

Reclassification of Area Shown on Map No. 28-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 M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 28-A in the area bounded by

E. 117th Street; S. Ewing Avenue; E. 118th Street; S. Avenue O; and a line 245.82 feet north of and parallel to E. 118th Street; and a line 125 feet east of and parallel to S. Avenue O

to the designation of a 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 thereof and to no others.

[Plan of Development printed on pages 4497-4502 of this Journal]

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

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Vrdolyak the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of November 14, 1980, pages 4336-4337, recommending that the City Council pass two proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Vrdolyak moved to *Concur In* the committee's recommendations and *each* of the two proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, McFolling, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Carothers, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Pucinski, Natarus, Oberman, Clewis, Axelrod, Schullter, Volini, Orr, Stone—48.

Nays—None.

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

Said ordinances, as passed, read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

Reclassification of Area Shown on Map No. 3-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 C1-4 Restricted Commercial District symbols and indications as shown on Map No. 3-F in area bounded by

W. Goethe Street; a line 100 feet east of and parallel to N. Wells Street; a line 66 feet south of and parallel to W. Goethe Street; and N. Wells Street

to those of an R5 General Residence District, and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 18-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 No. 88, R4 General Residence District, and C2-2, General Commercial District symbols and indications as shown on Map No. 18-C in the area bounded by

E. 75th Street; a line 100 feet east of S. Stony Island Avenue; the alley next south of and parallel to E. 75th Street; a line 104 feet 7 $\frac{3}{4}$ inches west of S. Cornell Avenue; E. 75th Street; S. Cornell Avenue; the alley next south of and parallel to E. 75th Street; a line 54 feet 7 $\frac{3}{4}$ inches west of S. East End Avenue; E. 75th Street; S. East End Avenue; a line 60 feet south of the alley next south of and parallel to E. 75th Street; the alley next east of and parallel to S. Cornell Avenue; a line 120 feet 8 inches south of E. 76th Street; S. Cornell Avenue; E. 76th Street; the alley next west of and parallel to S. Cornell Avenue; E. 77th Street; and S. Stony Island Avenue

to the designation of Institutional Planned Development No. 88, 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 4503-4507 of this Journal]

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 Vrdolyak the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of November 14, 1980, page 4337, recommending that the City Council *Do Not Pass* proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Vrdolyak 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—Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, McFolling, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Carothers, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Pucinski, Natarus, Oberman, Clewis, Axelrod, Schullter, Volini, Orr, Stone—48.

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

(continued on page 4508)

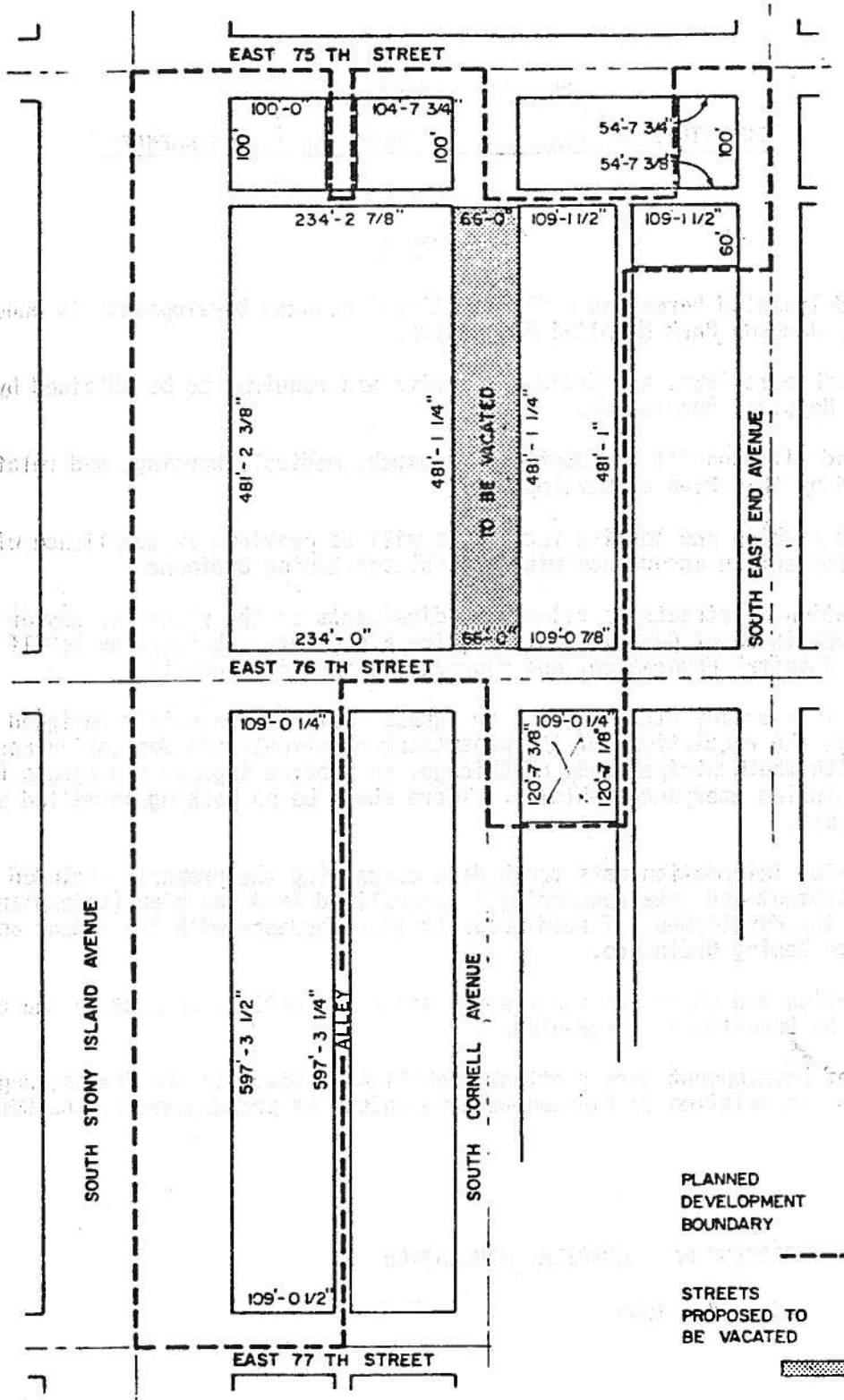
PLAN OF DEVELOPMENTINSTITUTIONAL PLANNED DEVELOPMENT No. 88 AS AMENDEDSTATEMENTS

1. The area delineated hereon as a "Institutional Planned Development" is owned or controlled by Jackson Park Hospital Foundation.
2. All applicable reviews, approvals or permits are required to be obtained by the Jackson Park Hospital Foundation.
3. Use of land will consist of hospital, research, medical, housing, and related uses as authorized by this Plan of Development.
4. Off-street parking and loading facilities will be provided in compliance with this Plan of Development in accordance with the Chicago Zoning Ordinance.
5. 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 Jackson Park Hospital Foundation, and approval by the City Council.
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. 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.
8. Identification and other necessary signs may be permitted, subject to the review and approval of the Department of Planning.
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.

APPLICANT: JACKSON PARK HOSPITAL FOUNDATION

DATE: FEB. 14, 1980

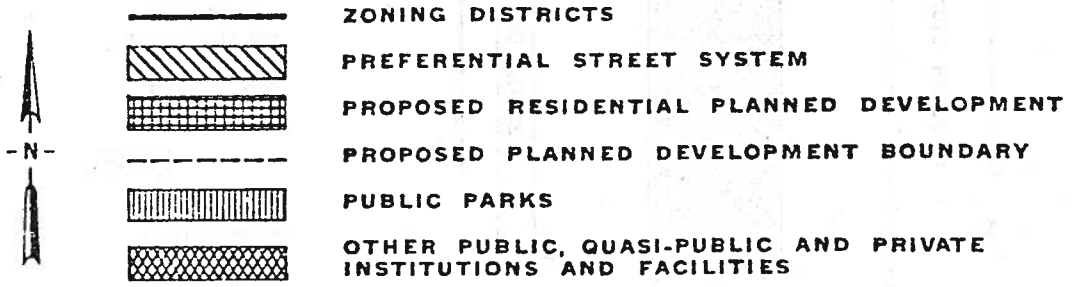
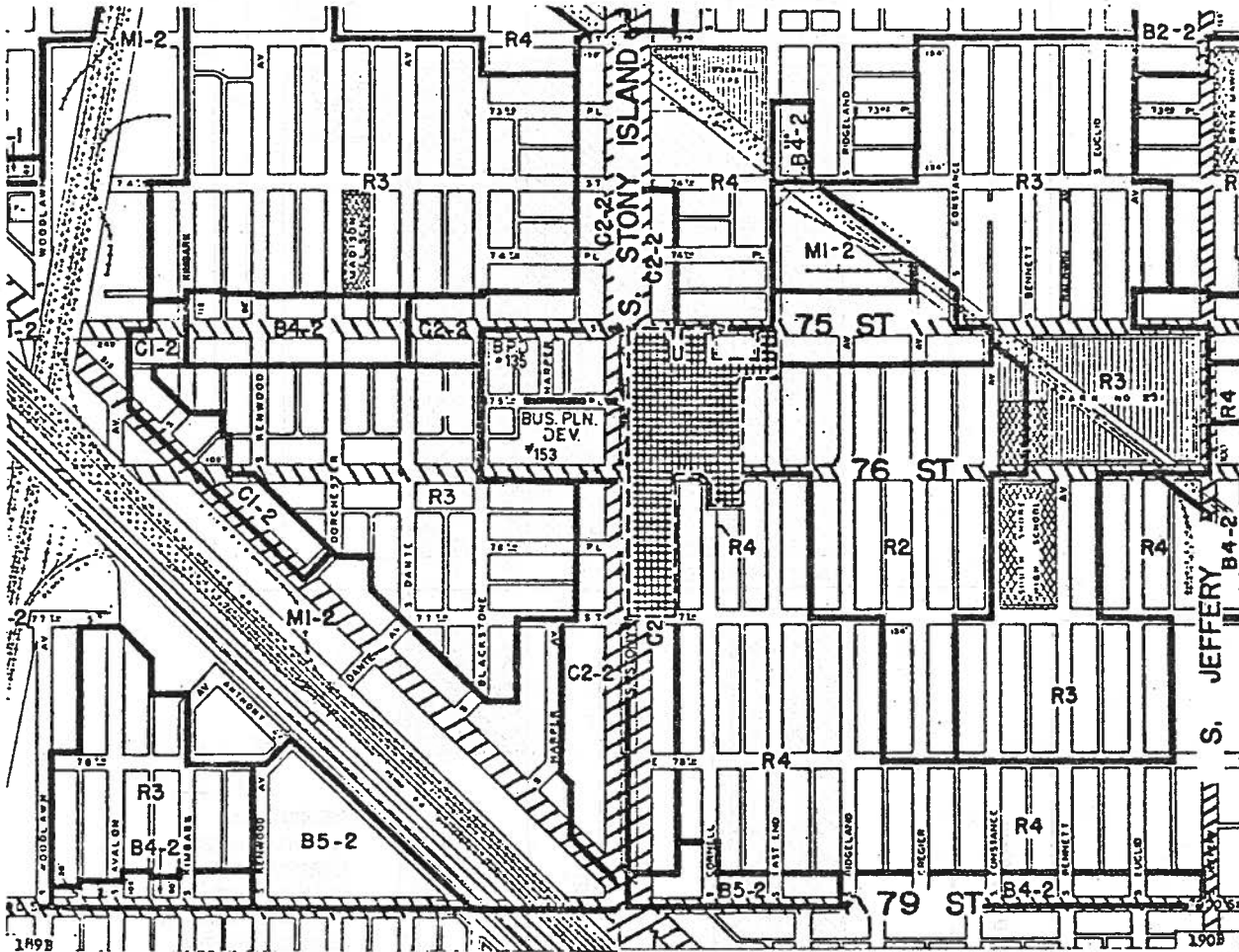
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT
INSTITUTIONAL PLANNED DEVELOPMENT
N° 88 AS AMENDED



APPLICANT : JACKSON PARK HOSPITAL FOUNDATION
DATE : FEB 14, 1980

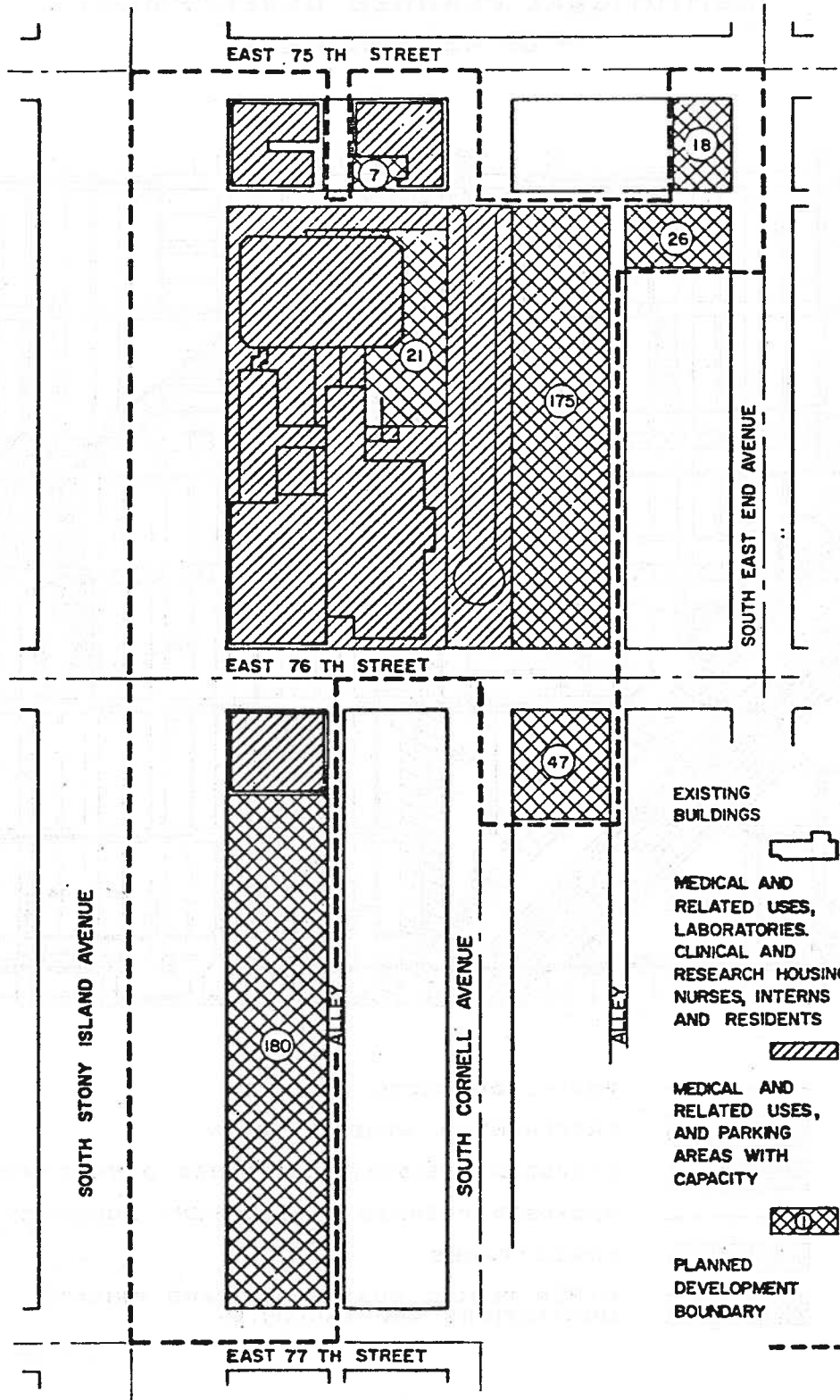


EXISTING ZONING AND PREFERENTIAL STREET SYSTEM
INSTITUTIONAL PLANNED DEVELOPMENT
No 88 AS AMENDED



APPLICANT: JACKSON PARK HOSPITAL FOUNDATION

GENERALIZED LAND USE PLAN
INSTITUTIONAL PLANNED DEVELOPMENT
N° 88 AS AMENDED



APPLICANT : JACKSON PARK HOSPITAL FOUNDATION
DATE : FEB. 14, 1980



PLANNED DEVELOPMENT USE AND BULK REGULATIONSINSTITUTIONAL . PLANNED DEVELOPMENT No. 88 AS AMENDED

Net Site Area *		General Description of Land Use and Type	Max. F.A.R.	Max. % of Land Covered
Square Feet	Acres			
311,383	7.15	Medical and Related Uses Laboratories (Clinical & Research) Housing (Nurses, Interns, Residents, Staff & Employees) Medical Offices	1.75	48%

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

Gross Site Area = Net Site Area (7.15 Acres) plus Area of Right-of-Way of Public Streets and Alleys, (4.51 Acres) = 11.66 Acres.

Maximum permitted F.A.R. for Total Net Site Area = 1.75

Present Population:

1. Number of hospital beds: 333
2. Number of attending doctors: 47
3. Number of employees (maximum in one shift including nurses, interns and residents): 417

Required off street parking: 297
Actual off street parking: 467

Future Population:

1. Number of hospital beds: 544
2. Number of attending doctors: 160
3. Number of employees (maximum in one shift including nurses, interns and residents): 750
4. Medical office building

Required off street parking: 652
Off street parking and loading requirements for ultimate development of proposed medical and related uses (medical offices, laboratories, housing, etc.) shall be provided as authorized by this plan of development.

Minimum Periphery Setbacks:

- A. Boundary and Front Yard Setbacks 0 FEET
- B. Boundary and Side Yard Setbacks 0 FEET
- C. Minimum Distances Between Patient Room Facings 25 FEET

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

Maximum percent of land covered (for total Net Site Area) - 48%

APPLICANT: JACKSON PARK HOSPITAL FOUNDATION
DATE: FEB. 14, 1980

* Includes the Area to be vacated South Cornell Avenue

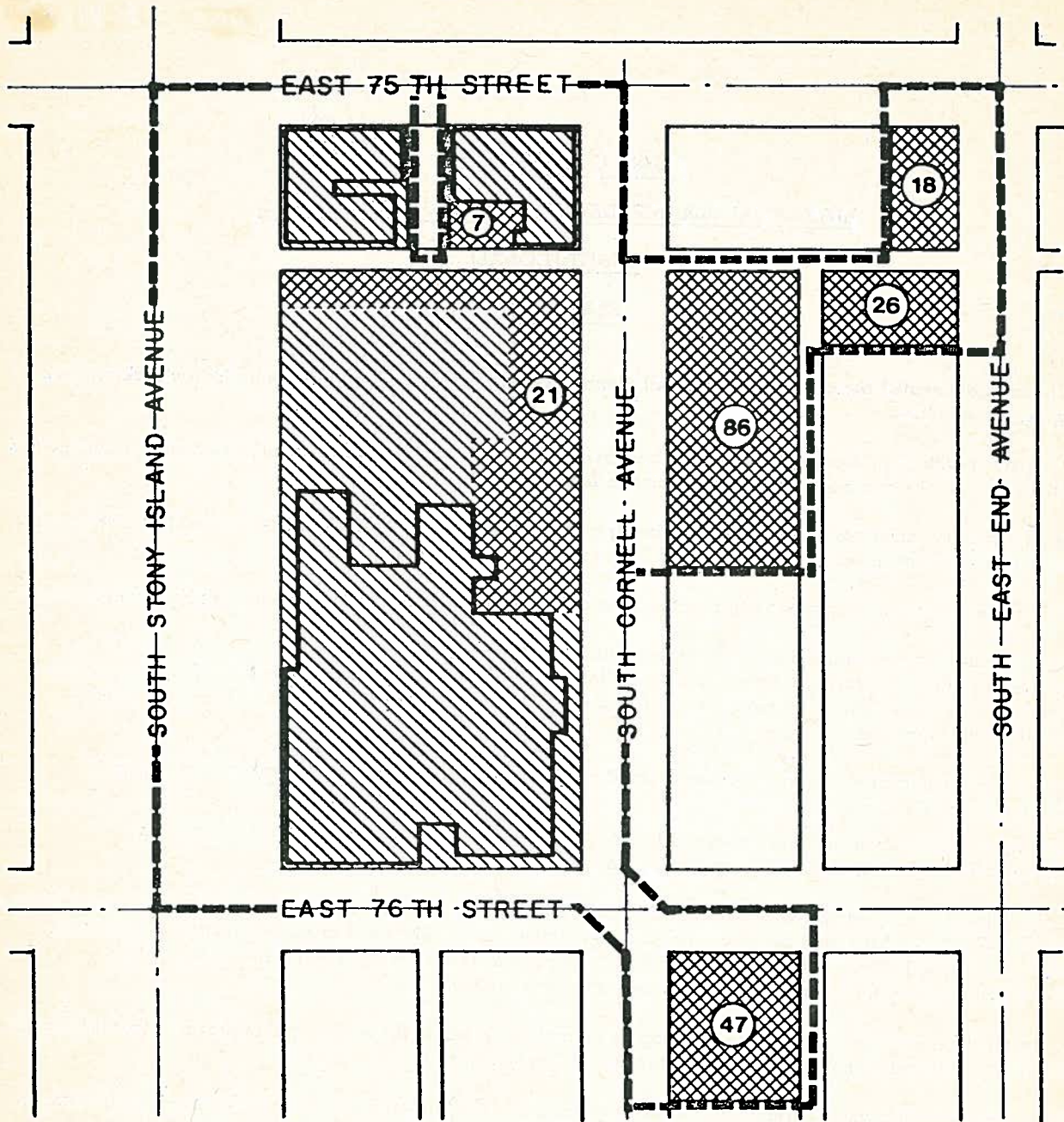
PLAN OF DEVELOPMENTRESIDENTIAL PLANNED DEVELOPMENT No. 88 AS AMENDED(INSTITUTIONAL)STATEMENTS

1. The area delineated hereon as a "Residential Planned Development" is owned or controlled by Jackson Park Hospital Foundation.
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 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 Jackson Park Hospital Foundation.
4. All applicable reviews, approvals or permits are required to be obtained by the Jackson Park Hospital Foundation.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
6. Use of land will consist of hospital, research, medical, housing, and related uses as authorized by the Chicago Zoning Ordinance.
Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 zoning district of the Chicago Zoning Ordinance.
7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to R4 General Residence District classification and with regulations hereby made applicable thereto.
8. Identification and other necessary signs may be permitted, subject to the review and approval of the Department of Development and Planning and the Department of Buildings.
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 Development and Planning.

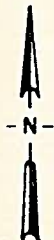
APPLICANT: JACKSON PARK HOSPITAL FOUNDATION


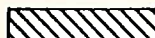


DATE: March 21, 1977

GENERALIZED LAND USE PLAN
RESIDENTIAL PLANNED DEVELOPMENT No. 88 AS AMENDED
(INSTITUTIONAL)



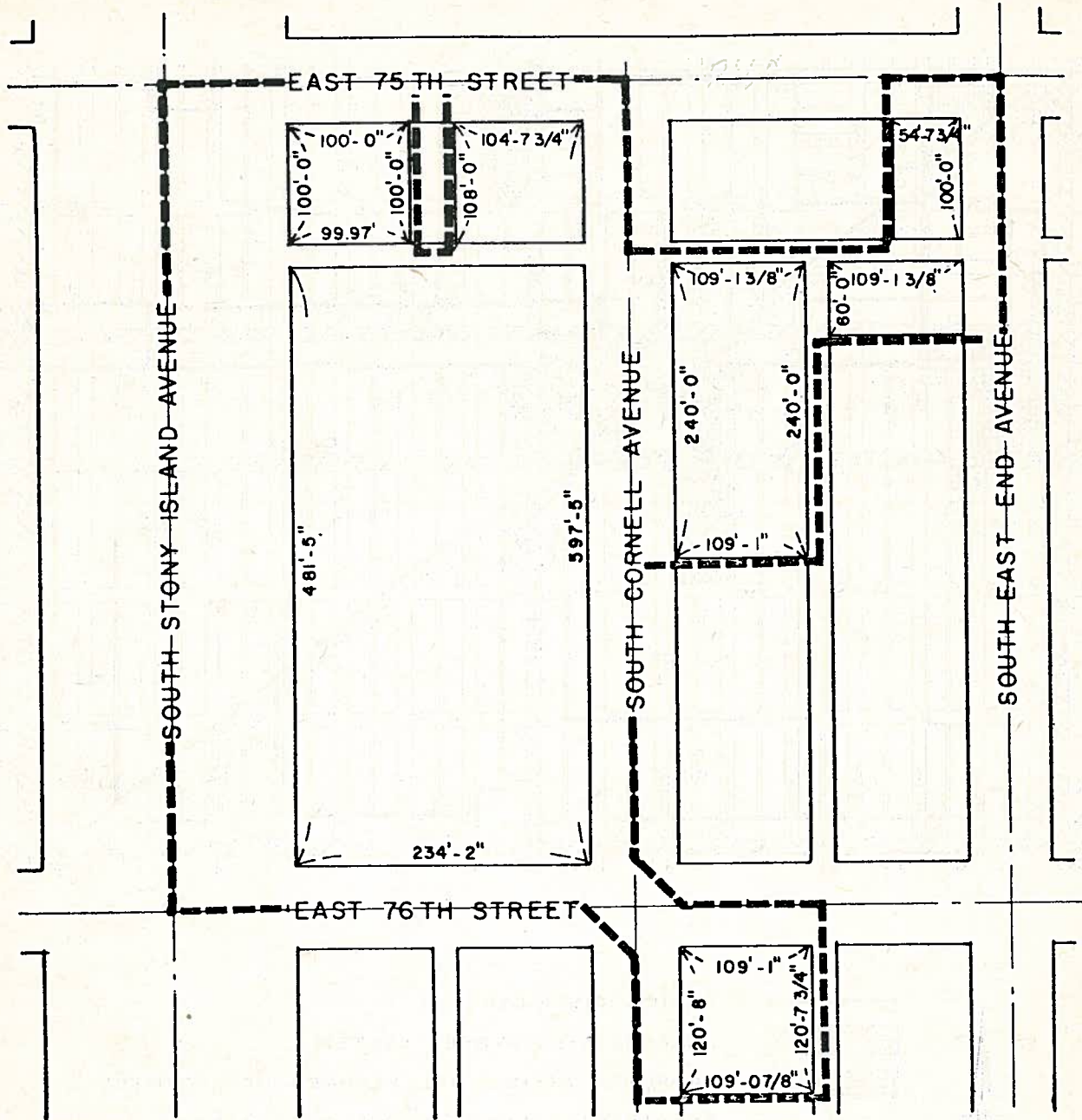
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-  EXISTING BUILDING
-  MEDICAL AND RELATED USES, LABORATORIES, (CLINICAL AND RESEARCH HOUSING NURSES, INTERNS AND RESIDENTS)
-  PLANNED DEVELOPMENT BOUNDARY
-  PARKING AREAS WITH NUMBER OF SPACES

APPLICANT: JACKSON PARK HOSPITAL FOUNDATION
DATE: MARCH 21, 1977

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS
RESIDENTIAL PLANNED DEVELOPMENT No. 88 AS AMENDED
(INSTITUTIONAL)



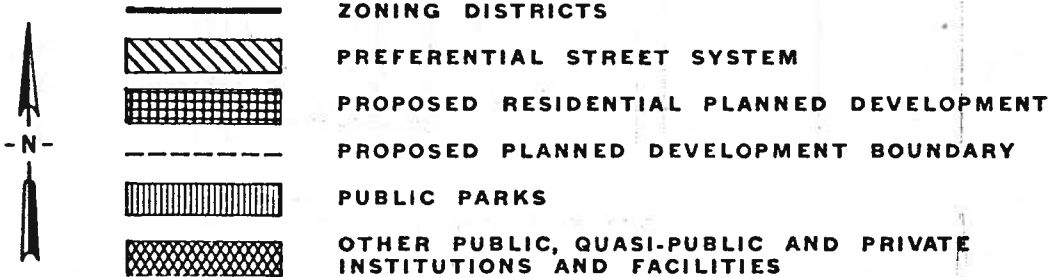
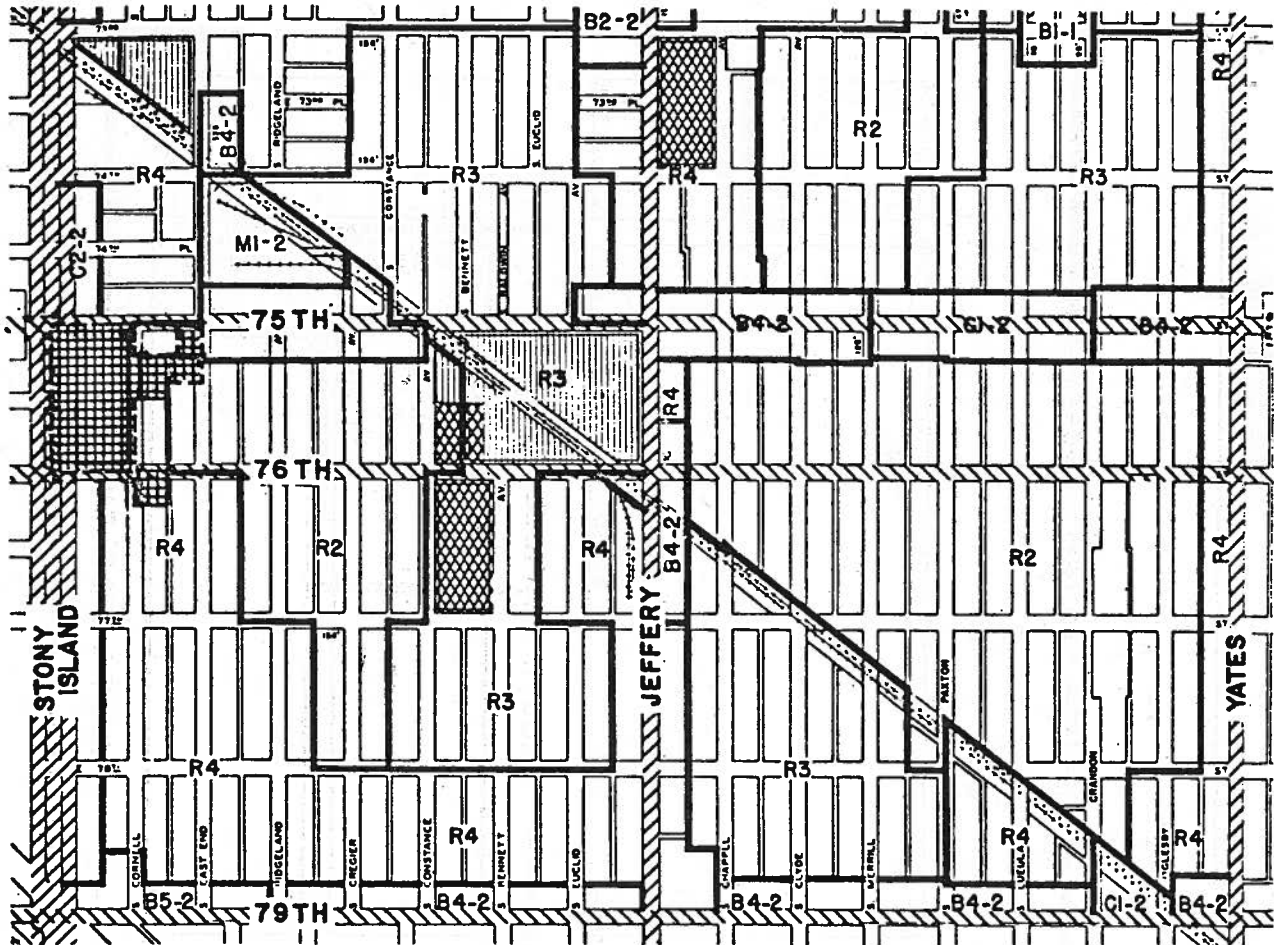
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----- PLANNED DEVELOPMENT BOUNDARY



APPLICANT: JACKSON PARK HOSPITAL FOUNDATION
DATE: MARCH 21, 1977

**EXISTING ZONING AND PREFERENTIAL STREET SYSTEM
RESIDENTIAL PLANNED DEVELOPMENT No. 88 AS AMENDED
(INSTITUTIONAL)**



APPLICANT: JACKSON PARK HOSPITAL FOUNDATION
DATE: MARCH 21, 1977

PLANNED DEVELOPMENT USE AND BULK REGULATIONS

RESIDENTIAL PLANNED DEVELOPMENT No. 88 AS AMENDED
(INSTITUTIONAL)

Net Site Area		General Description of Land Use and Type	Max. F.A.R.	Max. % of Land Covered
Square Feet	Acres			
188,051	4.32	Medical and Related Uses Laboratories (Clinical & Research) Housing (Nurses, Interns, Residents, Staff & Employees)	1.5	48%

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

Gross Site Area = Net Site Area (4.32 Acres) plus Area of Right-of-Way of Public Streets and Alleys, (3.11 Acres) = 7.43 Acres.

Maximum permitted F.A.R. for Total Net Site Area = 1.5

Future Population:

A. Medical and Related Uses

- 1. Number of Hospital Beds 307
- 2. Number of Attending Doctors 45
- 3. Number of Employees (Maximum in one shift 407
(Including nurses, interns and residents.)

Minimum number of off-street parking spaces 282. Actual number of parking spaces 317. Off-street parking and loading requirements for proposed Planned Development shall be provided as authorized by R4 General Residence Classification of the Chicago Zoning Ordinance. Of parking spaces 205 off-street parking spaces will be provided on site and 112 off-street parking spaces will be provided on land owned by Jackson Park Hospital but not included within the boundaries of this Planned Development.

Minimum Periphery Setbacks:

- A. Boundary and Front Yard Setbacks 0 FEET
- B. Boundary and Side Yard Setbacks 0 FEET
- C. Minimum Distances Between Patient Room Facings 25 FEET

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

Maximum percent of land covered (for total Net Site Area) = 48%

APPLICANT: JACKSON PARK HOSPITAL FOUNDATION
DATE: March 21, 1977

(Continued from page 3666)

W. Washington Boulevard; N. Wood Street; W. Warren Boulevard; and N. Wolcott Avenue, 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.

Reclassification of Area Shown on Map No. 1-I.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R5 General Residence District and Residential Planned Development symbols and indications as shown on Map No. 1-I in the area bounded by

W. Maypole Avenue; N. Albany Avenue; the alley next north of and parallel to W. Washington Boulevard; a line 64.82 feet west of N. Sacramento Boulevard; W. Washington Boulevard; a line 300 feet west of N. Albany Avenue; W. Randolph Street; and a line 375 feet west of N. Albany Avenue,

to the designation of a Residential Planned Development (No. 25), 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 3676 to 3680 of this Journal]

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

Reclassification of Area Shown on Map No. 5-I.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-3 Restricted Service District symbols and indications as shown on Map No. 5-I in the area bounded by

a line 37.7 feet south of W. Wabansia Avenue; the alley next east of and parallel to N. Kedzie Avenue; a line 362.7 feet south of W. Wabansia Avenue; and N. Kedzie Avenue,

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 5-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 B4-3 Restricted Service District symbols and indications as shown on Map No. 5-J in the area bounded by

W. Fullerton Avenue; a line 87.71 feet east of the alley next east of and parallel to N. Sawyer Avenue; a line 66 feet south of W. Fullerton Avenue; a line 94.71 feet east of the alley next east of and parallel to N. Sawyer Avenue; a line 116 feet south of W. Fullerton Avenue; and

and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 9-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 R3 General Residence District symbols and indications as shown on Map No. 9-J in the area bounded by

a line 78 feet south of N. Elston Avenue; N. Kimball Avenue; a line 145 feet north of W. Waveland Avenue; and the alley next west of and parallel to N. Kimball 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. 13-M.

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

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

W. Gunnison Street; N. Melvina Avenue; W. Lawrence Avenue; and a line 283.6 feet west of N. Melvina 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. 18-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 R4 General Residence District, C1-2 Restricted Commercial District and C2-2 General Commercial District symbols and indications as shown on Map No. 18-C in the area bounded by

E. 75th Street; a line 100 feet east of S. Stony Island Avenue; the alley next south of and parallel to E. 75th Street; a line 104 feet 7/8 inches west of S. Cornell Avenue; E. 75th Street; S. Cornell Avenue; the alley next south of and parallel to E. 75th Street; the alley next east of and parallel to S. Cornell Avenue; a line 210 feet south of the alley next south of and parallel to E. 75th Street; S. Cornell Avenue; E. 76th Street; the alley next east of and parallel to S. Cornell Avenue; a line 120 feet 8 inches south of E. 76th Street; S. Cornell Avenue; E. 76th Street; and S. Stony Island 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.

[Plan of Development printed on pages 3681 to 3685 of this Journal]

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PLAN OF DEVELOPMENTRESIDENTIAL PLANNED DEVELOPMENT(INSTITUTIONAL)STATEMENTS

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

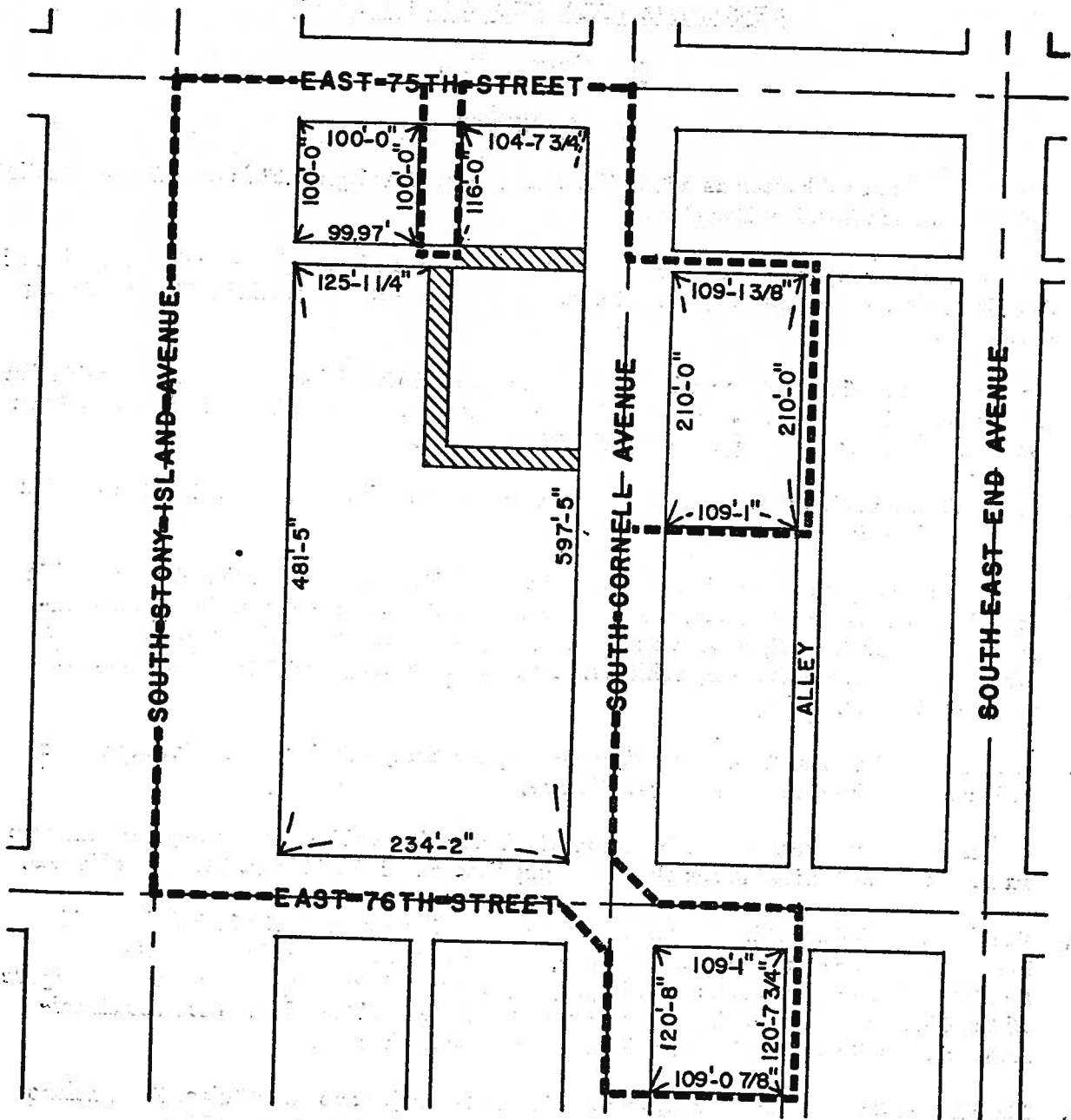
Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 zoning district of the Chicago Zoning Ordinance.

7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to 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 promulgated by the Commissioner of Development and Planning.

APPLICANT: JACKSON PARK HOSPITAL FOUNDATION

DATE: May 17, 1972

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



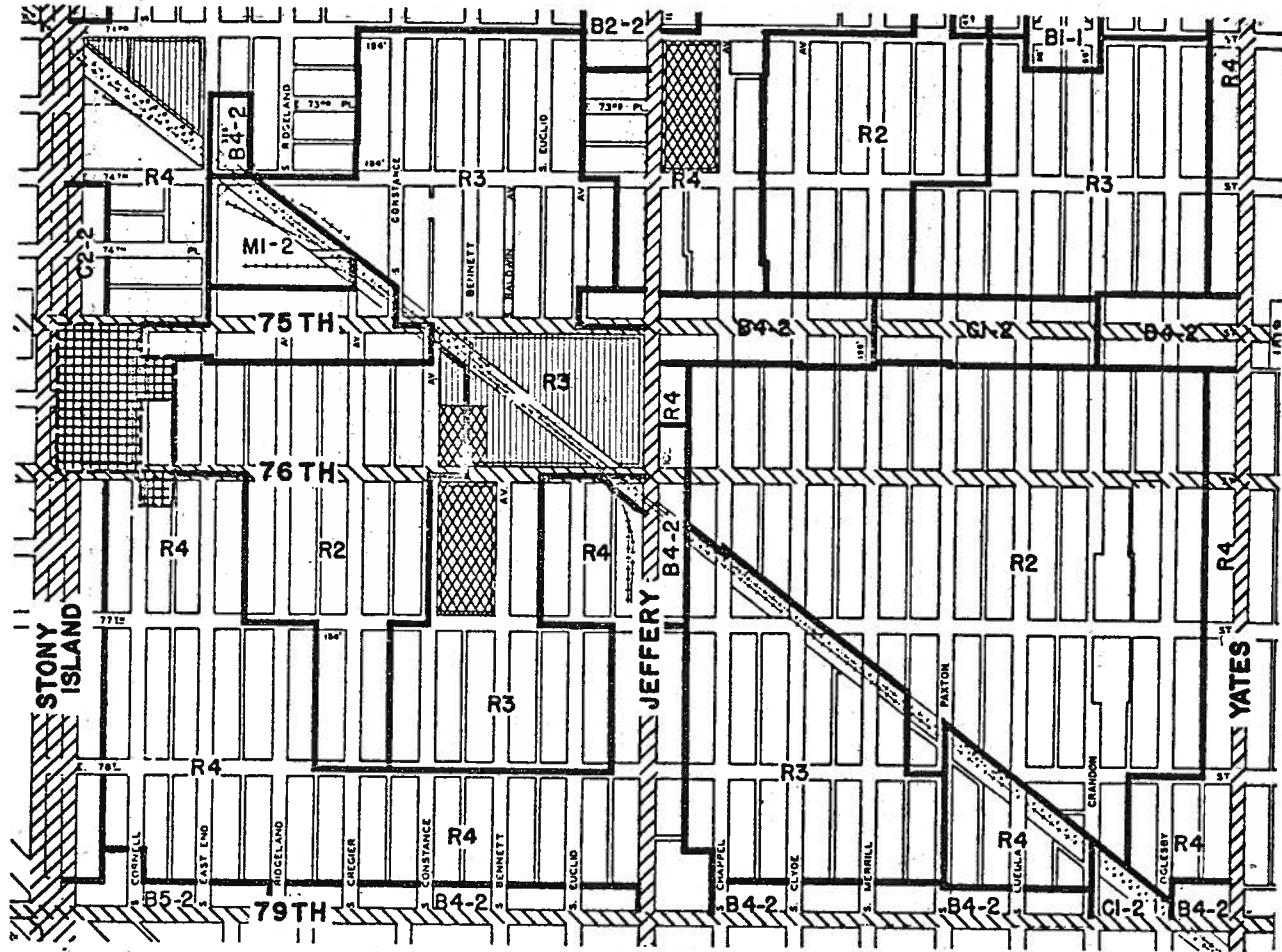
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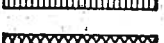



- PLANNED DEVELOPMENT BOUNDARY
- ▨ ALLEYS PROPOSED TO BE VACATED

APPLICANT: JACKSON PARK HOSPITAL FOUNDATION
DATE: MAY 17, 1972

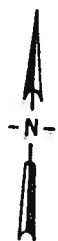
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM RESIDENTIAL PLANNED DEVELOPMENT (INSTITUTIONAL)








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

APPLICANT: JACKSON PARK HOSPITAL FOUNDATION
DATE: MAY 17, 1972

GENERALIZED LAND USE PLAN RESIDENTIAL PLANNED DEVELOPMENT (INSTITUTIONAL)



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

SCALE: 1"=120'-0"

APPLICANT: JACKSON PARK HOSPITAL FOUNDATION
 DATE: MAY 17, 1972

PLANNED DEVELOPMENT USE AND BULK REGULATIONS

RESIDENTIAL PLANNED DEVELOPMENT
(INSTITUTIONAL)

Net Site Area		General Description of Land Use and Type	Max. F.A.R.	Max. % of Land Covered
Square Feet	Acres			
170,664	3.91	Medical and Related Uses Laboratories (Clinical & Research) Housing (Nurses, Interns & Residents)	1.5	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 DEPARTMENT OF DEVELOPMENT & PLANNING.

Gross Site Area = Net Site Area (3.91 Acres) plus Area of Right-of-Way of Public Streets and Alleys, (2.86 Acres) = 6.77 Acres.

Maximum permitted F. A. R. for Total Net Site Area = 1.5

Future Population:

A. Medical and Related Uses

- 1. Number of Hospital Beds 182
- 2. Number of Extended Care Beds 177
- 3. Number of Attending Doctors 40
- 4. Number of Employees (Maximum in one shift 370
(Includes nurses, interns and residents.)

Minimum number of off-street parking spaces for Medical and Related Uses, Laboratories (Clinical and Research), Housing 230 spaces. Actual number of PARKING SPACES 257

Off-street parking and loading requirements for proposed Medical and Related uses, Laboratories (Clinical and Research), Housing (nurses) shall be provided as authorized by R4 General Residence District Classification of the Chicago Zoning Ordinance.

Minimum Periphery Setbacks:

- A. Boundary and Front Yard Setbacks 0 FEET
- B. Boundary and Side Yard Setbacks 0 FEET
- C. Minimum Distances Between Patient Room Facings 25 FEET

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

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

APPLICANT: JACKSON PARK HOSPITAL FOUNDATION
DATE: May 17, 1972

PLAN OF DEVELOPMENT

RESIDENTIAL PLANNED DEVELOPMENT #88

(INSTITUTIONAL)

STATEMENTS

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

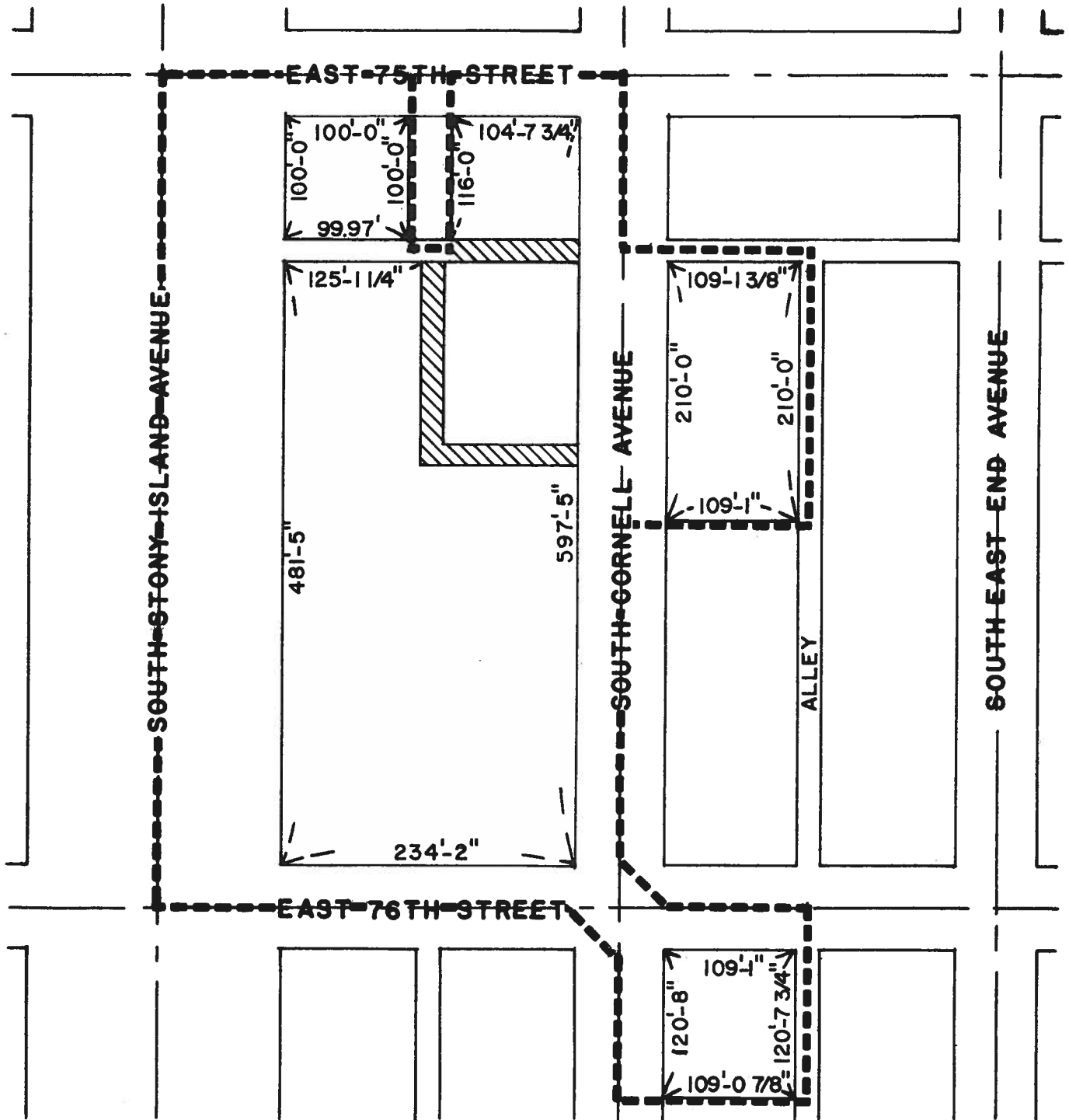
Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 zoning district of the Chicago Zoning Ordinance.

7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to 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 promulgated by the Commissioner of Development and Planning.

APPLICANT: JACKSON PARK HOSPITAL FOUNDATION

DATE: May 17, 1972

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



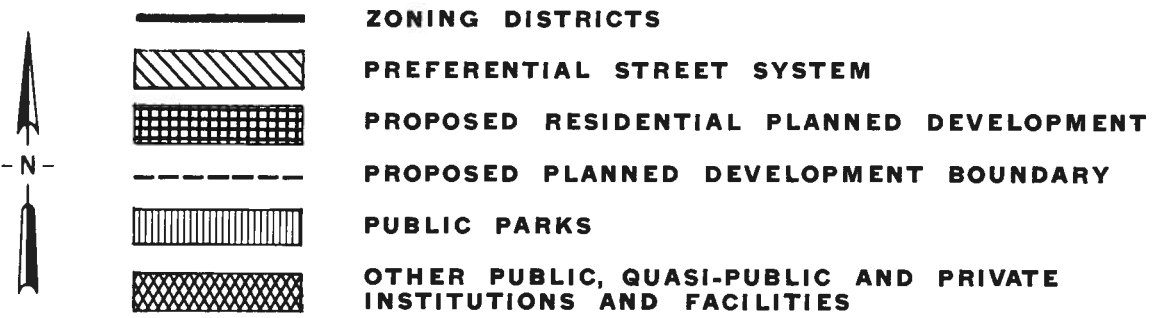
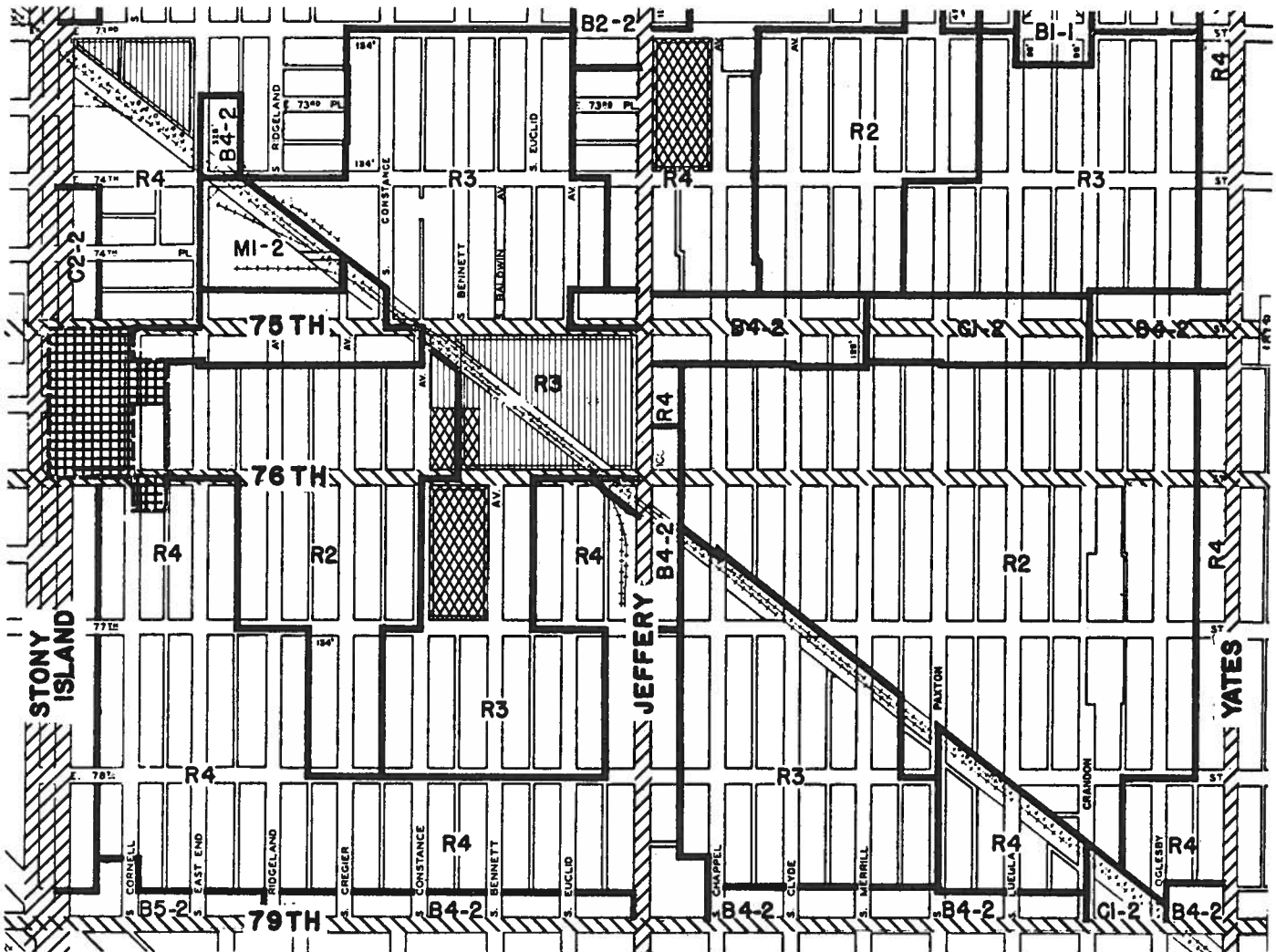
SCALE: 1" = 120'-0"



- PLANNED DEVELOPMENT BOUNDARY
- ▨ ALLEYS PROPOSED TO BE VACATED

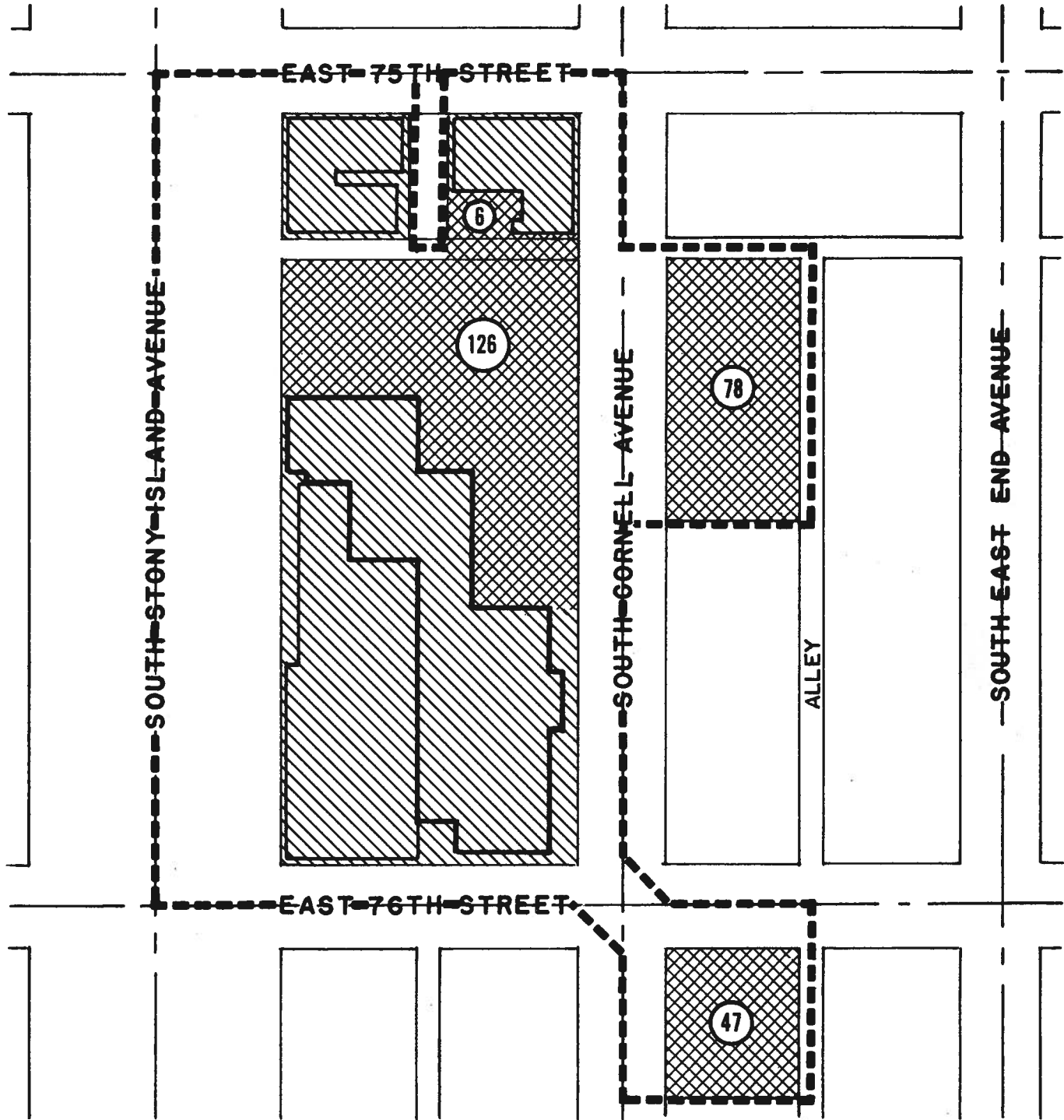
APPLICANT: JACKSON PARK HOSPITAL FOUNDATION
DATE: MAY 17, 1972

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

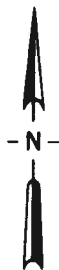





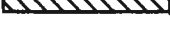

**APPLICANT: JACKSON PARK HOSPITAL FOUNDATION
DATE: MAY 17, 1972**

**GENERALIZED LAND USE PLAN
RESIDENTIAL PLANNED DEVELOPMENT
(INSTITUTIONAL)**



SCALE: 1" = 120'-0"



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

APPLICANT: JACKSON PARK HOSPITAL FOUNDATION

DATE: MAY 17, 1972

PLANNED DEVELOPMENT USE AND BULK REGULATIONS

RESIDENTIAL PLANNED DEVELOPMENT
(INSTITUTIONAL)

Net Site Area		General Description of Land Use and Type	Max. F.A.R.	Max. % of Land Covered
Square Feet	Acres			
170,664	3.91	Medical and Related Uses Laboratories (Clinical & Research) Housing (Nurses, Interns & Residents)	1.5	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 DEPARTMENT OF DEVELOPMENT & PLANNING.

Gross Site Area = Net Site Area (3.91 Acres) plus Area of Right-of-Way of Public Streets and Alleys, (2.86 Acres) = 6.77 Acres.

Maximum permitted F.A.R. for Total Net Site Area = 1.5

Future Population:

A. Medical and Related Uses

- 1. Number of Hospital Beds 182
- 2. Number of Extended Care Beds 177
- 3. Number of Attending Doctors 40
- 4. Number of Employees (Maximum in one shift) 370
(Includes nurses, interns and residents.)

Minimum number of off-street parking spaces for Medical and Related Uses, Laboratories (Clinical and Research), Housing 230 spaces. Actual number of PARKING SPACES 257

Off-street parking and loading requirements for proposed Medical and Related uses, Laboratories (Clinical and Research), Housing (nurses) shall be provided as authorized by R4 General Residence District Classification of the Chicago Zoning Ordinance.

Minimum Periphery Setbacks:

- A. Boundary and Front Yard Setbacks 0 FEET
- B. Boundary and Side Yard Setbacks 0 FEET
- C. Minimum Distances Between Patient Room Facings 25 FEET

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

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

APPLICANT: JACKSON PARK HOSPITAL FOUNDATION

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