

PD 933

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22373

12276

JOURNAL--CITY COUNCIL--CHICAGO

5/22/2024

*Reclassification Of Area Shown On Map No. 2-I.
(Application No. 22405)
(Common Address: 2421 W. Lexington St.)*

[O2024-0008873]

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 RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 2-I in the area bounded by:

West Lexington Street; a line 186.60 feet west of and parallel to South Western Avenue; the public alley next south of and parallel to West Lexington Street; and a line 211.60 feet west of and parallel to South Western Avenue,

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

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. 2-M.
(As Amended)
(Application No. 22373)
(Common Address: 5730 -- 5736 W. Roosevelt Rd.)*

IPD 933,09

[SO2024-0008371]

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M2-2 Light Industry District and Institutional Planned Development 933 symbols as shown on Map Number 2-M in the area generally bounded by:

a line 641.03 feet north of and parallel with West Roosevelt Road; a line 642.01 feet east of and parallel with South Menard Avenue; West Roosevelt Road; and a line described as follows: beginning at a point along West Roosevelt Road and 207.00 feet east of South Menard Avenue; thence 306.25 feet to a point of tangency; thence northeasterly on a curved line convex to the northwest, the radius of which curved line is 313.67 feet, a distance of 158.27 feet to a point of reverse curve; thence northeasterly on a curved line convex to the southeast, the radius of which curved line is 453.85 feet, a distance of 69.77 feet to a point of tangency; thence northeasterly on a straight line tangent to

said last described curved line, a distance of 53.25 feet to a point of tangency; thence northeasterly on a curved line convex to the southeast, the radius of which curved line is 438.40 feet, a distance of 101.32 feet to a point in the north line of the south 674.00 feet of the southeast quarter of the southeast quarter of Section 17, aforesaid, which point is 2.67 feet west of the east line of the west quarter of the southeast quarter of the southeast quarter of Section 17, aforesaid, said point being also 307.50 feet east of South Menard Avenue,

to those of a C2-2 Motor Vehicle-Related Commercial District and corresponding use district, which is hereby established in the area above described.

SECTION 2. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C2-2 Motor Vehicle-Related Commercial District symbols as shown on Map Number 2-M in the area generally bounded by:

a line 641.03 feet north of and parallel with West Roosevelt Road; a line 645.01 feet east of and parallel with the east right-of-way line of South Menard Avenue; West Roosevelt Road; and a line described as follows: beginning at a point on the south line of said Section 17, said south line being the centerline of West Roosevelt Road, 234 feet east of the west line of the southeast quarter of the southeast quarter of said Section 17, said west line being a line drawn 27.00 feet (as measured perpendicularly) west of and parallel with the east right-of-way line of South Menard Avenue; thence north on a line parallel with the west line of said quarter section, 306.25 feet to a point of tangency; thence northeasterly on a curved line convex to the northwest, the radius of which curved line is 313.67 feet, a distance of 158.27 feet to a point of reverse curve; thence northeasterly on a curved line convex to the southeast, the radius of which curved line is 453.85 feet, a distance of 69.77 feet to a point of tangency; thence northeasterly on a straight line of tangent to said last described curved line, a distance of 53.25 feet to a point of tangency; thence northeasterly on a curved line convex the southeast, the radius of which curved line is 438.40 feet, a distance of 101.32 feet to a point in the north line of the south 674 feet of said Section 17, which is 2.67 feet west of the east line of the west quarter of the southeast quarter of the southeast quarter of Section 17, aforesaid, said east line being a line drawn 307.50 feet east of and parallel with the east line on South Menard Avenue,

to those of an Institutional Planned Development Number 933, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the plan of development herewith attached and made a part thereof and to no others.

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

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

Institutional Planned Development No. 933, As Amended.

Planned Development Statements.

1. The area delineated herein as Institutional Planned Development Number 933 ("Planned Development") consists of approximately 260,312 square feet of net site area together with certain portions of adjacent rights-of-way, which are depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by UHS of Hartgrove, Inc. (the "Applicant").
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.
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 ("CDOT") 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 Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

4. This plan of development consists of these 12 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; Planned Development Boundary and Property Line Map; Right-of-Way Adjustment Map; Land-Use Plan; Aerial Map; and Site Plan prepared by Mackie Consultants; Architectural Site, Floor, and Phasing Plans (3 sheets) and Building Elevations (2 sheets) prepared by Stengel-Hill Architects; Landscape Plans (4 sheets); Roof Plan (1 sheet); and Tree Preservation Plans (3 sheets) prepared by Trippiedi Design. Full-sized copies of the Site Plans, Landscape Plans and Building Elevations are on file with DPD. 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: hospital; medical service; professional offices (except those more specifically regulated); health services; school; food service; assembly; recreational; accessory parking and other related and accessory hospital uses, utilities and services (minor); wireless communication facilities (co-located); retail sales.
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 permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 260,312 square feet and a base FAR of 2.2.
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 DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. 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.
12. 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.

13. 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.
14. 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.
15. 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 forgoing, 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.

- 16. 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 the M2-2 Light Industry District and Institutional Planned Development 933.

[Existing Zoning Map; Existing Land-Use Map; Boundary Map; Right-of-Way Adjustment Map; Aerial Map; Generalized Land-Use Plan; Site Plan; Phasing Plan; Composite First Floor Demolition Plan; Composite First Floor Plan; South and East Building Elevations; Tree Preservation Plan – South and North Sites; Tree Protection Barrier; Landscape Plan -- South and North Sites; Green Roof Landscape Plan; Landscape Schedules, Parking Lot Data and Notes; and Landscape Details referred to in these Plan of Development Statements printed on pages 12282 through 12300 of this *Journal*.]

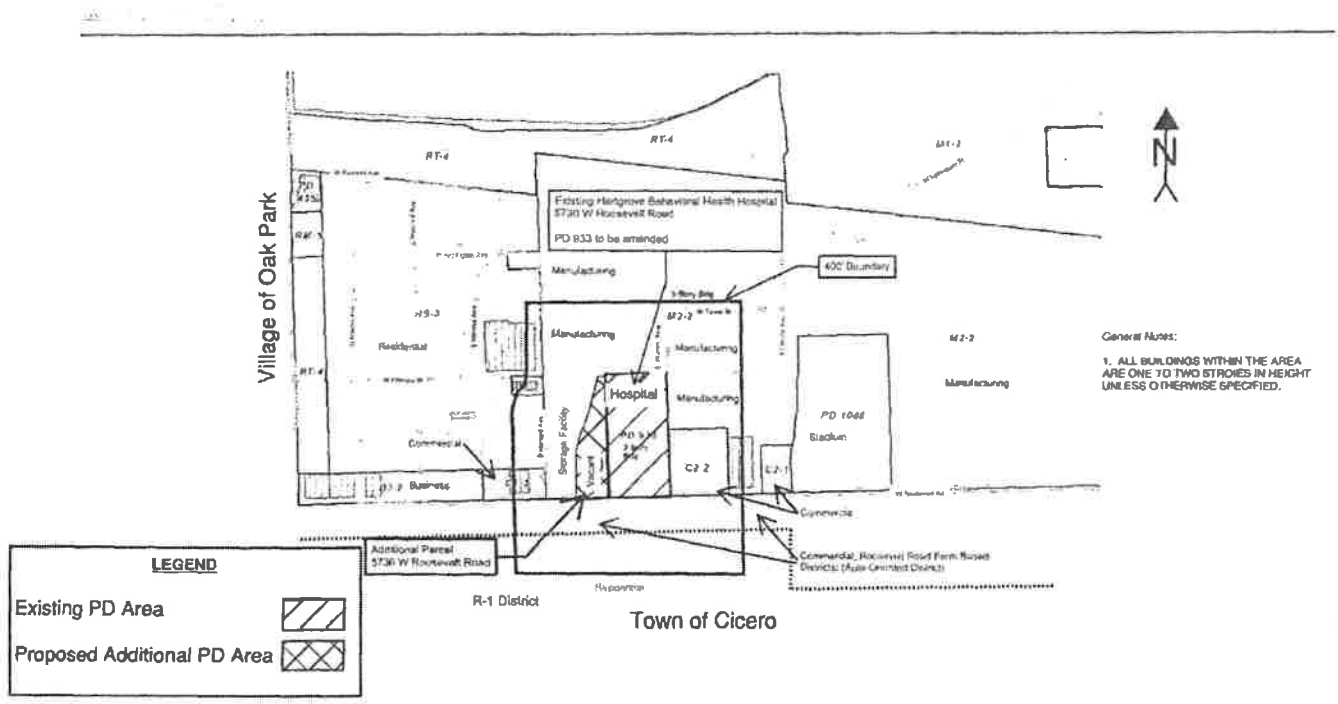
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Institutional Planned Development No. 933, As Amended.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	284,160
Area of Public Rights-of-Way (square feet):	23,848
Net Site Area (square feet):	260,312
Maximum Floor Area Ratio:	2.2
Maximum Dwelling Units:	0
Minimum Off-Street Parking Spaces (passenger vehicles):	150
Minimum Off-Street Loading Spaces:	1
Maximum Building Height -- Existing Building:	45 feet, 10 inches
Maximum Building Height -- Proposed Building Addition:	14 feet, 5 inches
Minimum Setbacks:	Per the approved site plan

Final for Publication

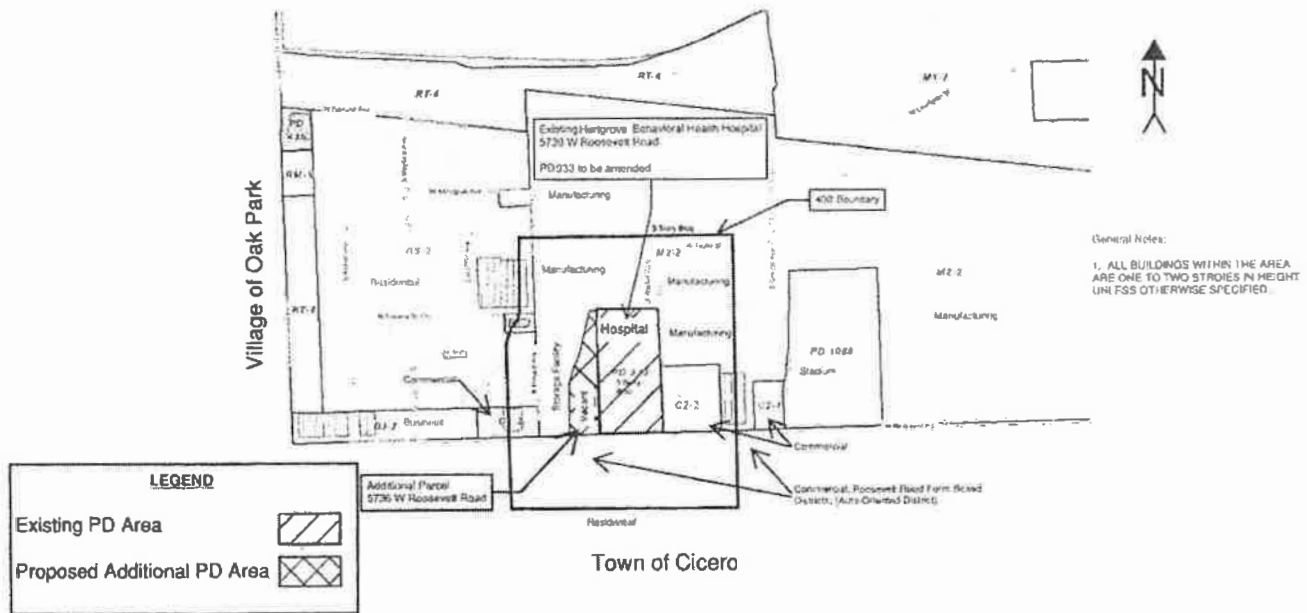


Applicant: CHS of Hartgrove, Inc. DBA Hartgrove Behavioral Health System

Address: 5730/5734 W Roosevelt Road

Prepared by: Mackle Consultants LLC, 9575 W Higgins Road Suite 500 Rosemont IL, 60018 Phone: 630-696-1400 Email: ibuckler@mackleconsultants.com Date: April 24, 2023

Final for Publication

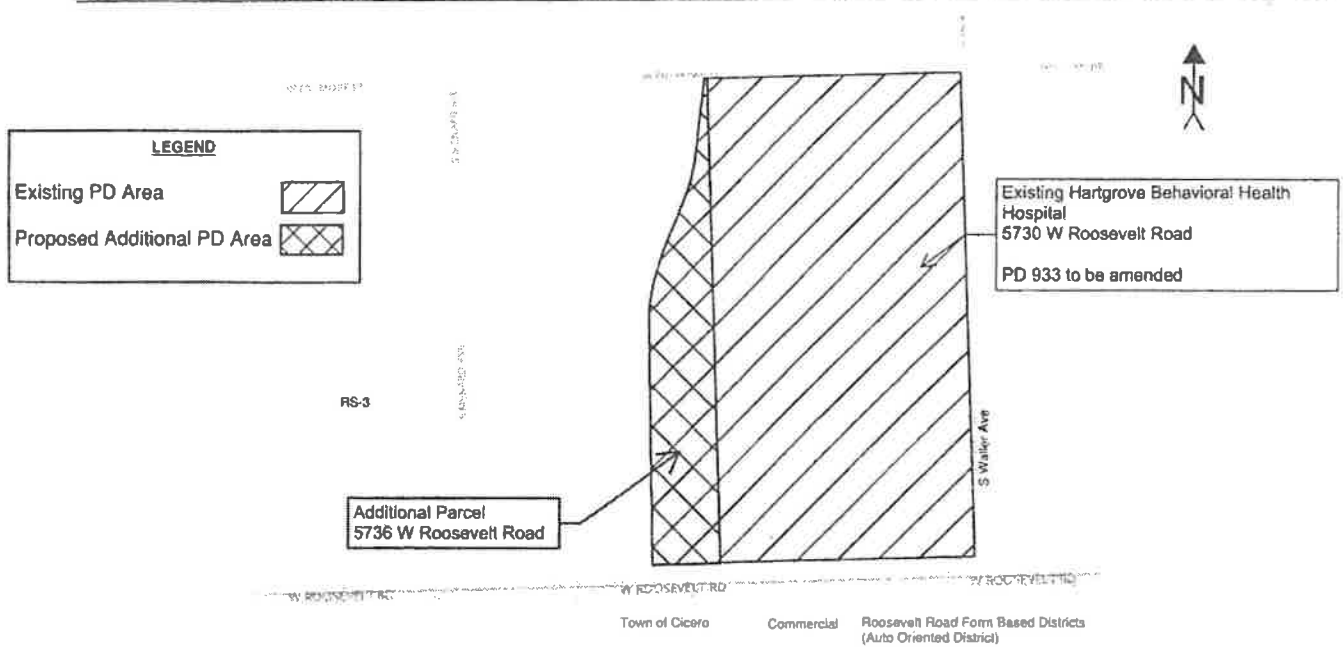


Applicant: CHS of Hargrove, Inc. DBA Hargrove Behavioral Health System

Address: 5730-736 West Roosevelt Road

Prepared by: Mackie Consultants LLC, 9575 W Higgins Road Suite 500
Rosemont IL, 60018
Phone: 847-496-1400
Email: thurston@macieconsult.com
Date: April 24, 2023

Final for Publication

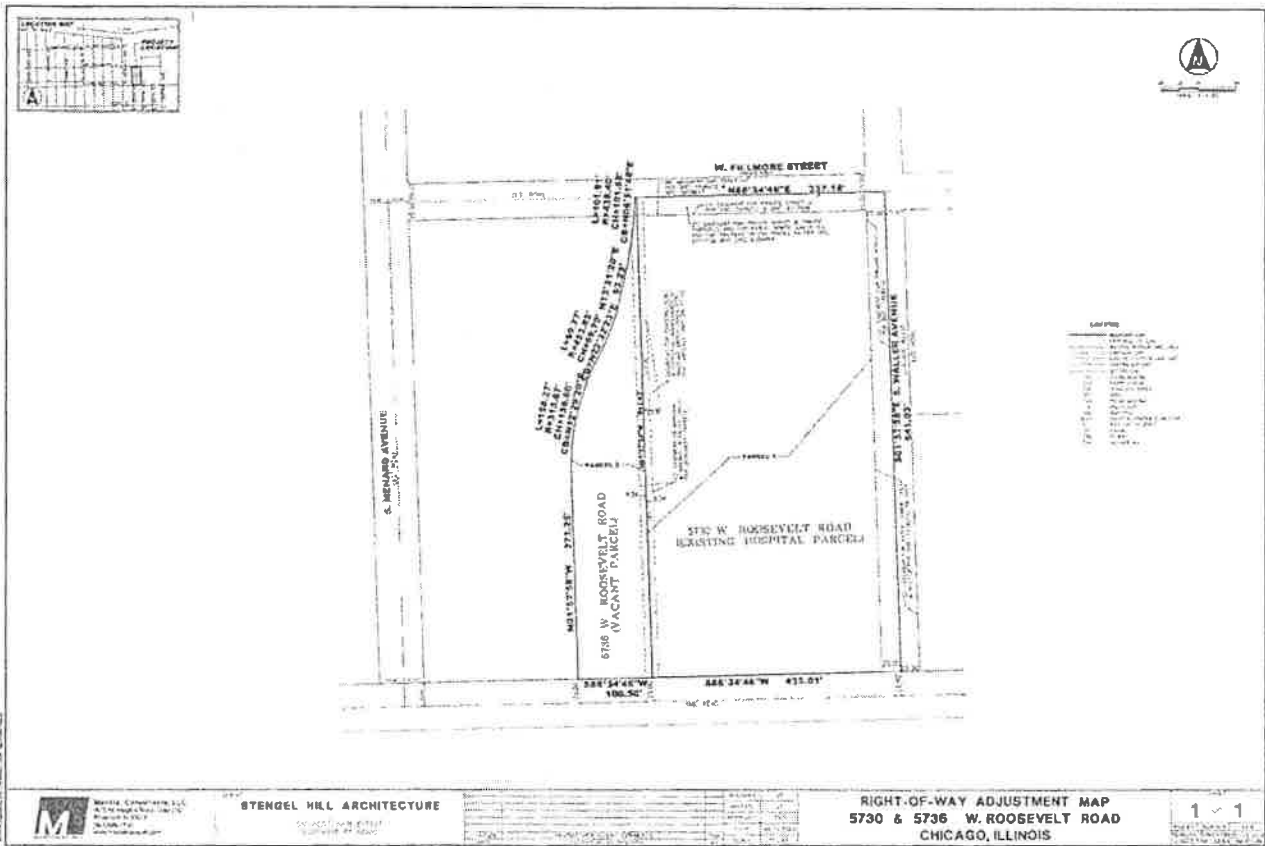


Applicant: UHS of Hangeva, Inc. DBA Hartgrove Behavioral Health System

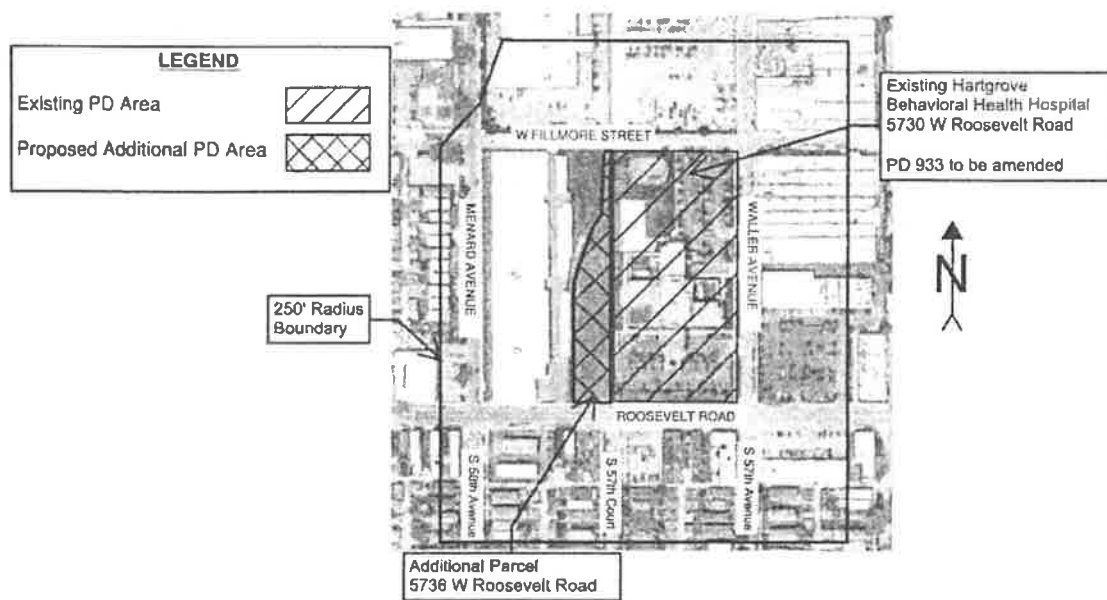
Address: 5730/5736 W Roosevelt Road

Prepared by: Mackin Consultants LLC, 9525 W Higgins Road Suite 500
 Rosemont, IL 60018
 Phone: 847-866-1400
 Email: thazhen@macinconsult.com
 Date: April 24, 2023

Final for Publication



Final for Publication

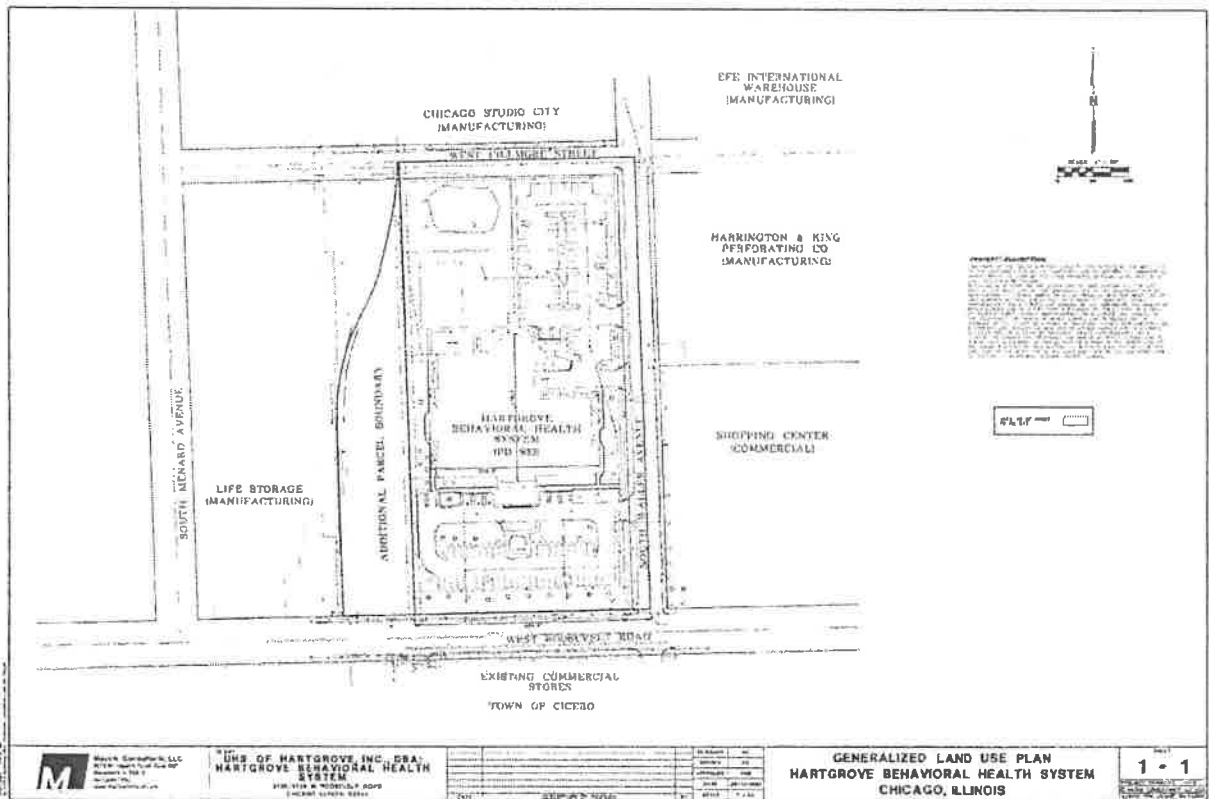


Applicant: UHS of Hartgrove, Inc. DBA Hartgrove Behavioral Health System

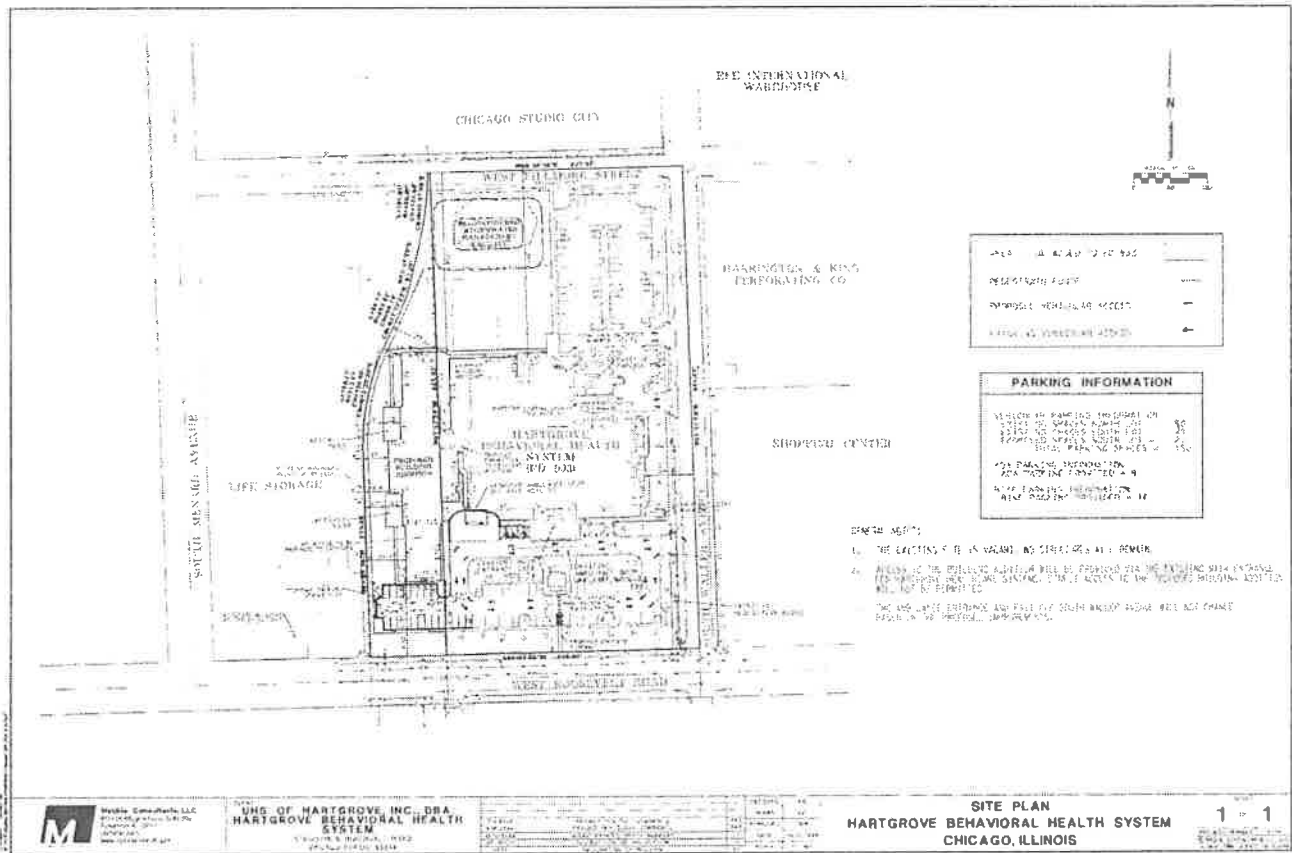
Address: 5736 West Roosevelt Road

Prepared by: Markic, Consultants LLC, 5575 W Higgins Road Suite 500
Rosemont IL 60018
Phone: 847-696-1400
email: thackford@markicconsultllc.com
Date: April 24, 2023

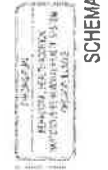
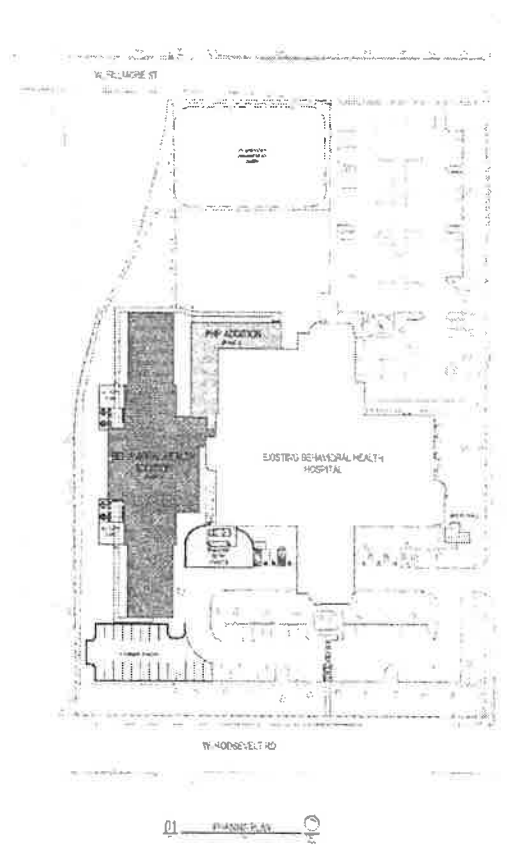
Final for Publication



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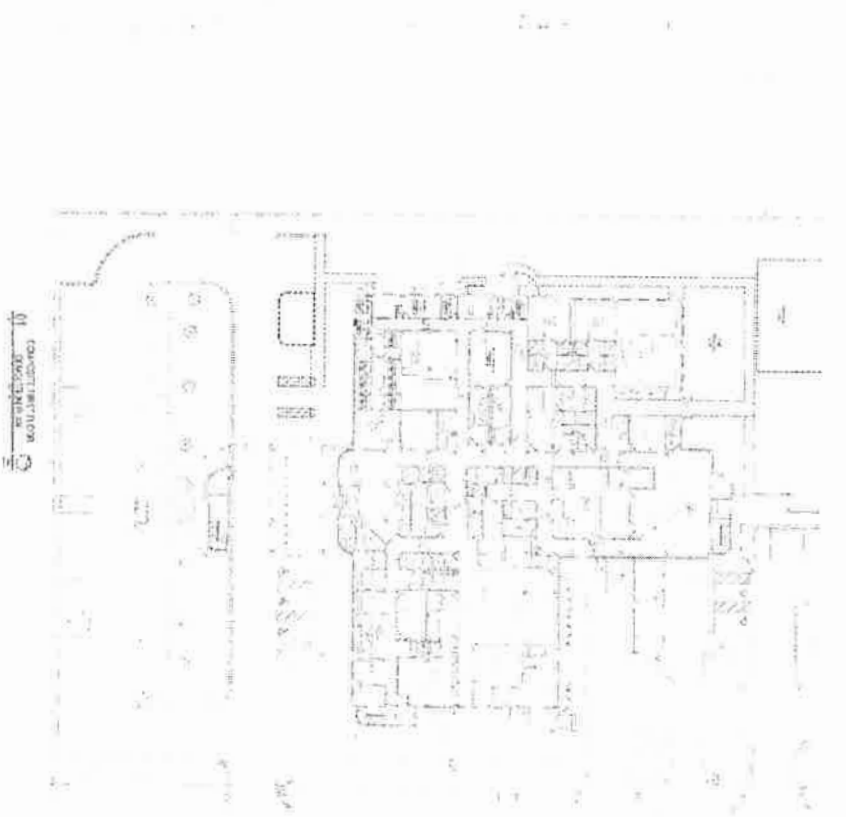
FINAL FOR PUBLICATION



SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

A1.1

FINAL FOR PUBLICATION



CONSTRUCTION
 DISCIPLINE

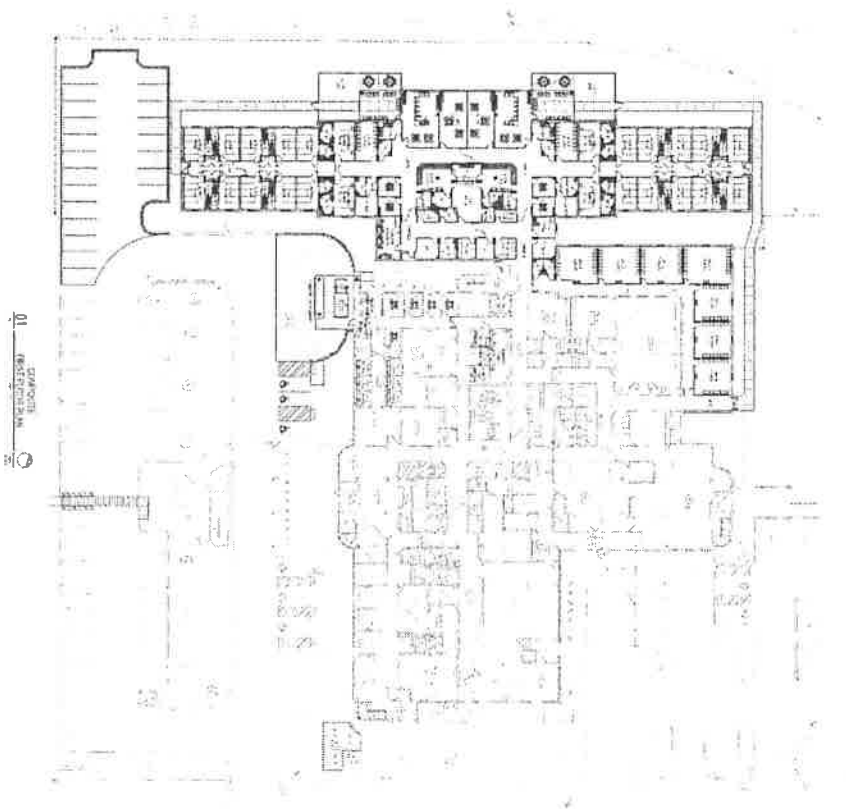


SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

CHICAGO HEALTH DEPARTMENT
 1601 N. LAUREL ST. SUITE 200
 CHICAGO, IL 60610
 TEL: 312.763.4300
 WWW.CHICAGOHEALTHDEPARTMENT.COM

A2.1

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NO.	DATE	DESCRIPTION



COMPLIANCE WITH NATIONAL
PHARMACEUTICAL HEALTH CARE
MARKETING REFORM ACT (HHS) SYSTEM
CHICAGO, IL 60610

DATE: 05/22/2024
SCALE: AS SHOWN
A4.1

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

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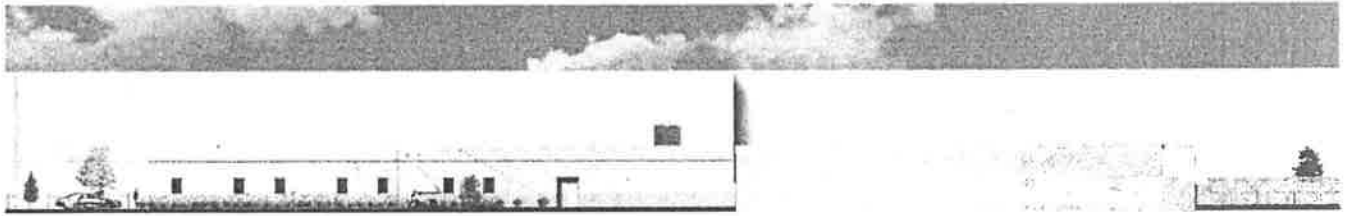
Conceptual Exterior Rendering: Composite Aerial

04 April 2024

South Elevation

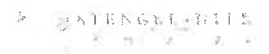


East Elevation

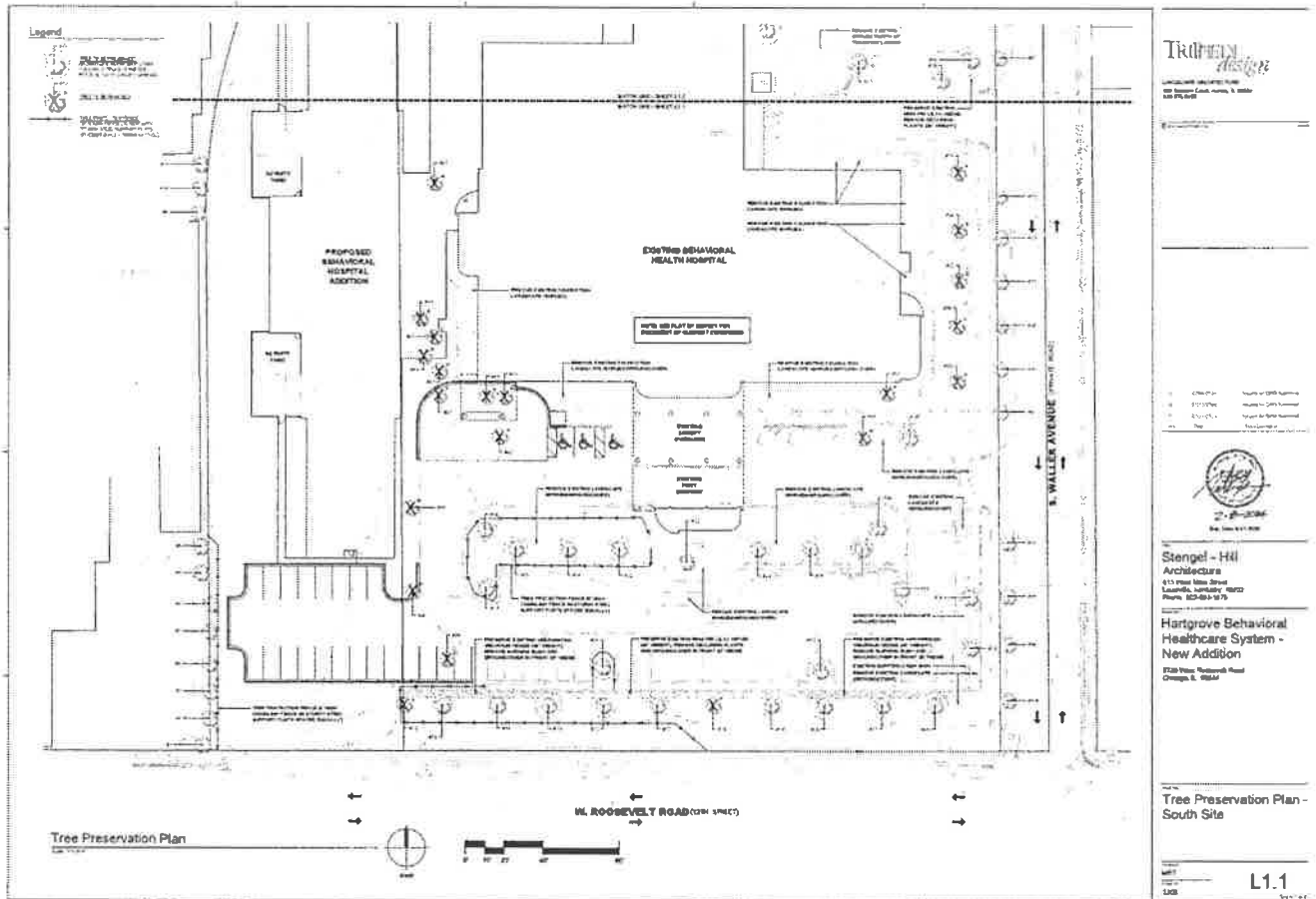


Behavioral Health Addition - Chicago, Illinois

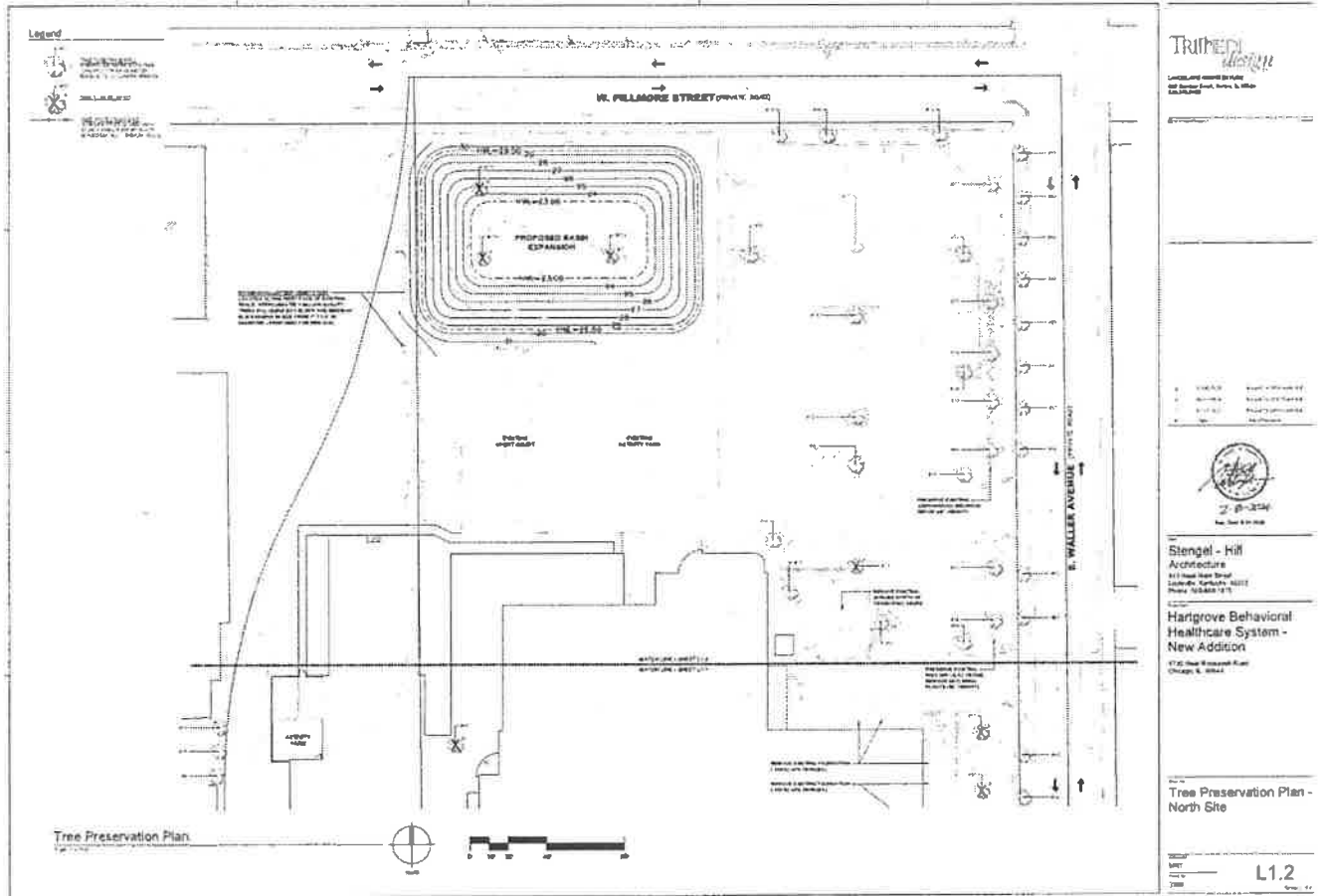
04 April 2024



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FINAL FOR PUBLICATION



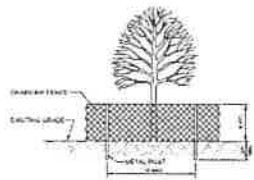
FINAL FOR PUBLICATION

Tree Survey

Tree ID	Species	DBH (in)	Height (ft)	Health	Location	Notes
1
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100

General Notes

1. THE TREE SURVEY WAS CONDUCTED ON 5/22/2024 BY TRISTAN HILL, P.E., AND TRISTAN HILL ARCHITECTURE, INC. (THA).
2. THE TREE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ILLINOIS TREE SURVEY AND PROTECTION ACT (20 ILCS 100/1-100/10).
3. THE TREE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ILLINOIS TREE SURVEY AND PROTECTION ACT (20 ILCS 100/1-100/10).
4. THE TREE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ILLINOIS TREE SURVEY AND PROTECTION ACT (20 ILCS 100/1-100/10).
5. THE TREE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ILLINOIS TREE SURVEY AND PROTECTION ACT (20 ILCS 100/1-100/10).
6. THE TREE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ILLINOIS TREE SURVEY AND PROTECTION ACT (20 ILCS 100/1-100/10).
7. THE TREE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ILLINOIS TREE SURVEY AND PROTECTION ACT (20 ILCS 100/1-100/10).
8. THE TREE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ILLINOIS TREE SURVEY AND PROTECTION ACT (20 ILCS 100/1-100/10).
9. THE TREE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ILLINOIS TREE SURVEY AND PROTECTION ACT (20 ILCS 100/1-100/10).
10. THE TREE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ILLINOIS TREE SURVEY AND PROTECTION ACT (20 ILCS 100/1-100/10).



1. REFER TO TREE PRESERVATION PLAN FOR DETAIL OF THE CB TO BE PROTECTED.
2. TREE PROTECTION FENCE SHALL NUMBER VERTICAL BARRIER FENCE TO BE LOCATED AT A MINIMUM DISTANCE FROM THE TRUNK OF THE TREE EQUAL TO 15% OF THE DBH OF THE TREE AS SHOWN AT BARRIER HEIGHT AT ABOVE GROUND LEVEL. FOR EXAMPLE, A 3" DBH TREE SHALL HAVE A MINIMUM DISTANCE OF PROTECTION AT A MINIMUM OF 4.5" FROM THE TRUNK.
3. FENCE TO BE CONSTRUCTED WITH 4" HIGHER 4" TALL POINTS INSTALLED AT A MINIMUM SPACING OF 24" ON CENTER.

1 Tree Protection Barrier



- 1. DATE: 5/22/2024
- 2. DRAWN BY: TRISTAN HILL
- 3. CHECKED BY: TRISTAN HILL
- 4. SCALE: AS SHOWN



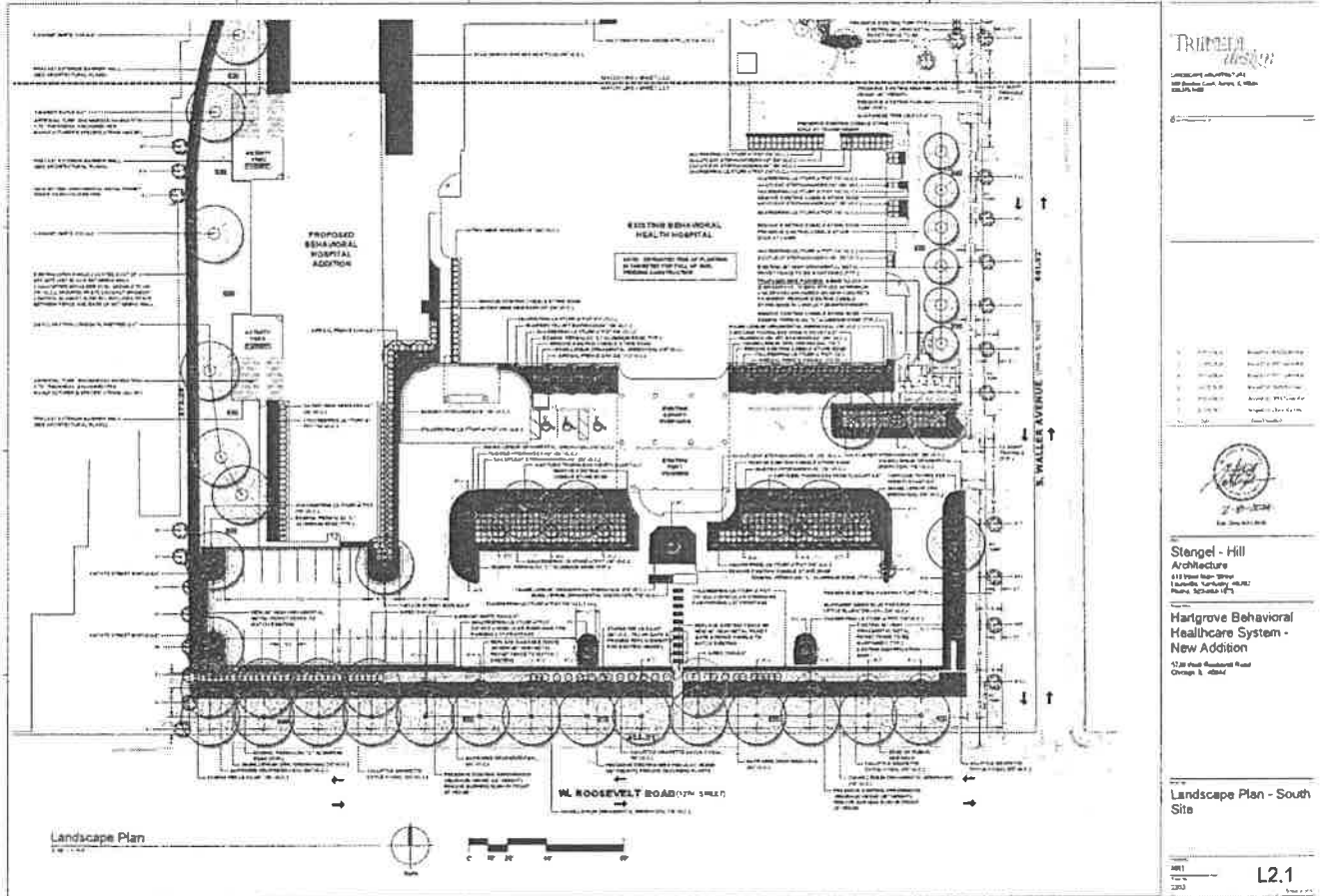
Tristan Hill
 Architecture
 117 West Main Street
 Chicago, Illinois 60602
 Phone: 312-321-1234

Hargrove Behavioral
 Healthcare System -
 New Addition
 87 West Roosevelt Road
 Chicago, IL 60608

Tree Preservation Plan -
 Tree Survey, Notes &
 Details

Sheet
 Title
 Date
 L1.3
 May 2024

FINAL FOR PUBLICATION



TRIMBLE
Landscape Architecture
100 South La Salle, Chicago, IL 60604

Stengel - Hill
Architecture
411 West Loop West
Evanston, Illinois 60201
Phone: 847.326.1171

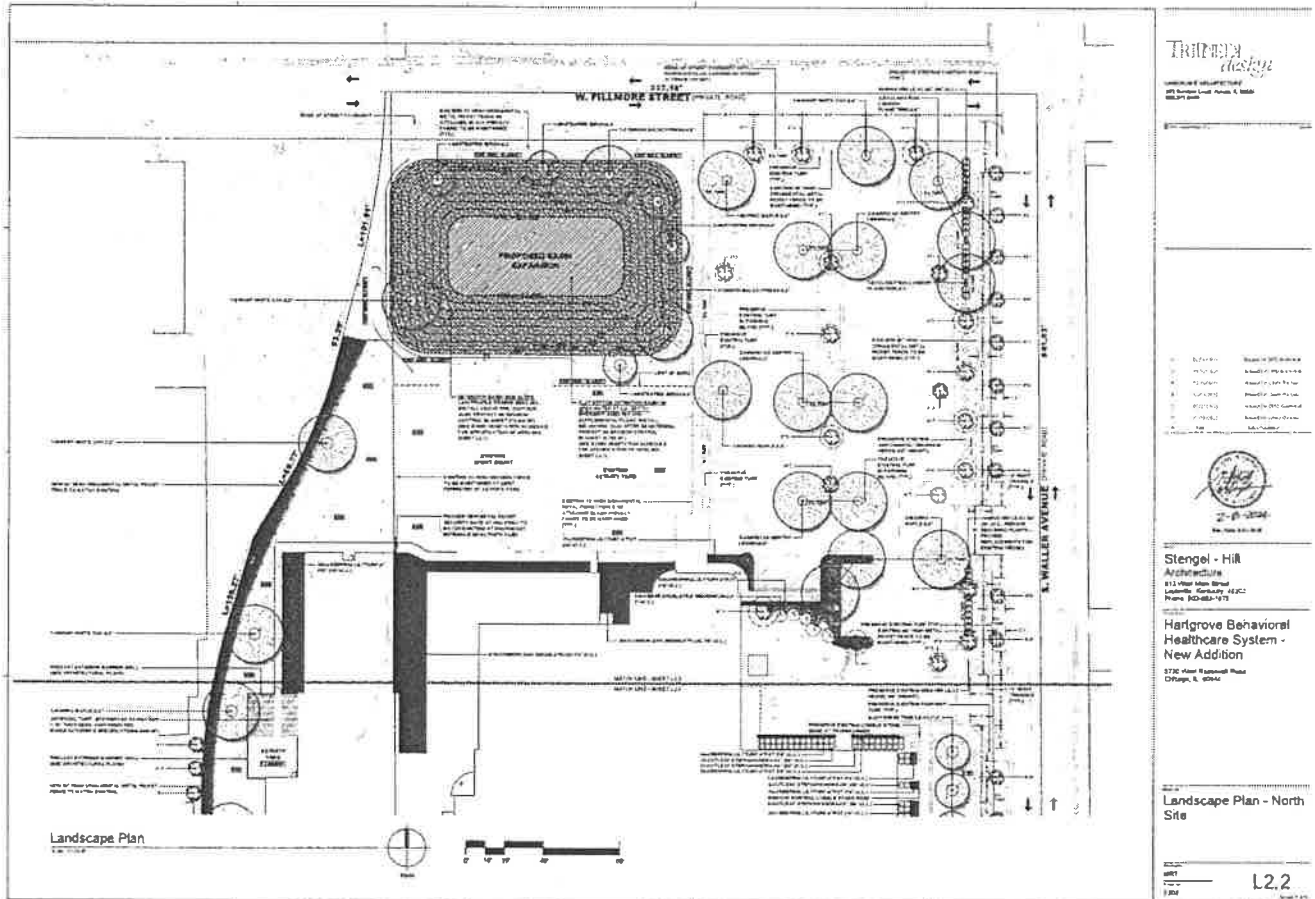
Harngrove Behavioral
Healthcare System -
New Addition
420 West Roosevelt Road
Chicago, IL 60607

Landscape Plan - South Site

4811
2024
2023

L2.1

FINAL FOR PUBLICATION



TRIPEDIA
diskey

LANDSCAPE ARCHITECTURE
200 West Loop, Room 4, 6060
Chicago, IL 60644

- 1. 12/2023 - 2024 - 2024
- 2. 12/2023 - 2024 - 2024
- 3. 12/2023 - 2024 - 2024
- 4. 12/2023 - 2024 - 2024
- 5. 12/2023 - 2024 - 2024
- 6. 12/2023 - 2024 - 2024



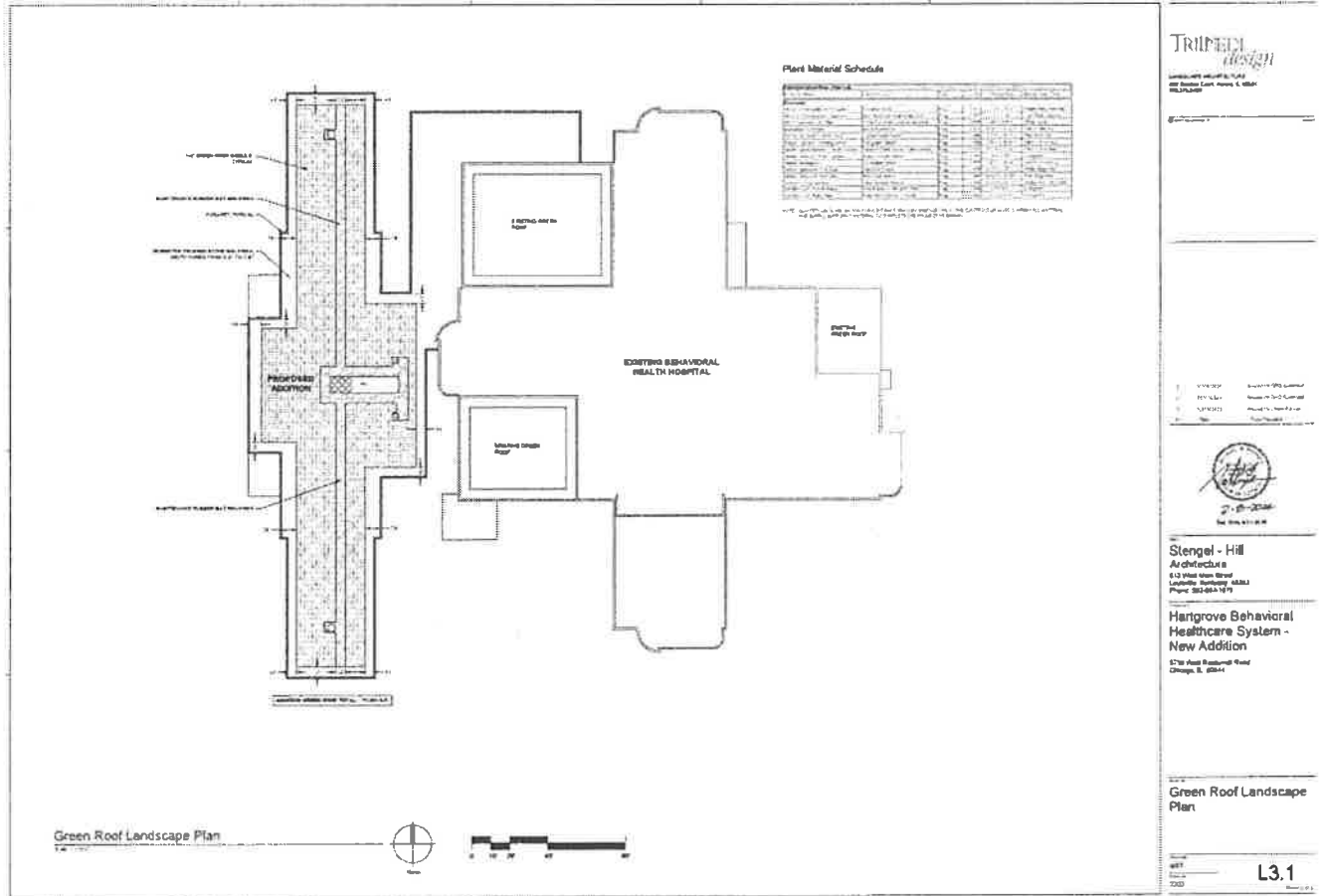
Stengel - Hill
Architecture
815 West Loop Street
Lombard, Kentucky 40322
Phone: 502-261-1122

Hargrove Behavioral
Healthcare System -
New Addition
3782 West Roosevelt Road
Chicago, IL 60644

Landscape Plan - North
Site

Sheet No. **L2.2**
Scale: 1/8" = 1'-0"

FINAL FOR PUBLICATION



TRIMBLE
ARCHITECTS

Stengel - Hill
Architects
612 West Madison Street
Lebanon, Indiana 46041
Phone: 317-464-1479

Harigrove Behavioral
Healthcare System -
New Addition
1719 West Belmont Road
Chicago, IL 60641

Green Roof Landscape
Plan

Sheet
No. **L3.1**

FINAL FOR PUBLICATION

General Notes

- 1. All work shall be in accordance with the specifications and drawings of this project.
- 2. The contractor shall be responsible for obtaining all necessary permits and licenses.
- 3. The contractor shall be responsible for maintaining access to all existing utilities.
- 4. The contractor shall be responsible for protecting all existing structures and materials.
- 5. The contractor shall be responsible for maintaining the site in a safe and sanitary condition.
- 6. The contractor shall be responsible for maintaining the site in accordance with all applicable laws and regulations.
- 7. The contractor shall be responsible for maintaining the site in accordance with all applicable codes and standards.
- 8. The contractor shall be responsible for maintaining the site in accordance with all applicable environmental requirements.
- 9. The contractor shall be responsible for maintaining the site in accordance with all applicable safety requirements.
- 10. The contractor shall be responsible for maintaining the site in accordance with all applicable quality control requirements.
- 11. The contractor shall be responsible for maintaining the site in accordance with all applicable record keeping requirements.
- 12. The contractor shall be responsible for maintaining the site in accordance with all applicable communication requirements.
- 13. The contractor shall be responsible for maintaining the site in accordance with all applicable documentation requirements.
- 14. The contractor shall be responsible for maintaining the site in accordance with all applicable reporting requirements.
- 15. The contractor shall be responsible for maintaining the site in accordance with all applicable record keeping requirements.
- 16. The contractor shall be responsible for maintaining the site in accordance with all applicable communication requirements.
- 17. The contractor shall be responsible for maintaining the site in accordance with all applicable documentation requirements.
- 18. The contractor shall be responsible for maintaining the site in accordance with all applicable reporting requirements.
- 19. The contractor shall be responsible for maintaining the site in accordance with all applicable record keeping requirements.
- 20. The contractor shall be responsible for maintaining the site in accordance with all applicable communication requirements.

Parking Lot Data

Lot No.	Area (sq ft)	Capacity	Notes
1	10,000	100	
2	15,000	150	
3	20,000	200	
4	25,000	250	
5	30,000	300	
6	35,000	350	
7	40,000	400	
8	45,000	450	
9	50,000	500	
10	55,000	550	
11	60,000	600	
12	65,000	650	
13	70,000	700	
14	75,000	750	
15	80,000	800	
16	85,000	850	
17	90,000	900	
18	95,000	950	
19	100,000	1,000	
20	105,000	1,050	
21	110,000	1,100	
22	115,000	1,150	
23	120,000	1,200	
24	125,000	1,250	
25	130,000	1,300	
26	135,000	1,350	
27	140,000	1,400	
28	145,000	1,450	
29	150,000	1,500	
30	155,000	1,550	
31	160,000	1,600	
32	165,000	1,650	
33	170,000	1,700	
34	175,000	1,750	
35	180,000	1,800	
36	185,000	1,850	
37	190,000	1,900	
38	195,000	1,950	
39	200,000	2,000	
40	205,000	2,050	
41	210,000	2,100	
42	215,000	2,150	
43	220,000	2,200	
44	225,000	2,250	
45	230,000	2,300	
46	235,000	2,350	
47	240,000	2,400	
48	245,000	2,450	
49	250,000	2,500	
50	255,000	2,550	
51	260,000	2,600	
52	265,000	2,650	
53	270,000	2,700	
54	275,000	2,750	
55	280,000	2,800	
56	285,000	2,850	
57	290,000	2,900	
58	295,000	2,950	
59	300,000	3,000	
60	305,000	3,050	
61	310,000	3,100	
62	315,000	3,150	
63	320,000	3,200	
64	325,000	3,250	
65	330,000	3,300	
66	335,000	3,350	
67	340,000	3,400	
68	345,000	3,450	
69	350,000	3,500	
70	355,000	3,550	
71	360,000	3,600	
72	365,000	3,650	
73	370,000	3,700	
74	375,000	3,750	
75	380,000	3,800	
76	385,000	3,850	
77	390,000	3,900	
78	395,000	3,950	
79	400,000	4,000	
80	405,000	4,050	
81	410,000	4,100	
82	415,000	4,150	
83	420,000	4,200	
84	425,000	4,250	
85	430,000	4,300	
86	435,000	4,350	
87	440,000	4,400	
88	445,000	4,450	
89	450,000	4,500	
90	455,000	4,550	
91	460,000	4,600	
92	465,000	4,650	
93	470,000	4,700	
94	475,000	4,750	
95	480,000	4,800	
96	485,000	4,850	
97	490,000	4,900	
98	495,000	4,950	
99	500,000	5,000	
100	505,000	5,050	

Plant Material Schedule

Item No.	Plant Name	Quantity	Notes
1	Acacia saligna	10	
2	Albizia julibrissin	15	
3	Aspidistra	20	
4	Banksia laevis	25	
5	Calluna vulgaris	30	
6	Chamaecyparis nivalis	35	
7	Conium maculatum	40	
8	Coronilla varia	45	
9	Cypripedium	50	
10	Daphne genkwa	55	
11	Delonix regia	60	
12	Dioscorea	65	
13	Dracaena fragrans	70	
14	Echinacea	75	
15	Elm	80	
16	Ficus religiosa	85	
17	Ginkgo biloba	90	
18	Gonolobus	95	
19	Hamamelis	100	
20	Hesperis matronalis	105	
21	Hydrangea	110	
22	Impatiens	115	
23	Jasminum	120	
24	Juniperus	125	
25	Lonicera	130	
26	Lythrum	135	
27	Malus	140	
28	Manisuris	145	
29	Medicago	150	
30	Metastachyum	155	
31	Morone	160	
32	Myrica	165	
33	Nerium	170	
34	Opuntia	175	
35	Ornithogalum	180	
36	Osmanthus	185	
37	Passiflora	190	
38	Persea	195	
39	Phlox	200	
40	Phytolacca	205	
41	Platanus	210	
42	Podocarpus	215	
43	Populus	220	
44	Prunella	225	
45	Quercus	230	
46	Rosa	235	
47	Rubus	240	
48	Sambucus	245	
49	Saxifraga	250	
50	Scilla	255	
51	Senecio	260	
52	Shorea	265	
53	Sida	270	
54	Sisyrinchium	275	
55	Sorbus	280	
56	Stachys	285	
57	Stemodia	290	
58	Stemodia	295	
59	Stemodia	300	
60	Stemodia	305	
61	Stemodia	310	
62	Stemodia	315	
63	Stemodia	320	
64	Stemodia	325	
65	Stemodia	330	
66	Stemodia	335	
67	Stemodia	340	
68	Stemodia	345	
69	Stemodia	350	
70	Stemodia	355	
71	Stemodia	360	
72	Stemodia	365	
73	Stemodia	370	
74	Stemodia	375	
75	Stemodia	380	
76	Stemodia	385	
77	Stemodia	390	
78	Stemodia	395	
79	Stemodia	400	
80	Stemodia	405	
81	Stemodia	410	
82	Stemodia	415	
83	Stemodia	420	
84	Stemodia	425	
85	Stemodia	430	
86	Stemodia	435	
87	Stemodia	440	
88	Stemodia	445	
89	Stemodia	450	
90	Stemodia	455	
91	Stemodia	460	
92	Stemodia	465	
93	Stemodia	470	
94	Stemodia	475	
95	Stemodia	480	
96	Stemodia	485	
97	Stemodia	490	
98	Stemodia	495	
99	Stemodia	500	
100	Stemodia	505	

Beam Vegetation Schedule

Item No.	Plant Name	Quantity	Notes
1	Acacia saligna	10	
2	Albizia julibrissin	15	
3	Aspidistra	20	
4	Banksia laevis	25	
5	Calluna vulgaris	30	
6	Chamaecyparis nivalis	35	
7	Conium maculatum	40	
8	Coronilla varia	45	
9	Cypripedium	50	
10	Daphne genkwa	55	
11	Delonix regia	60	
12	Dioscorea	65	
13	Dracaena fragrans	70	
14	Echinacea	75	
15	Elm	80	
16	Ficus religiosa	85	
17	Ginkgo biloba	90	
18	Gonolobus	95	
19	Hamamelis	100	
20	Hesperis matronalis	105	
21	Hydrangea	110	
22	Impatiens	115	
23	Jasminum	120	
24	Juniperus	125	
25	Lonicera	130	
26	Lythrum	135	
27	Malus	140	
28	Manisuris	145	
29	Medicago	150	
30	Metastachyum	155	
31	Morone	160	
32	Myrica	165	
33	Nerium	170	
34	Opuntia	175	
35	Ornithogalum	180	
36	Osmanthus	185	
37	Passiflora	190	
38	Persea	195	
39	Phlox	200	
40	Phytolacca	205	
41	Platanus	210	
42	Podocarpus	215	
43	Populus	220	
44	Prunella	225	
45	Quercus	230	
46	Rosa	235	
47	Rubus	240	
48	Sambucus	245	
49	Saxifraga	250	
50	Scilla	255	
51	Senecio	260	
52	Shorea	265	
53	Sida	270	
54	Sisyrinchium	275	
55	Sorbus	280	
56	Stachys	285	
57	Stemodia	290	
58	Stemodia	295	
59	Stemodia	300	
60	Stemodia	305	
61	Stemodia	310	
62	Stemodia	315	
63	Stemodia	320	
64	Stemodia	325	
65	Stemodia	330	
66	Stemodia	335	
67	Stemodia	340	
68	Stemodia	345	
69	Stemodia	350	
70	Stemodia	355	
71	Stemodia	360	
72	Stemodia	365	
73	Stemodia	370	
74	Stemodia	375	
75	Stemodia	380	
76	Stemodia	385	
77	Stemodia	390	
78	Stemodia	395	
79	Stemodia	400	
80	Stemodia	405	
81	Stemodia	410	
82	Stemodia	415	
83	Stemodia	420	
84			

Reclassification Of Area Shown On Map Number 2-M.
(As Amended)
(Application Number 14306)

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the current M2-2 General Manufacturing District symbols and indications as shown on Map Number 2-M in the area bounded by:

a line 641.03 feet north of and parallel to Roosevelt Road; a line 642.52 feet east of and parallel to the east right-of-way line of Menard Avenue; Roosevelt Road; and a line 307.76 feet east of and parallel to east right-of-way line of Menard Avenue,

to the designation of a C2-2 General Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the C2-2 District symbols and indications established in Section 1 above to the designation of an Institutional Planned Development which is hereby established in the area described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

Institutional Planned Development Number 933.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development (the "Planned Development"), consists of approximately two hundred fourteen thousand five hundred thirty-four (214,534) square feet or four and nine hundred twenty-five thousandths (4.925) acres of real property depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The Property is owned by the West Roosevelt Road Corp.

and is controlled by Merion Building Management, Inc. ("Applicant") for purposes of this Planned Development.

2. The Applicant, its successors or assigns shall obtain all necessary reviews, approvals, licenses and permits in connection with this Planned Development. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-ways shall require a separate submittal on behalf of the Applicant, its successors or assigns 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 11.11-1 of the Chicago Zoning Ordinance, the Property shall, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the Applicant, its successors or assigns.
4. This Planned Development consists of sixteen (16) statements; a Bulk Regulations and Data Table; a Planned Development Boundary and Property Line Map; a Generalized Land-Use Map, an Existing Land-Use Map; an Existing Zoning Map; and a Site Plan, Landscape Plan, Landscape Details and Massing Plan, each dated July 15, 2004 and prepared by or for Stephen Rankin Associates, P.C. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses are permitted in the Planned Development: hospitals, medical clinics, professional offices, health services, schools, food service, assembly, recreational and other related hospital uses, accessory parking and other accessory uses.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Commissioner of the Department of Planning and Development. The conceptual location and size of certain of the identification and monument signs are depicted on the Site Plan,

Landscape Plan and Massing Plan. Temporary signs, such as construction and marketing signs, also shall be permitted subject to the review and approval of the Department of Planning and Development.

7. Off-street parking and off-street loading facilities shall be provided in compliance with the Planned Development, subject to review and approval of the Department of Transportation and Department of Planning and Development. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.
8. For purposes of 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 the F.A.R. that are permitted by the Chicago Zoning Ordinance, all floor area devoted to mechanical uses in excess of five thousand (5,000) square feet in a single location shall not be included as floor area.
9. In addition to the maximum heights of the buildings and any appurtenance 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.
10. 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation.
11. Notwithstanding anything to the contrary in Section 11-11-3(c) of the Chicago Zoning Ordinance, the terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area established in this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
12. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the Site Plan, Landscape Plan and Massing Plan, and in accordance with the parkway and tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and

corresponding regulations and guidelines.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in a manner, generally consistent with the Leadership in Energy and Environmental Design Green Building Rating System ("L.E.E.D."). Copies of these standards may be obtained from the Department of Planning and Development. At least twenty-five percent (25%) of the aggregate gross roof area shall be covered by a vegetative ("green") roof. All such vegetative roofs may be constructed once building structures are complete. Such contemplated green roof system(s) shall be reasonably approved by the Department of Planning and Development at the time of Part II approval.
14. Prior to the issuance by the Department of Planning of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II approval") for development of the building identified in the Massing Plan, building elevations of each side of the building (the "Building Elevations") shall be submitted to the Commissioner of the Department of Planning and Development (the "Commissioner") for approval. Review and approval of the Building Elevations by the Commissioner is intended to assure that building proposed conforms with this Planned Development, including specifically the Massing Plan. No Part II approval for work for which Building Elevations must be submitted to the Commissioner shall be granted until the Building Elevations have been approved.

In the event of an inconsistency between the approved Building Elevations and the terms of the Statements and Bulk Regulations and Data Table of this Planned Development in effect at the time of approval of such plan or of modifications thereto, the terms of the Statements and Bulk Regulations and Data Table of the Planned Development shall govern. The Building Elevations shall be designed in general conformance with the following design principles: (a) Exterior walls visible from any public way shall be designed to avoid a monotonous and blank appearance through the use of texture and detail on openings, projections, recesses, offsets and other architectural devices; (b) mechanical equipment will be concealed or integrated into the architectural design; and (c) the predominant exterior wall material shall be masonry on all sides of the building. If the Building Elevations substantially demonstrate the foregoing principles and substantially conform to the Massing Plan, the Commissioner shall approve said Building Elevations and shall issue written approval thereof to the applicant. If the Commissioner determines that the Building Elevations do not do so, the Commissioner shall advise the applicant in writing of the specific reasons for such adverse determination and the

specific areas in which the Building Elevations do not substantially demonstrate the foregoing standards and/or the Massing Plan. The Commissioner shall thereafter review any subsequent resubmission and issue a determination in writing to the applicant within a reasonable period.

Following approval of the Building Elevations by the Commissioner or otherwise, the approved plans shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Planned Development.

After approval of the Building Elevations by the Commissioner or otherwise, the approved Building Elevations may be changed or modified pursuant to the provisions of Statement 11.

15. 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.
16. Unless substantial construction of the improvements contemplated in the Site Plan for this Property by this Planned Development has commenced within six (6) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the current M2-2 General Manufacturing District. This six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Planned Development Boundary and Property Line Map; Generalized Land-Use Map; Existing Land-Use Map; Existing Zoning Map; Site Plan; Landscape Plan; Landscape Details; and Massing (Conceptual) -- Site Plan referred to in these Plan of Development Statements printed on pages 32432 through 32439 of this *Journal*.]

9/29/2004

REPORTS OF COMMITTEES

14306
32431

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

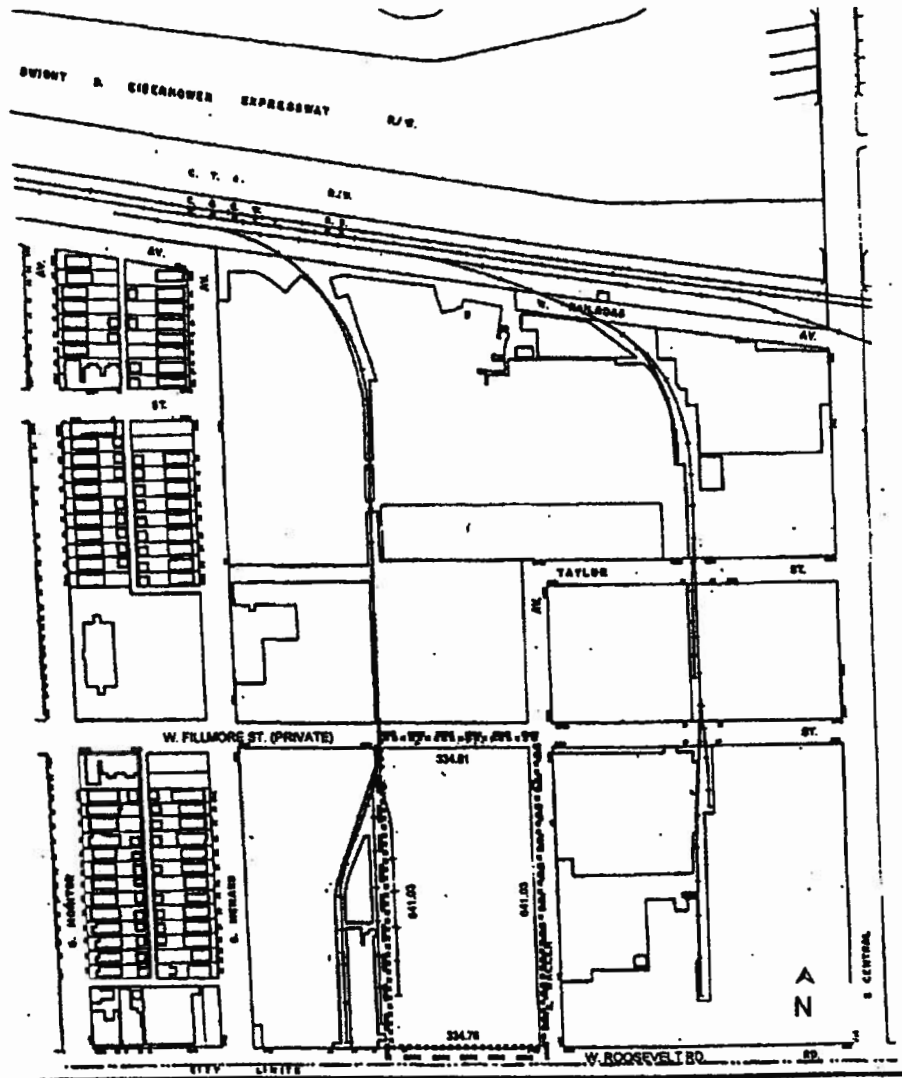
Institutional Planned Development Number 933.

Planned Development.

Bulk Regulations And Data Table.

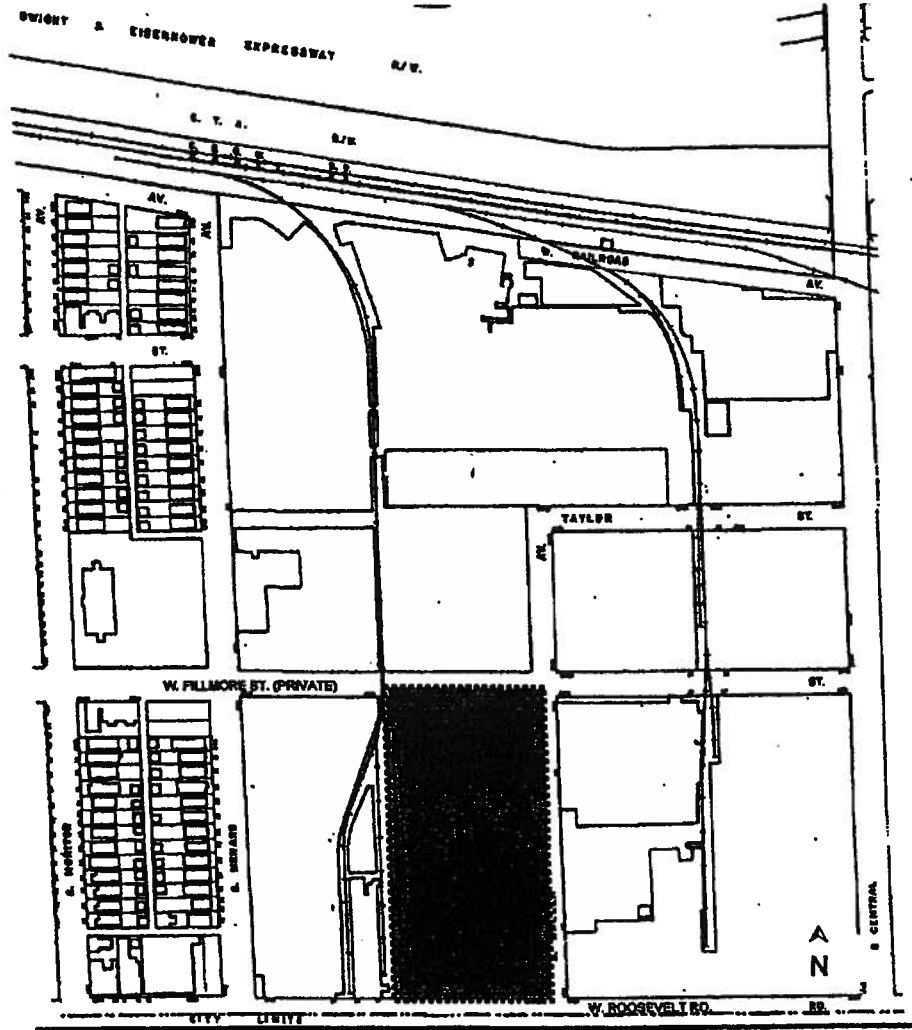
	Square Feet	Acres
Site Area:	214,534	4.925
Net Site Area:	214,534	4.925
Public Rights-of-Way:	11,047	0.254
Gross Site Area:	225,581	5.179
Maximum Permitted Floor Area Ratio:	0.5	
Maximum Percent of Land Coverage:	Per the approved Site Plan	
Minimum Number of Parking Spaces:	120	
Minimum Number of Off-Street Loading Spaces:	1	
Minimum Building Setbacks:	Per the approved Site Plan	
Maximum Building Height:	Per the approved Massing Plan	

Planned Development Boundary
And Property Line Map.



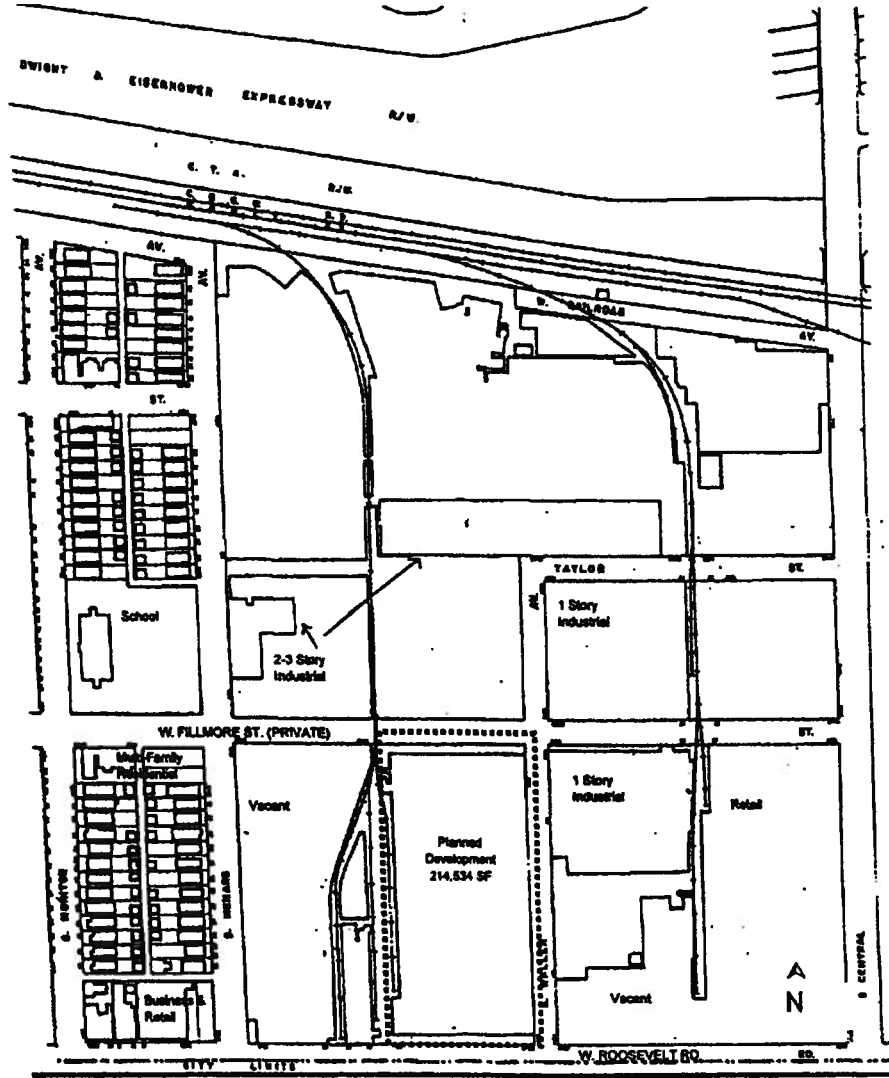
- Applicant Merion Building Management, Inc.
- Date March 31, 2004, as amended July 15, 2004
- Address 5700-5732 West Roosevelt Road
- Subject Property Boundary
- - - - - Planned Development Boundary

Generalized Land-Use Map.



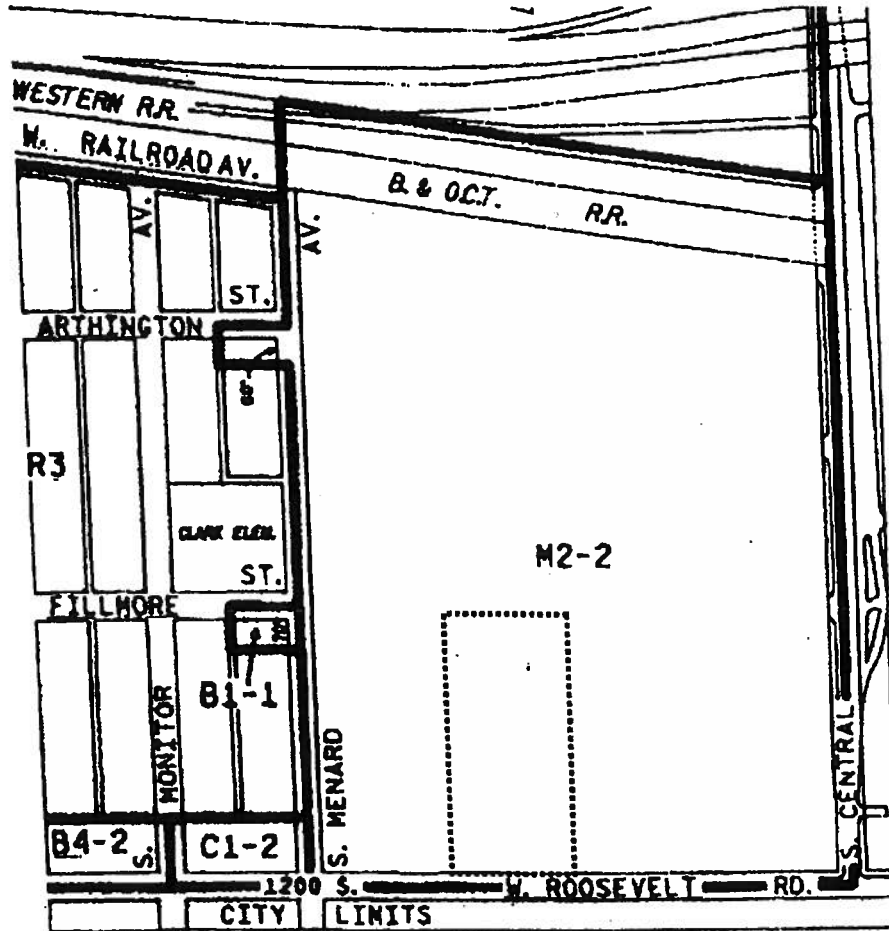
Applicant Merion Building Management, Inc.
 Date March 31, 2004, as amended July 16, 2004
 Address 5700-5732 West Roosevelt Road
 Subject Property Boundary
 ■ See Statement #5

Existing Land-Use Map.



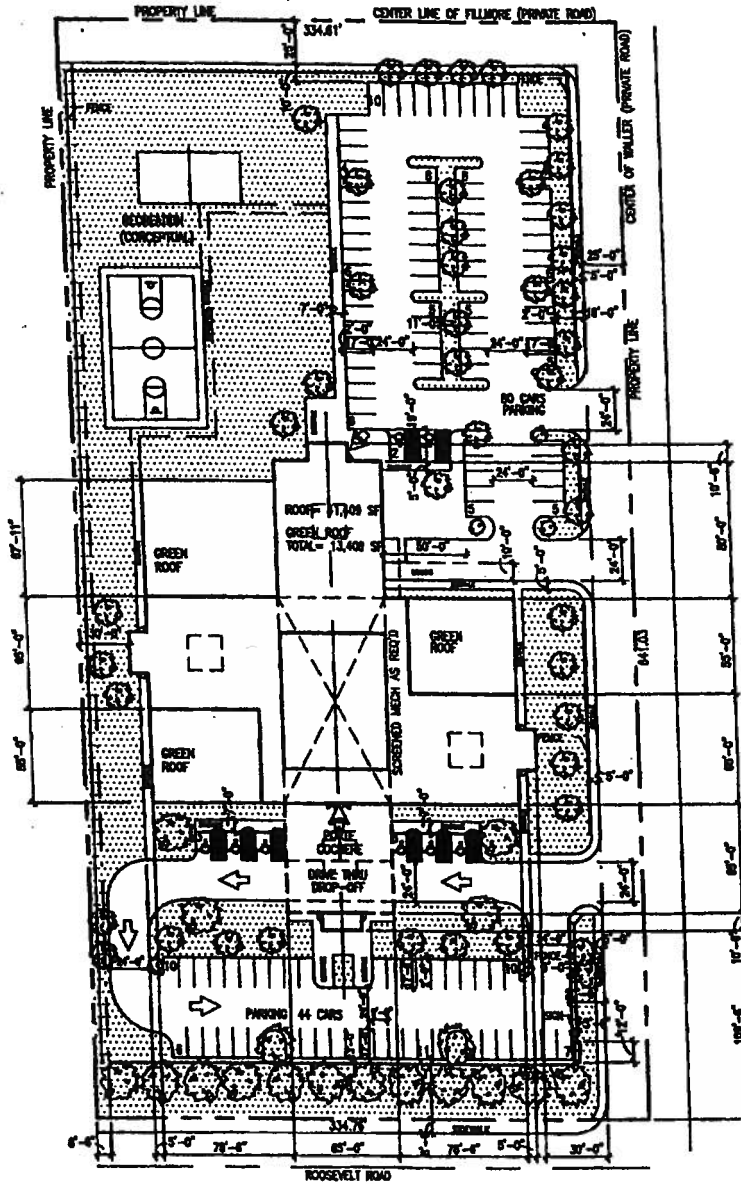
Applicant Merlon Building Management, Inc.
 Date March 31, 2004, as amended July 15, 2004
 Address 5700-5732 West Roosevelt Road
 Subject Property Boundary

Existing Zoning Map.



Applicant Merion Building Management, Inc.
 Date March 31, 2004, as amended July 15, 2004
 Address 5700-5732 West Roosevelt Road
 Subject Property Boundary

Site Plan.



HARTGROVE HOSPITAL
SITE PLAN

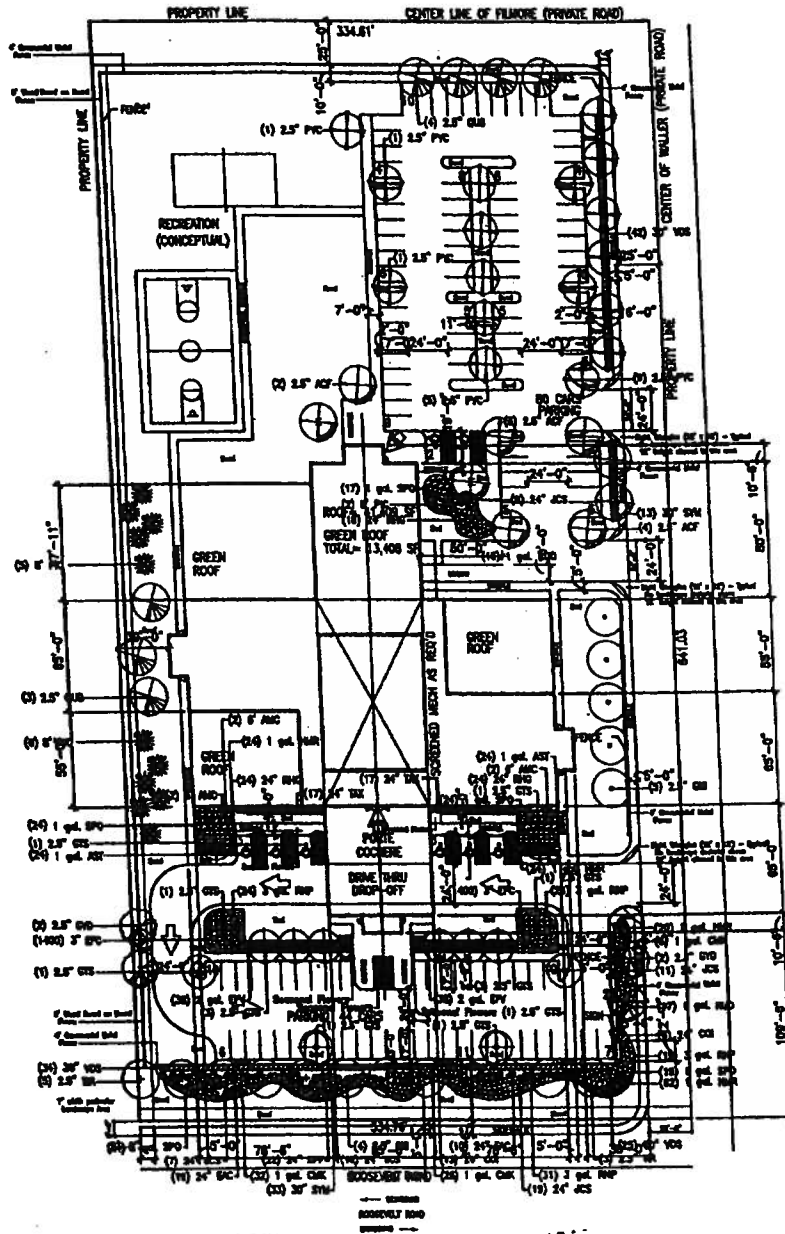
SCALE: 1:80
DATE: 7/8/04

STEPHEN RANKIN ASSOCIATES

MERION



Landscape Plan.



DAVID R. McCALLUM ASSOCIATES, INC.
 Landscape Architects
 350 North Milwaukee Avenue
 Libertyville, Illinois 60048

STEPHEN RANKIN ASSOCIATES

LANDSCAPE PLAN
 SCALE: 1:80
 DATE: 7/8/04

north



MERION

9/29/2004

REPORTS OF COMMITTEES

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Massing (Conceptual) -- Site Plan.

