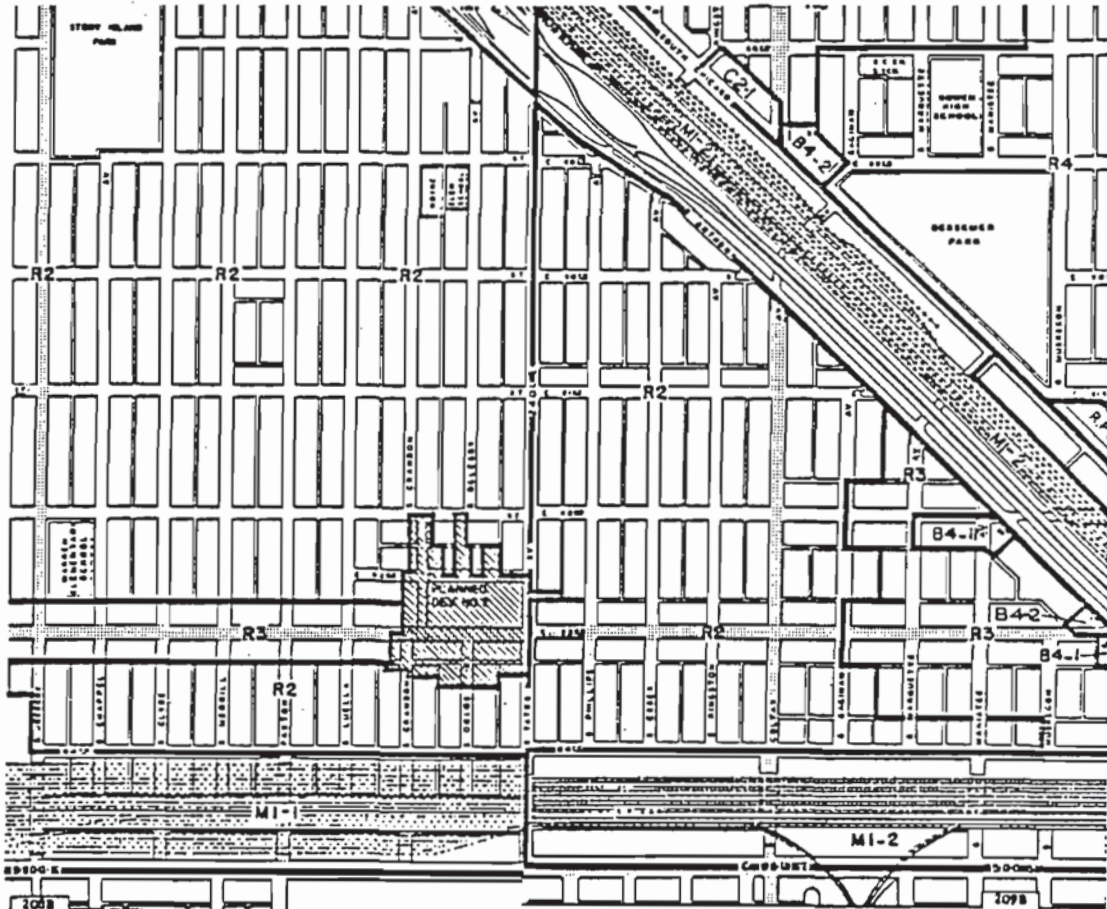


APPLICANT : SOUTH CHICAGO COMMUNITY HOSPITAL
DATE:

GRAPHIC SCALE

INSTITUTIONAL PLANNED DEVELOPMENT NO.7 AS AMENDED








EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



NORTH



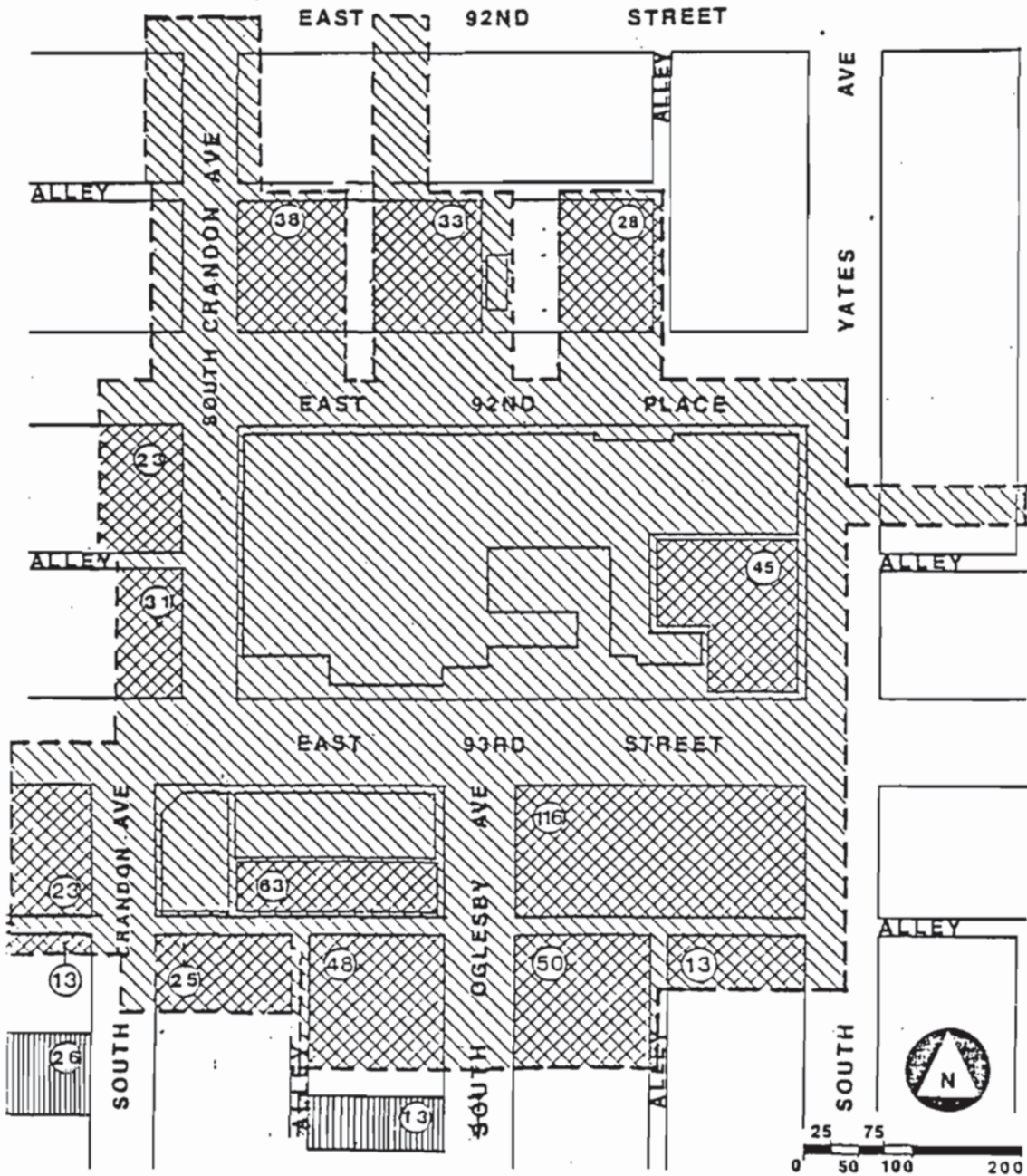
LEGEND

-  ZONING DISTRICTS
-  PREFERENTIAL STREET SYSTEMS
-  PROPOSED INSTITUTIONAL PLANNED DEVELOPMENT
-  ALLEY PROPOSED TO BE VACATED
-  EXISTING BUILDING
-  PARKING AREA WITH NUMBER OF SPACES
-  OFF - SITE PARKING

APPLICANT: SOUTH CHICAGO COMMUNITY HOSPITAL

DATE:

INSTITUTIONAL PLANNED DEVELOPMENT NO.7, AS AMENDED
GENERALIZED LAND USE PLAN



APPLICANT : SOUTH CHICAGO COMMUNITY HOSPITAL

DATE:

GRAPHIC SCALE

(Continued from page 5636)

Attachment "A".

A line from a point 201 feet northeast of West 108th Place along the east line of the alley next west of South Vincennes Avenue, to a point 125 feet northeast of West 108th Place along the west line of South Vincennes Avenue; South Vincennes Avenue; West 109th Street; a line 40 feet east of South Ashland Avenue; a line 134 feet north of West 109th Street; a line 117 feet east of South Ashland Avenue; West 108th Street; and the alley next west of South Vincennes Avenue.

[Bulk Regulations Data and Maps printed on pages
5642 through 5645 of this Journal.]

[Plat of Survey omitted for printing purposes but on file
and available for public inspection in the
Office of the City Clerk.]

**MUNICIPAL CODE CHAPTER 17 AMENDED CONCERNING
ESTABLISHMENT OF NEW SECTION 17-6.12
INCREASING FINES FOR CONTINUED
ACTS OF ILLEGAL DUMPING.**

On motion of Alderman T. Evans, the City Council took up for consideration the report of the Committee on Energy, Environmental Protection and Public Utilities, deferred and published in the Journal of the Proceedings of October 15, 1987, pages 5056--5057, recommending that the City Council pass a proposed ordinance amending Chapter 17 of the Chicago Municipal Code by the addition of a new Section 17-6.12 increasing the fines for continued acts of illegal dumping.

Alderman Krystyniak presented the following substitute ordinance for the said proposed ordinance:

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

SECTION 1. Chapter 17 of the Municipal Code of Chicago is hereby amended by inserting in its proper numerical sequence, a new section 17-6.12 to read in italics as follows:

(Continued on page 5646)

The following is said ordinance as passed:

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all B6-6 Restricted Central Business District and B7-6 General Central Business District symbols and indications as shown on Map No. 3-E in the area bounded by

E. Oak Street; N. Michigan Avenue; E. Walton Street, a line 114.59 feet west of and parallel to N. Michigan Avenue; a line 113.86 feet south of and parallel to E. Oak Street; and a line 212.40 feet west of and parallel to N. Michigan Avenue,

to the designation of a Residential-Business 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.

[Plan of Development printed on pages 4116 to 4122 of this Journal]

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

Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 22-C.

The Committee on Buildings and Zoning submitted the following report:

CHICAGO, September 25, 1980.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body Pass the proposed ordinance transmitted herewith (referred to Your Committee on August 5, 1980), to amend the Chicago Zoning Ordinance for the purpose of reclassifying a particular area.

This recommendation was concurred in by 11 members of the committee, with no dissenting vote.

Respectfully submitted,
(Signed) EDWARD R. VRDOLYAK,
Chairman.

(Signed) FRED B. ROTI,
Vice-Chairman.

On motion of Alderman Roti the committee's recommendation was *Concurred In* and said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Evans, Bloom, Sawyer, Bertrand, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, McFolling, Kellam, Sheahan, Stemberk, Lipinski, Shumpert, Marzullo, Ray, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Clewis, Axelrod, Schalter, Volini, Orr, Stone—43.

Nays—None.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

The following is said ordinance as passed:

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

SECTION 1. That the Chicago Zoning Ordinance amended by changing all the Planned Development No. 7 symbols and indications as shown on p No. 22-C in the area bounded by

E. 92nd Street; a line 25 feet east of S. Crandon Avenue; the alley next south of and parallel to E. 92nd Street; a line 100 feet east of S. Crandon Avenue; E. 92nd Place; a line 125 feet east of S. Crandon Avenue; the alley next south of and parallel to E. 92nd Street; a line 225 feet east of S. Crandon Avenue; E. 92nd Place; a line 275 feet east of S. Crandon Avenue; the alley next south of and parallel to E. 92nd Street; the alley next west of and parallel to S. Yates Boulevard; E. 92nd Place; S. Yates Boulevard; a line 203.5 feet north of E. 93rd Street; the alley next east of and parallel to S. Yates Boulevard; a line 166 feet north of E. 93rd Street; S. Yates Boulevard; a line 191 feet south of E. 93rd Street; the alley next west of and parallel to S. Yates Boulevard; a line 267.5 feet south of E. 93rd Street; the alley next west of and parallel to S. Oglesby Avenue; a line 167.5 feet south of E. 93rd Street; the alley next west of and parallel to S. Crandon Avenue; the alley next south of and parallel to E. 93rd Street; a line 75 feet west of S. Crandon Avenue; E. 93rd Street; S. Crandon Avenue; E. 92nd Place; a line 25 feet west of S. Crandon Avenue; the alley next south of and parallel to E. 92nd Street; and a line 30 feet west of S. Crandon Avenue

to the designation of Institutional Planned Development No. 7, 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 4123 to 4127 of this Journal]

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

Action Deferred—ON PROPOSED ORDINANCES FOR AMENDMENT OF CHICAGO ZONING ORDINANCE TO RECLASSIFY PARTICULAR AREAS.

The Committee on Buildings and Zoning submitted the following report which was, on motion of Alderman Vrdolyak and Alderman Roti *Deferred* and ordered published:

CHICAGO, September 25, 1980.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body Pass five proposed ordinances (under separate committee reports) transmitted herewith (referred to your committee on April 16 and 28, May 5, June 13, 27, 1980), to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

This recommendation was concurred in by 11 members of the committee, with no dissenting vote.

Respectfully submitted,
(Signed) EDWARD R. VRDOLYAK,
Chairman.

(Signed) FRED B. ROTI,
Vice-Chairman.

The following are descriptive summaries of said five proposed ordinances transmitted with the foregoing committee report:

Reclassification of Area Shown on Map No. 2-G.

An ordinance to classify as an R5 General Residence District instead of a B4-3 Restricted Service District, the area bounded by

W. Adams Street; the alley next east of and parallel to S. Ashland Avenue; a line 150 feet south of W. Jackson Boulevard; and S. Ashland Avenue (Map No. 2-G).

(continued on page 4128)

PD 7

INSTITUTIONAL PLANNED DEVELOPMENT NO. 7 AS AMENDEDSTATEMENTS

1. The area delineated hereon as an "Institutional Planned Development" No. 7 as amended is owned or controlled by South Chicago Community Hospital.
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 right-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the applicant: South Chicago Community Hospital.
4. All applicable reviews, approvals, licenses or permits are required to be obtained by the applicant: South Chicago Community Hospital.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Departments 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 medical, laboratory, housing, offices, and related uses as authorized by the Chicago Zoning Ordinance.

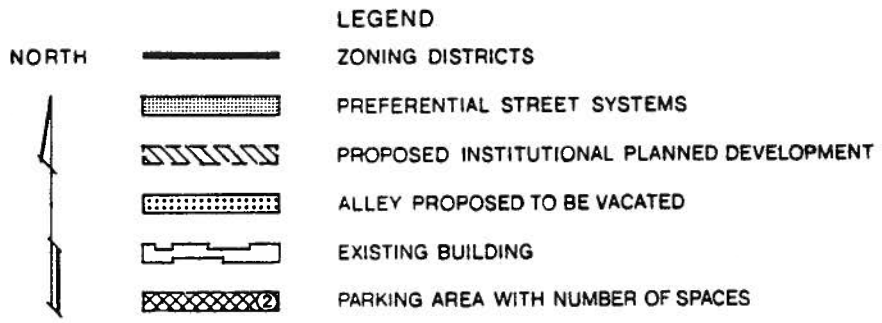
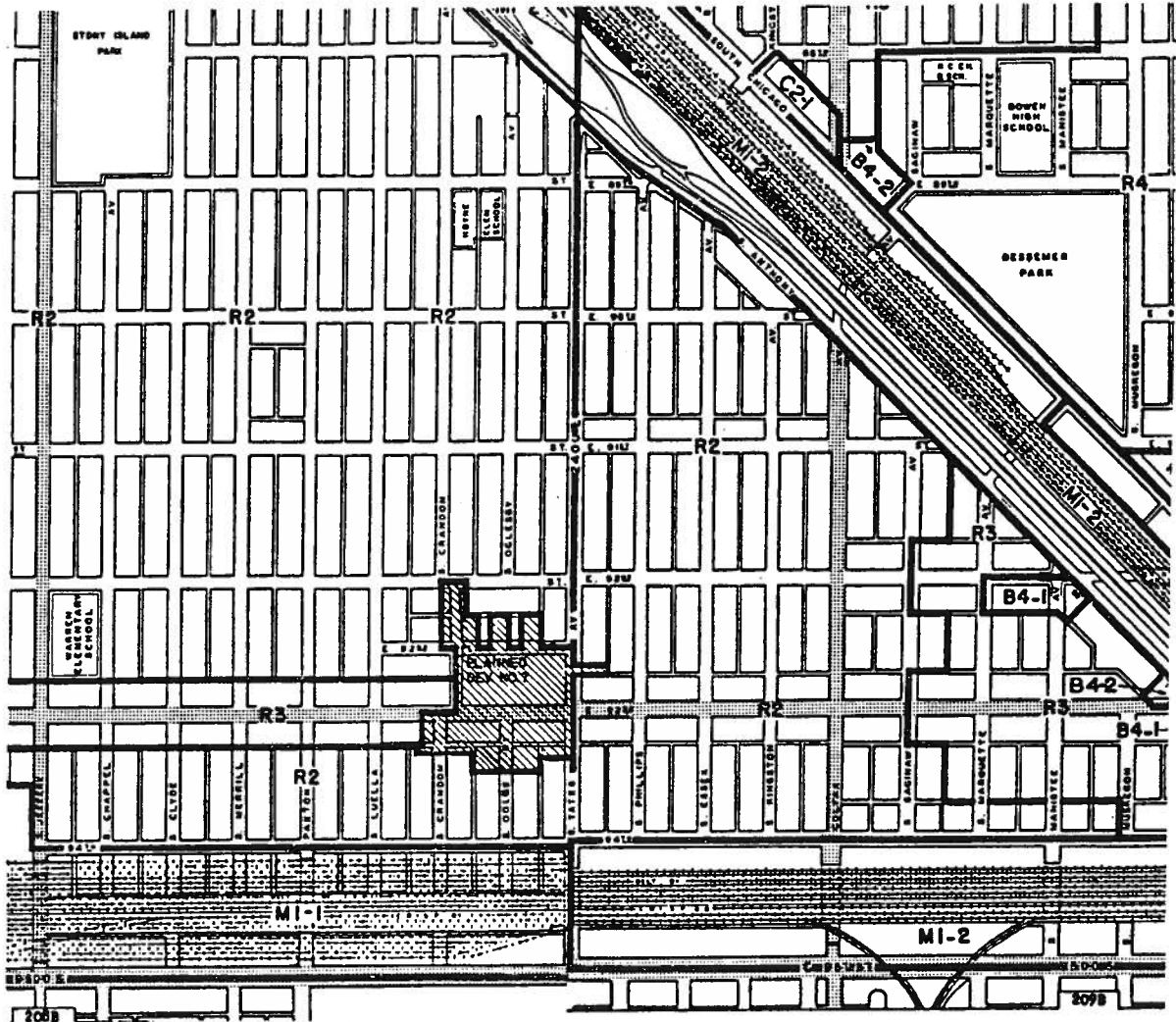
Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 zoning district of the Chicago Zoning Ordinance.
7. Identification and other necessary signs may be permitted, subject to review of and approval by the Department of Planning, City and Community Development and the Department of Buildings.
8. 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 with the regulations hereby made applicable thereto.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Planning, City and Community Development.

APPLICANT: SOUTH CHICAGO COMMUNITY HOSPITAL

DATE: July 7, 1980

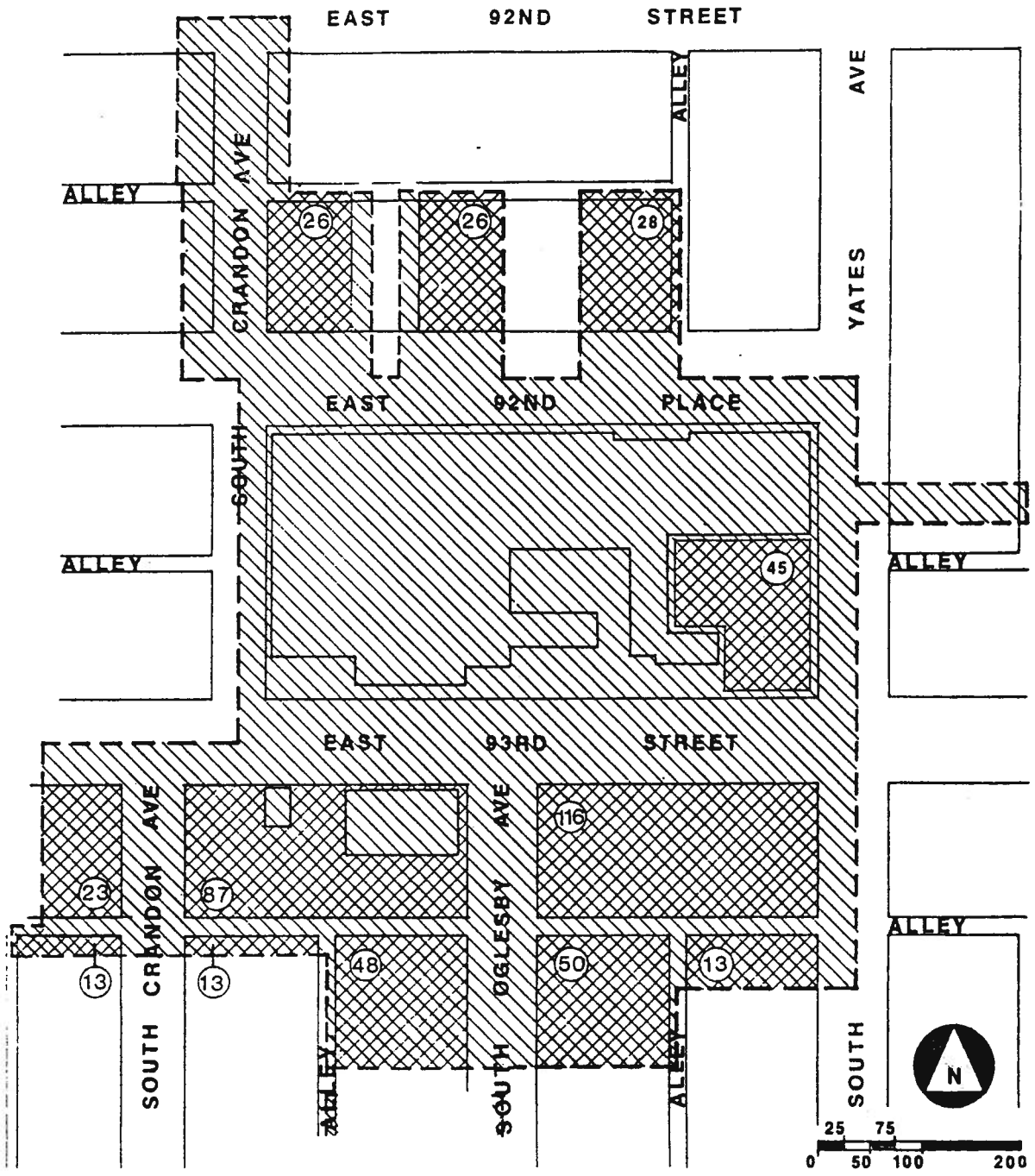
INSTITUTIONAL PLANNED DEVELOPMENT NO.7 AS AMENDED

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



APPLICANT: SOUTH CHICAGO COMMUNITY HOSPITAL
 DATE: JULY 7, 1980

INSTITUTIONAL PLANNED DEVELOPMENT NO.7, AS AMENDED
GENERALIZED LAND USE PLAN



APPLICANT : SOUTH CHICAGO COMMUNITY HOSPITAL
DATE . JULY 7,1980

GRAPHIC SCALE

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area	General Description of Land Use and Type	Maximum F.A.R.	Maximum % of Land Covered
<u>SQUARE FEET</u> 318,752.17			
<u>ACRES</u> 7.32	Medical, Laboratory, Housing, Offices and Related Uses	1.4	45

The above noted Regulations relate to the ultimate development within the Planned Development Area. Interim stages of development may exceed these permitted standards, subject to the approval of the Commissioner of City Planning.

Gross Site Area = Net Site Area (7.32) + Area of Public Streets (3.57) - 10.89 acres.

Maximum permitted F.A.R. for total Net Site Area: 1.4

Present Population:

- Medical and related uses
- 1. Number of Beds 413 1/3
- 2. Number of Staff Doctors 125 1/1
- 3. Number of Employees (maximum in one shift).... 773 1/3
- 4. Student Nurses 100-120, maximum at one time ... 75
- 5. Interns and Residents 15

Minimum number of off-street parking spaces required for Medical, Laboratory, Housing and related uses: (520). Actual number provided (501). Off-street loading requirements shall be provided as required by the R4 General Residence District Classification of the Chicago Zoning Ordinance.

Minimum Periphery Setbacks:

- 1. Boundary and Front Yard Setbacks: 15 feet
- 2. Boundary and Side Yard Setbacks: 5 feet

Setback and yard requirements can be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary because of the technical reasons, subject to the approval of the Commissioner of Development and Planning.

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

APPLICANT: SOUTH CHICAGO COMMUNITY HOSPITAL

DATE: JULY 7, 1980



R. E. Thompson, Executive Vice President

dence District symbols and indications as shown on Map No. 16-C in the area bounded by

a line 138 feet south of E. 67th Street; S. Jeffery Avenue; a line 184.10 feet south of E. 67th Street; and a line 134 feet west of S. Jeffery Avenue,

to those of a B4-4 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. 22-C.

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, R3 General Residence District, and Planned Development symbols and indications as shown on Map No. 22-C in the area bounded by

the alley next north of and parallel to E. 92nd Place; a line 75 feet east of S. Crandon Avenue; E. 92nd Place; a line 84 feet west of the alley next west of and parallel to S. Yates Avenue; the alley next north of and parallel to E. 92nd Place; the alley next west of and parallel to S. Yates Avenue; E. 92nd Place; S. Yates Avenue; the alley next south of and parallel to E. 93rd Street; a line 166 feet 5½ inches west of S. Oglesby Avenue; E. 93rd Street; a line 75 feet east of S. Crandon Avenue; the alley next south of and parallel to E. 93rd Street; S. Crandon Avenue; E. 93rd Street; and S. Crandon 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 the foregoing ordinance printed on pages 9089 to 9093 of this Journal]

Reclassification of Area Shown on Map No. 26-J.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-1 Restricted Commercial District symbols and indications as shown on Map No. 26-J in the area bounded by

the alley next north of and parallel to W. 111th Street; S. Hamlin Avenue; W. 111th Street; and S. Springfield Avenue,

to those of a C1-2 Restricted Commercial District, and a corresponding bulk 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. 28-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 R3 General Residence District symbols and indications as shown on Map No. 28-H in the area bounded by

W. Monterey Avenue; S. Hermosa Avenue; the alley next south of and parallel to W. Monterey Avenue; and S. Esmond Avenue,

to those of a B4-1 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.

Failed to Pass—PROPOSED ORDINANCES FOR AMENDMENT OF CHICAGO ZONING ORDINANCE TO RECLASSIFY PARTICULAR AREAS (Adverse Committee Recommendations).

On motion of Alderman Campbell the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published on July 1, 1970, page 8838, recommending that the City Council *do not pass* two proposed ordinances transmitted with the committee's report for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Campbell moved to *Concur in* the committee's recommendations. The question in reference to each proposed ordinance thereupon became; "*Shall the proposed ordinance Pass, notwithstanding the committee's adverse recommendation?*"; and the several questions being so put, *each of the said proposed ordinances Failed to Pass*, by yeas and nays as follows: *Yeas—None; Nays—41.*

Said proposed ordinances which *Failed to Pass* proposed to *amend* the Chicago Zoning Ordinance to reclassify particular areas, and are summarized as follows:

To classify as a C1-3 Restricted Commercial District instead of an R5 General Residence District the area bounded by

E. Bowen Avenue; a line 40 feet east of the alley next east of and parallel to S. Cottage Grove Avenue; the alley next south of and parallel to E. Bowen Avenue; and the alley next east of and parallel to S. Cottage Grove Avenue (Map No. 10-D).

To classify as a B4-2 Restricted Service District instead of an M1-2 Restricted Manufacturing District the area bounded by

E. 74th Street; the alley next northeast of and parallel to S. South Chicago Avenue; S. Greenwood Avenue; and S. South Chicago Avenue (Map No. 18-D).

Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 11-N.

On motion of Alderman Campbell the City Council took up for consideration a proposed ordinance which was recommended for passage and action Deferred on August 10, 1970, page 8949, affecting a zoning reclassification of an area shown on Map No. 11-N.

On motion of Alderman Campbell said proposed ordinance was *Passed*, by yeas and nays as follows:

(Continued on page 9094)

PD 7

#8:55
INDEXED
MAY 26 1970

PLAN OF DEVELOPMENT
RESIDENTIAL PLANNED DEVELOPMENT NO. 7, AS AMENDED
(INSTITUTIONAL)

STATEMENTS

1. The area delineated hereon as a "Residential Planned Development" is owned or controlled by the South Chicago Community Hospital as title holder or as the sole beneficiary of trusts holding title.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R4 General Residence District classification 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 the South Chicago Community Hospital and approval by the City Council.
4. All applicable official reviews, approvals, or permits are required to be obtained by the South Chicago Community Hospital.
5. Service drives or any other ingress or egress shall be adequately designed and paved to provide ingress and egress for motor vehicles, including emergency vehicles, in compliance with the Municipal Code of Chicago. There shall be no parking permitted within such paved areas.
6. Use of land will consist of medical, laboratory, housing, offices, and related uses as authorized by the Chicago Zoning Ordinance.

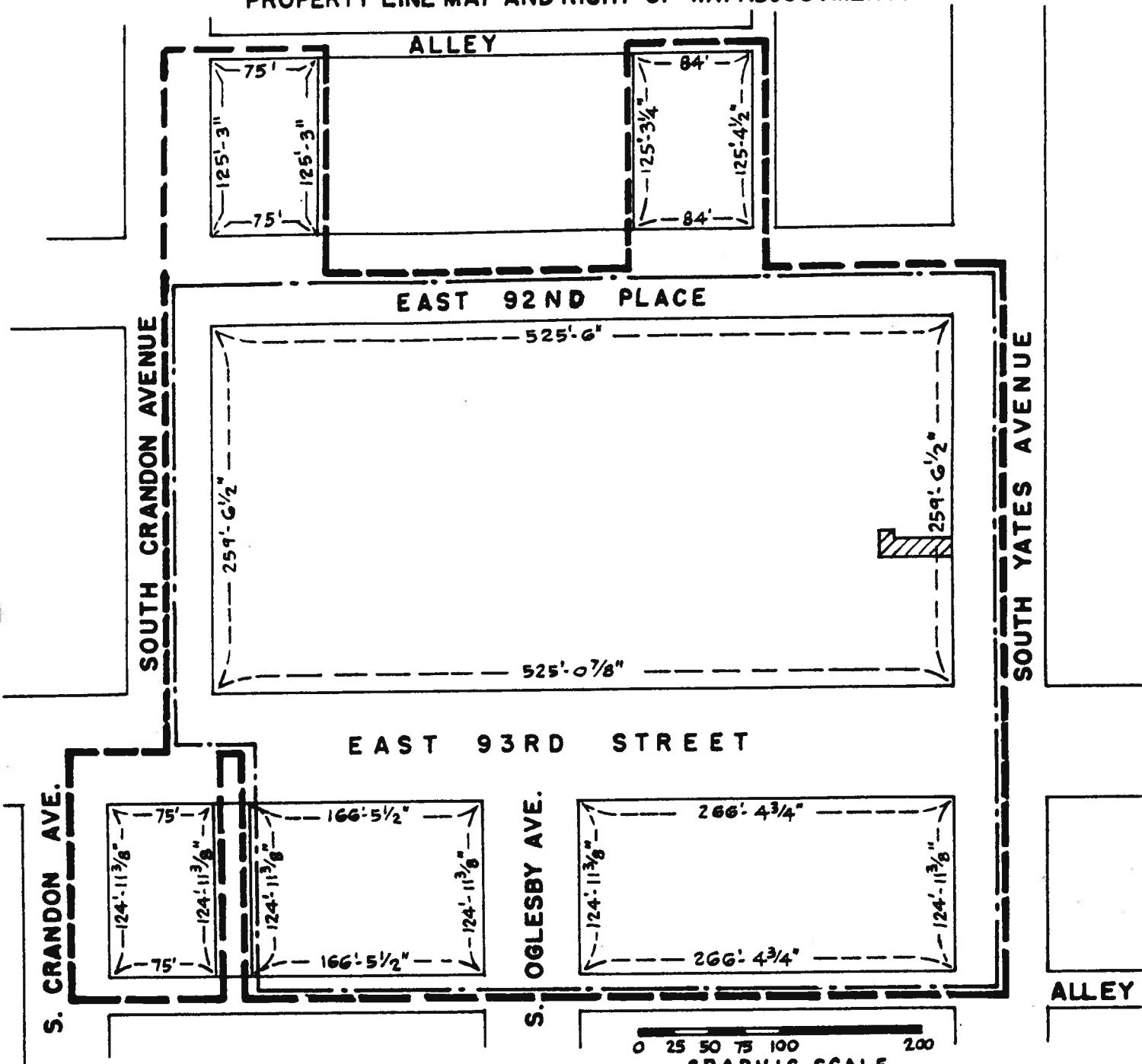
Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 zoning district of the Chicago Zoning Ordinance.
7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a R4 General Residence District classification and with regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as adopted by the Commissioner of Development and Planning.

APPLICANT: South Chicago Community Hospital

DATE: May 26, 1970

RESIDENTIAL PLANNED DEVELOPMENT NO.7, AS AMENDED
(INSTITUTIONAL)

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



PLANNED DEVELOPMENT NO. 7
(APPROVED BY CITY COUNCIL 7-7-67)

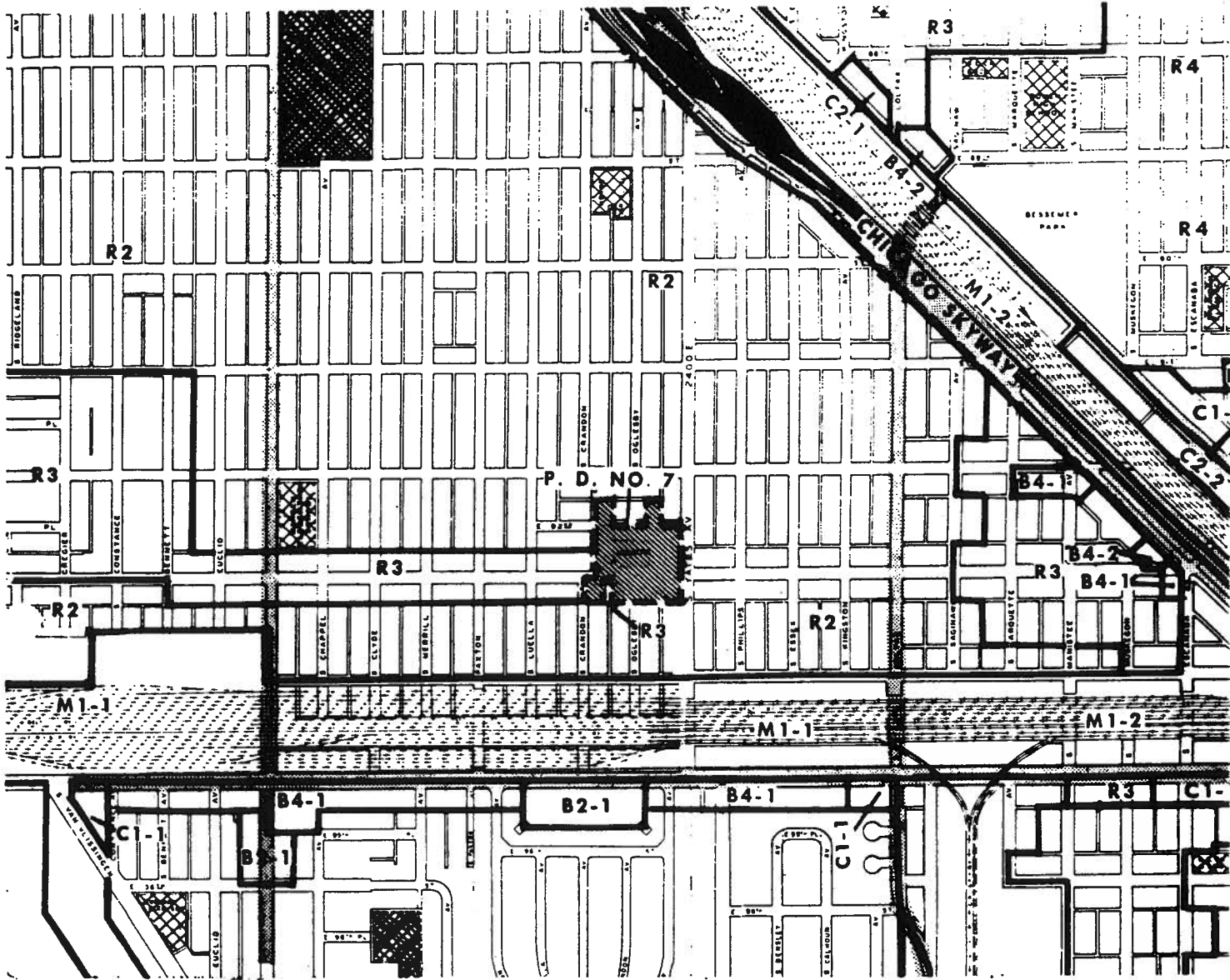
PLANNED DEVELOPMENT BOUNDARY

ALLEY PROPOSED TO BE VACATED

APPLICANT : SOUTH CHICAGO COMMUNITY HOSPITAL
DATE : MAY 26, 1970

**RESIDENTIAL PLANNED DEVELOPMENT NO. 7, AS AMENDED
(INSTITUTIONAL)**

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND

NORTH



ZONING DISTRICTS

PREFERENTIAL STREET SYSTEM

PROPOSED RESIDENTIAL PLANNED DEVELOPMENT

PARKS AND PLAYGROUNDS

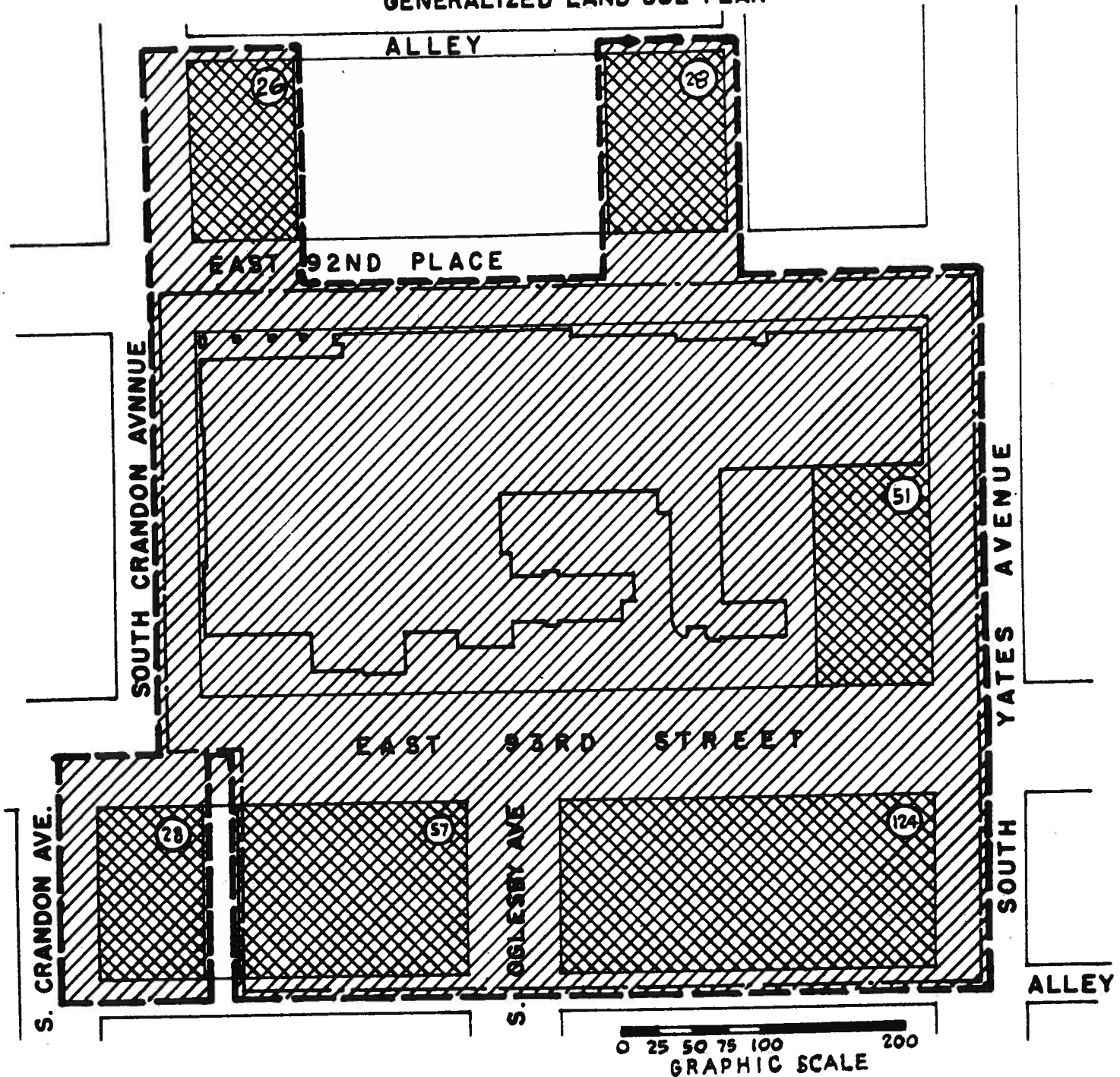
PUBLIC AND QUASI-PUBLIC FACILITIES





APPLICANT: SOUTH CHICAGO COMMUNITY HOSPITAL

DATE: MAY 26, 1970

RESIDENTIAL PLANNED DEVELOPMENT NO.7, AS AMENDED
(INSTITUTIONAL)

GENERALIZED LAND USE PLAN



-  PLANNED DEVELOPMENT NO.7 (APPROVED BY CITY COUNCIL 7-7-67)
MEDICAL, LABORATORIES, HOUSING, OFFICES AND RELATED USES.
-  PLANNED DEVELOPMENT BOUNDARY
-  EXISTING BUILDINGS
-  PARKING AREAS WITH NUMBER OF SPACES

APPLICANT: SOUTH CHICAGO COMMUNITY HOSPITAL
DATE: MAY 26, 1970

RESIDENTIAL PLANNED DEVELOPMENT NO. 7, AS AMENDED
(INSTITUTIONAL)

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Use and Type	Maximum F.A.R.	Maximum % of Land Covered
<u>Square Feet</u>	<u>Acres</u>			
219,711	5.05	Medical, Laboratory, Housing, Offices, and Related Uses	1.4	45

The above noted Regulations relate to the ultimate development within the Planned Development Area. Interim stages of development may exceed these permitted standards, subject to the approval of the Commissioner of City Planning.

Gross Site Area = Net Site Area (5.05 acres) + Area of Public Streets (2.7 acres) = 7.75 acres.

Maximum permitted F.A.R. for total Net Site Area: 1.4

Present Population

Medical and related uses

1. Number of Beds.....400
2. Number of Staff Doctors..... 78
3. Number of Employees (maximum in one shift).....200

Housing

1. Nurses, Student Nurses..... 68
2. Interns and Residents..... 12

Minimum number of off-street parking facilities for existing Medical, Laboratory, Housing, and related uses: 276. Actual number of parking spaces: 314. Off-street parking requirements for proposed medical, laboratory, housing, offices, and related uses shall be provided as authorized by the R4 General Residence District classification of the Chicago Zoning Ordinance.

Minimum Periphery Setbacks:

- a. Boundary and Front Yard Setbacks: 15 feet
- b. Boundry and Side Yard Setbacks: 5 feet

Setback and yard requirements can 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 Commissioner of Development and Planning.

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

APPLICANT: South Chicago Community Hospital

DATE: May 26, 1970

line of N. Winchester Avenue; N. Rogers Avenue; the east line of N. Winchester Avenue, or the line thereof if extended where no street exists; the north line of W. Chase Avenue; N. Rogers Avenue; the west line of N. Damen Avenue; the alley next south of and parallel to W. Chase Avenue, or the line thereof if extended where no alley exists; a line 184 feet west of N. Damen Avenue; the alley next northwest of N. Rogers Avenue; the alley next west of and parallel to N. Damen Avenue; W. Chase Avenue; and the west line of N. Damen Avenue,

to those of a B2-3 Restricted Retail District, and a corresponding bulk 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. 20-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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 20-D in the area bounded by

a line 133 feet north of E. 83rd Street; the east line of the right of way of the Illinois Central Railroad; E. 83rd Street; and the alley next east of and parallel to S. Ellis Avenue,

to those of a B4-1 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. 22-C.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Planned Development, R3 General Residence District, and B4-1 Restricted Service District symbols and indications as shown on Map No. 22-C in the area bounded by

E. 92nd Place; S. Yates Avenue; the alley next south of and parallel to E. 93rd Street; a line 166 feet 5½ inches west of S. Oglesby Avenue; E. 93rd Street; and S. Crandon Avenue,

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

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

[The Plan of Development attached to this ordinance is printed on pages 589 to 593]

Reclassification of Area Shown on Map No. 22-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. 22-D in the area bounded by

E. 89th Street; the west line of the right of way of the Illinois Central RR.; the center line of E. 89th Place, or the line thereof if extended

where no street exists; and S. Dauphin Avenue, to those of an R3 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. 22-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 R3 General Residence District symbols and indications as shown on Map No. 22-D in the area bounded by

a line 75 feet south of E. 94th Street; S. Harper Avenue; the north line of the right of way of the C. & W. I. RR. & Belt RR.; and the alley next west of and parallel to S. Harper Avenue,

to those of an M1-1 Restricted Manufacturing District, and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 28-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 B4-1 Restricted Service District symbols and indications as shown on Map No. 28-G in the area bounded by

a line 105.83 feet north of W. 112th Street; S. Halsted Street; a line 160.92 feet south of W. 112th Street; and the alley next west of and parallel to S. Halsted Street,

to those of a C2-1 General 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. 30-F.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 30-F in the area bounded by

the alley next south of and parallel to W. 123rd Street, or the line thereof if extended where no alley exists; the east line of the right of way of the Pennsylvania Railroad; W. 124th Street; and S. Lowe 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.

Issuance of Permits Authorized for Erection of Illuminated Signs.

On motion of Alderman Metcalfe the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published on

[Continued on page 594]

PLAN OF DEVELOPMENT

RESIDENTIAL PLANNED DEVELOPMENT NO. 7, AS AMENDED
(INSTITUTIONAL)

STATEMENTS

1. The area delineated hereon as a "Residential Planned Development" is owned or controlled by the South Chicago Community Hospital as title holder or as the sole beneficiary of trusts holding title.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R4 General Residence District classification 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 the South Chicago Community Hospital and approval by the City Council.
4. All applicable official reviews, approvals, or permits are required to be obtained by the South Chicago Community Hospital.
5. Service drives or any other ingress or egress shall be adequately designed and paved to provide ingress and egress for motor vehicles, including emergency vehicles, in compliance with the Municipal Code of Chicago. There shall be no parking permitted within such paved areas.
6. Use of land will consist of medical, laboratory, housing, and related uses as authorized by the Chicago Zoning Ordinance.

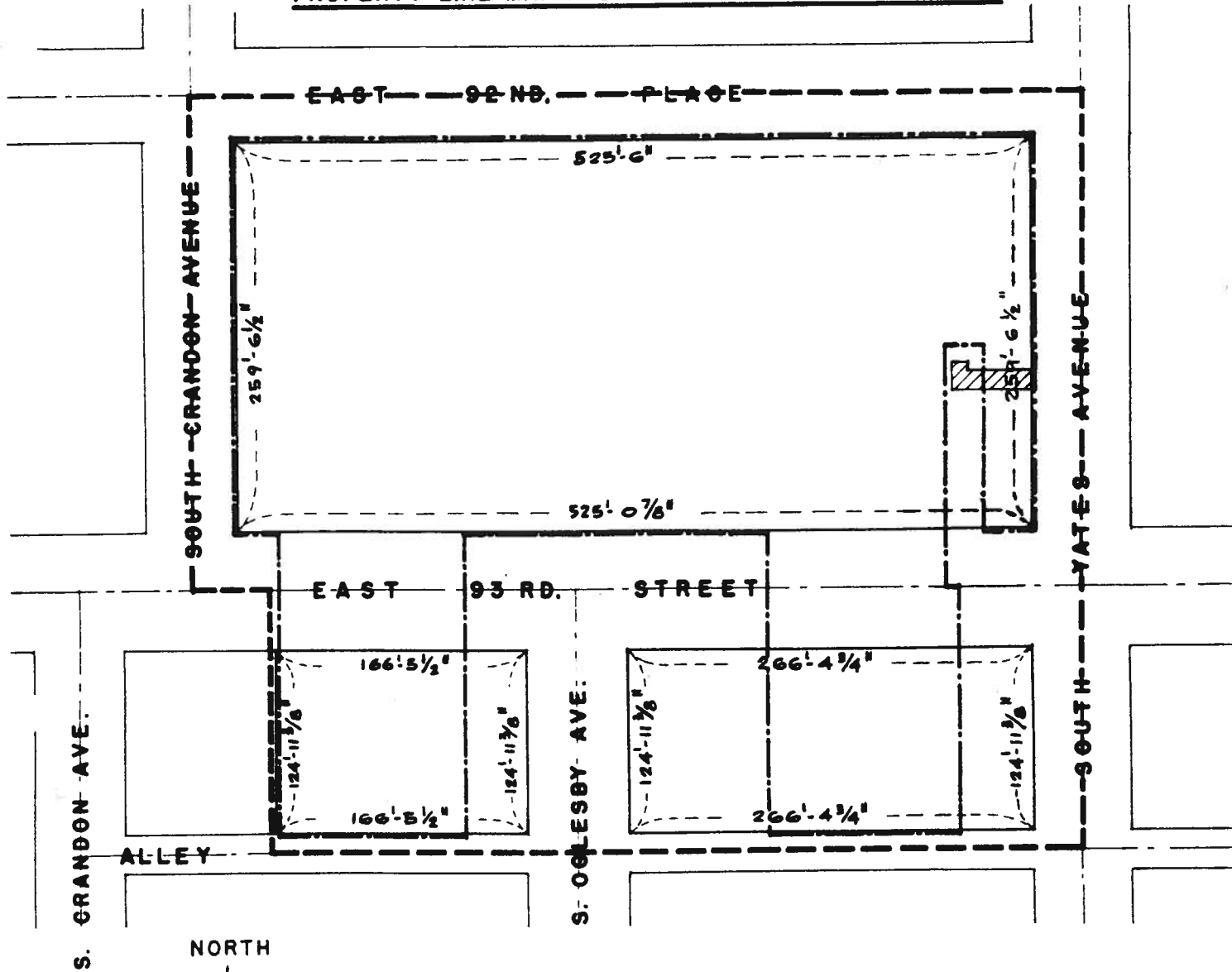
Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 zoning district of the Chicago Zoning Ordinance.
7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a R4 General Residence District classification and with regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as adopted by the Commissioner of Development and Planning.

APPLICANT: South Chicago Community Hospital

DATE: May 11, 1967

**RESIDENTIAL PLANNED DEVELOPMENT NO. 7, AS AMENDED
(INSTITUTIONAL)**

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



SCALE: 1" = 100'-0"

PLANNED DEVELOPMENT NO. 7
(APPROVED BY CITY COUNCIL 11-18-59)

PLANNED DEVELOPMENT BOUNDARY

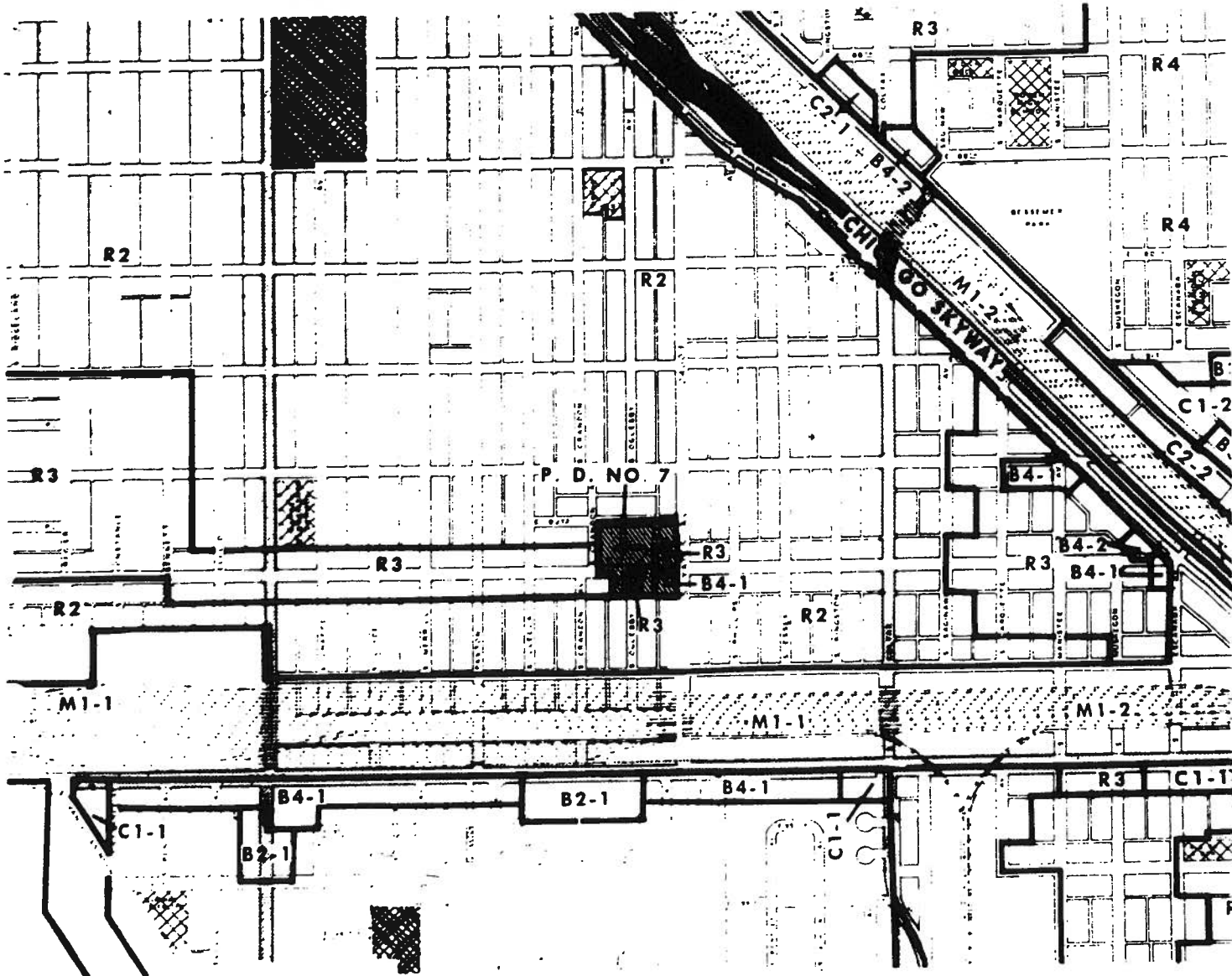
ALLEY PROPOSED TO BE VACATED

APPLICANT: SOUTH CHICAGO COMMUNITY HOSPITAL

DATE: MAY 11, 1967

RESIDENTIAL PLANNED DEVELOPMENT NO. 7, AS AMENDED
(INSTITUTIONAL)







EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



NORTH



LEGEND

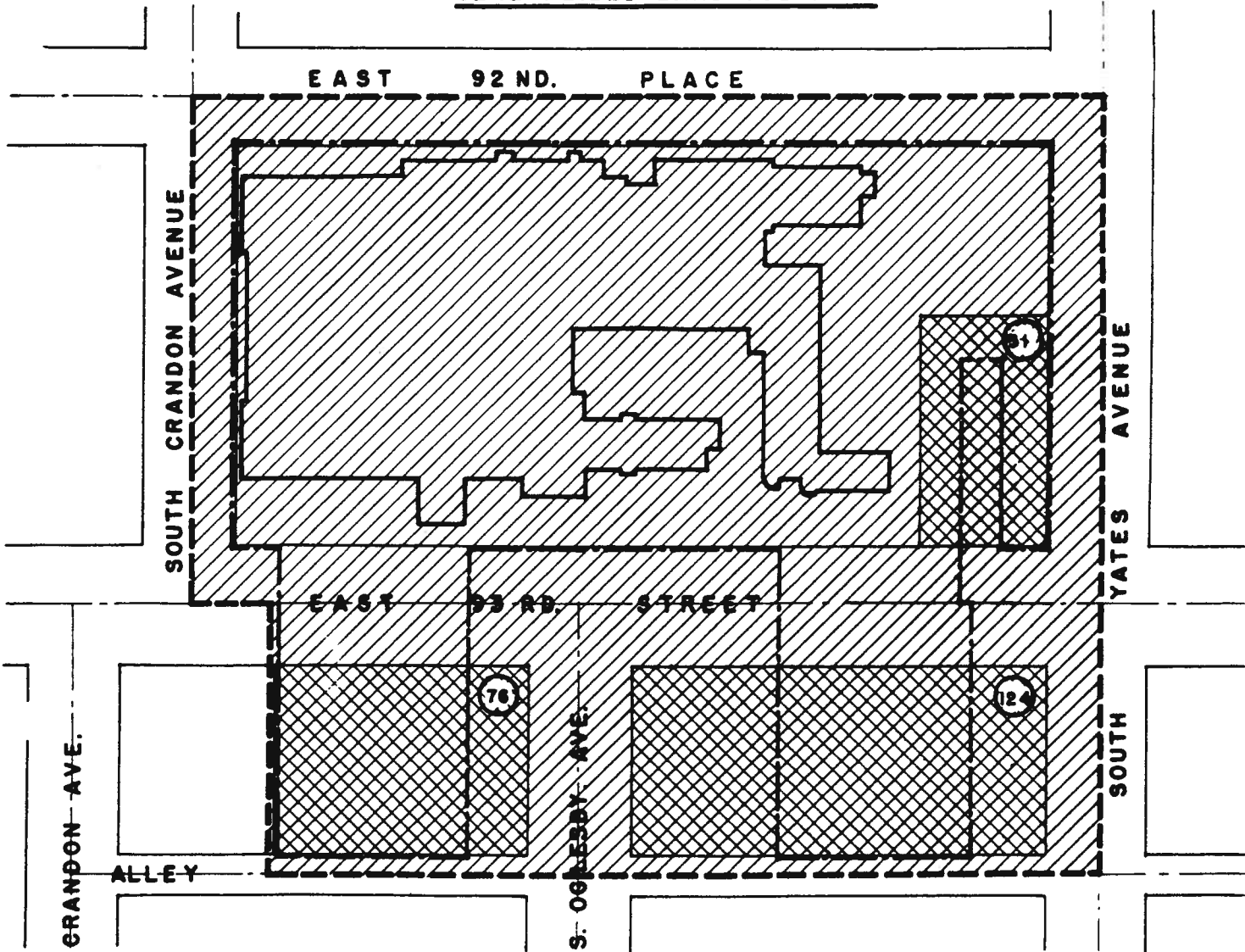
-  ZONING DISTRICTS
-  PREFERENTIAL STREET SYSTEM
-  RESIDENTIAL PLANNED DEVELOPMENT
-  PLANNED DEVELOPMENT BOUNDARY
-  PARKS AND PLAYGROUNDS
-  PUBLIC AND QUASI-PUBLIC FACILITIES

APPLICANT: SOUTH CHICAGO COMMUNITY HOSPITAL

DATE: MAY 11 , 1967

**RESIDENTIAL PLANNED DEVELOPMENT NO. 7, AS AMENDED
(INSTITUTIONAL)**

GENERALIZED LAND USE PLAN



S. GRANDON AVE. NORTH



SCALE: 1" = 100'-0"

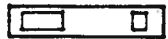
LEGEND



PLANNED DEVELOPMENT NO. 7 (APPROVED BY CITY COUNCIL 11-18-59
MEDICAL, LABORATORIES, HOUSING, AND RELATED USES)



PLANNED DEVELOPMENT BOUNDARY



EXISTING BUILDINGS



PARKING AREAS WITH NUMBER OF SPACES

APPLICANT: SOUTH CHICAGO COMMUNITY HOSPITAL

DATE: MAY 11 , 1967

RESIDENTIAL PLANNED DEVELOPMENT NO. 7, AS AMENDED
(INSTITUTIONAL)

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Use and Type	Maximum F.A.R.	Maximum % of land covered
Square feet	Acres			
190,418	4.4	Medical, Laboratory, Housing, and related uses	1.4	45

The above noted Regulations relate to the ultimate development within the Planned Development Area. Interim stages of development may exceed these permitted standards, subject to the approval of the Commissioner of City Planning.

Gross Site Area = Net Site Area (4.4 acres) + Area of Public Streets (2.2 acres) = 6.6 acres.

Maximum permitted F.A.R. for total Net Site Area: 1.4

Present Population

Medical and related uses

1. Number of Beds300
2. Number of Staff Doctors..... 78
3. Number of Employees (maximum in one shift).....200

Housing

1. Nurses, Student Nurses.....68
2. Internes and Residents.....12

Minimum number of off-street parking facilities for existing Medical, Laboratory, Housing, and related uses = actual number of parking spaces: 251

Off-street parking requirements for proposed medical, laboratory, housing, and related uses shall be provided as authorized by the R4 General Residence District classification of the Chicago Zoning Ordinance.

Minimum Periphery Setbacks:

- a. Boundary and Front Yard Setbacks: 15 feet
- b. Boundary and Side Yard Setbacks: 5 feet

Setback and yard requirements can 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 Commissioner of Development and Planning.

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

APPLICANT: South Chicago Community Hospital

DATE: May 11, 1967