

10/14/2021

REPORTS OF COMMITTEES

20574  
38125

*Reclassification Of Area Shown On Map No. 13-1.  
(As Amended)  
(Application No. 20574)*

RIPD 92.09

(Common Address: 2645 -- 2759 W. Foster Ave., 2716 -- 2760 W. Foster Ave.,  
2801 -- 2859 W. Foster Ave., 2826 -- 2836 W. Foster Ave., 2747 -- 2759 W.  
Farragut Ave., 5100 -- 5158 N. California Ave., 2724 -- 2758 W. Winona St.,  
2739 -- 2759 W. Winona St., 2800 -- 2858 W. Winona St., 2801 -- 2859 W.  
Winona St., 5101 -- 5159 N. Francisco Ave. And  
2826 -- 2836 W. Foster Ave.)

[SO2020-6226]

*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 Residential-Institutional Planned Development Number 92, as amended, and RS3 Residential Single-Unit (Detached House) District symbols as shown on Map Number 13-1 in the area bounded by:

West Foster Avenue; a line 250 feet west of and parallel to North California Avenue; the alley next north of and parallel to West Foster Avenue; a line 125 feet west of and parallel to North California Avenue; West Foster Avenue; North California Avenue; West Farragut Avenue; the alley next east of North California Avenue; the alley next north of West Foster Avenue; a line 441 feet east of North California Avenue; West Foster Avenue; a line 337 feet east of North California Avenue; West Winona Street; a line 217 feet east of North California Avenue and West Carmen Avenue; and North Francisco Avenue,

to those of a C1-5 Community Shopping District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the C1-5 Community Shopping District symbols as shown on Map Number 13-1 in the area bounded by:

West Foster Avenue; a line 250 feet west of and parallel to North California Avenue; the alley next north of and parallel to West Foster Avenue; a line 125 feet west of and parallel to North California Avenue; West Foster Avenue; North California Avenue; West Farragut Avenue; the alley next east of North California Avenue; the alley next north of West Foster Avenue; a line 441 feet east of North California Avenue; West Foster Avenue; a line 337 feet east of North California Avenue; West Winona Street; a line 217 feet east of North California Avenue and West Carmen Avenue; and North Francisco Avenue,

to those of Residential-Institutional Planned Development Number 92, as amended, which is hereby established in the area above described, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part thereof.

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

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

*Residential-Institutional Planned Development No. 92, As Amended.*

*Planned Development Statements.*

The Planned Development Statements describe the legal regulations and conditions that will control the development of the proposed project. The following statements shall be included in the ordinance; any proposed changes to these statements must be discussed and reviewed with the Chicago Department of Planning and Development. Based on the scope of the project, additional statements (listed at the end of this document) may be required. The following statements must be included in the ordinance:

1. The area delineated herein as Planned Development Number (to be determined) ("Planned Development") consists of a net site area of approximately 599,685 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Swedish Hospital.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders 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 titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400. This Planned Development divides the Property into specifically delineated subareas, each having its own bulk and density standards. Subsequent to adoption of this Planned Development the owners of or designated controlling party for each subarea may seek amendments, changes, or modifications for that subarea without the consent of the owners or designated controlling party of the other subareas in accordance with Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall

require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of seventeen (17) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Proposed Site Plan; Subarea Map; Floor Plans; Landscape Plans; a Roof Plan; and Building Elevations (North, South, East and West) prepared by Jensen & Halstead Architects and dated (date of Plan Commission presentation), submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development 92, as amended:
  - Subarea A:

Hospital and related uses; health and fitness facilities; assisted living facilities; daycare facilities; medical and administrative offices; parking and accessory uses; nursing home (skilled nursing care); colleges and universities; cultural exhibits and libraries; parks and recreation (including community garden); fire station; religious assembly; school and utilities and services -- minor.
  - Subarea B:

Medical service; hospital and related uses; health and fitness facilities; office; medical and administrative offices, daycare facilities; restaurant (limited); retail, parking and accessory uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The overall permitted FAR identified in the Bulk Regulations and Data Table has been

determined using a net site area of 599,685 square feet and an overall maximum base FAR of 1.4.

9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval. The Applicant proposes a tree planting program which will include the planting of twenty (20) new trees per year for a period of three (3) years.
11. The Applicant agrees to collaborate with the department with regard to the artistic treatment of the east facade of the building proposed to be constructed in Subarea B. Final review and approval of the design will be by the department.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
14. 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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to C1-5 Neighborhood Commercial District.

[Existing Zoning Map; Existing Land-Use Map; Boundary Map; Proposed Site Plan; Subarea Map; 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup> and 7<sup>th</sup> Floor Plans; Tree Preservation Plan; Soil Placement Plan; Ground Level Landscape Plan and Plant Palette; Green Roof Landscape Plan -- Tray System; Landscape Details; Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 38133 through 38152 of this *Journal*.]

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

*Residential-Institutional Planned Development No. 92, As Amended.*

*Bulk Regulations And Data Table.*

Gross Site Area (square feet):	780,300 square feet
Area of Public Right-of-Way (square feet):	180,615 square feet
Net Site Area (square feet):	599,685 square feet
	-- Subarea A: 584,061 square feet
	-- Subarea B: 15,624 square feet
Maximum Permitted Floor Area Ratio:	1.4 (Overall FAR)
	-- Subarea A = 1.33
	-- Subarea B = 4.13
Allowed Uses:	All uses identified in Statement Number 5
Number of Off-Street Parking Spaces:	
	-- Subarea A = 1,605
	-- Subarea B = 32

## Number of Bicycle Spaces:

- Subarea A = Existing
- Subarea B = 36
  - 6 (exterior)
  - 30 (interior)

## Number of Off-Street Loading Berths:

## Subarea A (Existing):

- For Ambulatory Center: 0
- For Ambulatory/Surgery Center  
West of California Avenue: 2
- For Assisted Living Facility North of  
Foster Avenue: 1

## Subarea B:

- Medical Outpatient Center: 1  
(10 feet, by 25 feet)

## Maximum Building Height:

108 feet (overall building height)

96 feet (zoning height)

## Setbacks from Property Line:

In accordance with Site Plan

## Maximum Number of Hospital Beds:

340 (Subarea A)

0 (Subarea B)

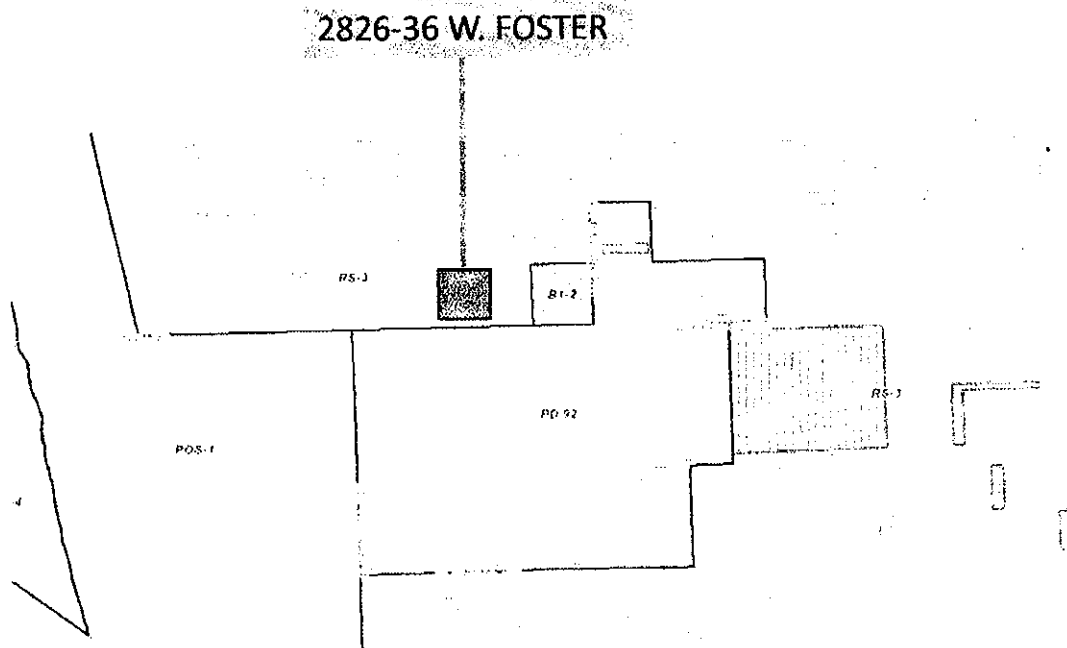
## Maximum Number of Assisted Living Units:

56 (Subarea A)

0 (Subarea B)

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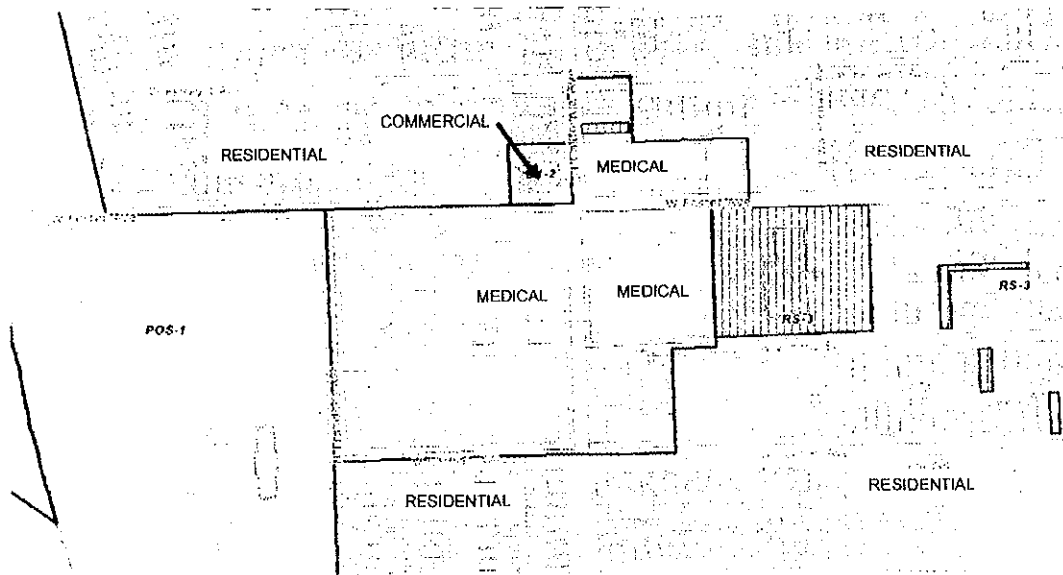
EXISTING ZONING MAP



Applicant: Swedish Hospital  
Address: 2826-36 West Foster Avenue  
Date of Introduction: December 16, 2020  
Plan Commission Hearing: September 16, 2021

# Final for Publication

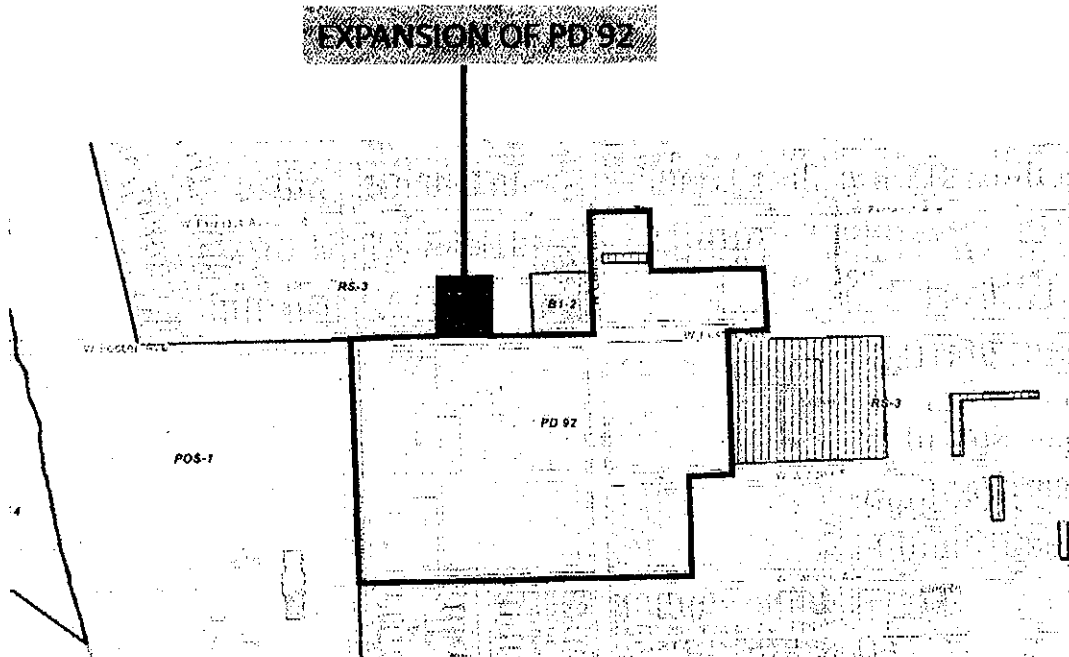
## EXISTING LAND USE MAP



Applicant: Swedish Hospital  
Address: 2826-36 West Foster Avenue  
Date of Introduction: December 16, 2020  
Plan Commission Hearing: September 16, 2021

# Final for Publication

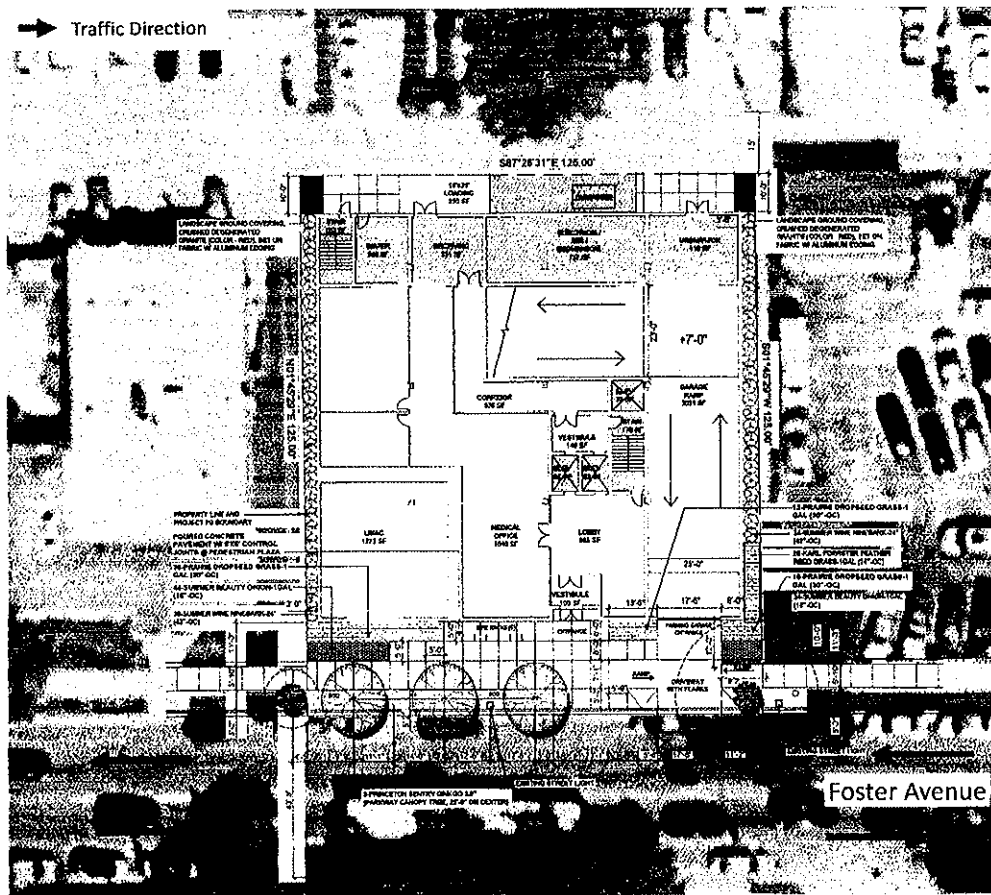
## **PLANNED DEVELOPMENT BOUNDARY MAP**



Applicant: Swedish Hospital  
Address: 2826-36 West Foster Avenue  
Date of Introduction: December 16, 2020  
Plan Commission Hearing: September 16, 2021

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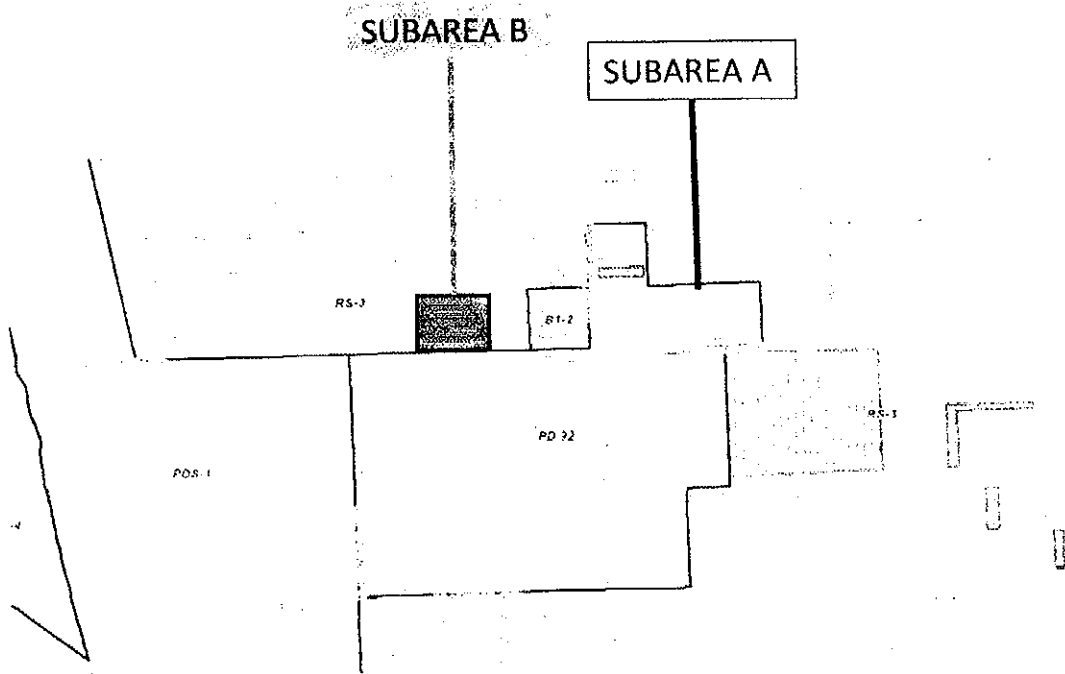
## PROPOSED SITE PLAN



Applicant: Swedish Hospital  
 Address: 2826-36 West Foster Avenue  
 Date of Introduction: December 16, 2020  
 Plan Commission Hearing: September 16, 2021

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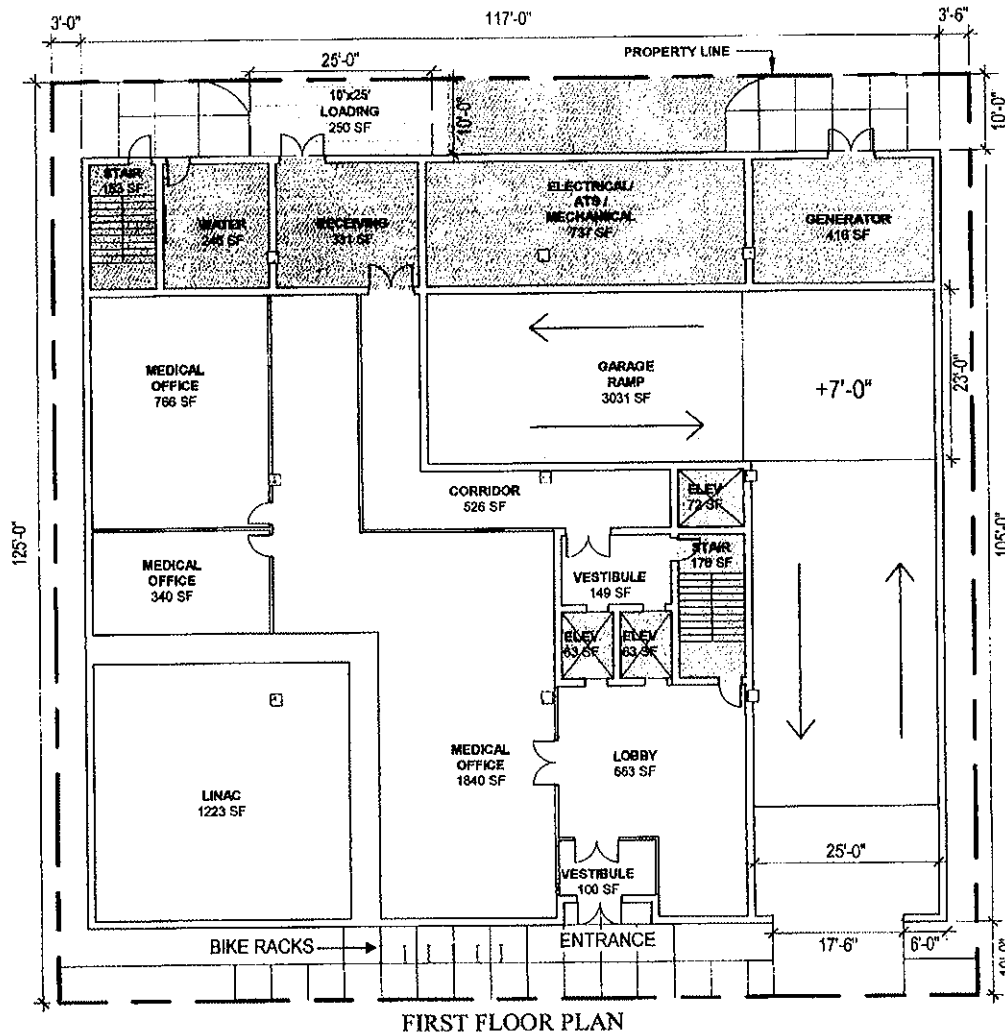
## SUB-AREA MAP



Applicant: Swedish Hospital  
Address: 2826-36 West Foster Avenue  
Date of Introduction: December 16, 2020  
Plan Commission Hearing: September 16, 2021

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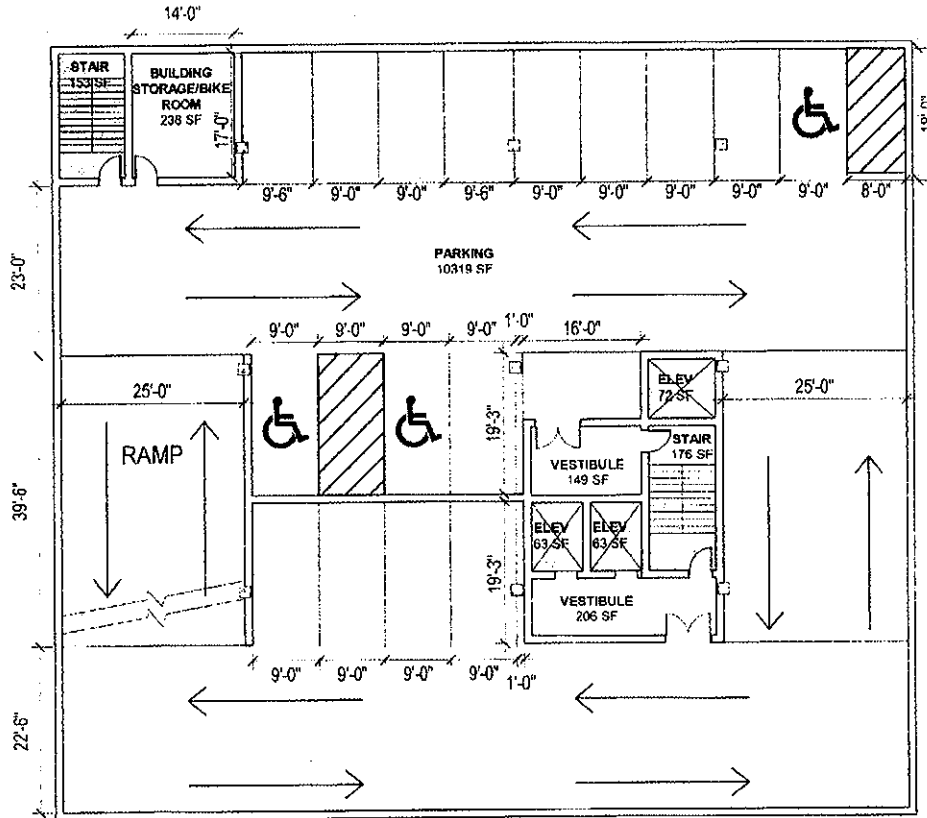
## FLOOR PLANS



Applicant: Swedish Hospital  
 Address: 2826-36 West Foster Avenue  
 Date of Introduction: December 16, 2020  
 Plan Commission Hearing: September 16, 2021

# Final for Publication

## FLOOR PLANS

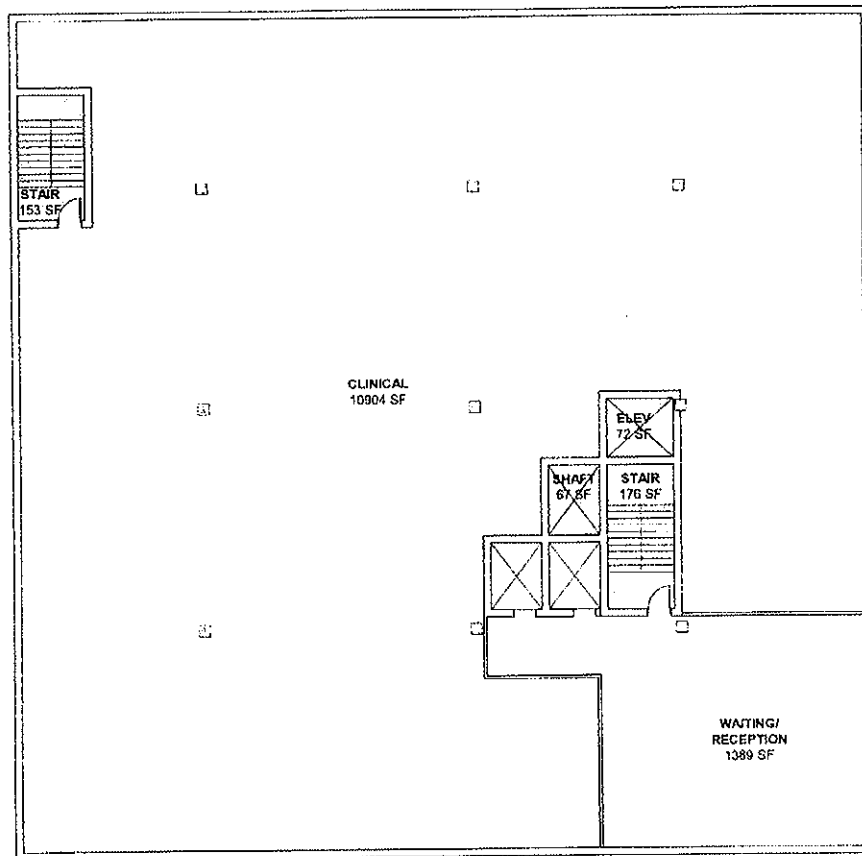


FLOORS 2-3

Applicant: Swedish Hospital  
 Address: 2826-36 West Foster Avenue  
 Date of Introduction: December 16, 2020  
 Plan Commission Hearing: September 16, 2021

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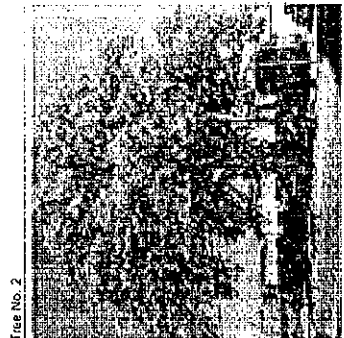
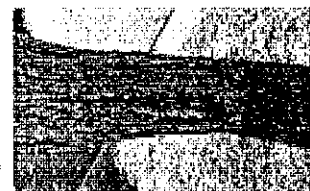
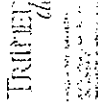
## FLOOR PLANS



FLOORS 4-7

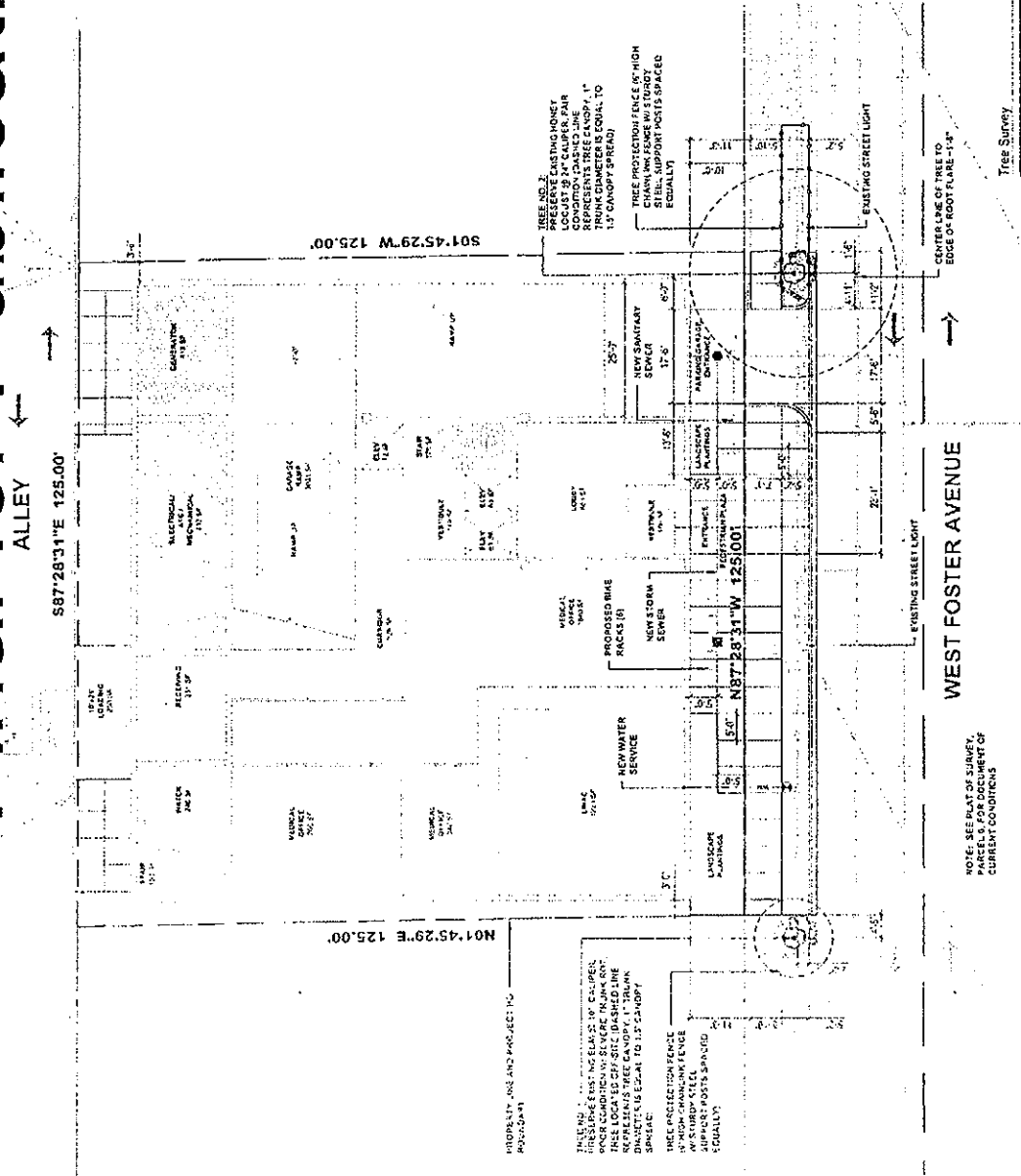
Applicant: Swedish Hospital  
Address: 2826-36 West Foster Avenue  
Date of Introduction: December 16, 2020  
Plan Commission Hearing: September 16, 2021

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TIER NO. 2

Swedish H  
Swedish H  
Medical Of



Tree Survey

Tree No.	Species	DBH	Height	Condition	Notes
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...



NOTE: SEE PLAT OF SURVEY, PARCELS FOR DOCUMENT OF CURRENT CONDITIONS

Tree Preservation Plan

PROPERTY LINE AND PROJECTION ASSUMED

TREE NO. 1  
 TREE PROTECTION FENCE 10' HIGH CHAINLINK FENCE WITH 1 1/2\"/>

TREE NO. 2  
 TREE PROTECTION FENCE 10' HIGH CHAINLINK FENCE WITH 1 1/2\"/>

TREE NO. 3  
 TREE PROTECTION FENCE 10' HIGH CHAINLINK FENCE WITH 1 1/2\"/>

TREE NO. 4  
 TREE PROTECTION FENCE 10' HIGH CHAINLINK FENCE WITH 1 1/2\"/>

TREE NO. 5  
 TREE PROTECTION FENCE 10' HIGH CHAINLINK FENCE WITH 1 1/2\"/>

TREE NO. 6  
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TREE NO. 7  
 TREE PROTECTION FENCE 10' HIGH CHAINLINK FENCE WITH 1 1/2\"/>

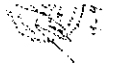
TREE NO. 8  
 TREE PROTECTION FENCE 10' HIGH CHAINLINK FENCE WITH 1 1/2\"/>

TREE NO. 9  
 TREE PROTECTION FENCE 10' HIGH CHAINLINK FENCE WITH 1 1/2\"/>

TREE NO. 10  
 TREE PROTECTION FENCE 10' HIGH CHAINLINK FENCE WITH 1 1/2\"/>

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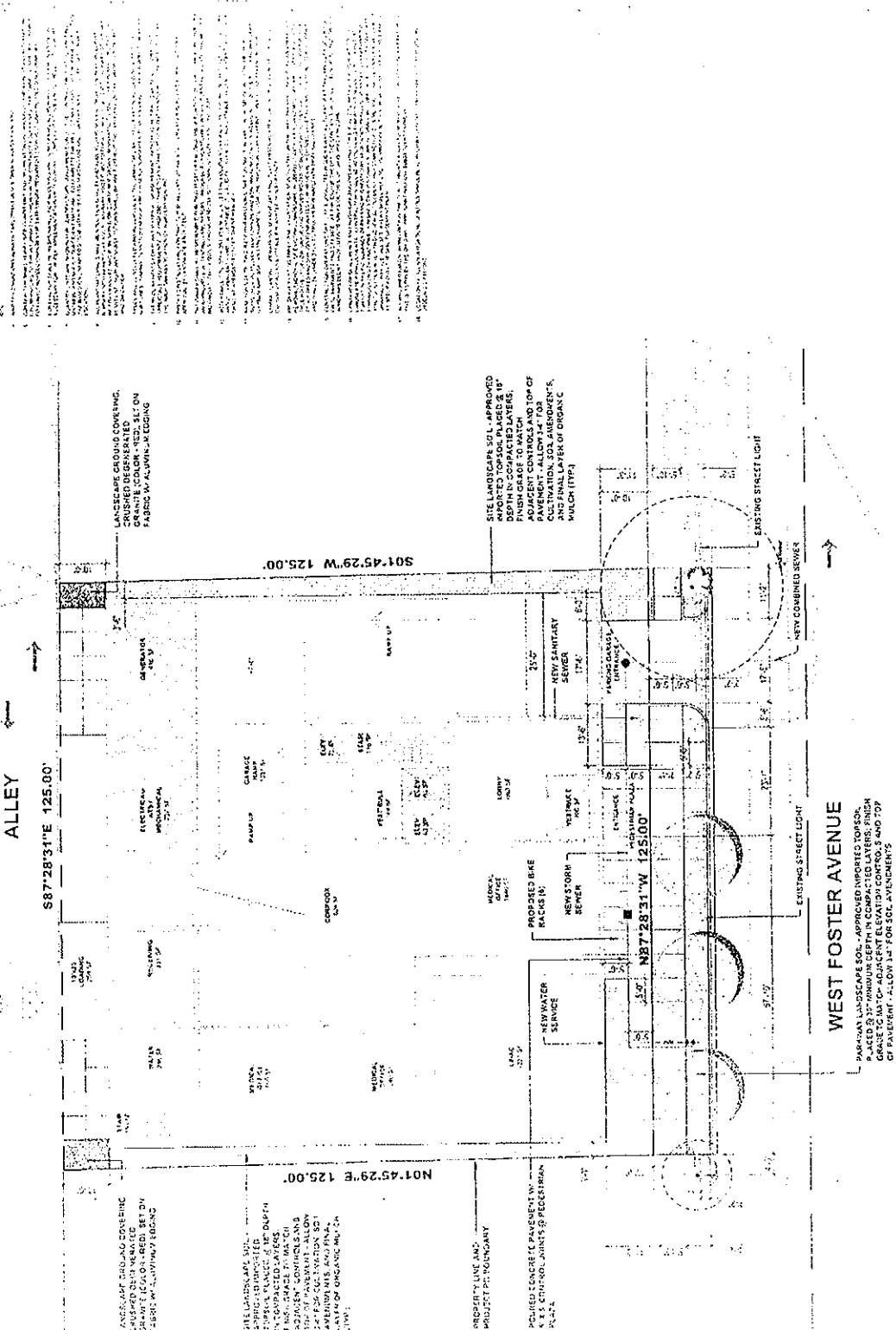
TRIPLO



Swedish Hill  
2000 N. Paulina  
Chicago, IL 60614

Swedish Hill  
Medical Office  
2000 N. Paulina  
Chicago, IL 60614

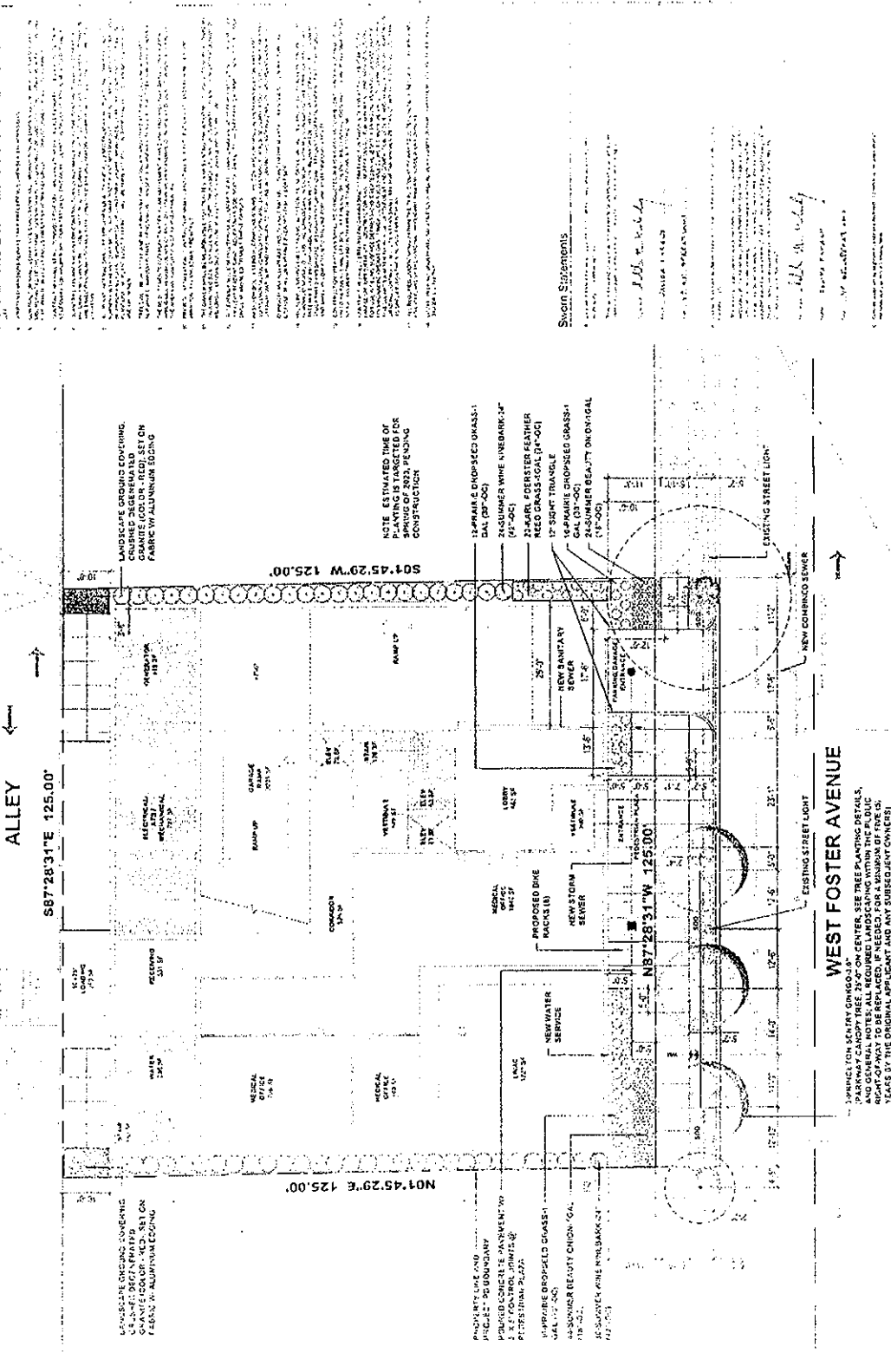
Soil Place™



Soil Placement Plan

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TRIPLE  
ARCHITECTS



Landscape Plan

SWEDISH HO  
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SWEDESBORO, NJ 07003  
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WWW.SWEDISHHO.COM

SWEDISH HO  
201 E. NORTH  
SWEDESBORO, NJ 07003  
TEL: 908.461.1111  
WWW.SWEDISHHO.COM

Ground Level  
Landscape F

LANDSCAPE DESIGN: TRIPLE ARCHITECTS  
DATE: 10/14/2021  
PROJECT: WEST FOSTER AVENUE  
SHEET: 1 OF 1

NOTE: ESTIMATED TIME OF  
PREPARATION IS ASSUMED FOR  
SPRING OF 2022, PENDING  
CONSTRUCTION

12-PINNACLE DIND-SEED GRASS: 1  
DIAL (20'-00")  
24-SUMMER WIRE NYMBARK: 14"  
(21'-00")  
24-PURL PFERSTER FEATHER  
NEED GRASS: 14" (21'-00")  
17'-SIGHT TRIANGLE  
16-PINNACLE DIND-SEED GRASS: 1  
24-SUMMER BEAUTY ON: 04'-00" (14'-00")

LANDSCAPE DESIGN: TRIPLE ARCHITECTS  
DATE: 10/14/2021  
PROJECT: WEST FOSTER AVENUE  
SHEET: 1 OF 1

TRIPLE ARCHITECTS  
1000 W. 17TH ST. SUITE 200  
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TRUMP

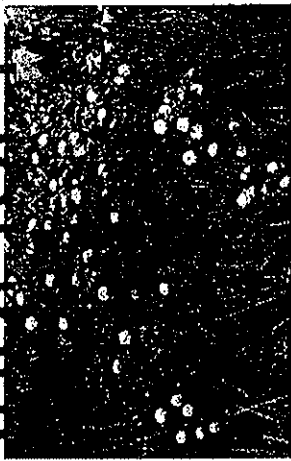
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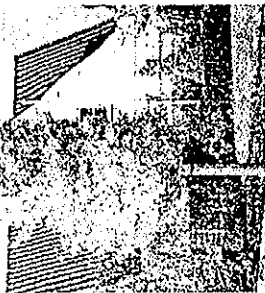


Swedish Ho  
Swedish Ho  
Medical Off

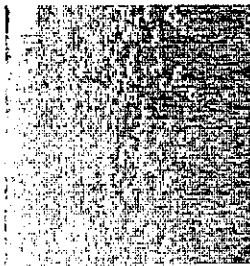
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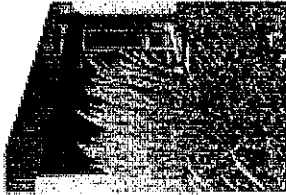
Princeton Survey 3 Mayo



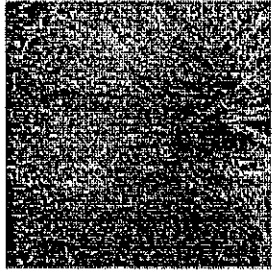
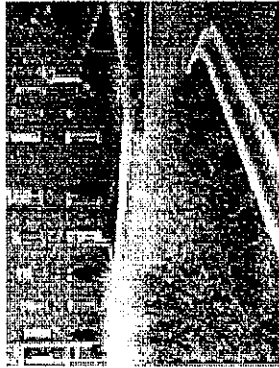
Summer Beauty Onion



Karl Foerster Feather Reed Grass



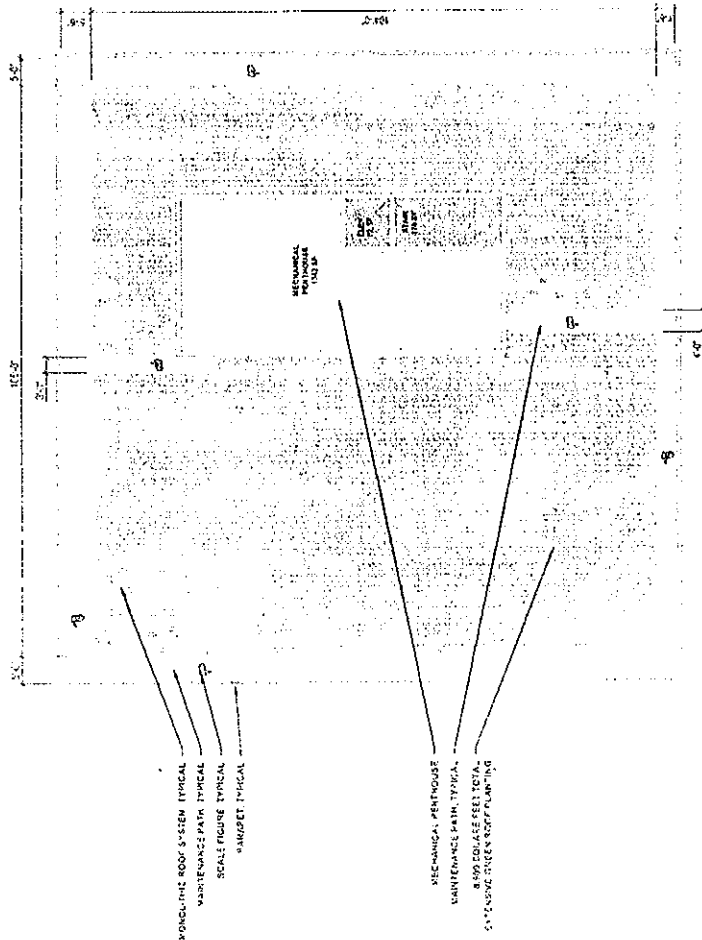
Princeton 2019



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NO.	DATE	DESCRIPTION
1	10/14/2021	Final for Publication
2	10/14/2021	Final for Publication
3	10/14/2021	Final for Publication
4	10/14/2021	Final for Publication
5	10/14/2021	Final for Publication
6	10/14/2021	Final for Publication
7	10/14/2021	Final for Publication
8	10/14/2021	Final for Publication
9	10/14/2021	Final for Publication
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46	10/14/2021	Final for Publication
47	10/14/2021	Final for Publication
48	10/14/2021	Final for Publication
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98	10/14/2021	Final for Publication
99	10/14/2021	Final for Publication
100	10/14/2021	Final for Publication



WEST FOSTER AVENUE



Green Roof Landscapes Plan - Tray System

Swedish Ho  
Part of Swedish  
Medical Center  
1000 10th Ave S  
Seattle, WA 98104

Swedish Ho  
Medical Center  
1000 10th Ave S  
Seattle, WA 98104

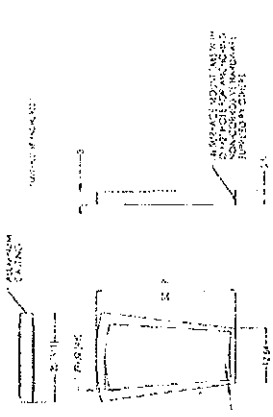
Green Roof  
Plan - Tray System

# Final for Publication

TRIMMING

EMERSON

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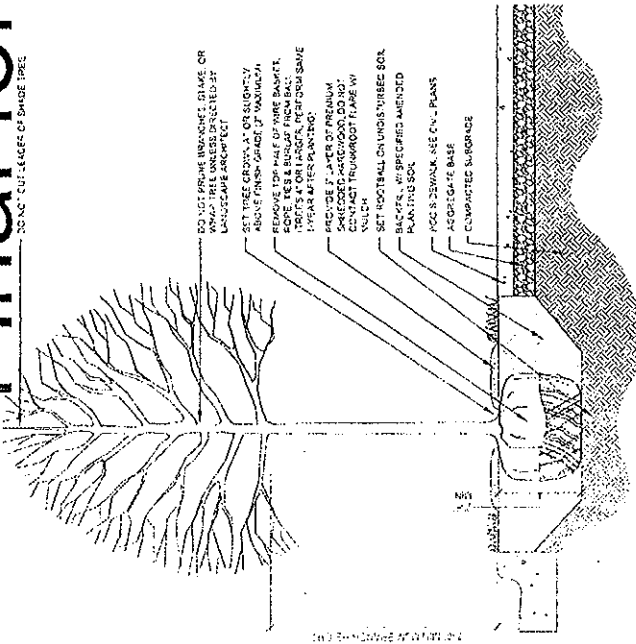
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SWEDISH H

SWEDISH H

SWEDISH H

LANDSCAPE



1 Parkway Tree Planting - Section

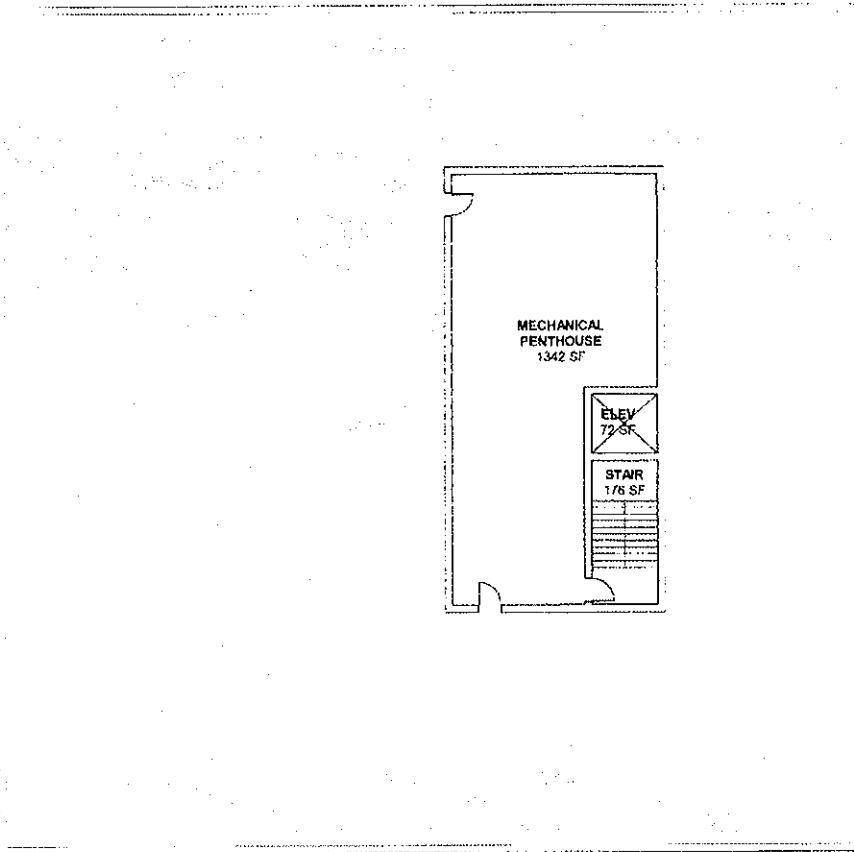
2 Bike Rack

EMERSON



# Final for Publication

FLOOR PLANS

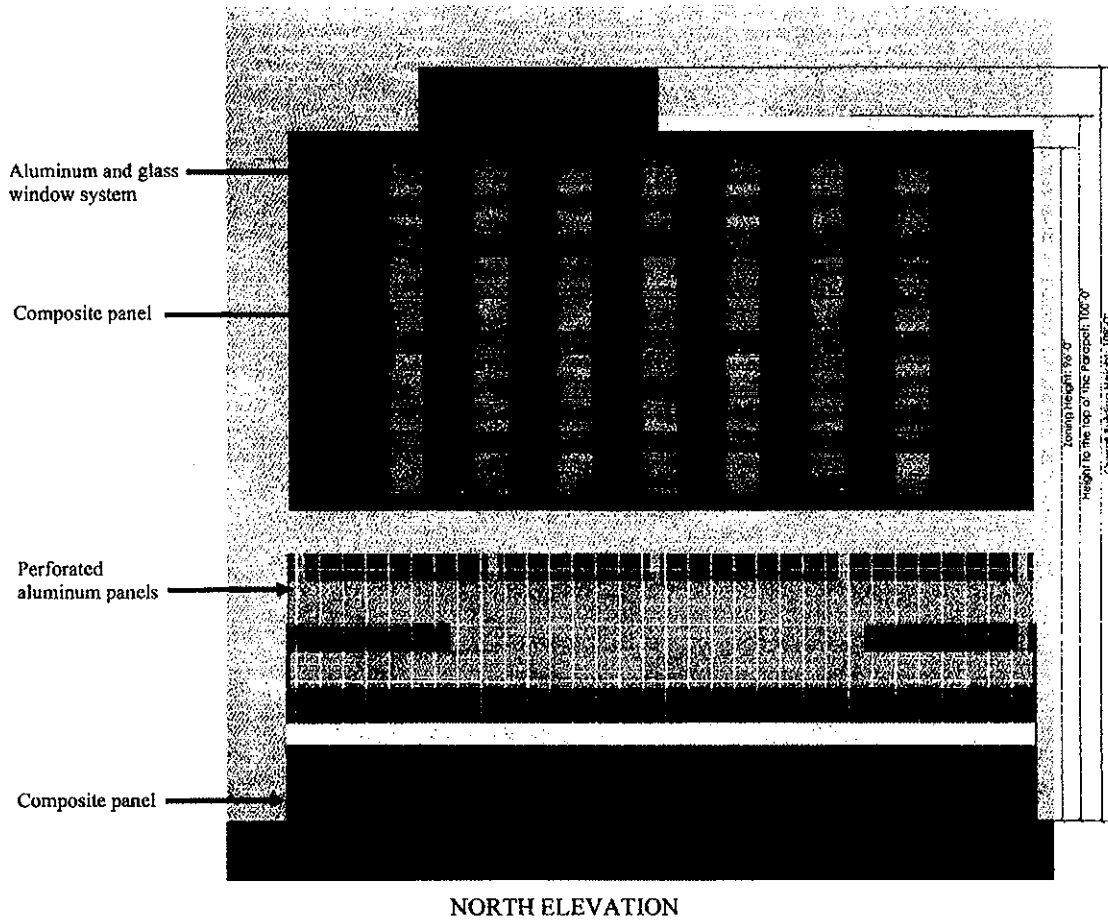


ROOF PLAN

Applicant: Swedish Hospital  
Address: 2826-36 West Foster Avenue  
Date of Introduction: December 16, 2020  
Plan Commission Hearing: September 16, 2021

# Final for Publication

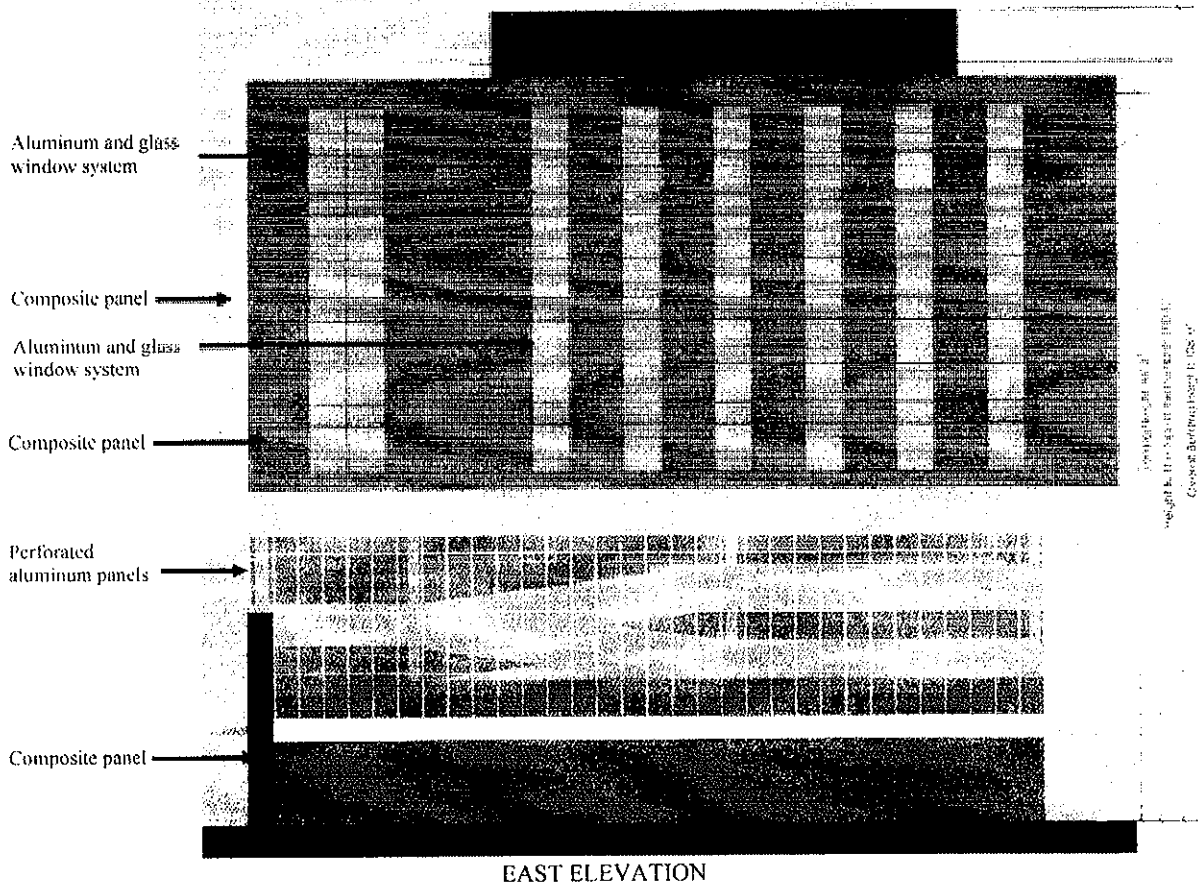
## ELEVATIONS



Applicant: Swedish Hospital  
Address: 2826-36 West Foster Avenue  
Date of Introduction: December 16, 2020  
Plan Commission Hearing: September 16, 2021

# Final for Publication

ELEVATIONS

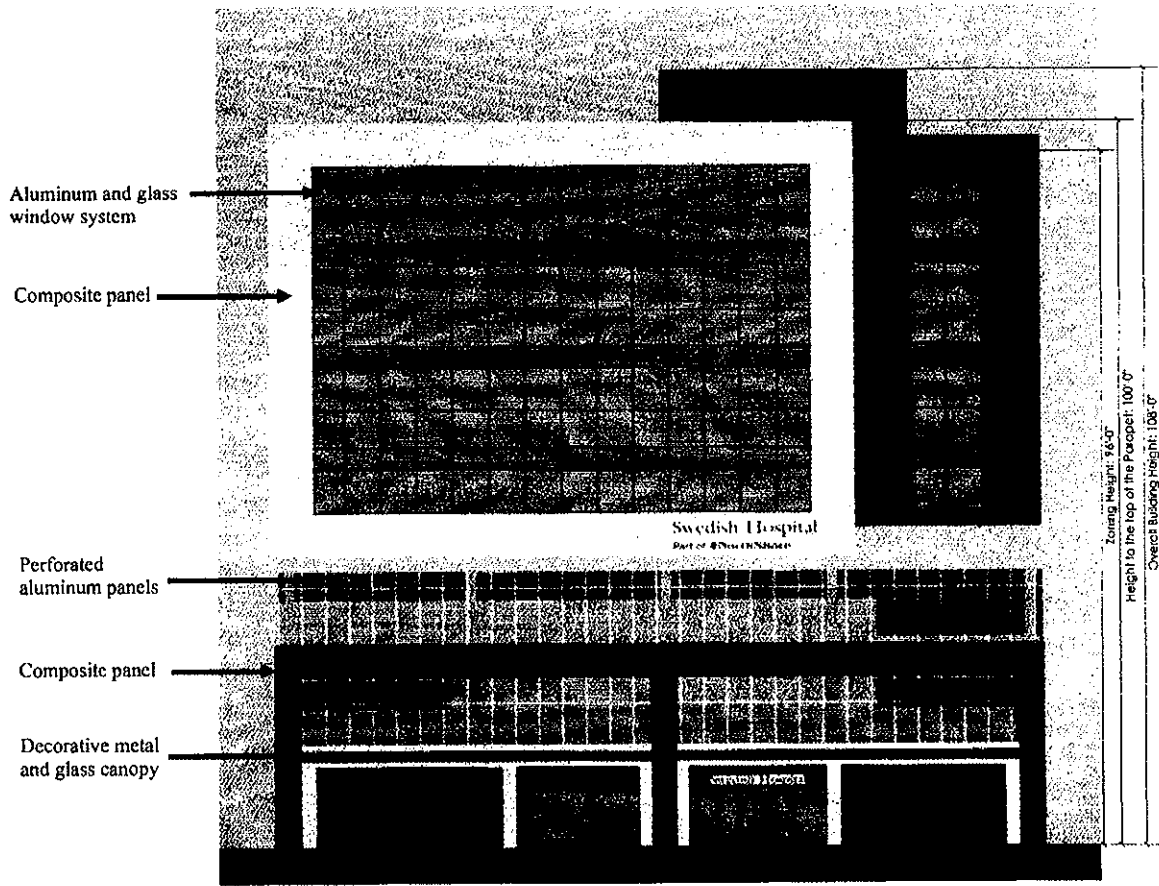


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Applicant: Swedish Hospital  
 Address: 2826-36 West Foster Avenue  
 Date of Introduction: December 16, 2020  
 Plan Commission Hearing: September 16, 2021

# Final for Publication

## ELEVATIONS

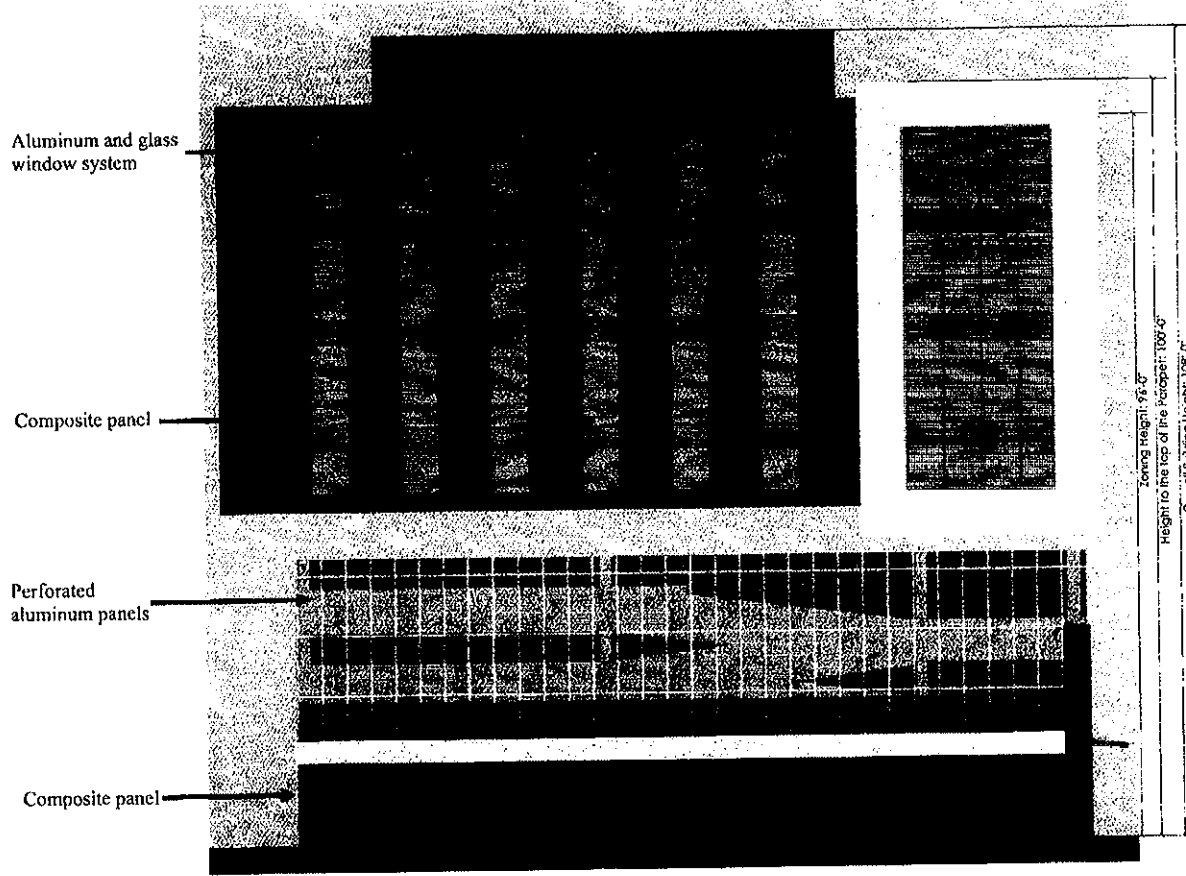


SOUTH ELEVATION

Applicant: Swedish Hospital  
 Address: 2826-36 West Foster Avenue  
 Date of Introduction: December 16, 2020  
 Plan Commission Hearing: September 16, 2021

# Final for Publication

## ELEVATIONS



WEST ELEVATION

Applicant: Swedish Hospital  
Address: 2826-36 West Foster Avenue  
Date of Introduction: December 16, 2020  
Plan Commission Hearing: September 16, 2021



City of Chicago  
Richard M. Daley, Mayor

Department of Housing  
and Economic Development

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

April 15, 2011

Joseph P. Gattuso  
Shefsky & Froelich  
Attorneys at Law  
111 E. Wacker Drive  
Suite 2800  
Chicago, IL 60601-3713

**Re: Administrative Relief request for Residential-Institutional Planned Development No. 92, as amended, Swedish Covenant Hospital, Galter Life Center Parking Lot Site/Landscape Plan**

Dear Mr. Gattuso:


Please be advised that your request for a minor change to Residential-Institutional Planned Development No. 92 (PD No. 92) has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD No. 92.

On December 8, 2010, PD No. 92 was amended by the Chicago City Council to include a new, surface parking lot on the Swedish Covenant Hospital campus at the northeast corner of N. Francisco and W. Carmen Avenues. An existing, six-car, diagonal parking area along the north side of W. Carmen Ave., just east of the east line of N. Francisco Ave., was not included on the Galter Lifer Center Parking Lot Site/Landscape Plan. The approved plan depicts a straight curb, a parkway area and four street trees. Therefore, you are requesting to substitute a revised Galter Life Center Parking Lot Site/Landscape Plan, dated April 14, 2011. Two additional, equivalent trees will be planted elsewhere on the Hospital campus in place of two trees that cannot be accommodated within the existing parkway area.

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

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Institutional Planned Development No. 92, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

PAS: HG: tm  
C: Mike Marmo, Erik Glass, Main file



109932

JOURNAL--CITY COUNCIL--CHICAGO

17056  
12/8/2010

~~Reclassification Of Area Shown On Map No. 13-H.  
(Application No. A-7503)  
(Common Address: 2204 -- 2208 W. Lawrence Ave.)~~

[O2010-7384]

~~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 of the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 13-H in the area bounded by:~~

~~the public alley next north of and parallel to West Lawrence Avenue; a line 5693 feet west of and parallel to North Leavitt Street; West Lawrence Avenue; and a line 157.18 feet west of and parallel to North Leavitt Street,~~

~~to those of a B1-1 Neighborhood Shopping District.~~

~~SECTION 2. This ordinance takes effect after its passage and approval.~~

Reclassification Of Area Shown On Map No. 13-I.  
(As Amended)  
(Application No. 17056)  
(Common Address: 5145 N. California Ave.)

RIPD 92,00

[SO2010-7385]

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 Residential-Institutional Planned Development Number 92, as amended, and an RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 13-I in the area bounded by:

North Francisco Avenue; West Foster Avenue; North California Avenue; West Farragut Avenue; the alley next east of North California Avenue; the alley next north of West Foster Avenue; a line 441 feet east of North California Avenue; West Foster Avenue; a line 337 feet east of North California Avenue; West Winona Street; a line 217 feet east of North California Avenue; and West Carmen Avenue,

to those of an RM4.5 Residential Multi-Unit District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the RM4.5 Residential Multi-Unit District symbols and indications as shown on Map Number 13-I in the area bounded by:

North Francisco Avenue; West Foster Avenue; North California Avenue; West Farragut Avenue; the alley next east of North California Avenue; the alley next north of West Foster Avenue; a line 441 feet east of North California Avenue; West Foster Avenue; a line 337 feet east of North California Avenue; West Winona Street; a line 217 feet east of North California Avenue; and West Carmen Avenue,

to those of Residential-Institutional Planned Development Number 92, as amended, 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 3. This ordinance shall be in force and effect from and after its passage and due publication.

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

*Residential-Institutional Planned Development No. 92, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential Institutional Planned Development Number 92, as amended (the "Planned Development"), consists of approximately 613,300 square feet (14.08 acres) of property (the "Property") which is depicted on the attached Planned Development Boundary and Property Line Map and is owned or controlled by the Evangelical Covenant Church, an Illinois not-for-profit corporation (the "Church") and various corporations affiliated with the Church and known as: Covenant Retirement Communities, Inc., Life Center on the Green, Inc., Swedish Covenant Hospital and Covenant Home of Chicago. Swedish Covenant Hospital (the "Applicant") has the authority to make the statements contained herein on behalf of the owners described above.
2. All applicable official reviews, approvals or permits which are necessary to implement this plan of development shall be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees 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 titleholders 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 titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 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 is defined in Section 17-8-0400 of the Chicago Zoning Ordinance.

4. This plan of development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site/Landscape Plan, Building Elevations for the Ambulatory Care Building and a Site/Landscape Plan for the surface parking facility at the northeast corner of West Carmen and North Francisco Avenues prepared by BSA LifeStructures, dated October 21, 2010. Full-sized copies of the Site/Landscape Plans and the Building Elevations are on file with the Department of Zoning and Land Use Planning. 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. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.
5. Subject to the Bulk Regulations and Data Table, the following uses shall be permitted in this Planned Development: hospital and related uses, health and fitness facilities, assisted living residences, day care facilities, medical and administrative offices, parking and accessory uses and all permitted public and civic uses in the RM4.5 Residential Multi-Unit District.
6. On-premise signs shall be permitted within the Planned Development subject to the review and approval of the Department of Zoning and Land Use Planning. Temporary signs such as construction and marketing signs shall also be permitted within the Planned Development subject to the review and approval of the Department of Zoning and Land Use Planning. Off-premise signs shall not be permitted in the Planned Development.
7. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago.
8. In addition to the maximum height of the improvements and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of maximum floor area ratio ("FAR") calculations, the definitions in the Chicago Zoning Ordinance as of the date of adoption of this Planned Development shall apply.
10. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the loading area, shall be installed in substantial conformance with this Planned Development. Landscaping shall be installed in accordance with the Site/Landscape Plan and maintained in accordance with the provisions of the Chicago Landscape Ordinance.

11. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Zoning and Land Use Planning upon the request of the Applicant or its successors, assignees or grantees 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. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
12. 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 natural resources. The Applicant shall design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the Leadership in Energy and Environmental Design ("LEED") Green Building Rating System. Copies of these standards may be obtained from the Department of Zoning and Land Use Planning. The Applicant shall install a vegetated ("green") roof equal to approximately 50.30%(14,831 square feet) of the net roof area of the proposed ambulatory surgery center building. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment. The Applicant shall also achieve LEED certification in the construction of the new building.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No building permits shall be granted until the Director of MOPD has approved detailed construction drawings for each building or improvement.
14. The City of Chicago has established a Part II Review Fee for the total buildable square feet (floor area) for any new construction. The Part II Review Fee will be assessed by the Department of Zoning and Land Use Planning during the actual Part II Review. The fee as determined by the Department of Zoning and Land Use Planning staff at that time is final and binding on the Applicant and must be paid to the Department of Zoning and Land Use Planning prior to the issuance of any Part II approval.
15. Unless substantial construction of either the Ambulatory Care Building or the surface parking facility at the northeast corner of West Carmen and North Francisco Avenues has been commenced within six (6) years following adoption of this ordinance, and unless completion thereof is diligently pursued, this Planned Development shall expire and the zoning classification of the Property shall revert to RM4.5 Residential Multi-Unit District.

[Aerial Map; Planned Development Boundary and Property Line Map; Existing Zoning Map; Existing Land-Use Map; Site/Landscape Plan; Roof Plan; Gaiter Life Center Parking Lot Site/Landscape Plan; North Elevation; South Elevation; East Elevation; West Elevation; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 109937 through 109950 of this *Journal*.]

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

*Residential-Institutional Planned Development No. 92, As Amended.*

*Plan Of Development*

*Bulk Regulations And Data Table.*

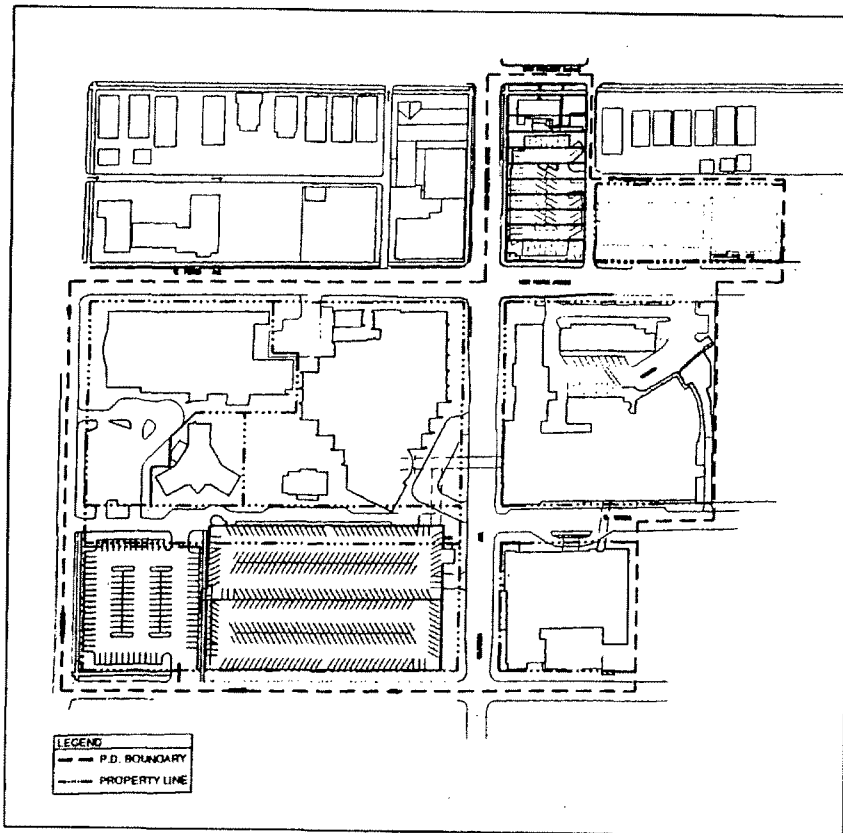
Gross Site Area = Net Site Area + Areas Remaining in Public Rights-of-Way: 771,338 square feet (17.71 acres) = 613,300 square feet (14.08 acres) + 158,038 square feet (3.63 acres)

Maximum Permitted Floor Area Ratio:	1.33
Setbacks From Property Line:	In substantial conformance with the Site/Landscape Plan
Minimum Number of Off-Street Parking Spaces:	1,606
Minimum Number of Off-Street Loading Berths:	
For Ambulatory Center:	0
For Ambulatory/Surgery Center West of California Avenue:	2
For Assisted Living Facility North of Foster Avenue:	1
Minimum Building Setbacks:	In substantial conformance with the Site/Landscape Plan
Maximum Building Height:	110 feet
Maximum Number of Hospital Beds:	340
Maximum Number of Assisted Living Units:	56

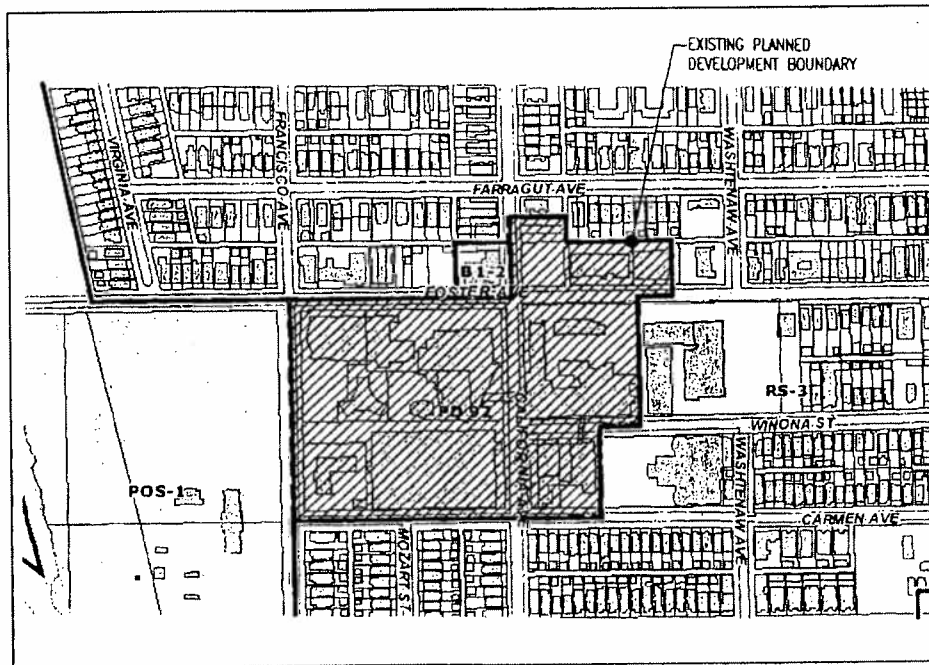
Aerial Map.



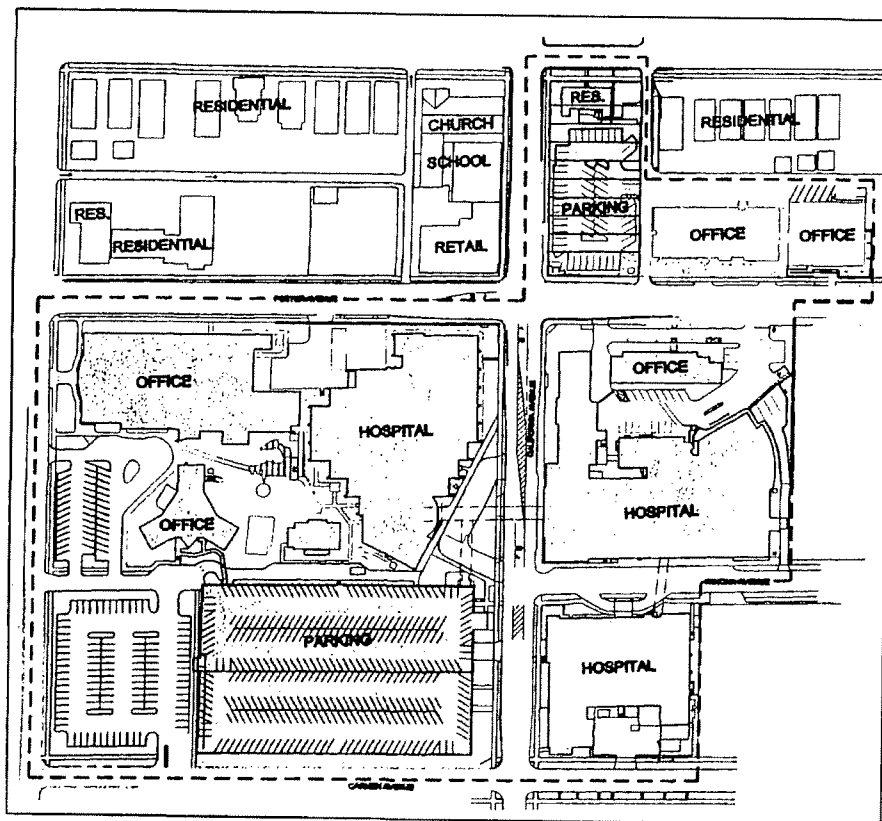
Planned Development Boundary And Property Line Map.



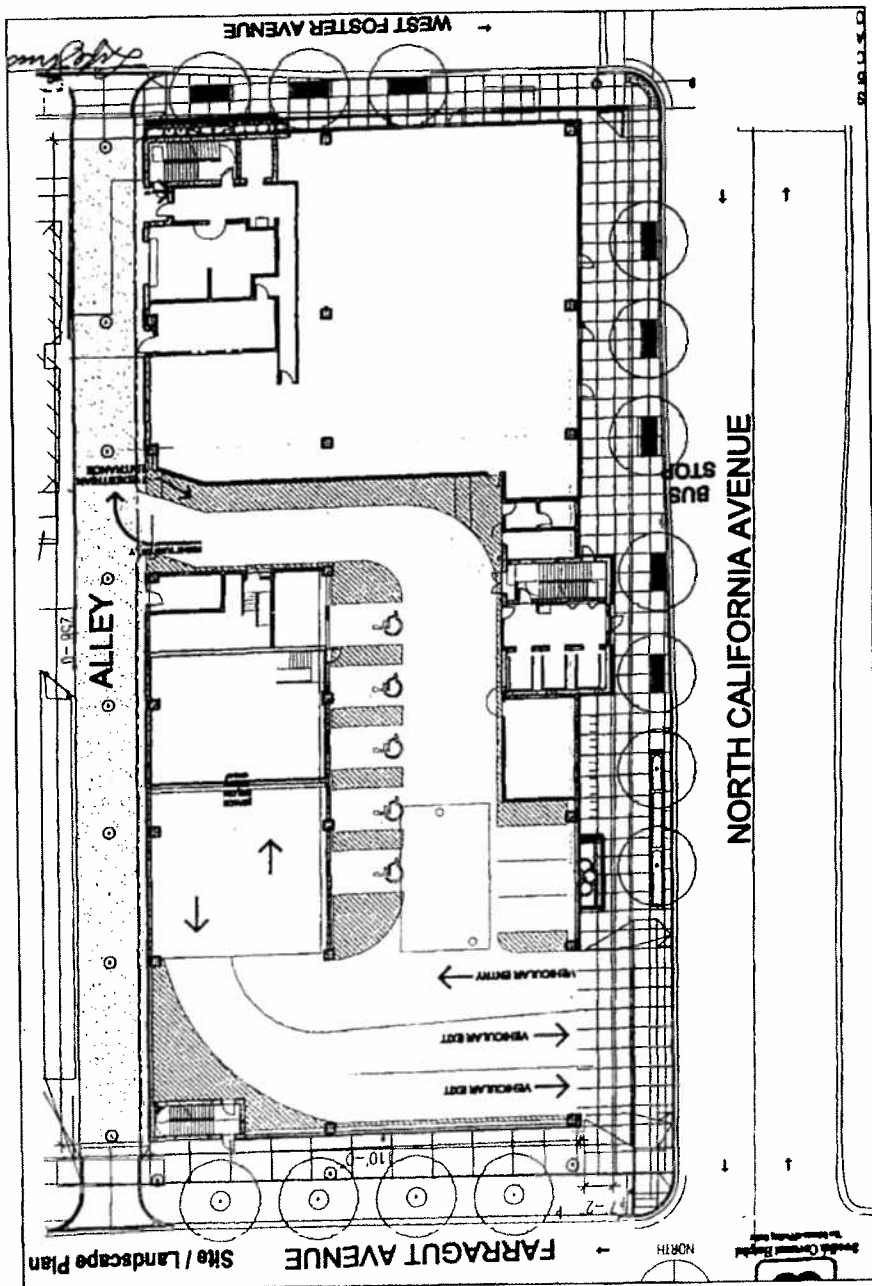
Existing Zoning Map.



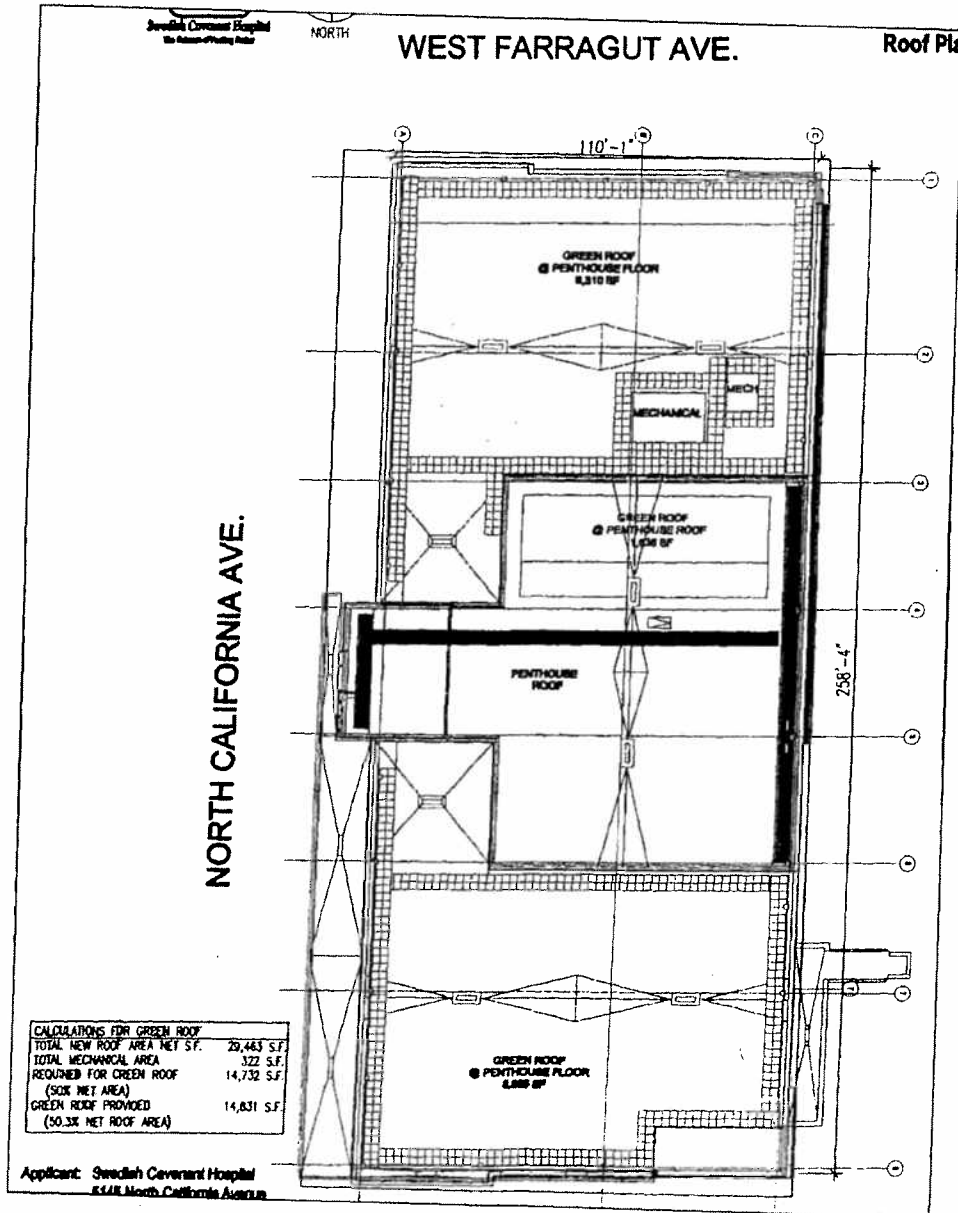
Existing Land-Use Map.



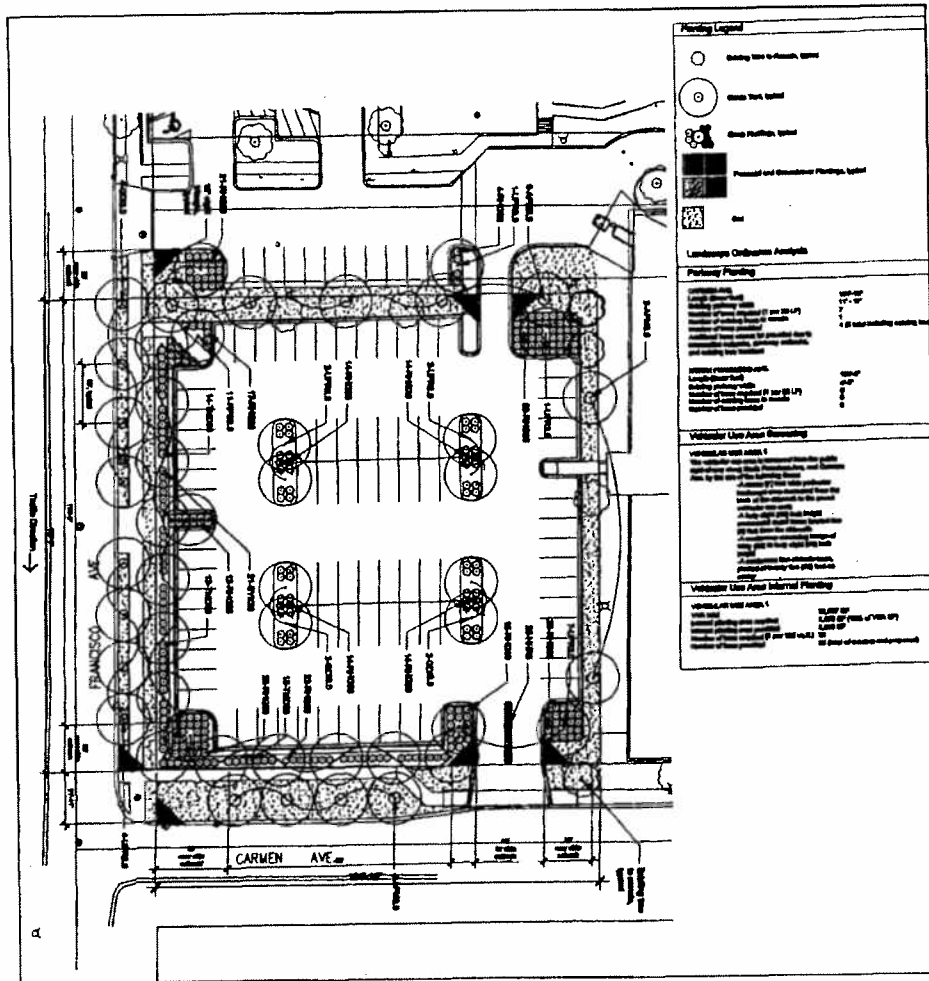
Site/Landscape Plan.



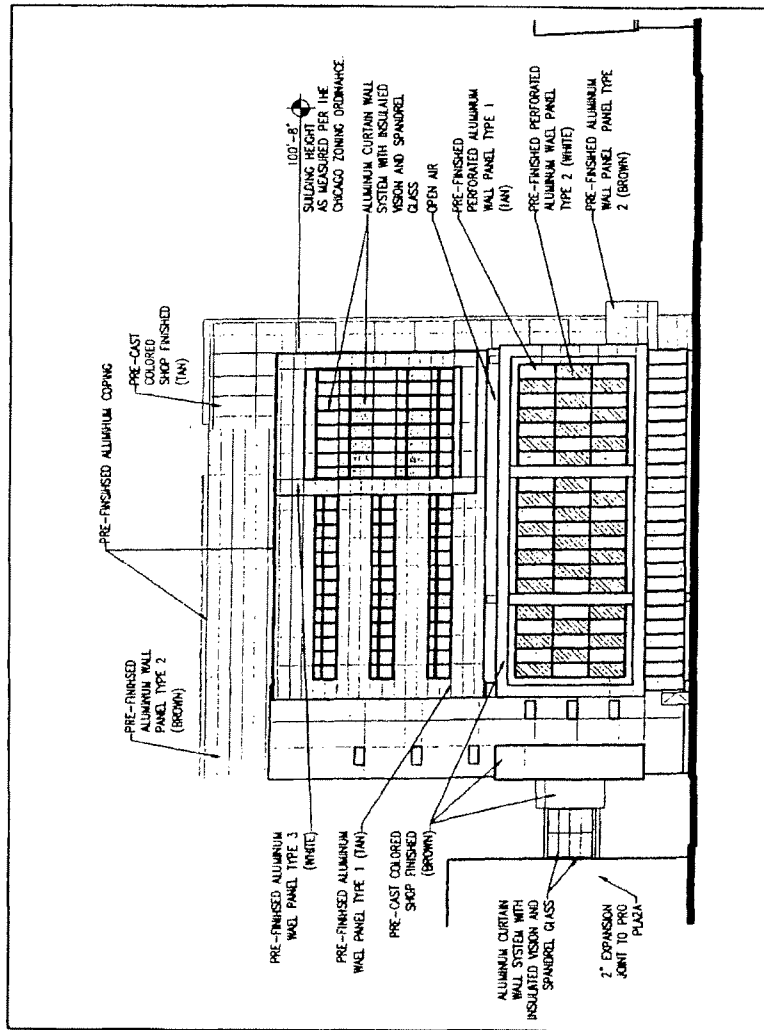
Roof Plan.



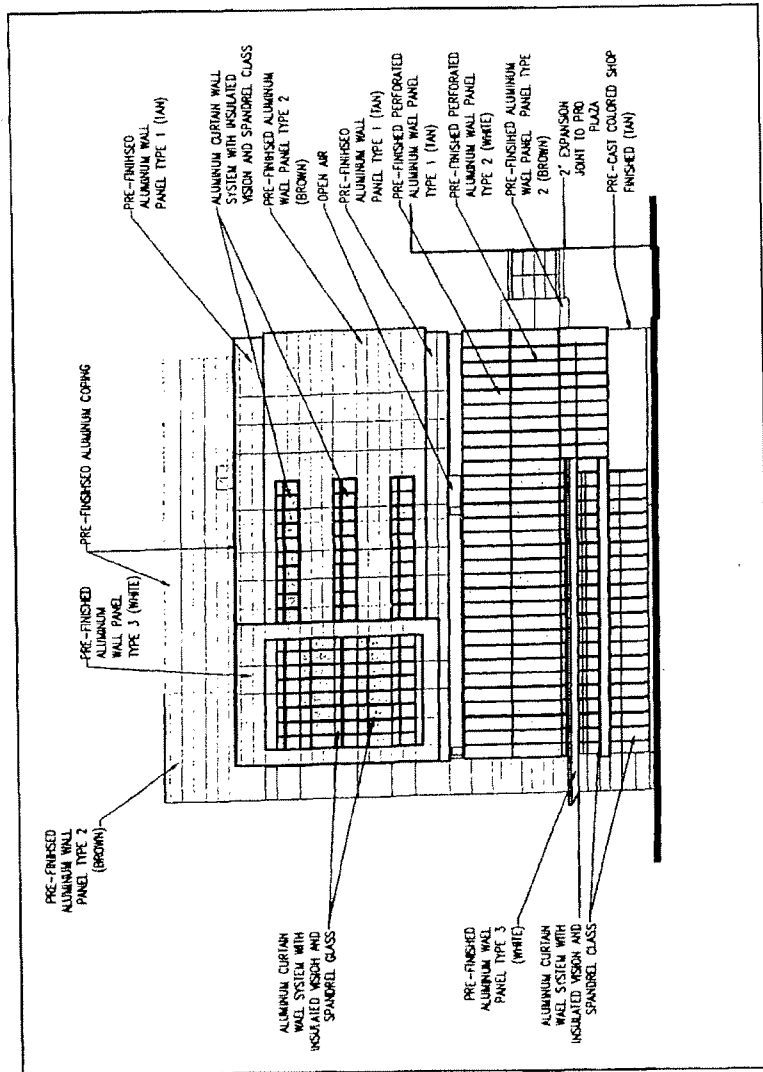
Gaiter Life Center Parking Lot Site/Landscape Plan.



North Elevation.

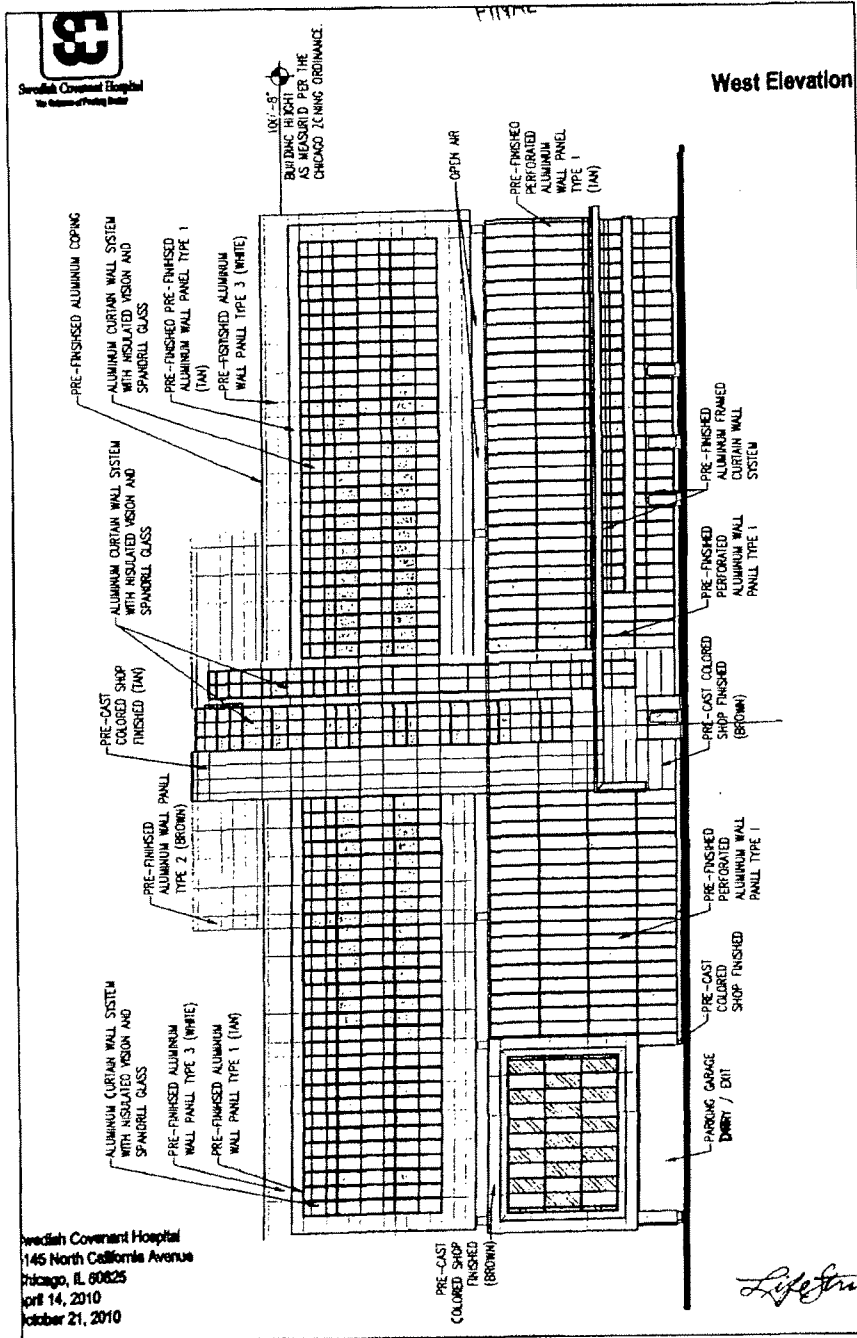


South Elevation.





West Elevation.



Spreeth Coventry Hospital  
 145 North California Avenue  
 Chicago, IL 60625  
 April 14, 2010  
 October 21, 2010

*LifeForm*

Chicago Builds Green.  
(Page 1 of 3)

Project Name:

Project Location: 

* Street Number (if the address only includes one street number, please list only the call "From")				
From:	To:	Direction:	Street Name:	Select Street Type:
5215		N	California	Ave

Ward No.:  Community Area No.:

Project Type:  Planned Development PD No:   Pedevlopment Agreement RDA No:   Zoning Change From:  To:

Public project  Landmark

Project Size: 

Total land area in sq.ft.:	Total building(s) footprint in sq.ft.:	Total vehicular use area in sq.ft.:
33,337	28,394	117,170

DPD Project Manager:

BG/GR Matrix:

Financial Incentives:  TIF  Empowerment Zone Grant  Class L  
 GRIF  Ind. Dev. Revenue Bonds  Class 6b  
 SBIF  Bank Participation Loan  DOH  
 Land Sale Write Down

Density Bonus:  Public plaza & pocket park  Water features in a plaza or pocket park  
 Chicago Riverwalk improvements  Setbacks above the ground floor  
 Winter gardens  Lower level planting terrace  
 Indoor through-block connection  Green roof  
 Sidewalk widening  Underground parking and loading  
 Arcades  Concealed above-ground parking

Chicago Builds Green.  
(Page 2 of 3)

PLEASE USE IF APPLICABLE

Landscaping:

7' Landscape Setback	Square footage	0	NA
Interior Landscape Area	Square footage	0	NA
No. of Interior Trees		0	NA
No. of Parkway Trees		15	15

Open Space:

River Setback	Square footage	0	NA
Private Open Space	Square footage	0	NA
Privately developed Public Open Space	Square footage	0	NA

Stormwater Management (At-grade volume control):

Permeable paving	Square footage	0
Raingarden	Check applicable:	<input type="checkbox"/>
Filter strip		<input type="checkbox"/>
Bioswale		<input type="checkbox"/>
Detention pond		<input type="checkbox"/>
Native landscaping	Square footage	200
Rain-water collection cistern/barrel	Gallons	23938
Total impervious area reduction	Square footage	0

Other sustainable surface treatments:

Green roof	Square footage	14,225	16,610
Energy Star roof	Square footage	0	0
High-albedo pavement	Square footage	0	0

Transportation:

No. of accessory parking spaces		0	264
Total no. of parking spaces (Accessory + Non-Acc.)			264
No. of parking spaces dedicated to car sharing services (E.g., I-Go, Zip-Car)		0	0
No. of bicycle parking		0	27
Within 600 ft of CTA or Metra station entrance	Check if applicable:	<input type="checkbox"/>	

Chicago Builds Green.  
(Page 3 of 3)

Building Certification:

- |                                  |                          |                                     |
|----------------------------------|--------------------------|-------------------------------------|
| Energy Star building             | <input type="checkbox"/> | <input type="checkbox"/>            |
| LEED certification               | <input type="checkbox"/> |                                     |
| LEED Certified                   |                          | <input type="checkbox"/>            |
| LEED Silver                      |                          | <input checked="" type="checkbox"/> |
| LEED Gold                        |                          | <input type="checkbox"/>            |
| LEED Platinum                    |                          | <input type="checkbox"/>            |
| Chicago Green Homes              | <input type="checkbox"/> |                                     |
| Chicago Green Homes [one-star]   |                          | <input type="checkbox"/>            |
| Chicago Green Homes [two-star]   |                          | <input type="checkbox"/>            |
| Chicago Green Homes [three-star] |                          | <input type="checkbox"/>            |

Energy efficiency strategies not captured above:

*(If Other than Energy Star Roof - or Energy Star Building Certification)*

The building will utilize chilled beam technology to condition the areas while using the least energy possible. Chilled beams save energy in multiple methods as they require warmer chilled water which requires less energy to produce and allows the building to use outside air for a longer period of time in the spring and fall. High efficiency rotary screw chillers will generate chilled water for the project and be assisted by an energy recovery chiller which generates hot water as a by-product. The hot water will be utilized to maintain humidity in the summer. When the energy recovery chillers are not sufficient to provide the heating load high efficiency condensing boilers will sustain the facility. LED light fixtures will be installed in the parking garage and where possible in the project to minimize the energy usage. The building shall monitor the lighting levels on exterior spaces and dim or turn off the lights when possible.

Other sustainable strategies and/or Project Notes:

The project is utilizing sustainable principles in every decision from the green roof to the storm water detention systems. Materials will be chosen for their durability and proximity to the site. Minimizing the content of VOC of any materials unless.

109932

JOURNAL--CITY COUNCIL--CHICAGO

17056

12/8/2010

~~Reclassification Of Area Shown On Map No. 13-H.  
(Application No. A-7503)  
(Common Address: 2204 -- 2208 W. Lawrence Ave.)~~

[O2010-7384]

~~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 of the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 13-H in the area bounded by:~~

~~the public alley next north of and parallel to West Lawrence Avenue; a line 5693 feet west of and parallel to North Leavitt Street; West Lawrence Avenue; and a line 157.18 feet west of and parallel to North Leavitt Street,~~

~~to those of a B1-1 Neighborhood Shopping District.~~

~~SECTION 2. This ordinance takes effect after its passage and approval.~~

Reclassification Of Area Shown On Map No. 13-I.  
(As Amended)  
(Application No. 17056)  
(Common Address: 5145 N. California Ave.)

RIPD 92,00

[SO2010-7385]

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 Residential-Institutional Planned Development Number 92, as amended, and an RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 13-I in the area bounded by:

North Francisco Avenue; West Foster Avenue; North California Avenue; West Farragut Avenue; the alley next east of North California Avenue; the alley next north of West Foster Avenue; a line 441 feet east of North California Avenue; West Foster Avenue; a line 337 feet east of North California Avenue; West Winona Street; a line 217 feet east of North California Avenue; and West Carmen Avenue,

to those of an RM4.5 Residential Multi-Unit District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the RM4.5 Residential Multi-Unit District symbols and indications as shown on Map Number 13-I in the area bounded by:

control. Single designated control for purposes of this paragraph is defined in Section 17-8-0400 of the Chicago Zoning Ordinance.

4. This plan of development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site/Landscape Plan, Building Elevations for the Ambulatory Care Building and a Site/Landscape Plan for the surface parking facility at the northeast corner of West Carmen and North Francisco Avenues prepared by BSA LifeStructures, dated October 21, 2010. Full-sized copies of the Site/Landscape Plans and the Building Elevations are on file with the Department of Zoning and Land Use Planning. 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. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.
5. Subject to the Bulk Regulations and Data Table, the following uses shall be permitted in this Planned Development: hospital and related uses, health and fitness facilities, assisted living residences, day care facilities, medical and administrative offices, parking and accessory uses and all permitted public and civic uses in the RM4.5 Residential Multi-Unit District.
6. On-premise signs shall be permitted within the Planned Development subject to the review and approval of the Department of Zoning and Land Use Planning. Temporary signs such as construction and marketing signs shall also be permitted within the Planned Development subject to the review and approval of the Department of Zoning and Land Use Planning. Off-premise signs shall not be permitted in the Planned Development.
7. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago.
8. In addition to the maximum height of the improvements and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of maximum floor area ratio ("FAR") calculations, the definitions in the Chicago Zoning Ordinance as of the date of adoption of this Planned Development shall apply.
10. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the loading area, shall be installed in substantial conformance with this Planned Development. Landscaping shall be installed in accordance with the Site/Landscape Plan and maintained in accordance with the provisions of the Chicago Landscape Ordinance.

109936

JOURNAL--CITY COUNCIL--CHICAGO

17056  
12/8/2010

[Aerial Map; Planned Development Boundary and Property Line Map; Existing Zoning Map; Existing Land-Use Map; Site/Landscape Plan; Roof Plan; Gaiter Life Center Parking Lot Site/Landscape Plan; North Elevation; South Elevation; East Elevation; West Elevation; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 109937 through 109950 of this *Journal*.]

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

*Residential-Institutional Planned Development No. 92, As Amended.*

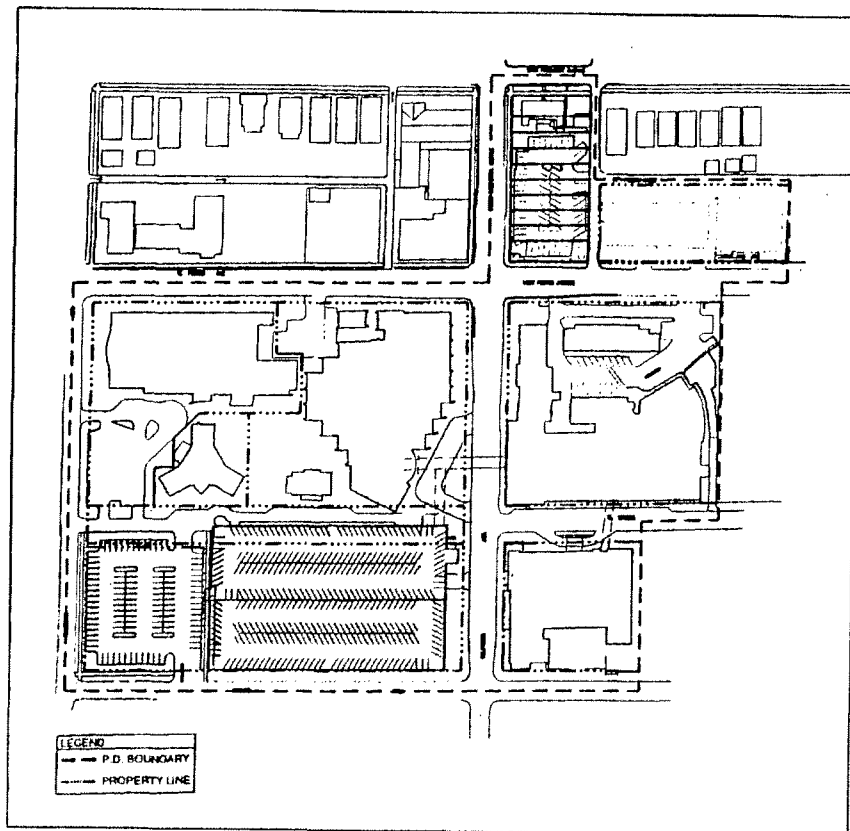
*Plan Of Development*

*Bulk Regulations And Data Table.*

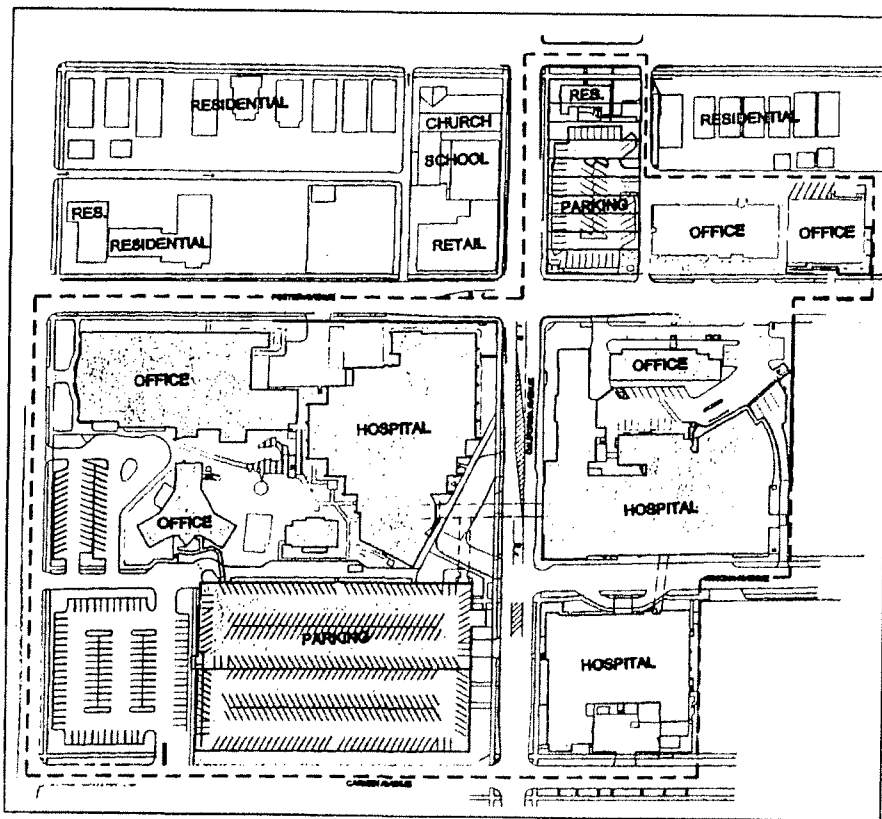
Gross Site Area = Net Site Area + Areas Remaining in Public Rights-of-Way: 771,338 square feet (17.71 acres) = 613,300 square feet (14.08 acres) + 158,038 square feet (3.63 acres)

Maximum Permitted Floor Area Ratio:	1.33
Setbacks From Property Line:	In substantial conformance with the Site/Landscape Plan
Minimum Number of Off-Street Parking Spaces:	1,606
Minimum Number of Off-Street Loading Berths:	
For Ambulatory Center:	0
For Ambulatory/Surgery Center West of California Avenue:	2
For Assisted Living Facility North of Foster Avenue:	1
Minimum Building Setbacks:	In substantial conformance with the Site/Landscape Plan
Maximum Building Height:	110 feet
Maximum Number of Hospital Beds:	340
Maximum Number of Assisted Living Units:	56

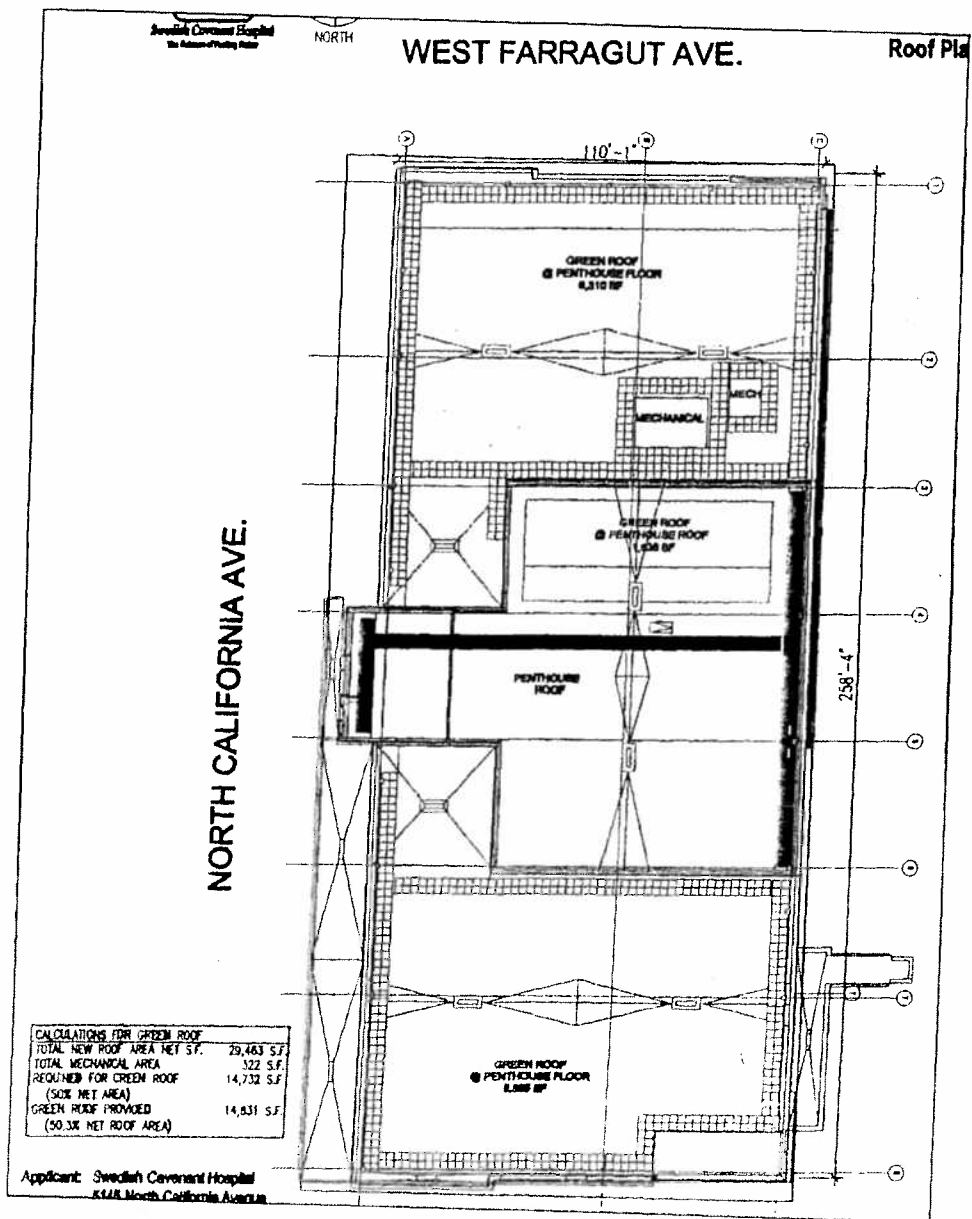
Planned Development Boundary And Property Line Map.



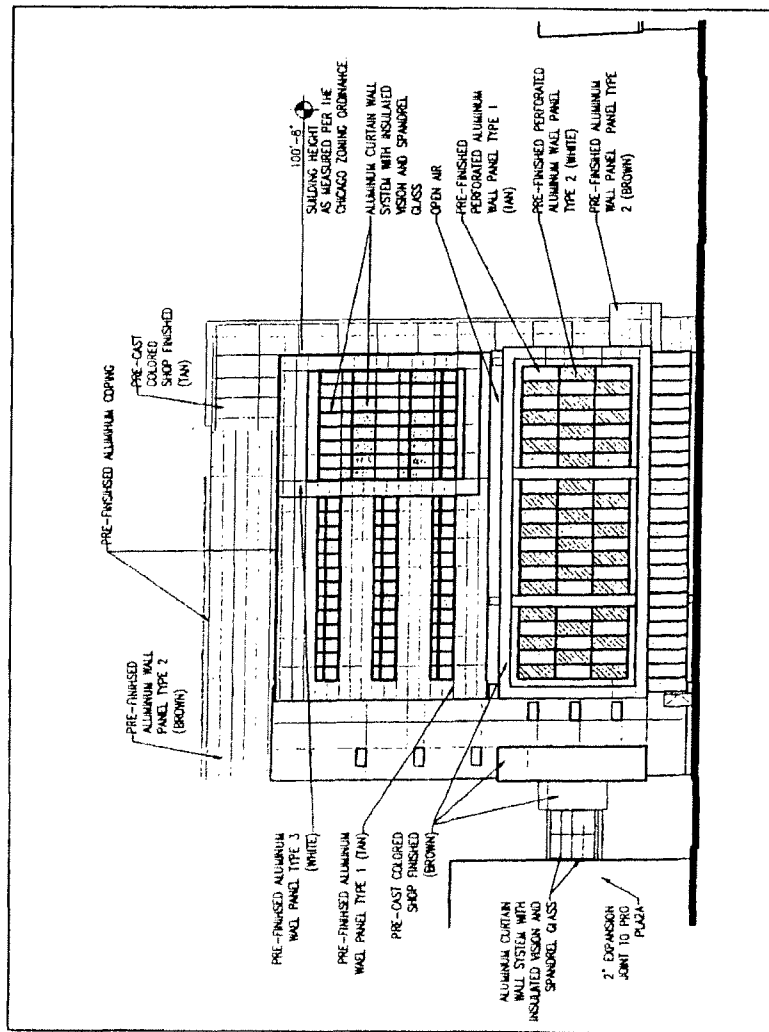
Existing Land-Use Map.



Roof Plan.



North Elevation.





Chicago Builds Green.  
(Page 1 of 3)

Project Name: California Medical Pavilion

Project Location: \* Street Number (if the address only includes one street number, please fill only the cell "From")  
From: 5215 To: Direction: N Street Name: California Select Street Type: Ave

Ward No: 40 Community Area No: 4

Project Type:  Planned Development  Redevelopment Agreement  Zoning Change  
PD No: 82 RDA No: From: To:

Public project  Landmark

Project Size: Total land area in sq ft: 33,337 Total building(s) footprint in sq ft: 28,394 Total residential use area in sq ft: 117,170

DPD Project Manager: Enter First Name Last Name

BG/GR Matrix: Select project category: Com. Office > 80 ft

Financial Incentives: Check applicable:  TIF  Empowerment Zone Grant  Class L  GRIF  Ind. Dev. Revenue Bonds  Class 6b  SBIF  Bank Participation Loan  DOH  Land Sale Write Down

Density Bonus: Check applicable:  Public plaza & pocket park  Water features in a plaza or pocket park  Chicago Riverwalk improvements  Setbacks above the ground floor  Winter gardens  Lower level planting terrace  Indoor through-block connection  Green roof  Sidewalk widening  Underground parking and loading  Arcades  Concealed above-ground parking

Chicago Builds Green.  
(Page 3 of 3)

Building Certification:

- |                                  |                          |                                     |
|----------------------------------|--------------------------|-------------------------------------|
| Energy Star building             | <input type="checkbox"/> | <input type="checkbox"/>            |
| LEED certification               | <input type="checkbox"/> |                                     |
| LEED Certified                   |                          | <input type="checkbox"/>            |
| LEED Silver                      |                          | <input checked="" type="checkbox"/> |
| LEED Gold                        |                          | <input type="checkbox"/>            |
| LEED Platinum                    |                          | <input type="checkbox"/>            |
| Chicago Green Homes              | <input type="checkbox"/> |                                     |
| Chicago Green Homes (one-star)   |                          | <input type="checkbox"/>            |
| Chicago Green Homes (two-star)   |                          | <input type="checkbox"/>            |
| Chicago Green Homes (three-star) |                          | <input type="checkbox"/>            |

Energy efficiency strategies not captured above:

(E. Other than Energy Star Roof - or Energy Star Building Certification)

The building will utilize chilled beam technology to condition the areas while using the least energy possible. Chilled beams save energy in multiple methods as they require warmer chilled water which requires less energy to produce and allows the building to use outside air for a longer period of time in the spring and fall. High efficiency rotary screw chillers will generate chilled water for the project and be assisted by an energy recovery chiller which generates hot water as a by-product. The hot water will be utilized to maintain humidity in the summer. When the energy recovery chillers are not sufficient to provide the heating load high efficiency condensing boilers will sustain the facility. LED light fixtures will be installed in the parking garage and where possible in the project to minimize the energy usage. The building shall monitor the lighting levels on exterior spaces and dim or turn off the lights when possible.

Other sustainable strategies and/or Project Notes:

The project is utilizing sustainable principles in every decision from the green roof to the storm water detention systems. Materials will be chosen for their durability and proximity to the site. Minimizing the content of VOC of any materials utmost.



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

July 8, 2003

Mr. Scott R. Borstein  
Shefsky and Froelich Ltd.  
444 North Michigan Avenue  
Chicago, IL 60611

RE: Request for a minor change to Residential-Institutional  
Planned Development No. 92, as amended (Swedish  
Covenant Hospital)

Dear Mr. Borstein:

Please be advised that your request for a minor change to Residential-Institutional Planned Development No. 92, as amended, on behalf of Swedish Covenant Hospital has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No.13 of the Planned Development.

Specifically, you requested that the required setback along Foster Avenue be reduced to accommodate the construction of an addition to the existing Galter Medical Pavilion for expansion of its cardiac care and radiology units. The setback from Foster Avenue would be reduced from 41.7' and 61.7' to 13.29' and 16.65'.

This modification would maintain a landscaped area between the sidewalk and the north wall of the addition consistent with the setback of the Galter Life Center further to the west along Foster Avenue. There would be no change to the building setback from California Avenue. The Hospital would also replace the existing ground sign at the southwest corner of the Foster/California intersection with a new, lower masonry identification sign.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change, but no other changes to this planned development. Revised Site and

EIGHBORHOODS



Landscape Plans and Building Elevations dated May 16, 2003 are made part of this approval.

Very truly yours,

A handwritten signature in black ink, reading "Alicia Mazur Berg". The signature is fluid and cursive, with a large loop at the end of the word "Berg".

Alicia Mazur Berg  
Commissioner

CC: Jack Swenson , Ed Kus , Philip Levin, Michael Marmo, Brenda McKenzie,  
Don Hohenadel

*Reclassification Of Area Shown On Map Number 13-I.  
(As Amended)  
(Application Number 13457)*

*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 Number 92, as amended, and B1-1 Local Retail District symbols and indications as shown on Map Number 13-I in the area bounded by:

North Francisco Avenue; West Foster Avenue; North California Avenue; a line 208 feet north of and parallel to West Foster Avenue; the alley immediately east of and parallel to North California Avenue; the alley immediately north of and parallel to West Foster Avenue; a line 441 feet east of and parallel to North California Avenue; West Foster Avenue; a line 337 feet east of and parallel to North California Avenue; West Winona Street; a line 217 feet east of and parallel to North California Avenue; and West Carmen Avenue,

to those of Residential Institutional Planned Development Number 92, as amended, 2001, which is hereby established in the area above described subject to such use and bulk regulations as are set forth in the Plan of Development attached 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:

*Residential Institutional Planned Development Number 92,  
As Amended, 2001.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Institutional Planned Development Number 92, as amended, 2001, consists of approximately six hundred five thousand nine hundred thirty-seven (605,937) square feet (plus

or minus thirteen and nine-tenths ( $\pm 13.9$ ) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map and is owned or controlled by the Evangelical Covenant Church, an Illinois not-for-profit corporation (the "Church") and various corporations affiliated with the Church and known as: Covenant Retirement Communities, Inc., LifeCenter on the Green, Inc., Swedish Covenant Hospital and Covenant Home of Chicago. Swedish Covenant Hospital (the "Applicant") has the authority to make the statements contained herein on behalf of the owners described above.

2. All applicable official reviews, approvals or permits which are necessary to implement this plan of development shall be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property, including any condominium association which may be formed to represent all or some of the owners for zoning purposes and any ground lessors.
4. This plan of development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site/Landscape Plan and Building Elevations for the expansion of the Galter

LifeCenter and a Site/Landscape Plan for the surface parking facility at the northeast corner of West Foster and North California Avenues prepared by Phillips Swager Associates dated November 15, 2001. Full-sized copies of the Site/Landscape Plans and the Building Elevations are on file with the Department of Planning and Development. These and the zoning controls approved by the City on November 13, 1995, copies of which are attached hereto (the "1995 Zoning Controls"), unless otherwise modified by this plan of development, 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 shall be permitted in the area delineated herein as Residential Institutional Planned Development Number 92, as amended, 2001:
  - hospital and related uses, health and fitness facilities, assisted living residences, day care facilities, medical and administrative offices, parking and accessory uses.
6. Identification signs and temporary signs such as construction and marketing signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development.
7. Off-street loading facilities shall be provided in compliance with this planned development subject to the review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the planned development shall be designated and designed for parking for the handicapped.
8. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.

9. In addition to the maximum height of the improvements and any appurtenance depicted on the Building Elevations and the 1995 Zoning Controls attached hereto, the height of the improvements shall also be subject to limitations approved by the Federal Aviation Administration.
10. For purposes of maximum floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor area devoted to mechanical equipment in excess of five thousand (5,000) square feet in a single location, regardless of placement in the building, shall be excluded.
11. The improvements on the property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the loading area, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan, the Building Elevations and the 1995 Zoning Controls.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the 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.
13. The requirements of the planned development may be modified, administratively, by the Commissioner of Planning and Development upon the application for such a modification by the Applicant and a determination by the Commissioner of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of the planned development by the Commissioner of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

14. 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.").
15. Unless substantial construction of the expansion of the Galter Life Center has commenced within six (6) years following adoption of this planned development, and unless completion thereof is diligently pursued, then this planned development shall expire and the zoning of the Property shall automatically revert to the pre-existing Residential Institutional Planned development Number 92, as amended.

[Existing Zoning Map; Planned Development Boundary Map; Existing Land-Use Map; Building Elevations Drawings, Building Skybridge Elevation and Cross Section; Assisted Living Facility Site and Landscape Plan; Assisted Living Facility South and West Elevations; Parkway Tree Plan; New Parking Lot Landscape Plan; and Site/Landscape Plan referred to in these Plan of Development Statements printed on pages 77777 through 77790 of this Journal.]

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

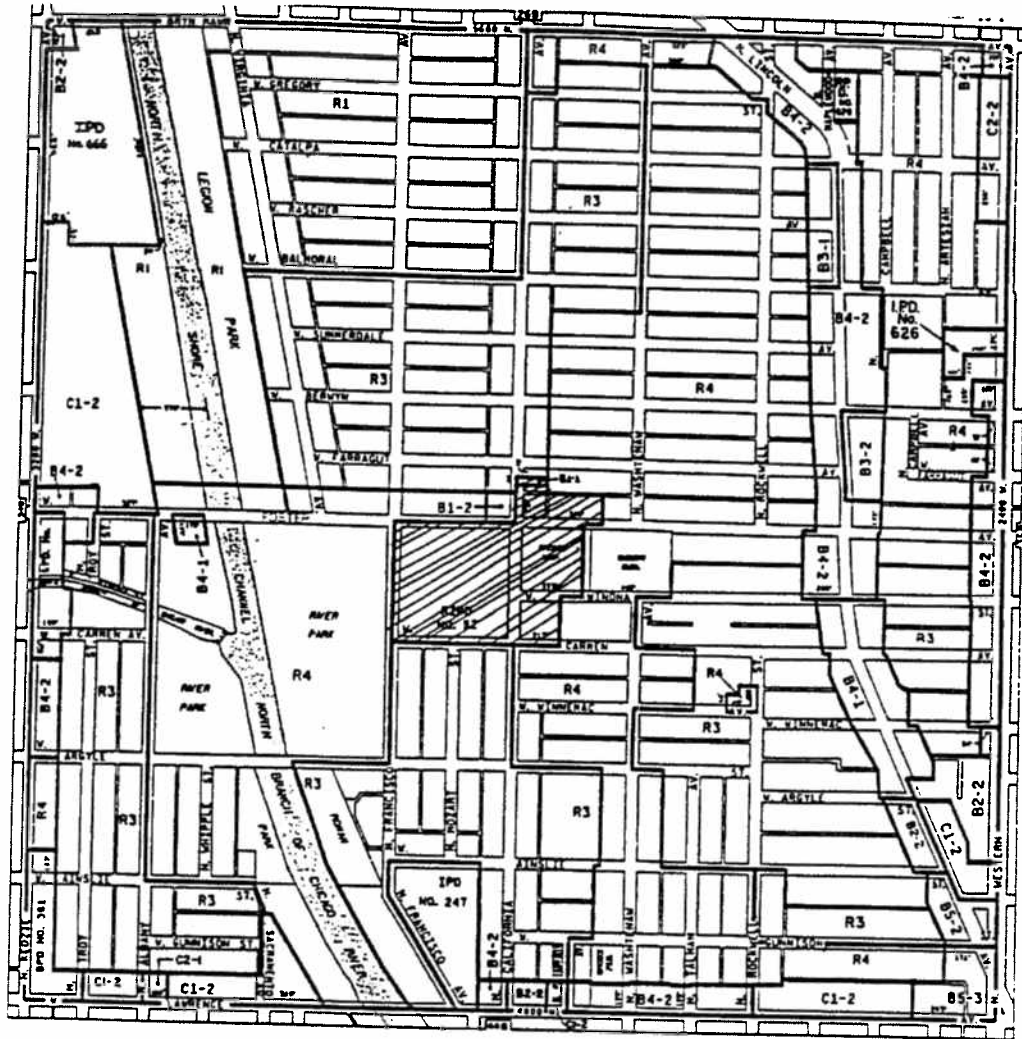
*Residential Institutional Planned Development Number 92,  
As Amended, 2001.*

*Plan Of Development*

*Bulk Regulations And Data Table.*

Gross Site Area	=	Net Site Area	+	Area Remaining in Public Rights-of-Way
±756,091 square feet (±17.4 acres)		±605,937 square feet (±13.9 acres)		±150,154 square feet (±3.4 acres)
Maximum Permitted Floor Area Ratio:				1.2.
Setbacks from Property Line:				In substantial conformance with the Site/Landscape Plan and 1995 Zoning Controls.
Maximum Percentage of Site Coverage:				50%.
Minimum Number of Off-Street Parking Spaces:				890.
Minimum Number of Off-Street Loading Berths:				For Galter LifeCenter: 0.  For Ambulatory/Surgery Center west of California Avenue: 2.  For Assisted Living Facility north of Foster Avenue: 1.
Maximum Building Height for Galter LifeCenter:				In substantial conformance with the Building Elevations and 1995 Zoning Controls.
Maximum Number of Hospital Beds:				340.
Maximum Number of Assisted Living Units:				56.

Existing Zoning Map.



EXISTING ZONING MAP

Legend:



Subject Property

— Zoning Boundary

Applicant: Swedish Covenant Hospital  
5145 North California Avenue  
Chicago, Illinois 60625

Date: September 5, 2001

Revised: November 15, 2001

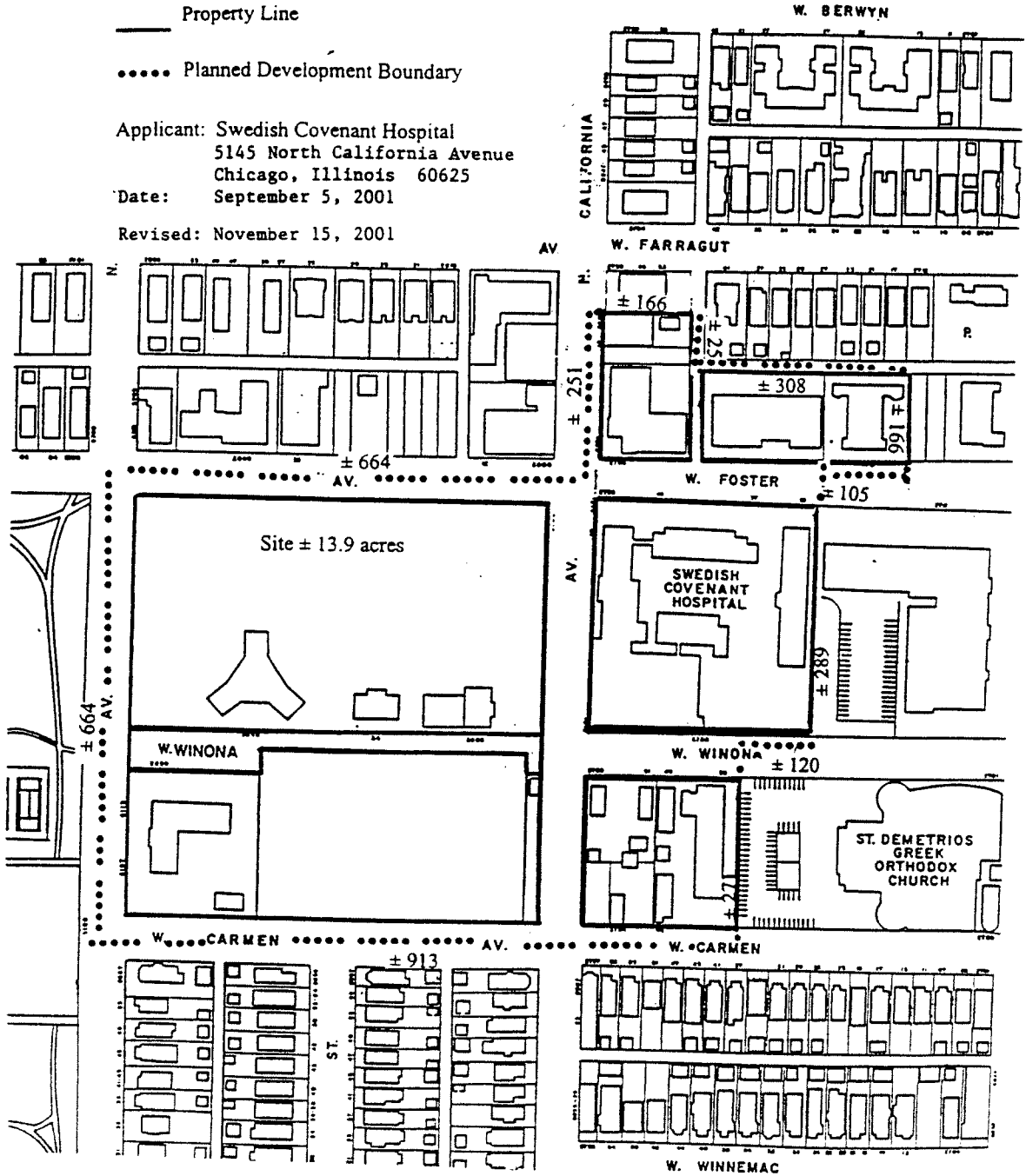
Planned Development Boundary Map.

Legend

- Property Line
- ..... Planned Development Boundary

Applicant: Swedish Covenant Hospital  
 5145 North California Avenue  
 Chicago, Illinois 60625  
 Date: September 5, 2001

Revised: November 15, 2001



Existing Land-Use Map.

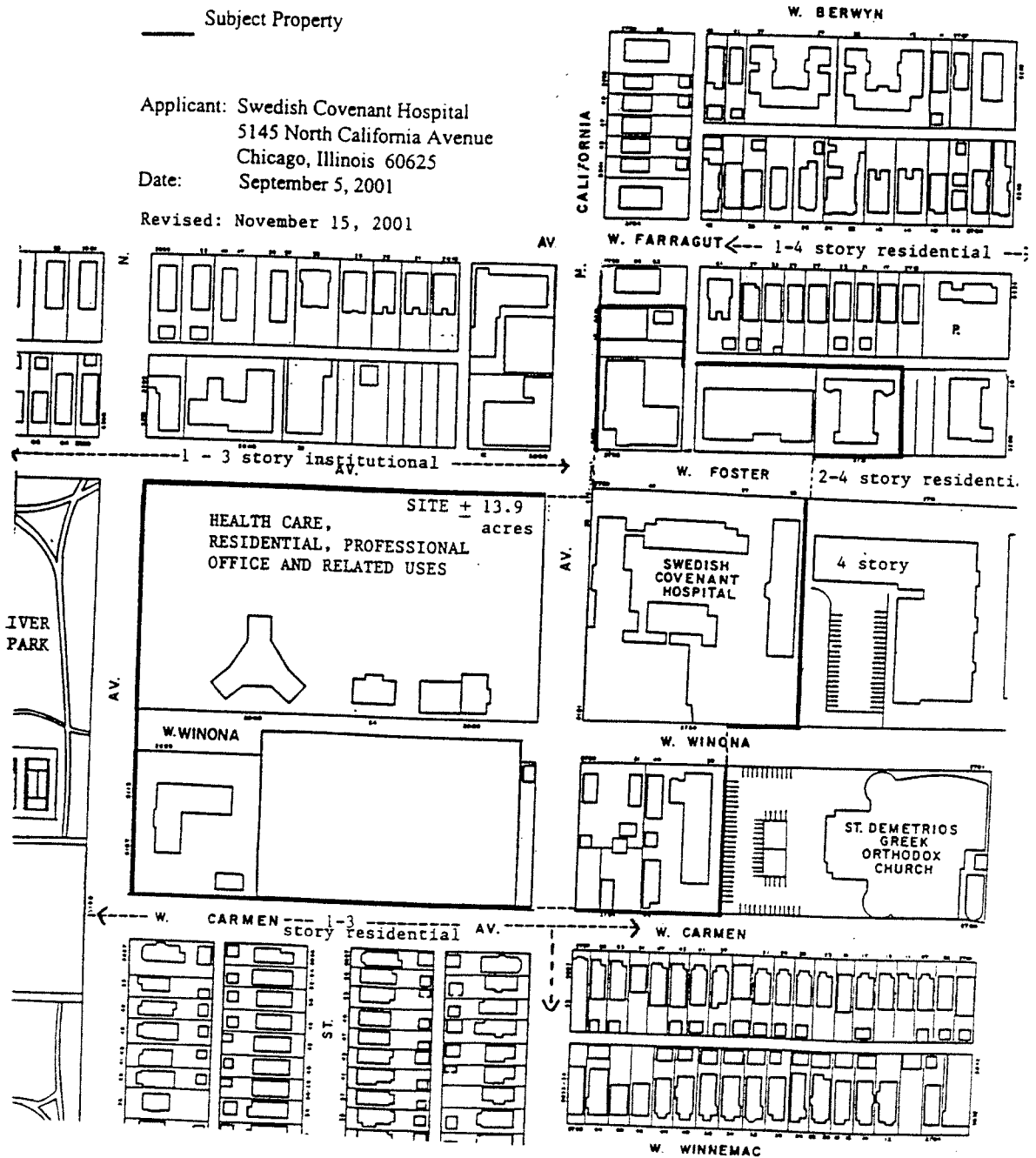
Legend

Subject Property

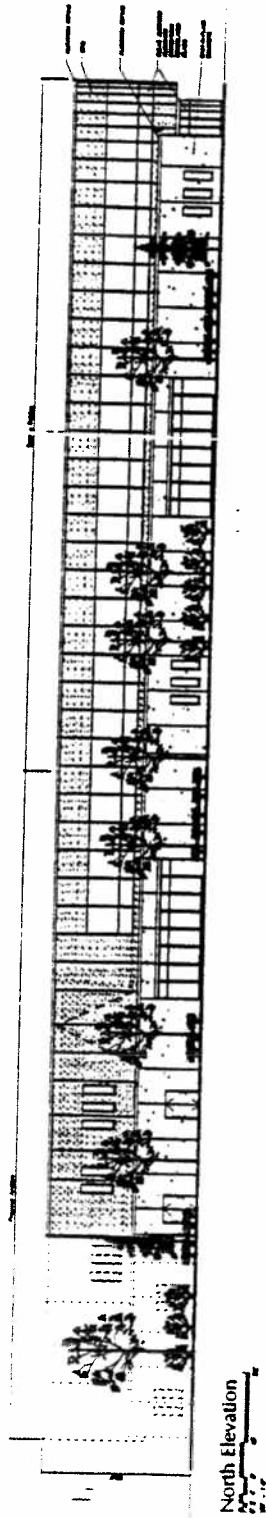
Applicant: Swedish Covenant Hospital  
5145 North California Avenue  
Chicago, Illinois 60625

Date: September 5, 2001

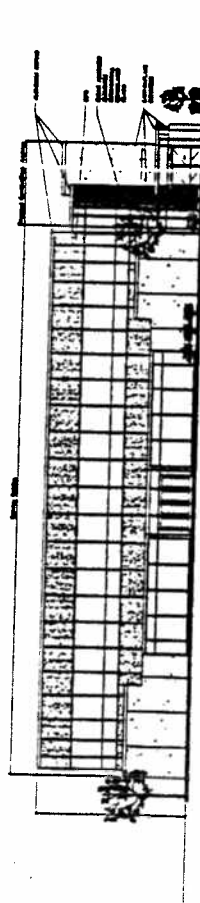
Revised: November 15, 2001



Building Elevations.  
(1 of 2)



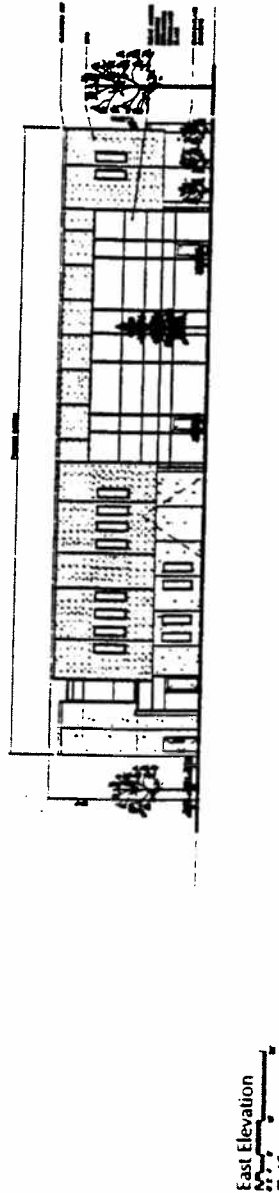
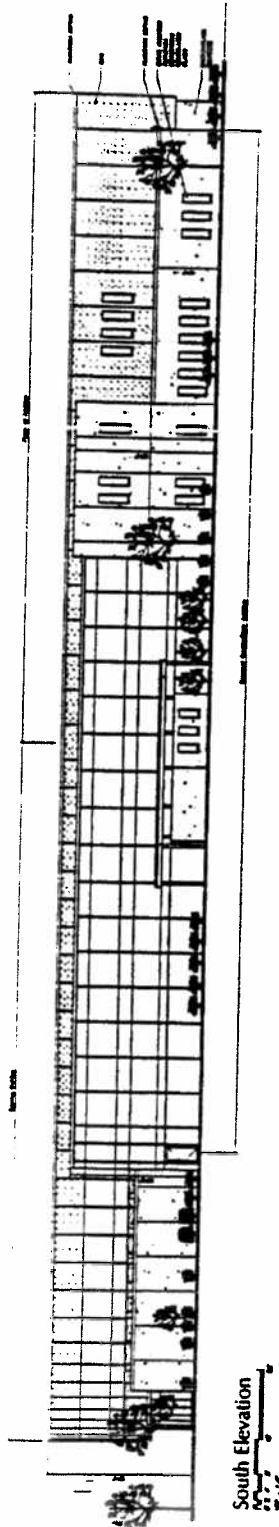
North Elevation



West Elevation

15 November 01  
Galter LifeCenter Renovation + Expansion  
Chicago, Illinois  
PSA

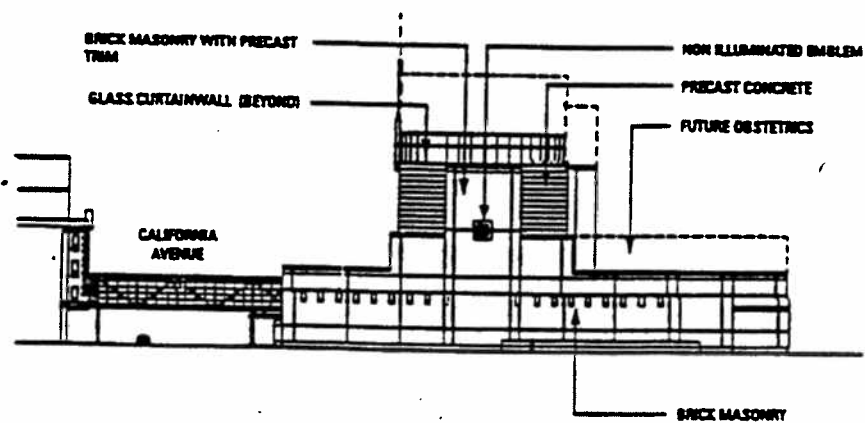
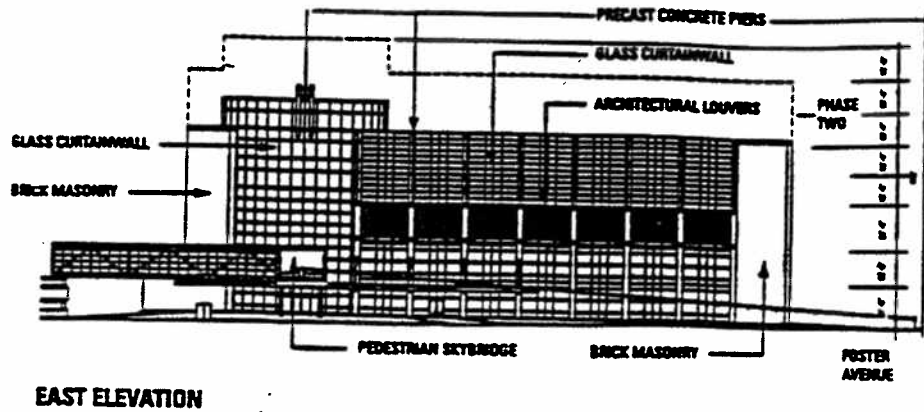
Building Elevations.  
(2 of 2)



15 November 01  
Carter LifeCenter Renovation + Expansion  
Chicago, Illinois

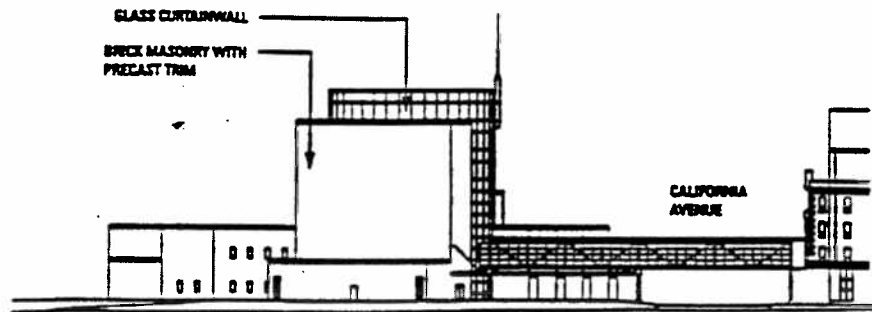
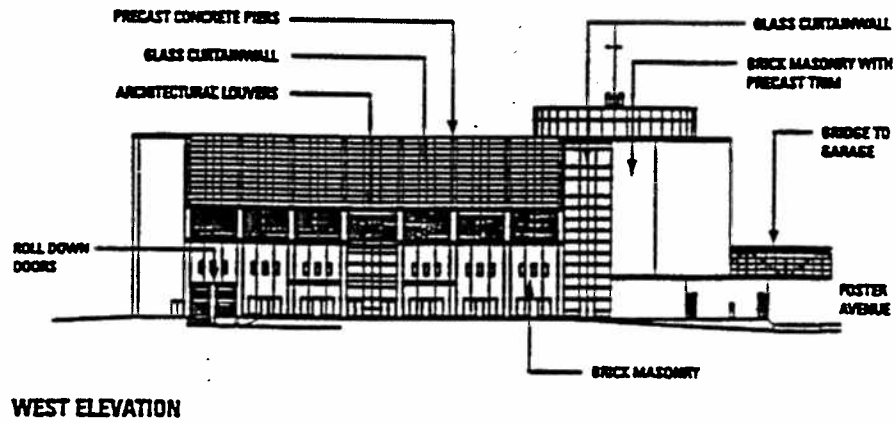


Ambulatory/Surgery Building  
East And North Elevations.



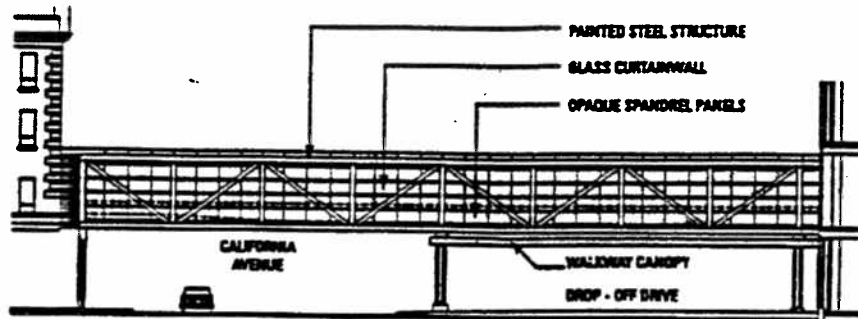
Ambulatory/Surgery Building  
West And South Elevations.

**SWEDISH COVENANT HOSPITAL - Ambulatory / Surgery Building**

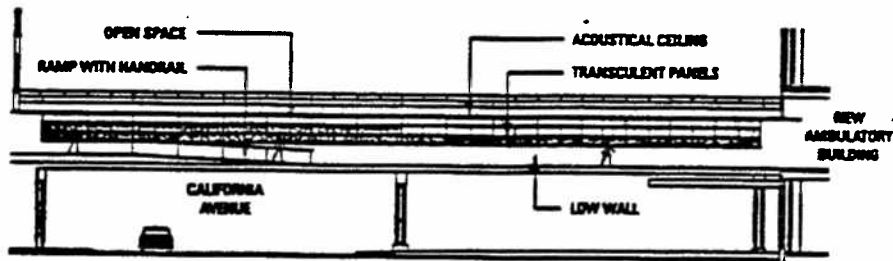


Ambulatory/Surgery Building  
SkyBridge Elevation And Cross Section.

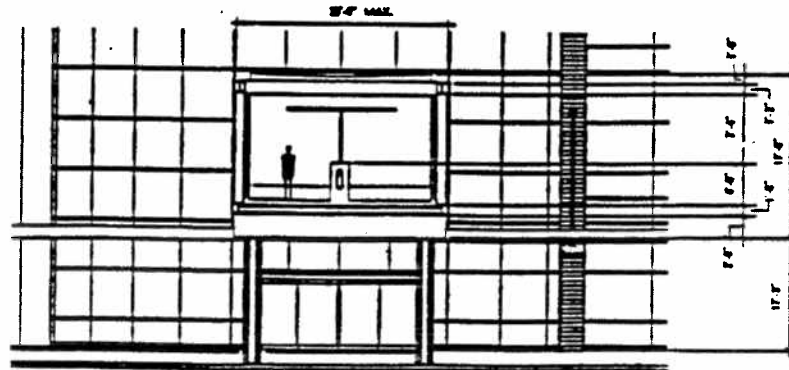
**SWEDISH COVENANT HOSPITAL - Ambulatory / Surgery Building**



**NORTH SKYBRIDGE ELEVATION**

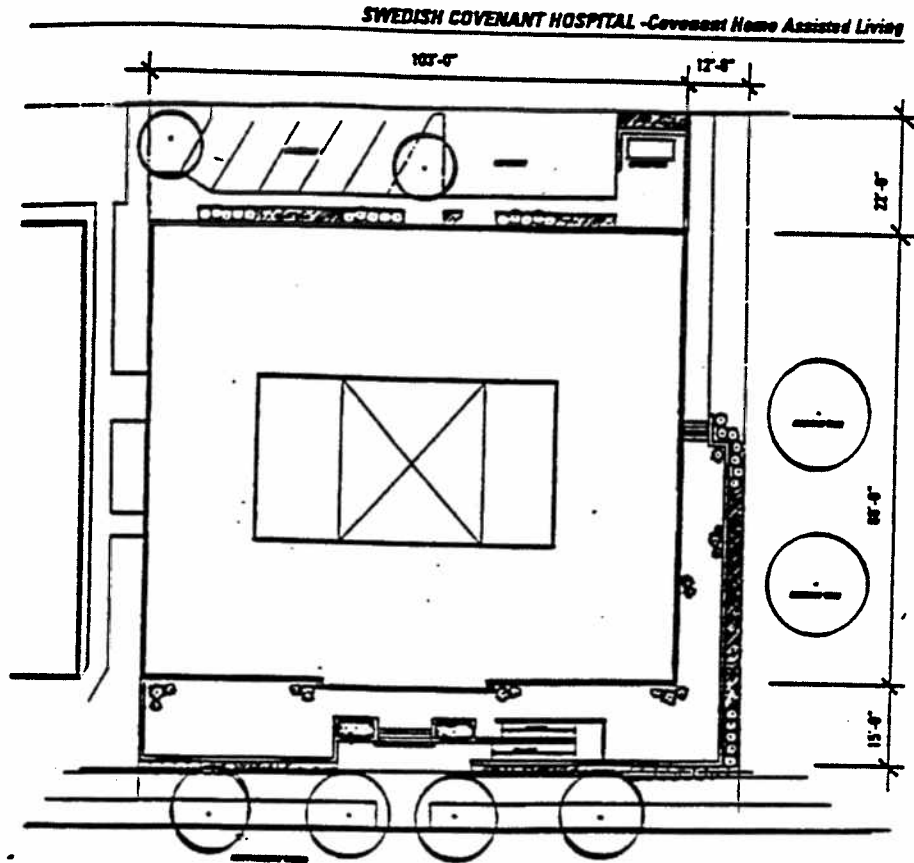


**SKYBRIDGE LONGITUDINAL SECTION LOOKING SOUTH**



**SKYBRIDGE CROSS SECTION LOOKING WEST**

Assisted Living Facility Site  
And Landscape Plan.

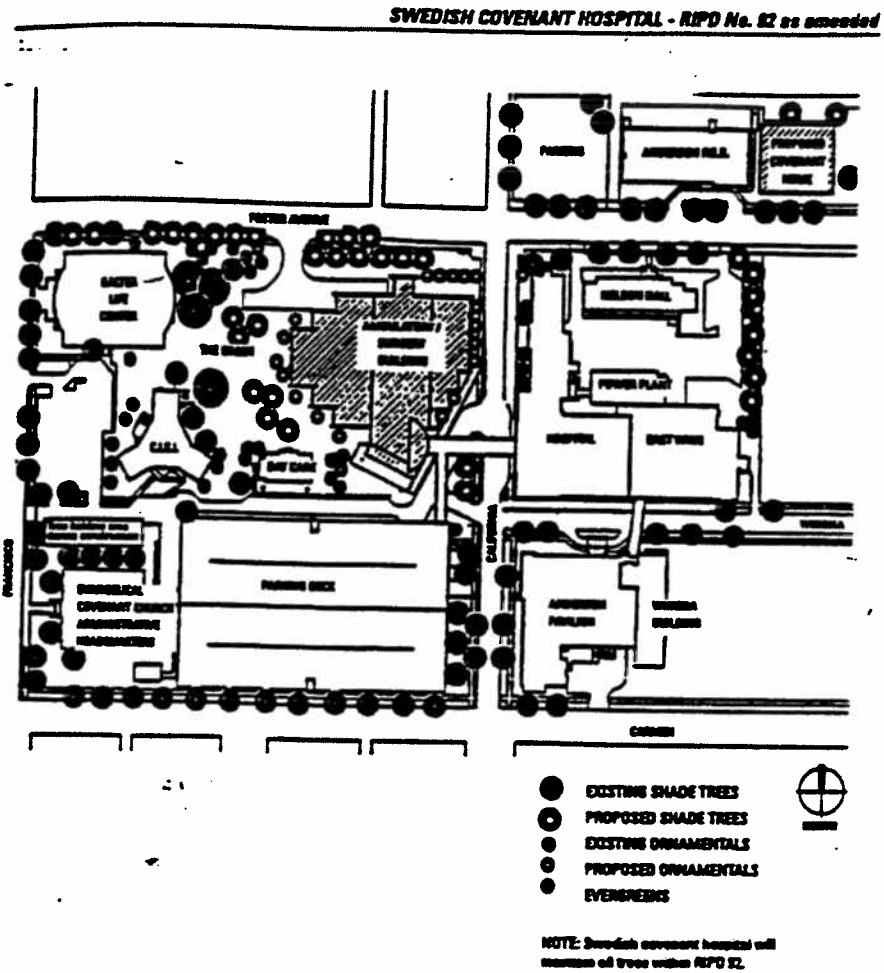


Assisted Living Facility South  
And West Elevations.

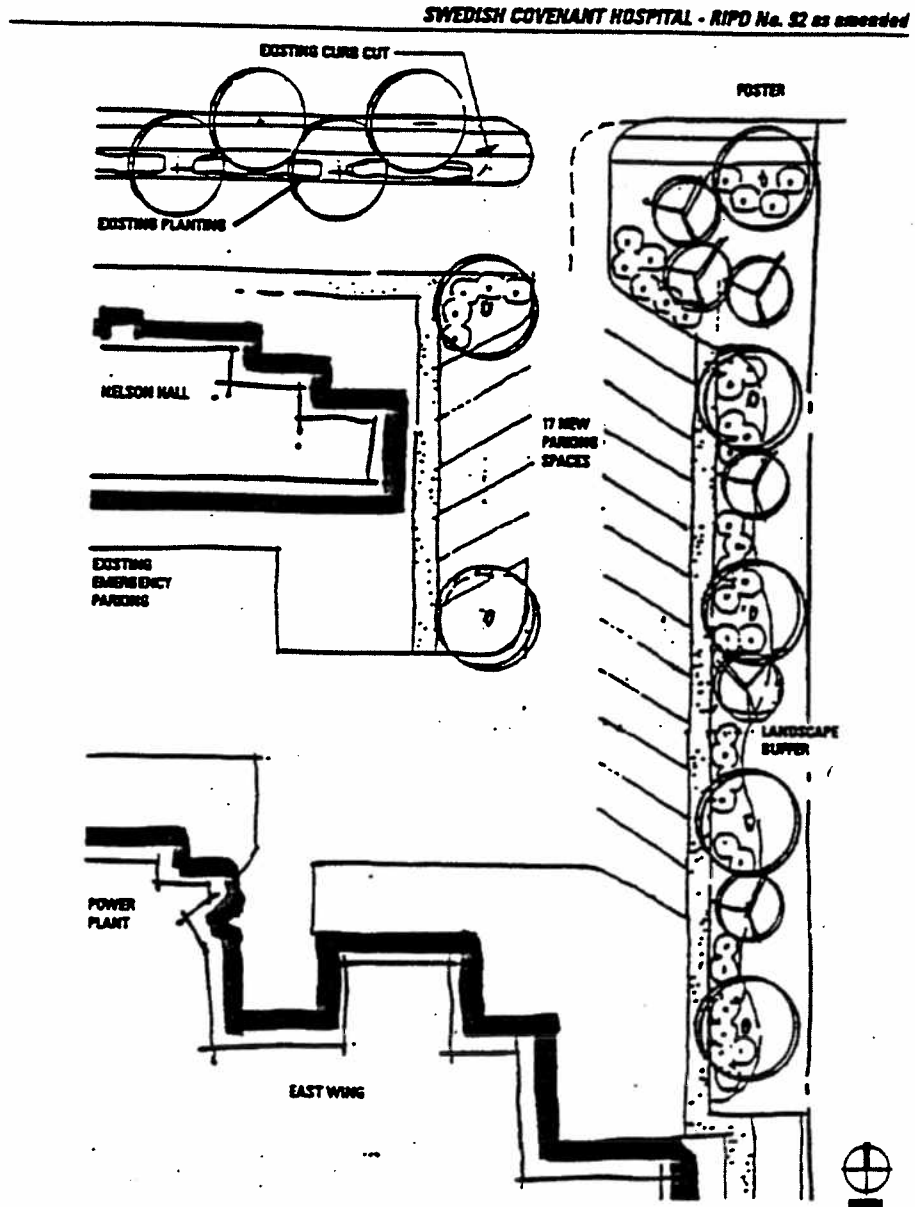
**SWEDISH COVENANT HOSPITAL -Covenant Home Assisted Living**



Parkway Tree Plan.

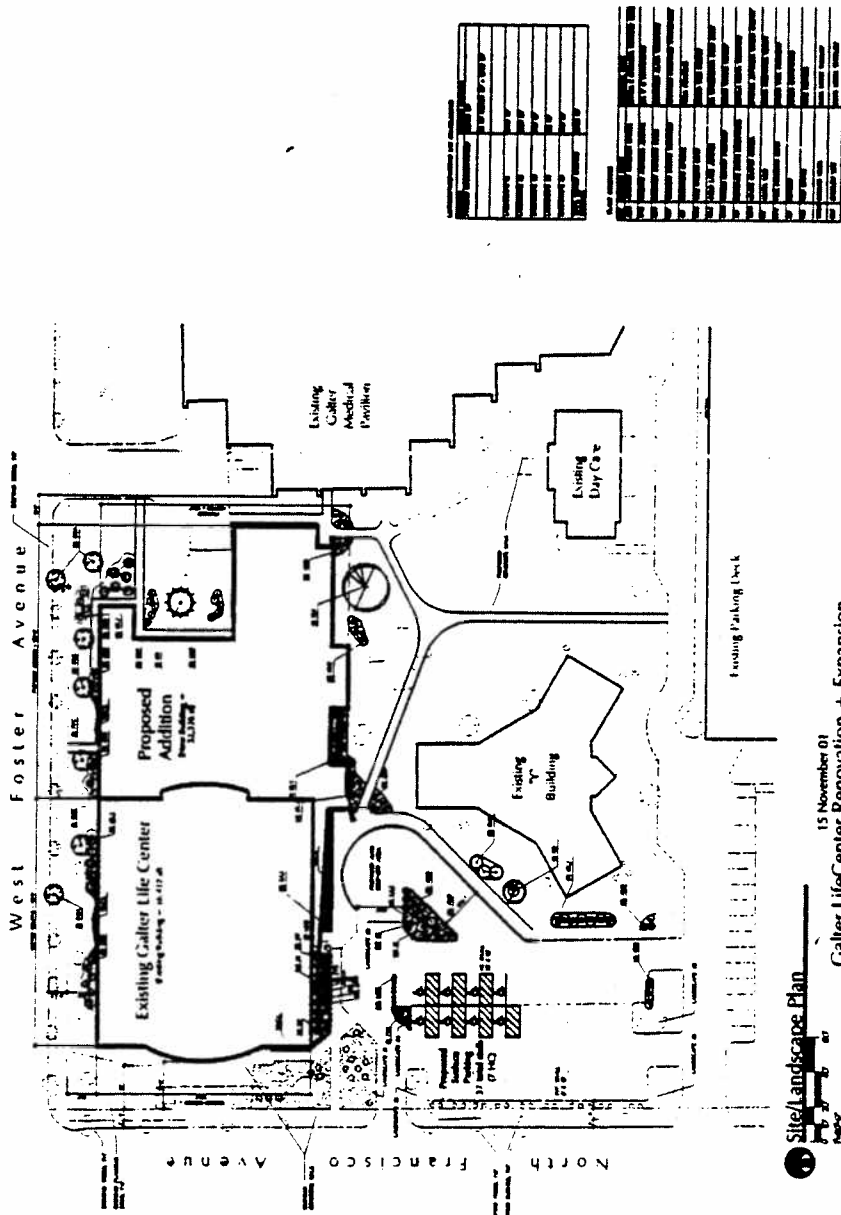


New Parking Lot Landscape Plan.





Site/Landscape Plan.  
(2 of 2)



Symbol	Description
[Symbol]	Proposed Addition
[Symbol]	Existing Galter Life Center
[Symbol]	Existing Galter Medical Pavilion
[Symbol]	Existing Day Care
[Symbol]	Existing Building
[Symbol]	Feeding Parking Deck
[Symbol]	Proposed Landscaping
[Symbol]	Proposed Paving
[Symbol]	Proposed Driveway
[Symbol]	Proposed Walkway
[Symbol]	Proposed Utility
[Symbol]	Proposed Fencing
[Symbol]	Proposed Signage
[Symbol]	Proposed Lighting
[Symbol]	Proposed Planting
[Symbol]	Proposed Seating
[Symbol]	Proposed Storage
[Symbol]	Proposed Access
[Symbol]	Proposed Security
[Symbol]	Proposed Maintenance
[Symbol]	Proposed Safety
[Symbol]	Proposed Accessibility
[Symbol]	Proposed Sustainability
[Symbol]	Proposed Energy
[Symbol]	Proposed Water
[Symbol]	Proposed Air
[Symbol]	Proposed Noise
[Symbol]	Proposed Vibration
[Symbol]	Proposed Other

**Site/Landscape Plan**  
 15 November 01  
 Galter LifeCenter Renovation + Expansion  
 Chicago, Illinois  
**PSA**  
 Planning & Site Analysis  
 1100 North Dearborn Street  
 Chicago, IL 60610  
 Tel: 312.467.1100  
 Fax: 312.467.1101  
 www.psa-llc.com

PD 92  
AS Amended 11521

7252

JOURNAL--CITY COUNCIL--CHICAGO

9/13/95

*Reclassification Of Area Shown On Map Number 13-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 Planned Development No. 92, as amended, symbols and indications as shown on Map No. 13-I in the area bounded by:

that part of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

beginning at the center of Section 12 aforesaid, being the centerline intersection of West Foster Avenue and North California Avenue in the City of Chicago, Illinois; thence north along the centerline of North California Avenue, 191.35 feet to the westerly projection of the north line of Lot 266 in William Britigan's Budlong Woods Golf Club Addition; thence east along said north line and said north line extended, 166.02 feet to the centerline of the alley; thence south along said centerline 25.04 feet to the centerline of the alley running east; thence east along said centerline of the alley, 308.05 feet to the northerly projection of the east line of Lot 283 in the aforementioned subdivision; thence south along said east line, 166.28 feet to the centerline of West Foster Avenue; thence west along said centerline 104.35 feet to the northerly projection of the east line of Lot 9 in the Town of Bowmanville Subdivision; thence south along said east line and its southerly extension, 390.55 feet to the centerline of West Winona Street; thence west along said centerline, 120.15 feet to the northerly extension of the east line of Lot 21 in the Town of Bowmanville Subdivision; thence south along said east line and its southerly extension, 271.55 feet to the centerline of West Carmen Avenue; thence west along said centerline of West Carmen Avenue, 249.21 feet to the centerline of West Foster Avenue; thence continuing west along the centerline of West Carmen Avenue, 663.91 feet to the centerline of North Francisco Avenue; thence north along the centerline of North Francisco Avenue, 664.21 feet to the centerline of West Foster Avenue; thence east along the centerline of West Foster Avenue, 663.61 feet to the point of beginning at the centerline of North California Avenue,

to those of Planned Development No. 92, as amended, and a corresponding use district is hereby established in the area above described, subject to the restrictions set forth in the attached Plan of Development.

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

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

*Residential/Institutional Planned Development Number 92,  
As Amended*

*Plan Of Development Statements. PD 92  
As Amended.*

1. The area delineated herein as Residential/Institutional Planned Development No. 92, as amended, consists of approximately 599,687 square feet (13.8 acres) of real property which is depicted on the attached Property Line and Right-of-Way Adjustment Map (the "Property") and is owned by the Evangelical Covenant Church, an Illinois not-for-profit corporation (the "Church") and various corporations affiliated with the Church and known as: Covenant Retirement Communities, Inc., Life Center on the Green, Inc., Swedish Covenant Hospital, and Covenant Home of Chicago. Swedish Covenant Hospital (the "Applicant") has the authority to make the statements contained herein on behalf of the owners described above.
2. All applicable official reviews, approvals, licenses and permits shall be obtained by the Applicant or its assignee. Any dedication or vacation of streets, alleys, or any occupation of the right-of-way (including skybridges), easements or any adjustment of rights-of-way or any consolidation or resubdivision of parcels, shall require a separate submittal and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.

Nothing herein shall be construed to mean that any individual owner, or any ground lessors, of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned

Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interest or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Planned Development consists of these fifteen (15) Planned Development Statements and the following exhibits all prepared by O'Donnell Wicklund Pigozzi and Peterson Architects, Inc., dated August 10, 1995:

Bulk Regulations and Data Table;

Existing Zoning Map;

Property Line and Right-of-Way Adjustments Map;

Existing Land-Use Map;

Proposed Land-Use Plan;

Ambulatory/Surgery Building Site and Landscape Plan;

Ambulatory/Surgery Building East and North Elevations;

Ambulatory/Surgery Building West and South Elevations;

Ambulatory/Surgery Building North Skybridge Elevation, Skybridge Longitudinal Section Looking South, and Skybridge Cross Section Looking West;

Assisted Living Facility Site and Landscape Plan;

Assisted Living Facility South and West Elevation;

Parkway Tree Plan;

New Parking Lot Landscaping Plan at Hospital Emergency Entrance; and

Parking Lot Landscape Plan at Galter Life Center.

The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. 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 shall be permitted in the Planned Development: hospital and related uses, health and fitness facilities, assisted living housing, day care facilities, medical offices, administrative offices and 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, shall be permitted upon the Property subject to the review and approval of the Department of Planning and Development.
7. Off-Street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.
8. Service drives or any other ingress and egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago. Vehicular ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
9. The height of each building located upon the Property and any appurtenances attached thereto, in addition to the Bulk Regulations and Data Table, shall be subject to:
  - (a) height limitations as certified and approved by the Federal Aviation Administration; and
  - (b) airport zoning regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law and approved by the City Council.

10. For purposes of maximum Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that in addition to the other exclusions from Floor Area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor area devoted to mechanical equipment in excess of 5,000 square feet in a single location, regardless of placement in the building, shall be excluded.
11. The improvements on the Property, including all entrances and exits to the parking and loading areas and all landscaping, shall be designed and constructed in substantial conformance with the Exhibits listed in Statement 4. The exterior landscaping (including street trees in the adjacent right-of-way and transplanted trees) shall also be installed and maintained at all times in accordance with the Landscape Ordinance and Guidelines. Transplanted trees proposed along West Foster Avenue that do not survive will be promptly replaced with similar type trees.
12. The Ambulatory/Surgery Building to be constructed on the Property (see Generalized Land-Use Plan) is proposed to be constructed in two phases. The first phase is contemplated to complete construction of the first through fifth floors (see Building and Pedestrian Bridge Elevations), with the addition of floors six and seven in phase two of the construction. All landscaping and infrastructure improvements as depicted on the site/landscape plans shall be completed in phase one of the construction. Landscaping at the Galter Life Center parking lot and along West Foster Avenue shall be installed concurrently with the landscaping depicted on the Ambulatory/Surgery Building Landscape Plan.
13. The requirements of this Planned Development may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the proposed underlying the provisions thereof. Any such modification of the requirements of these Statements by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
14. 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 a 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.").

15. Unless substantial construction of the Ambulatory/Surgery Building has commenced within ten (10) years of the effective date of this Planned Development and is thereafter diligently pursued, the approvals granted and obligations imposed under this Planned Development shall automatically expire. Provided, however, if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all Planned Development ordinances, then this Planned Development shall expire upon the expiration of such shorter time period as provided for by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the Property shall automatically revert to that of Planned Development No. 92 as adopted on June 7, 1990. If the assisted living building has been constructed at the time of expiration, then the maximum fifty-six (56) assisted living units shall remain a permitted use in accordance with this amendment.

[Existing Zoning Map; Property Line and Right-of-Way Adjustments Map; Existing Land-Use Map; Proposed Land-Use Plan; Ambulatory/Surgery Building Site and Landscape Plan; Ambulatory/Surgery Building East and North Elevations; Ambulatory/Surgery Building West and South Elevations; Ambulatory/Surgery Building Skybridge Elevation and Cross Section; Assisted Living Facility Site and Landscape Plan; Assisted Living Facility South and West Elevations; Parkway Tree Plan; New Parking Lot Landscape Plan at Hospital Emergency Entrance; and Parking Lot Landscape Plan at Galter Life Center referred to in these Plan of Development Statements printed on pages 7259 through 7271 of this Journal.]

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

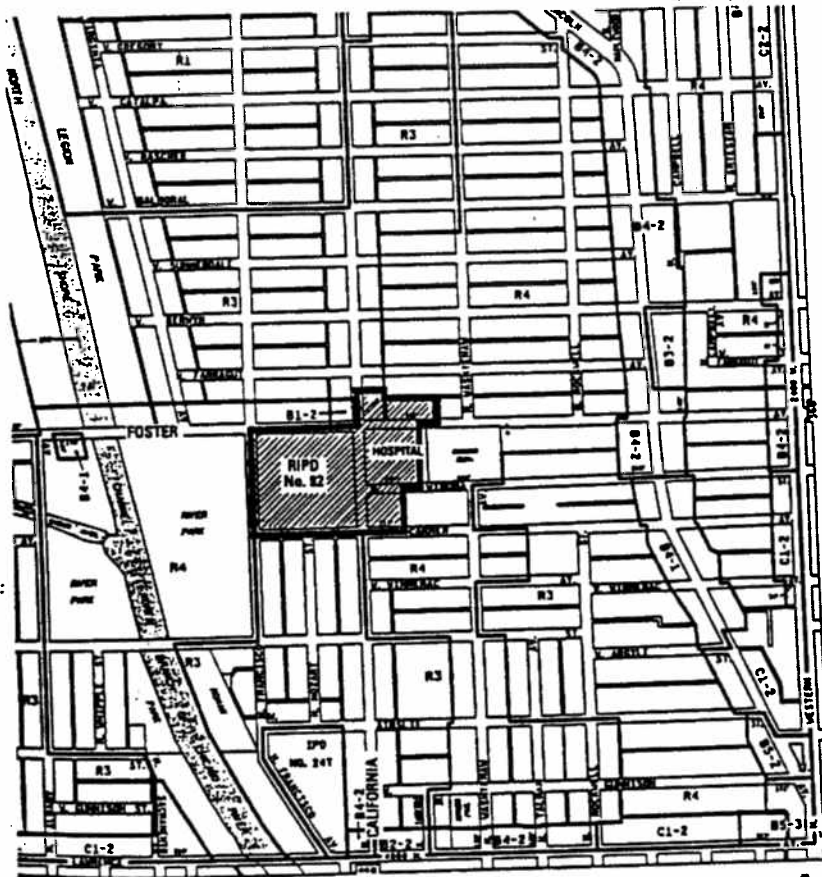
*Residential Institutional Planned Development No. 92, As Amended.*

*Bulk Regulations And Data Table.*

Net Site Area:	599,687 square feet.
	13.8 acres
Area in Public Right-of-Way:	<u>3.4 acres</u>
Approximate Gross Site Area:	17.2 acres
Maximum Number of Hospital Beds:	340.
Maximum Assisted Living Units:	56.
Maximum Floor Area Ratio:	1.1.
Maximum Building Height:	Proposed Ambulatory/Surgery structure west of California Avenue: 110 feet.
	Proposed Assisted Living Facility north of Foster Avenue: 55 feet.
Maximum Percentage of Site Coverage:	45%.
Minimum Number of Parking Spaces:	890.
Minimum Number of Berths:	Proposed Ambulatory/Surgery structure west of California Avenue: 2.
	Proposed Assisted Living Facility north of Foster Avenue: 1.
Minimum Number of Building Setbacks:	In accordance with Site Plans.

Existing Zoning Map.

SWEDISH COVENANT HOSPITAL - RIPD No. 92 as amended



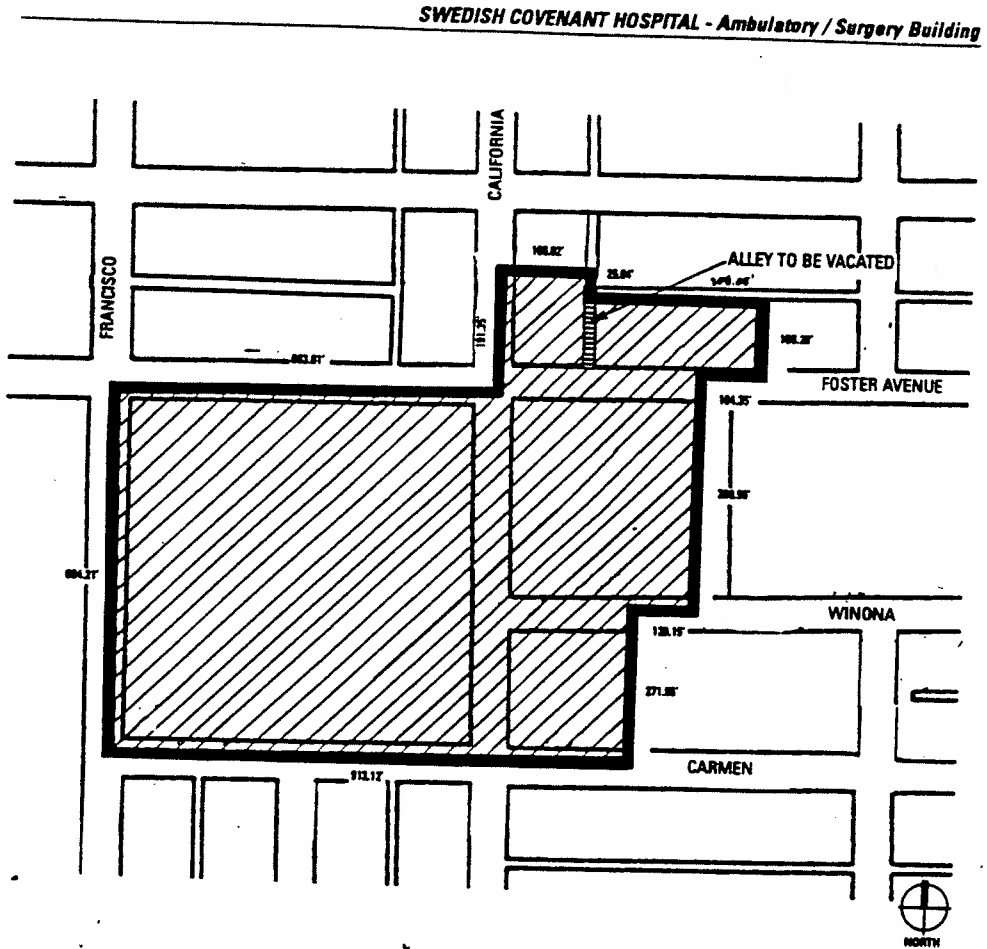
**LEGEND**

**RESIDENCE DISTRICTS**  
 R1 SINGLE-FAMILY RESIDENCE  
 R3 GENERAL-RESIDENCE  
 R4 GENERAL-RESIDENCE

**COMMERCIAL DISTRICTS**  
 C1-2 RESTRICTED COMMERCIAL  
 C2-2 GENERAL COMMERCIAL

**BUSINESS DISTRICTS**  
 B2-2 RESTRICTED RETAIL  
 B3-2 GENERAL RETAIL  
 B4-1 TO B4-2 RESTRICTED SERVICE  
 B5-2 TO B5-3 GENERAL SERVICE

Property Line And Right-of-Way Adjustments Map.

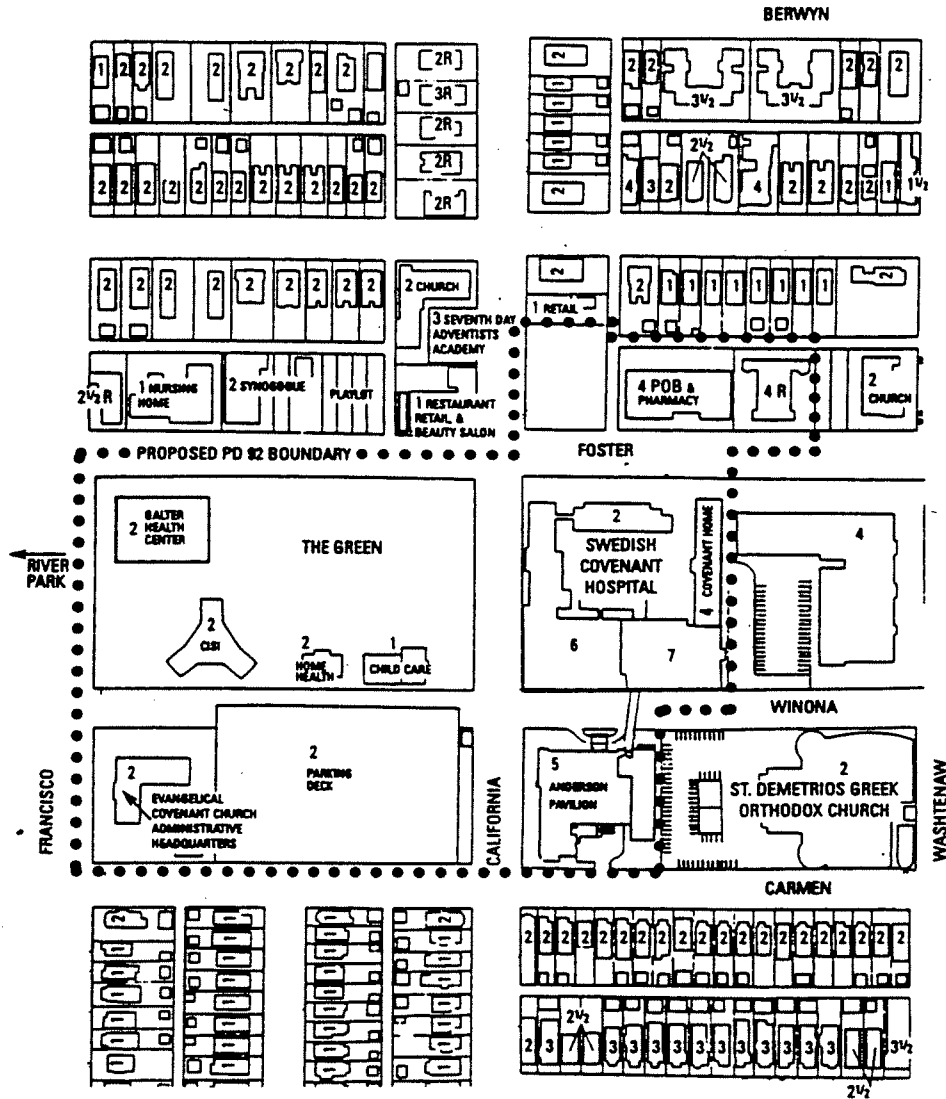


*OWP&P Architects*

*March 10, 1995  
Revised August 10, 1995*

Existing Land-Use Map.

SWEDISH COVENANT HOSPITAL - RIPD No. 92 as amended

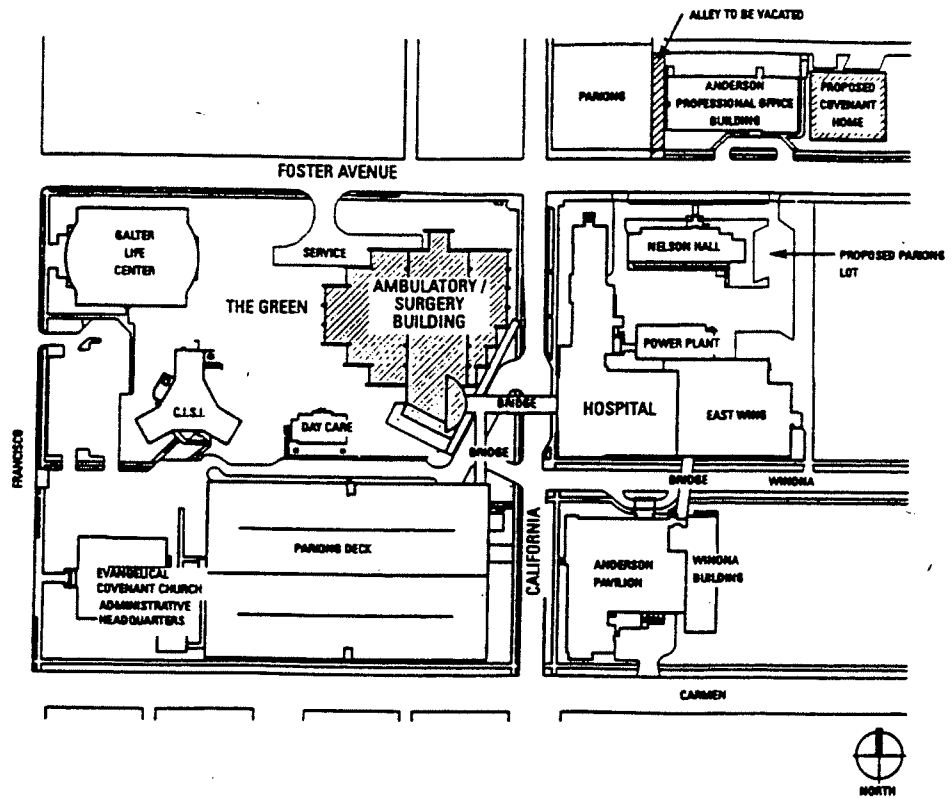


NOTE: ALL EXISTING BUILDING RESIDENTIAL UNLESS OTHERWISE INDICATED. NUMBERS REFER TO BUILDING HEIGHT IN STORIES.

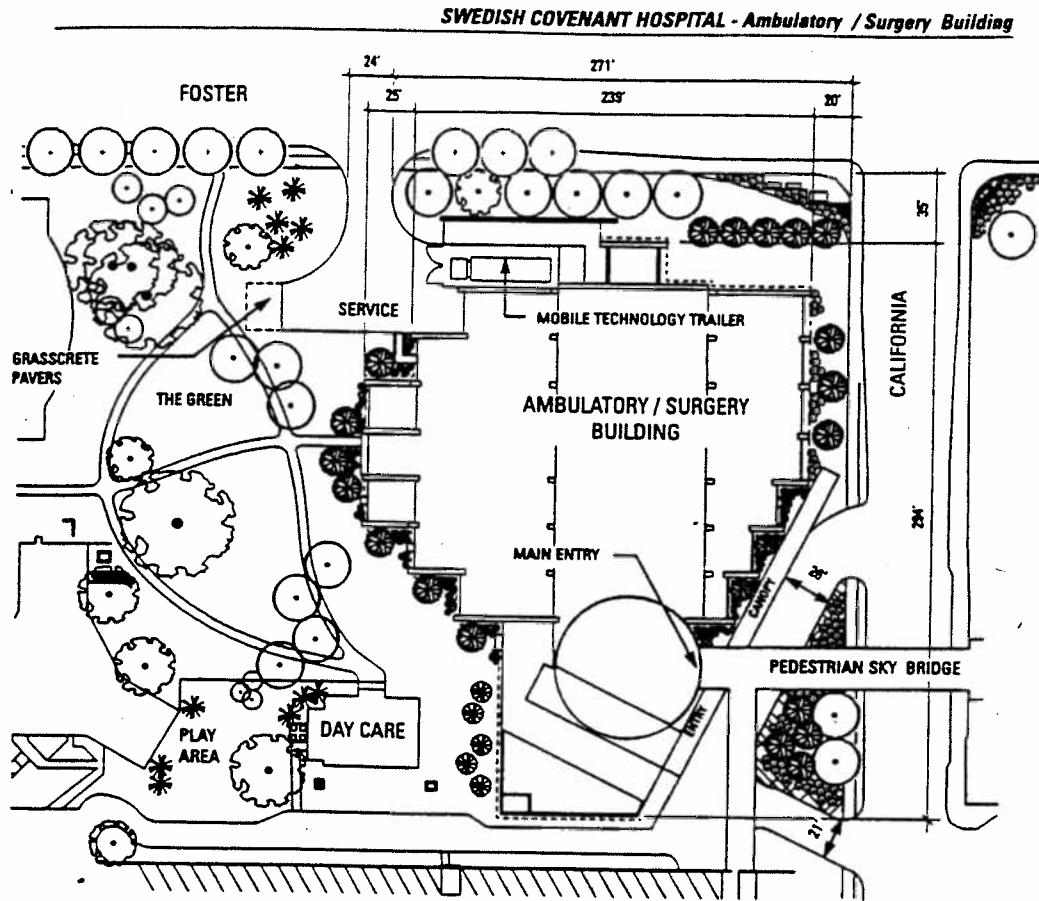


Proposed Land-Use Plan.

SWEDISH COVENANT HOSPITAL - RIPD No. 92 as amended



### Ambulatory/Surgery Building Site And Landscape Plan.




- EXISTING SHADE TREES TO REMAIN**

**RELOCATED TREES**  
 ACER PLATANOIDES      PRAXINUS AMERICANA  
 ACER RUBRUM          PRAXINUS PENNSYLVANICA  
 ACER SACCHARINUM

**EXISTING EVERGREEN TREES TO REMAIN**  
**RELOCATED EVERGREEN TREES**  
 PINUS NIGRA          PINUS SYLVETRS

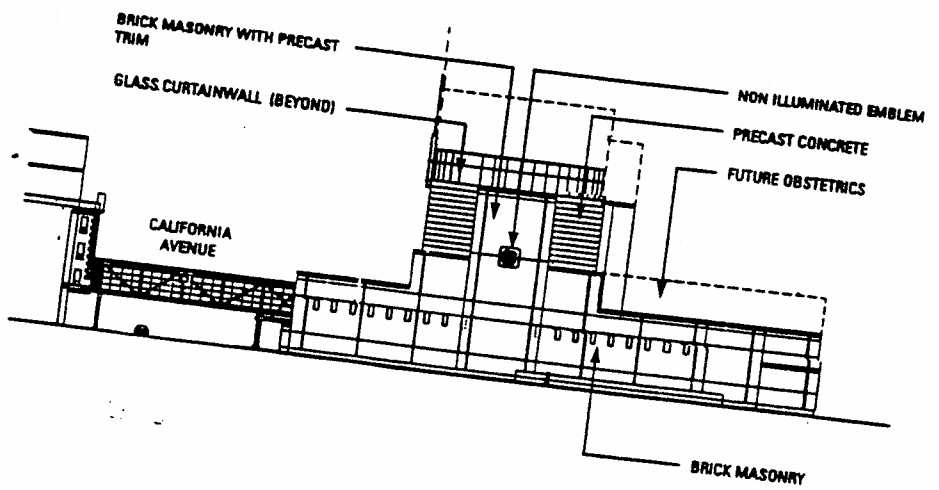
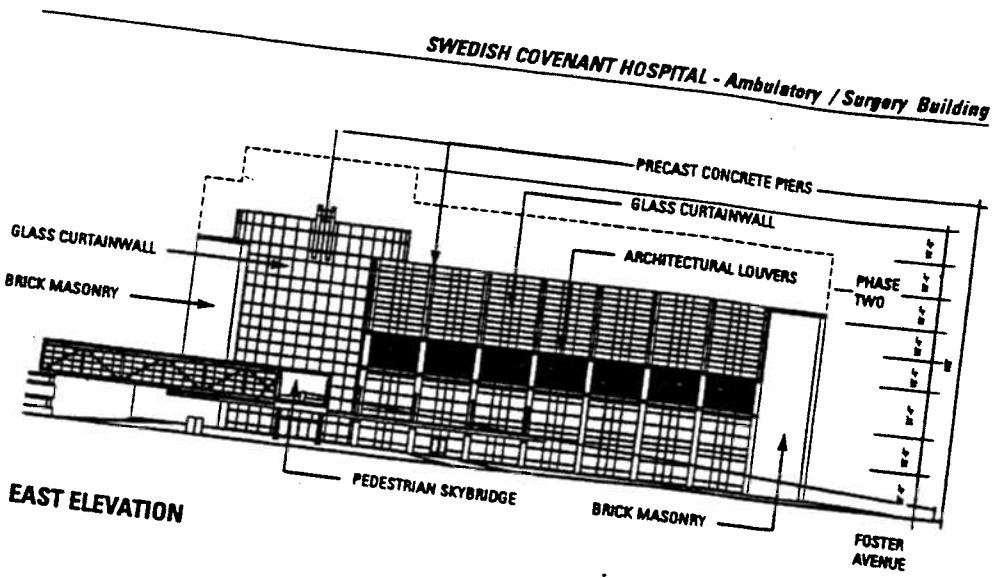
**EXISTING ORNAMENTAL TREES TO REMAIN**  
**RELOCATED ORNAMENTAL TREES**  
 MALUS FLORIBUNDA

**PROPOSED ORNAMENTAL TREES**  
 CORNUS FLORIDA      AMELANCHIER GRANDIFLORA  
 ACER GINMALA

**PROPOSED SHRUBS**  
 PINUS MURRO          VIBURNUM CARLESII  
 TAXUS x MEDIA      VIBURNUM TRELORUM COMPACTUM  
 CORYNOSTEMER HORIZONTALIS      EUONYMUS ALATA COMPACTA
- 

NORTH

Ambulatory/Surgery Building East And North Elevations.

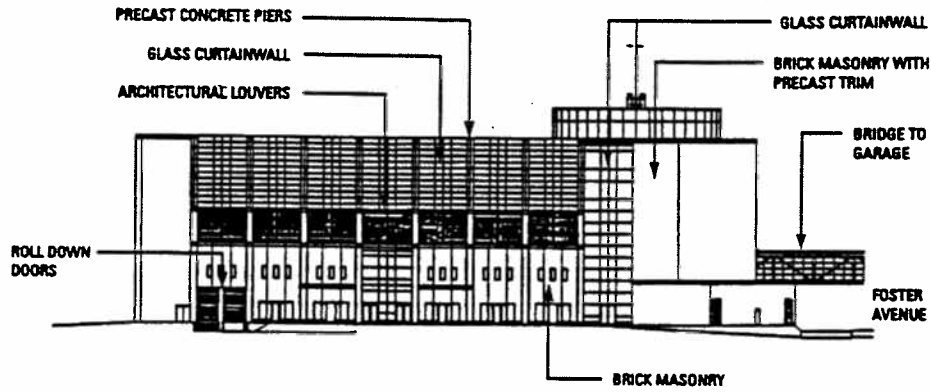


OWP&P Architects

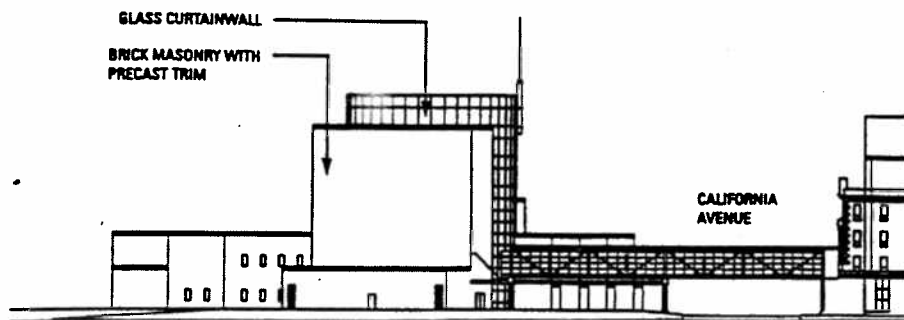
March 10, 1995  
Revised August 10, 1995

Ambulatory/Surgery Building West And South Elevations.

*SWEDISH COVENANT HOSPITAL - Ambulatory / Surgery Building*



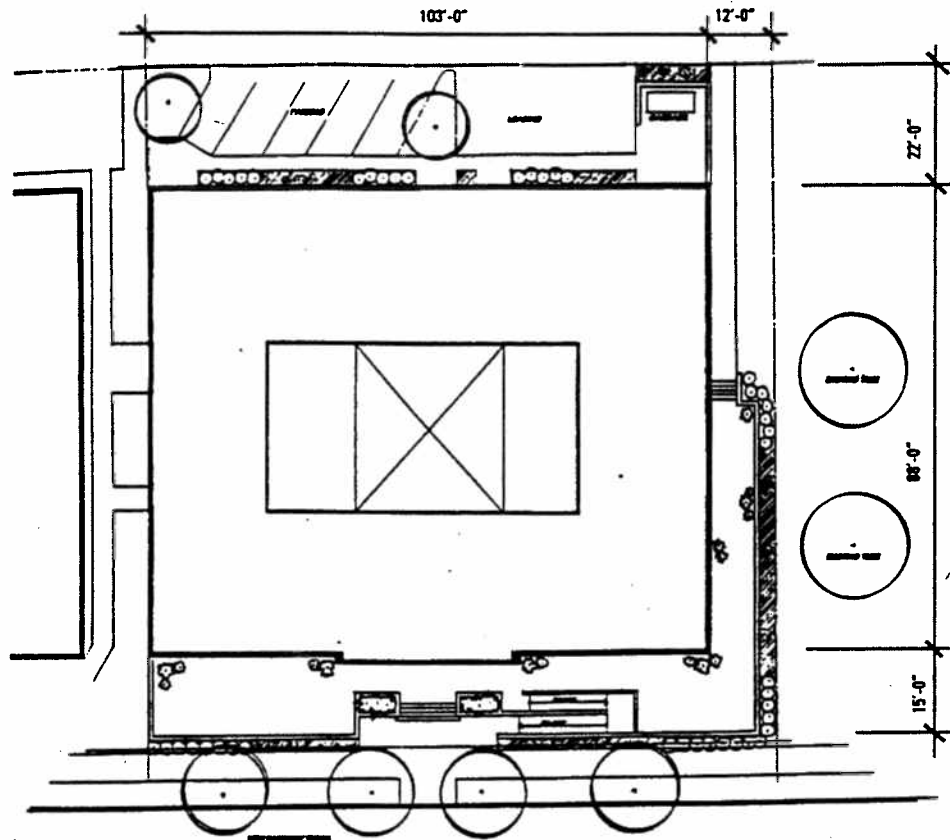
WEST ELEVATION





Assisted Living Facility Site And Landscape Plan.

SWEDISH COVENANT HOSPITAL -Covenant Home Assisted Living



Assisted Living Facility South And West Elevations.

*SWEDISH COVENANT HOSPITAL -Covenant Home Assisted Living*



**SOUTH ELEVATION**



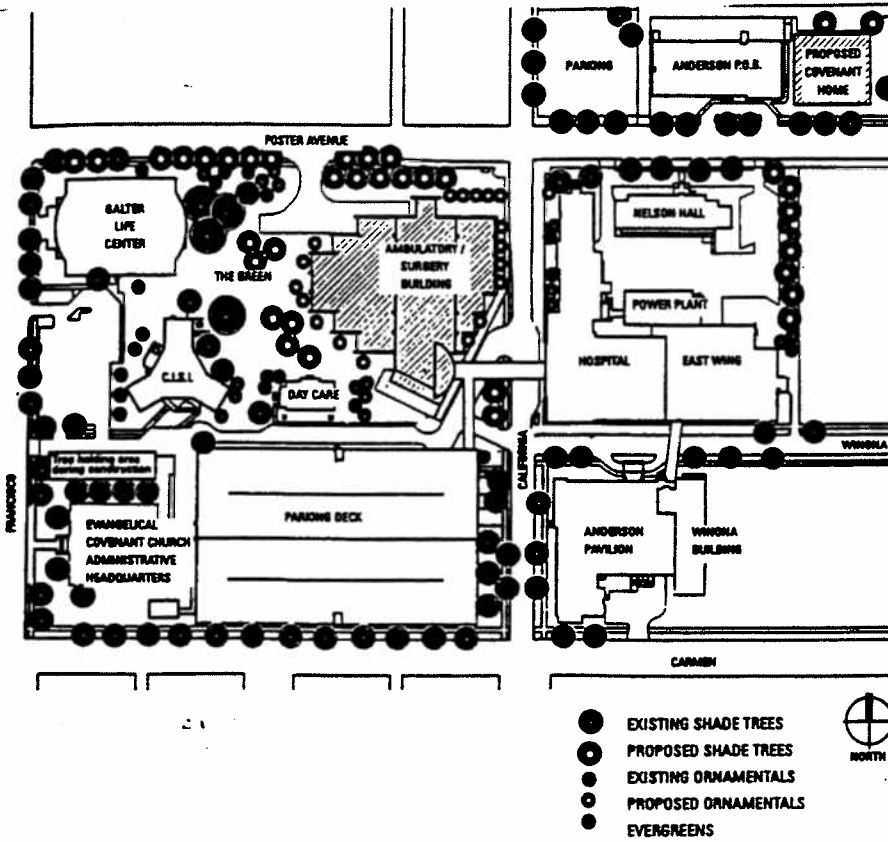
**WEST ELEVATION**

*OWP&P Architects*

March 10, 1995  
Revised August 10, 1995

Parkway Tree Plan.

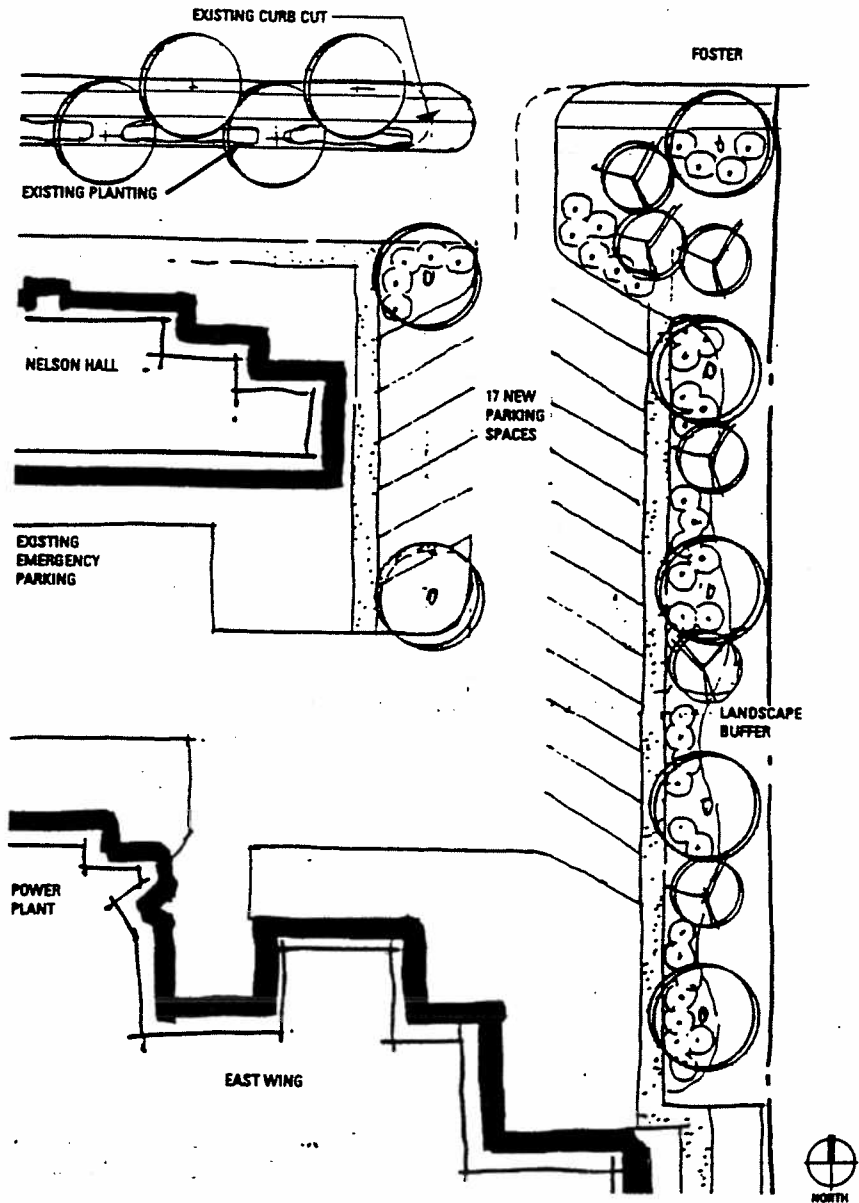
SWEDISH COVENANT HOSPITAL - RIPD No. 82 as amended



NOTE: Swedish covenant hospital will maintain all trees within RIPD 82.

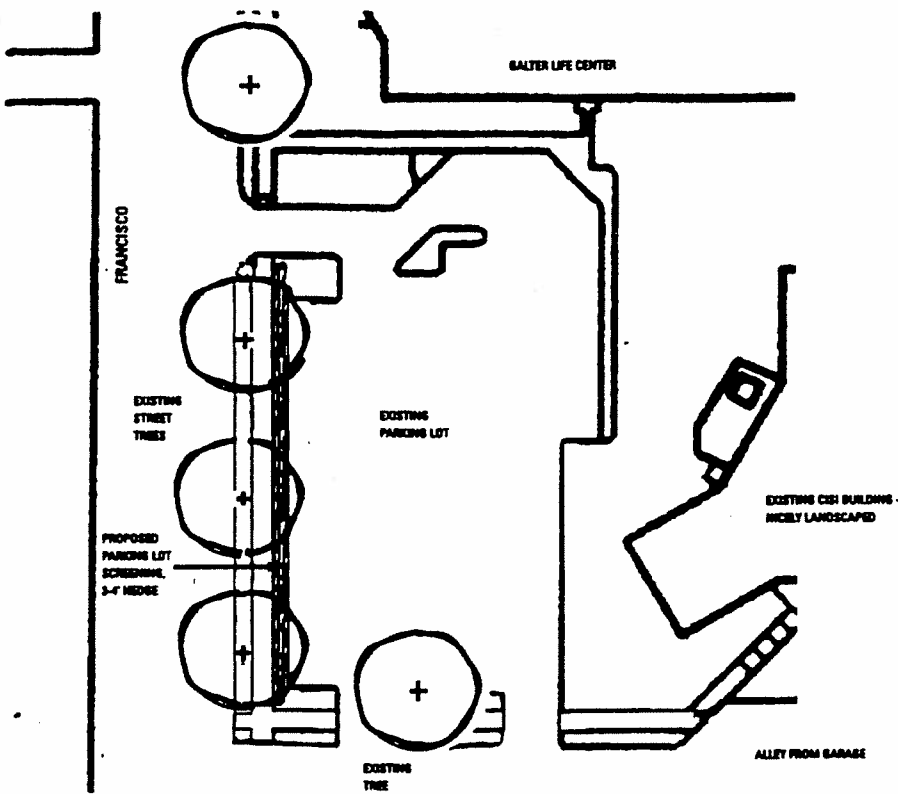
### New Parking Lot Landscape Plan At Hospital Emergency Entrance.

SWEDISH COVENANT HOSPITAL - RIPD No. 92 as amended



Parking Lot Landscape Plan At  
Galter Life Center.

*SWEDISH COVENANT HOSPITAL - RIPD No. 82 as amended*



*Reclassification Of Area Shown On Map Number 13-I.  
(As Amended)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B1-2 Local Retail District, R4 General Residence District and Planned Development No. 92 symbols and indications as shown on Map No. 13-I in area bounded by:

the center line of West Foster Avenue to the north (except for the B1-2 District extending north from the center line of West Foster Avenue); existing Planned Development No. 92 to the east; existing Planned Development No. 92 to the south; the center line of North Francisco Avenue to the west (see attached map)

to those of a Planned Development No. 92, as amended, and a corresponding use district is hereby established in the area above described.

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

Plan of Development attached to this ordinance reads as follows:

*Residential/Institutional Planned Development Number 92  
(As Amended)*

*Plan Of Development*

*Statements.*

1. The area delineated herein as a "Residential/Institutional Planned Development" consists of a 13.7 acre tract, owned by Covenant Benevolent Institutions, the parent corporation of the Swedish Covenant Hospital.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
3. Any dedication or vacation of streets, alleys, or any occupation of the right-of-way, easements or adjustments of rights-of-way or any consolidation or resubdivision of

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parcels shall require a separate submittal on behalf of the Swedish Covenant Hospital and approval by the City Council.

4. The applicant (or its successors, assigns or such other person as may own or control the property) shall obtain all applicable reviews, approvals, or licenses or permits required to be obtained in connection with this Planned Development.
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, residential, and related uses including parking facilities, medical offices, convalescent facilities, health and fitness facilities, and accessory uses.
7. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning. Temporary signs such as construction and marketing signs shall be permitted subject to the aforesated approval.
8. The height restriction of the improvements and any appurtenance attached thereto shall, in addition to the Table of Use and Bulk Regulations, be subject to:
  - (1) Height limitations as certified and approved by the Federal Aviation Administration; and
  - (2) Airport zoning regulations as established by the Department of Planning, Department of Aviation, and the Department of Law, and approved by the City Council.
9. This Plan of Development consists of twelve (12) Statements; an Existing Zoning Map; a Property Line and Planned Development Boundary Map; a Generalized Land Use Map; an Existing Land Use Map; and a Table of Use and Bulk Regulations and Related Controls; a site plan prepared by Universal Medical Buildings dated May 5, 1990 (the "Site Plan") and a landscaping plan prepared by Universal Medical Buildings dated May 5, 1990 (the "Landscaping Plan"). A full size set of both the Site Plan and the Landscaping Plan are on file with the Department of Planning. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

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No. 92

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10. The improvements on the Property, including all entrances and exits to the parking and loading areas, shall be designed and constructed in general conformance with the Site Plan. The exterior landscaping (including street trees in the adjacent right-of-way) shall be designed and constructed in general conformance with the Landscaping Plan. The landscaping shall be maintained at all times in accordance with the Landscape Plan. Mature trees shall be installed in the public way adjacent to the property to the maximum extent in accordance with the standards of the Department of Streets and Sanitation, Bureau of Forestry and the Department of Public Works, Bureau of Street Traffic subject to the approval of the Department of Planning. The requirements of this Statement may be modified, administratively, by the Commissioner of the Department of Planning upon the request of the applicant and after a determination by the Commissioner of the Department of Planning that such a modification is consistent with the nature of the improvements contemplated in this Planned Development. Such a modification shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
11. Unless a building permit for the proposed medical office building and the proposed health and fitness center are properly applied for and pursued with due diligence, the approvals granted and obligations imposed under this Planned Development shall expire upon the tenth anniversary of the effective date hereof. Provided, however, if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned development ordinances, then this Planned Development shall expire upon the expiration of such shorter time period as provided for by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the Property shall automatically revert to that of Planned Development No. 92 as adopted on December 7, 1972.
12. 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 the Department of Planning.

[Existing Zoning and Street System Map; Property Line Map and Right-of-Way Adjustment Map; Generalized Land Use Plan; Existing Land Use Area Map; Site Plan and Landscape Plan attached to this Plan of Development printed on pages 16854 through 16860 of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

*Planned Development Use And Bulk Regulations  
(As Amended)*

*Residential Planned Development.  
(Institutional)*

	Net Site Square feet	Area Acres	General Description Of Land Use And Type	Maximum F.A.R.	Maximum Land Cover
Total	596,562	13.7	(See Statement No. 6)	0.9	39.5%

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 (Total): Net Site Area: 13.7 acres + 3.4 acres right-of-way, public streets and alleys = 17.1 acres

Maximum Number of Off-Street Parking Spaces: 825

Minimum Number of Off-Street Parking Spaces: 790

Minimum Setbacks: In accordance with site plan

Maximum Building Height: Medical Office Building: 65.0 feet  
Health and Fitness Center: 48.0 feet

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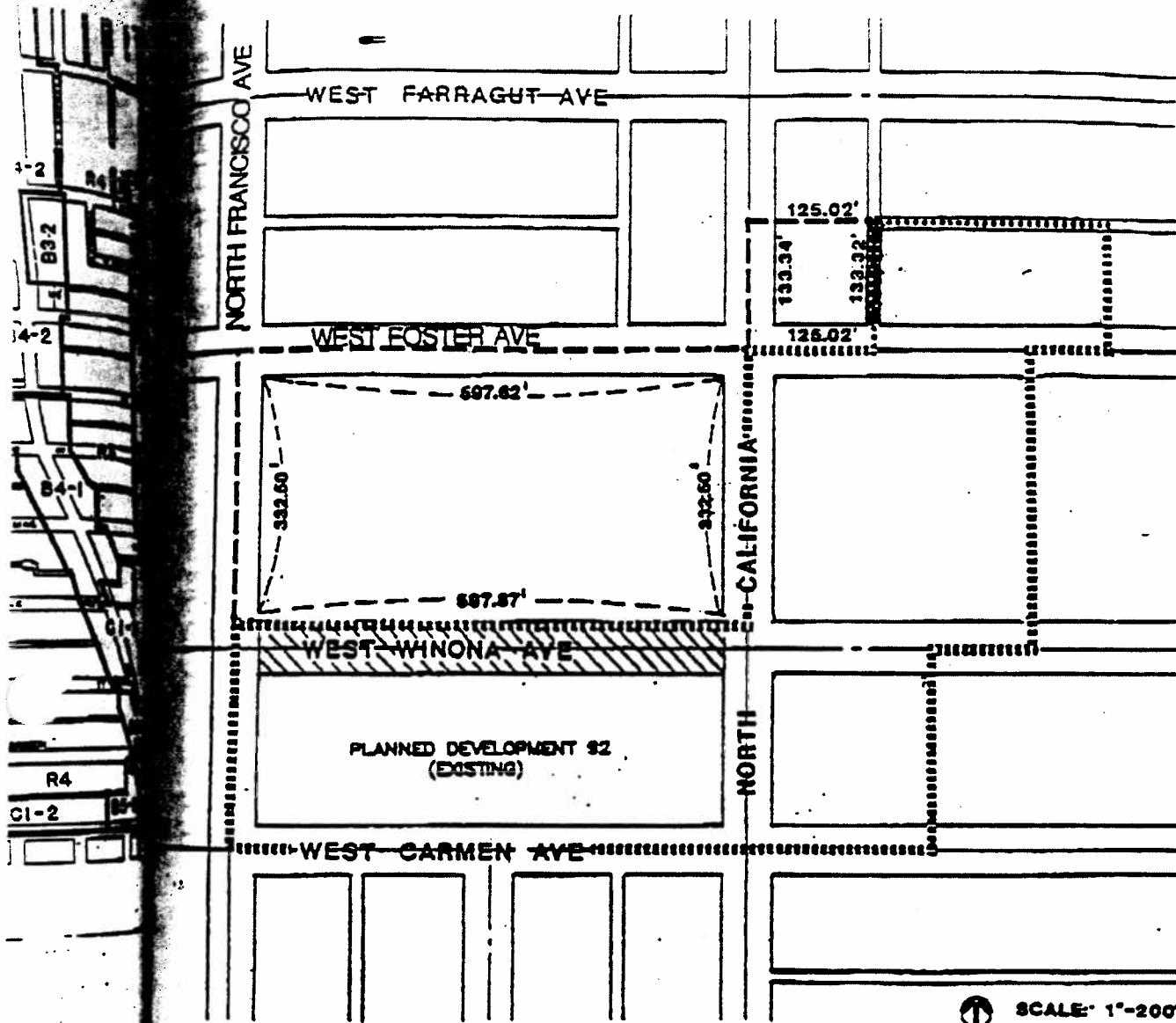
*Reclassification Of Area Shown On Map Number 15-H.  
(As Amended)*

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

(Continued on page 16861)

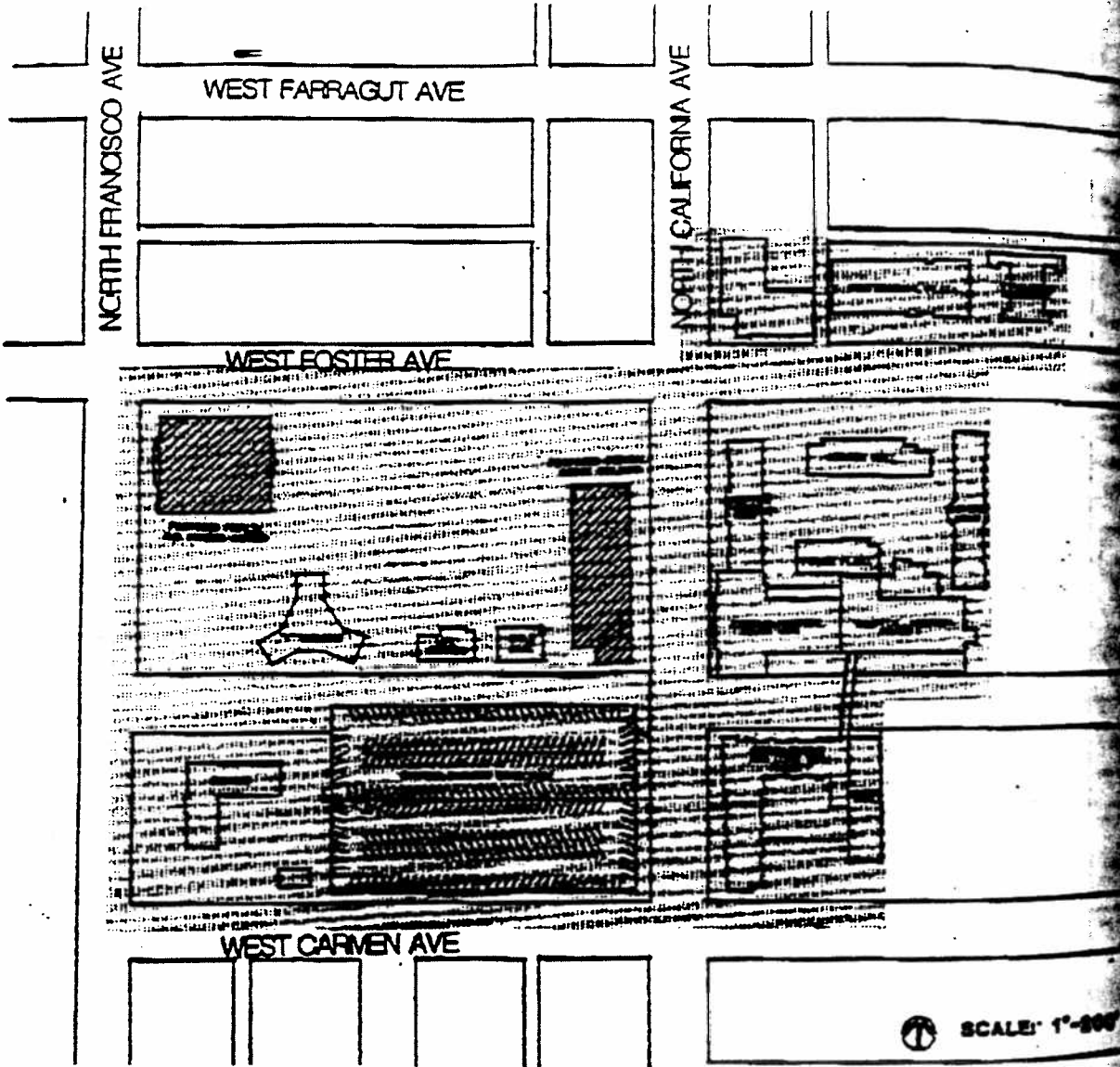


### PROPERTY LINE AND RIGHT-OF-WAY ADJUSTMENTS MAP



- PROPOSED ADDITIONAL PARCELS TO BE INCLUDED IN PLANNED DEVELOPMENT #2 AS AMENDED
- ..... EXISTING PLANNED DEVELOPMENT NO. #2 BOUNDARY
- ▨ VACATED STREET
- ▩ VACATED ALLEY

### GENERALIZED LAND USE PLAN



LAND USE - AS INDICATED ON STATEMENT NO. 6 ON PAGE 4

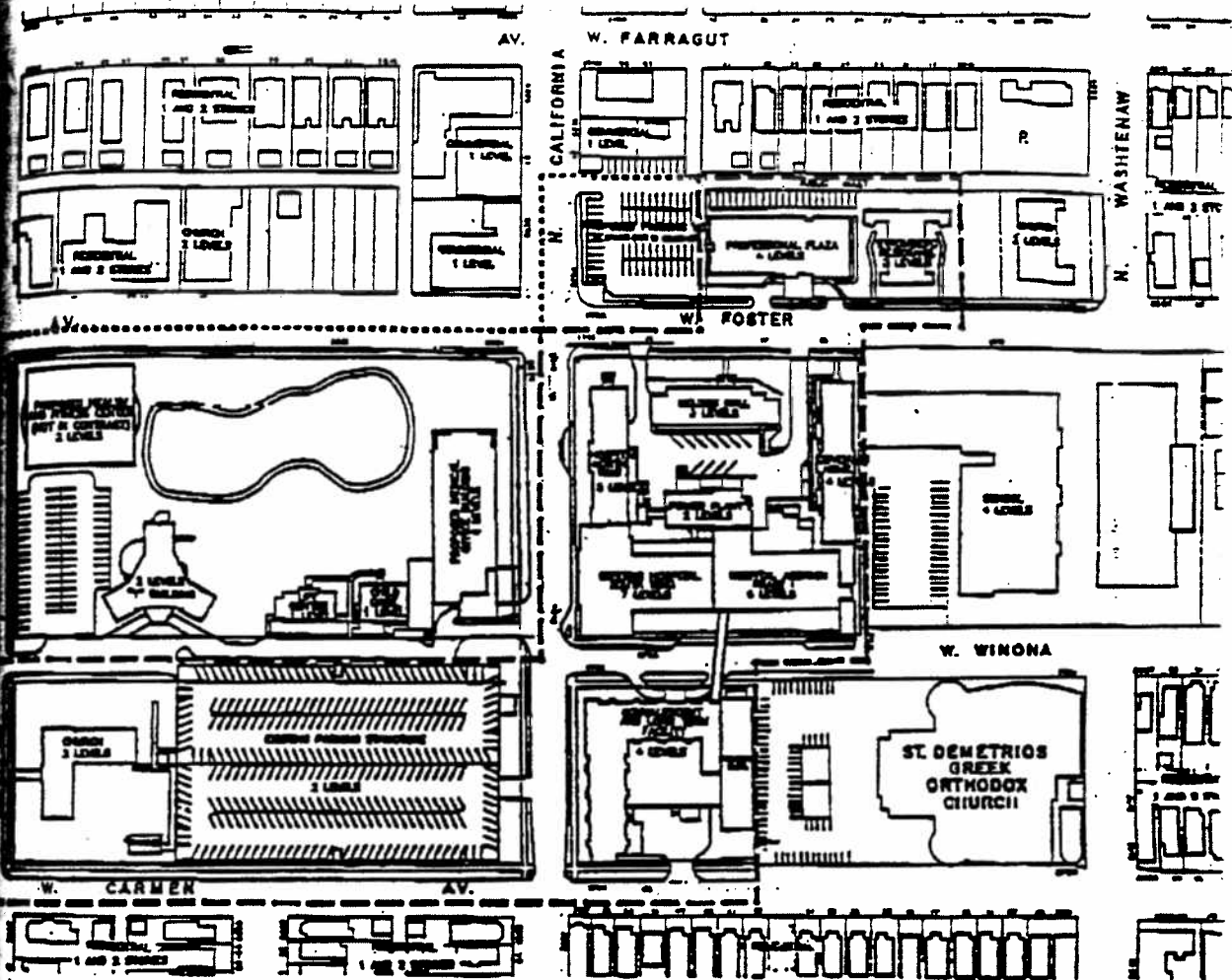
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EXISTING LAND-USE AREA MAP.

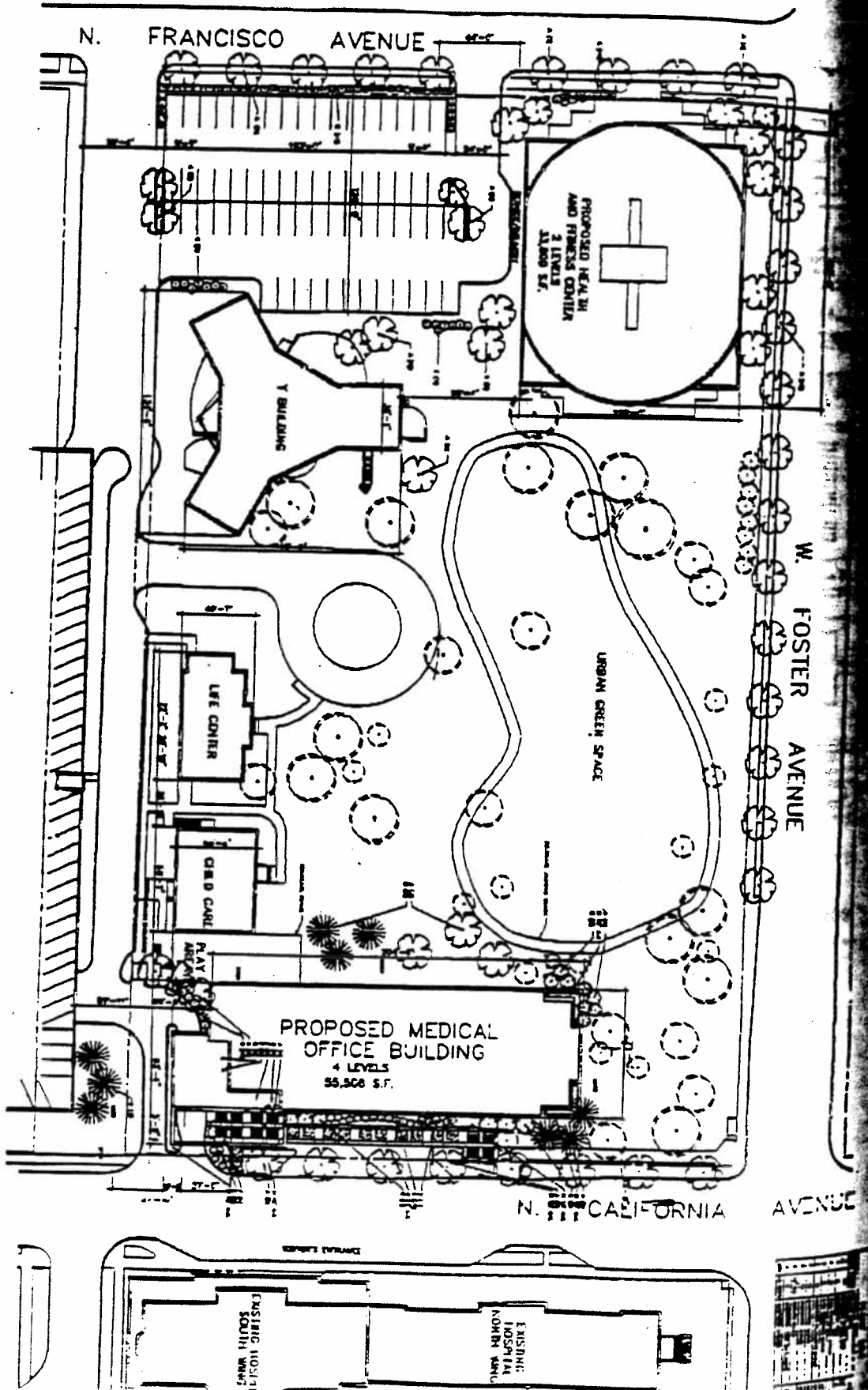


SCALE: 1"=20'

- EXISTING PLANNED DEVELOPMENT NO. 92 BOUNDARY
- ..... PROPOSED ADDITIONAL PARCEL TO BE INCLUDED IN PLANNED DEVELOPMENT 92 AS AMENDED

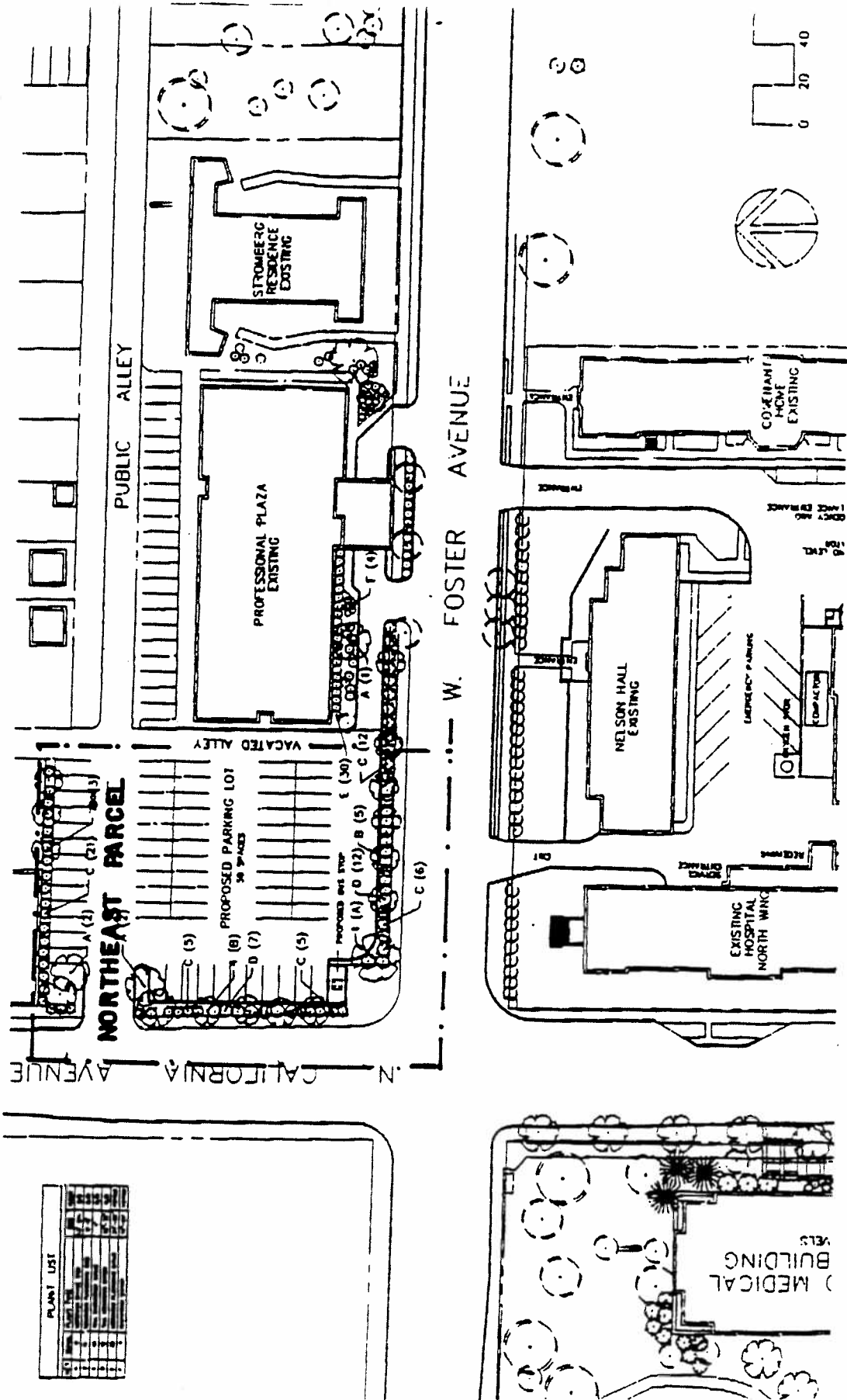
1"=200'

SITE PLAN/LANDSCAPING PLAN



MEDICAL OFFICE BUILDING  
/ HEALTH AND FITNESS CENTER

LANDSCAPE PLAN OF NORTHEAST PARCEL



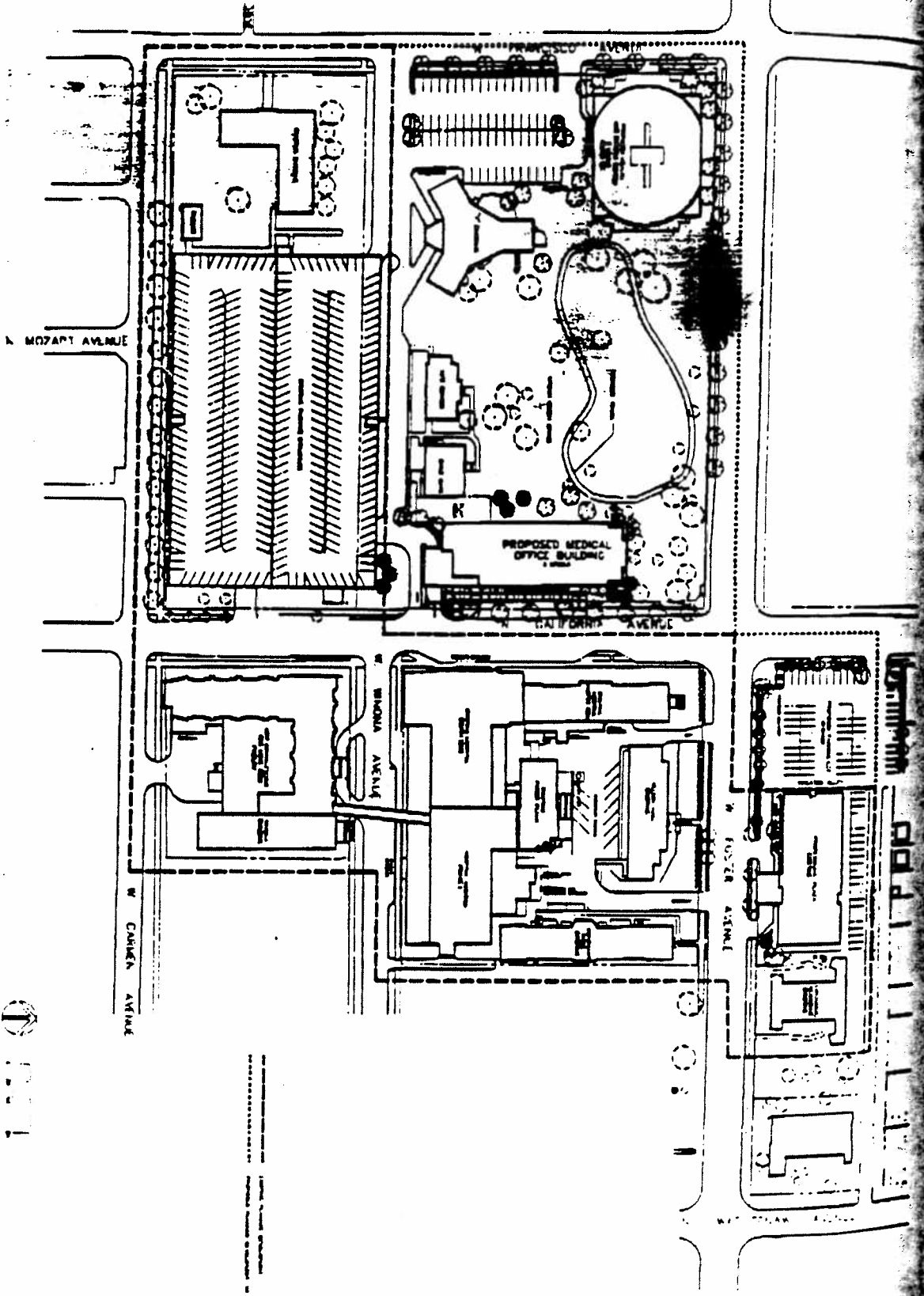
AVENUE



W. FOSTER AVENUE

CAMPUS DEVELOP

CAMPUS DEVELOPMENT PLAN



MEDICAL OFFICE BUILDING  
/ HEALTH AND FITNESS CENTER

## UNFINISHED BUSINESS.

### Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Fitzpatrick 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 29, 1972, page 4096 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 Fitzpatrick 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, Holman, Despres, Sawyer, Wilinski, Cousins, Adduci, Vrdolyak, Bilandic, Swinarski, Staszczuk, Burke, Lawlor, Langford, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Potempa, Rhodes, Marzullo, Zydlo, Ray, Washington, Filippini, Keane, Gabinski, Sande, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Simon, Scholl, Natarus, Singer, Simpson, Fifielski, Cohen, Hoellen, Wigoda—47.

*Nays*—None.

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. 12-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 B4-2 Restricted Service District symbols and indications as shown on Map No. 12-I in the area bounded by

W. 47th Street; S. Talman Avenue; a line 170 feet south of W. 47th Street; the alley next west of and parallel to S. Talman Avenue; the alley next south of and parallel to W. 47th Street; and a line 140 feet west of S. Talman Avenue,

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

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

#### *Reclassification of Area Shown on Map No. 22-G.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 22-G in the area bounded by

W. 87th Street; S. Aberdeen Street; W. 88th Street; and S. May Street,

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.

### Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 13-I.

On motion of Alderman Fitzpatrick 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 29, 1972, page 4096, recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify a particular area shown on Map No. 13-I.

Alderman Fitzpatrick moved to *Concur In* the committee's recommendation and pass said proposed ordinance. The motion *Prevailed*, and said proposed ordinance was *Passed*, by yeas and nays as follows:

*Yeas*—Aldermen Roti, Barnett, Kenner, Holman, Despres, Sawyer, Wilinski, Cousins, Adduci, Vrdolyak, Bilandic, Swinarski, Staszczuk, Burke, Lawlor, Langford, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Potempa, Rhodes, Marzullo, Zydlo, Ray, Washington, Filippini, Keane, Gabinski, Sande, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Scholl, Natarus, Singer, Simpson, Fifielski, Cohen, Hoellen, Wigoda—46.

*Nays*—None.

Alderman Simon requested to be excused from voting, pursuant to Rule 14 under the Council's Rules of Order.

The following is said ordinance as passed:

#### *Reclassification of Area Shown on Map No. 13-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 R4 General Residence District symbols and indications as shown on Map No. 13-I in the area bounded by the alley next north of and parallel to West Foster Avenue; a line 300.08 feet east of the alley next east of and parallel to North California Avenue; West Foster Avenue; a line 336.60 feet east of North California Avenue; West Winona Avenue; a line 216.29 feet east of North California Avenue; West Carmen Avenue; North Francisco Avenue; the north line of West Winona Avenue; North California Avenue; West Foster Avenue; and the alley next east of and parallel to North California Avenue, to those of Residential Planned Development (Institutional), and a corresponding use district is hereby established in the area above described.

[Plan of Development attached to this ordinance printed on pages 4172 to 4176 of this Journal]

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

12-7-72  
PLAN OF DEVELOPMENT

RESIDENTIAL PLANNED DEVELOPMENT

NO. 92

(INSTITUTIONAL)

STATEMENTS

1. The area delineated hereon as a "Residential Planned Development" is owned or controlled by the Swedish Covenant Hospital and Evangelical Covenant Church of America.
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 the Swedish Covenant Hospital and approval by the City Council.
4. All applicable reviews, approvals or permits are required to be obtained by the Swedish Covenant 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 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.

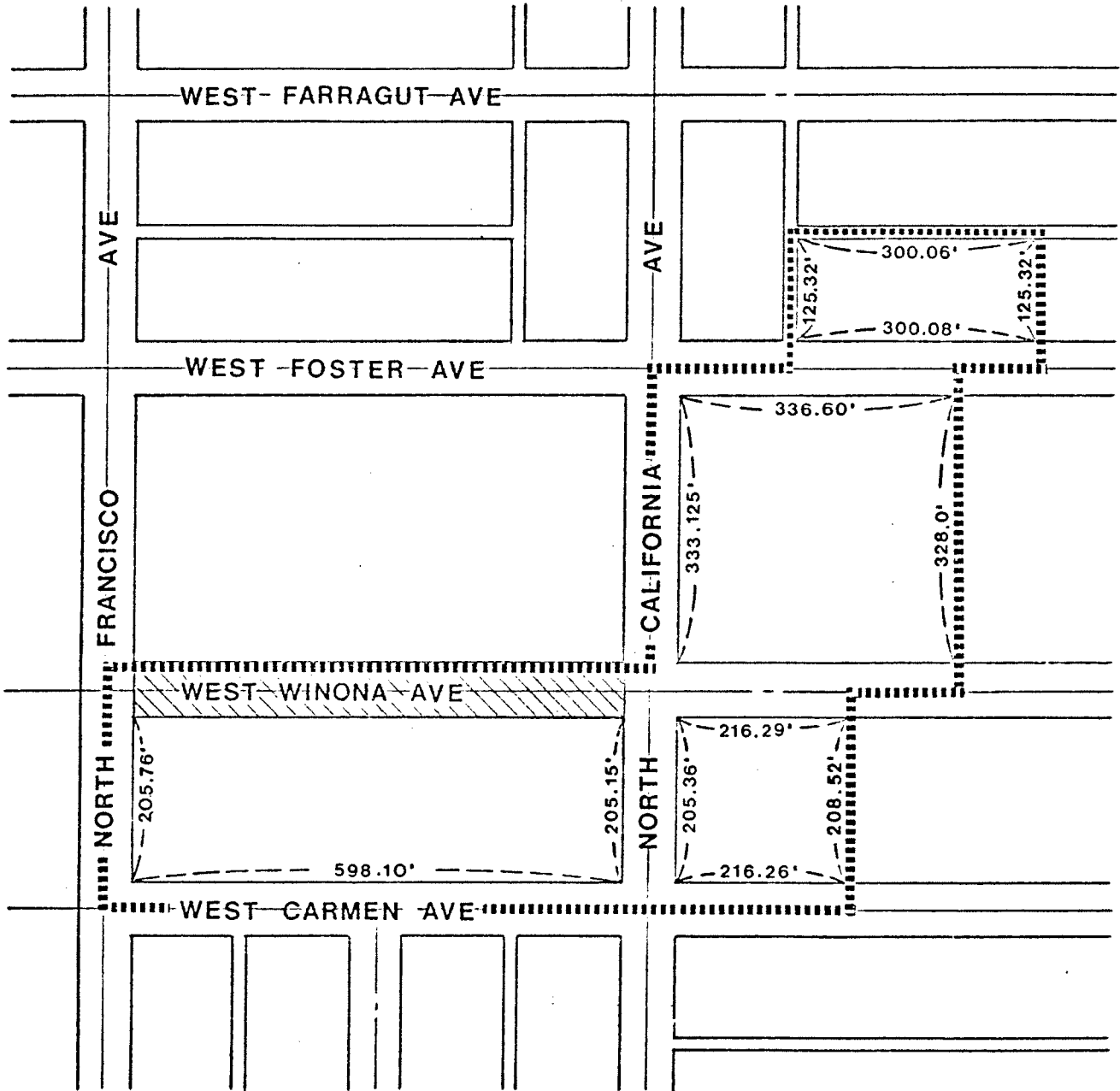
7. The following information sets forth data concerning the property included in said Planned Development and data concerning a site plan or generalized land use plan illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to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

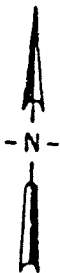
APPLICANT: SWEDISH COVENANT HOSPITAL

DATE: SEPTEMBER 20, 1972

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



SCALE: 1" = 200'-0"

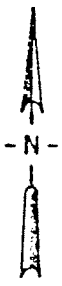
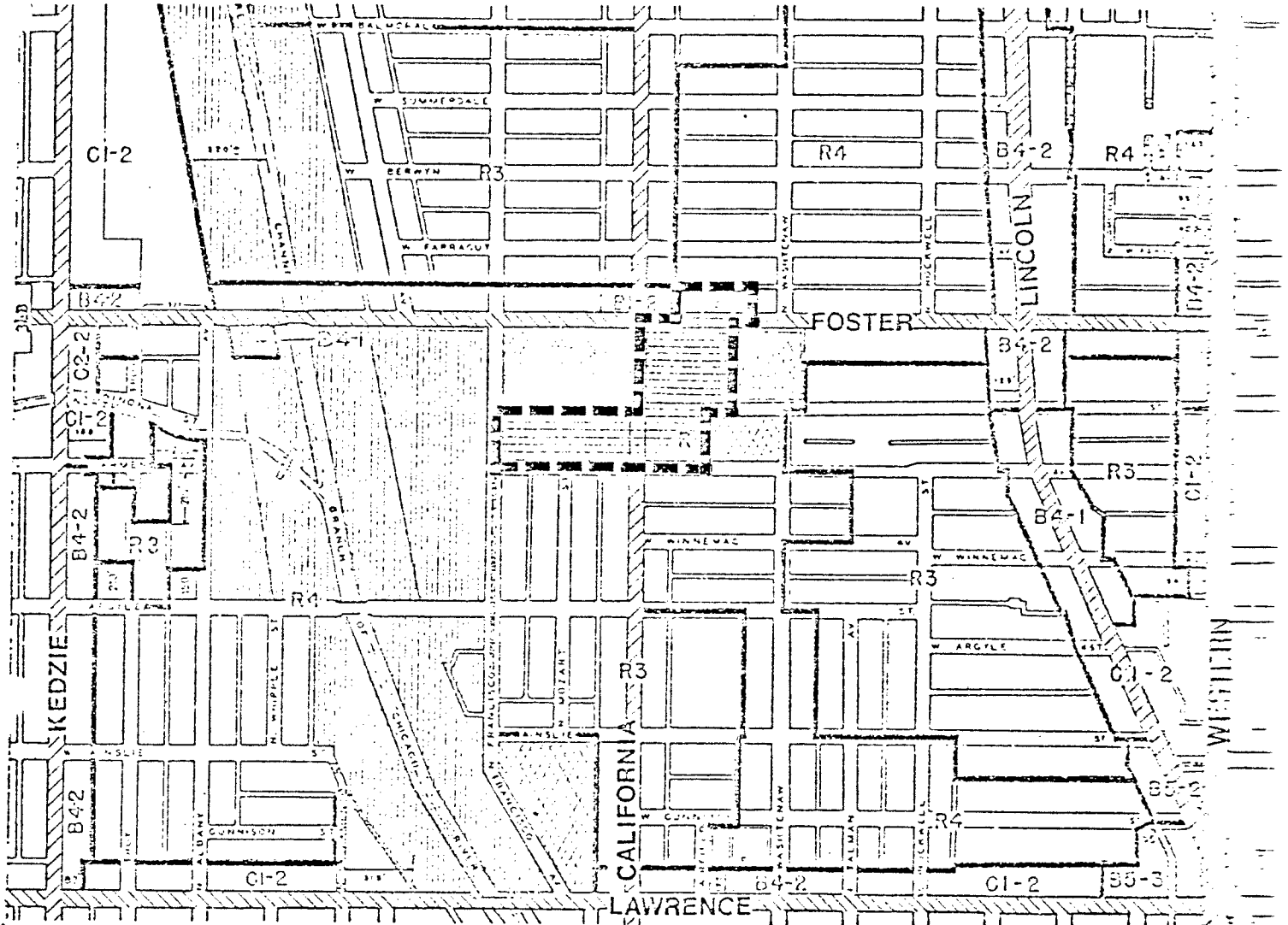




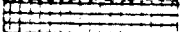


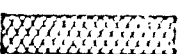
- PLANNED DEVELOPMENT BOUNDARY
- ▨▨▨▨▨▨▨▨ STREETS PROPOSED TO BE VACATED

APPLICANT: SWEDISH COVENANT HOSPITAL

DATE: SEPTEMBER 20, 1972

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

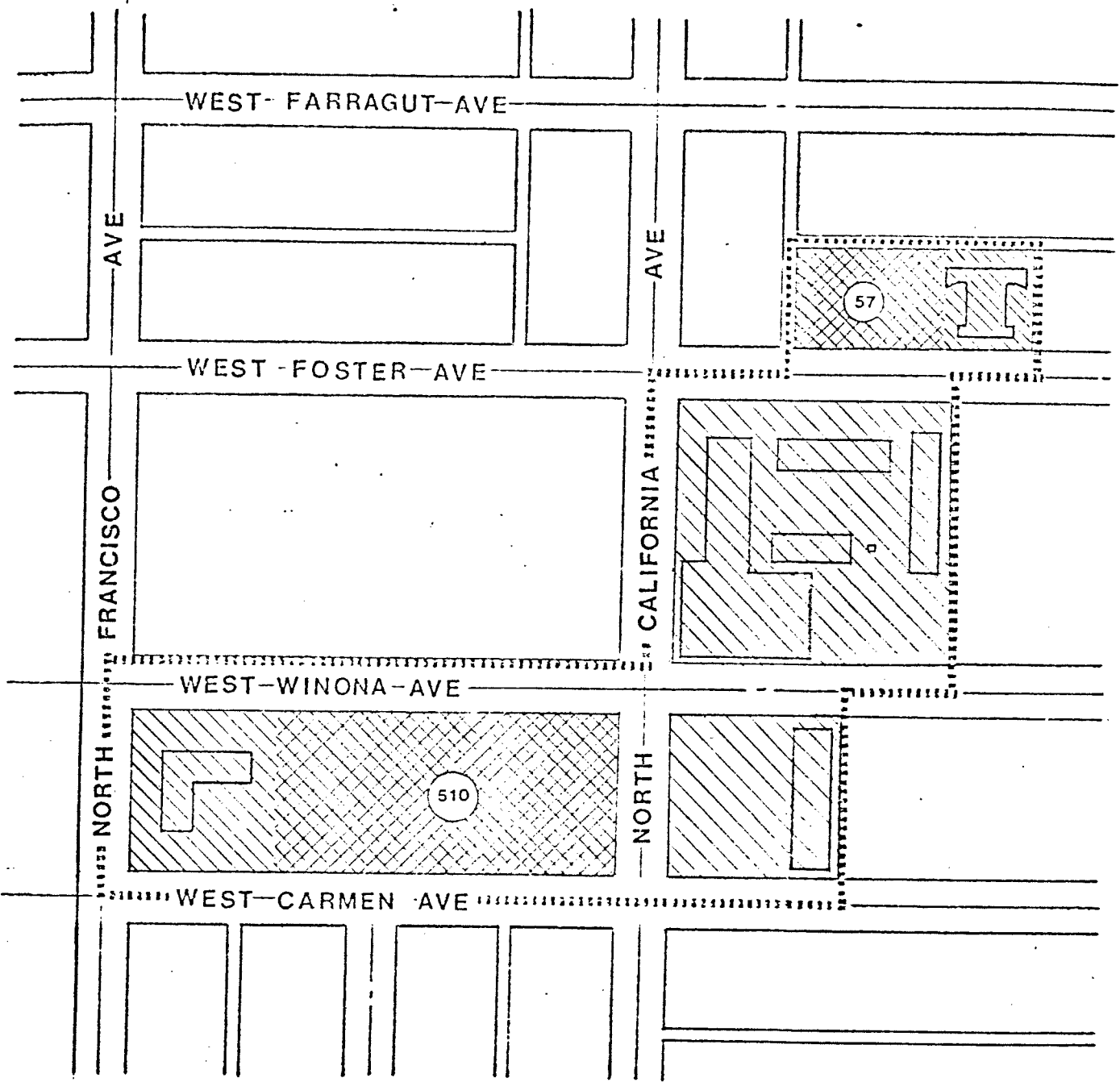


-  ZONING DISTRICTS
-  PREFERRED STREET SYSTEM
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
-  PROPOSED PLANNED DEVELOPMENT BOUNDARY
-  PUBLIC PARKS
-  OTHER PUBLIC, QUASI-PUBLIC AND PRIVATE INSTITUTIONS AND FACILITIES

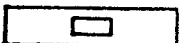
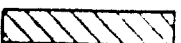

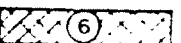
APPLICANT: SWEDISH COVENANT HOSPITAL

DATE: SEPTEMBER 20, 1972

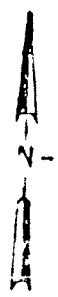
RESIDENTIAL PLANNED DEVELOPMENT  
( INSTITUTIONAL )



SCALE: 1" = 200' - 0"

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

APPLICANT: SWEDISH COVENANT HOSPITAL  
DATE:



PLANNED DEVELOPMENT USE AND BULK REGULATIONS

RESIDENTIAL PLANNED DEVELOPMENT  
(INSTITUTIONAL)

Net Site Area		General Description of Land Use and Type	Max. F.A.R.	Min. Lot Area
Square Feet	Acres			
374,642	8.6	Medical and Related Uses Laboratories (Clinical & Research) Housing (Nurses, Interns & Residents)	1.4	3,000

THE ABOVE NOTED REGULATIONS RELATED 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 (8.6 Acres) plus Area of Right-of-Way of Public Streets and Alleys (2.20 Acres) = 10.8 Acres.

Maximum permitted F.A.R. for Total Net Site Area = 1.4

Future Population:

A. Medical and Related Uses

1. Number of Hospital Beds 310
2. Number of Extended Care Beds 300
3. Number of Attending Doctors 50
4. Number of Employees (Maximum per shift 313  
(Includes nurses, interns and residents)

Minimum number of off-street parking spaces for Medical and Related Uses, Laboratories (Clinical and Research), Housing 556 spaces. Actual number of PARKING SPACES 567.

Off-street parking and loading requirements for proposed Medical and Related Laboratories (Clinical and Research), Housing (nurses) shall be provided as required by R-4 General Residence District Classification of the Chicago Zoning Ordinance.

Minimum Periphery Setbacks:

- A. Boundary and Front Yard Setbacks - Minimum is 15 FEET
- B. Boundary and Side Yard Setbacks - 15 FEET
- C. Minimum Distances Between Patient Room Facings - 50 FEET

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

Maximum percent of land covered (for total Net Site Area) = 30%

APPLICANT: SWEDISH COVENANT HOSPITAL

DATE: SEPTEMBER 20, 1972