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Legislation Text

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FINAL

**REPORT to the
CHICAGO PLAN COMMISSION from
THE DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT BUREAU OF
PLANNING AND ZONING
FOR APPROVAL:**

APPLICANT: LOCATION:

NOVEMBER 27, 2012

PROPOSED AMENDMENT TO INSTITUTIONAL PLANNED DEVELOPMENT NO. 50

ADVOCATE NORTHSIDE HEALTH NETWORK

857-939 W. BARRY AVE.; 3032-3058 N. WILTON AVE.; 800-938 W. WELLINGTON; 901-939 W. WELLINGTON AVE.; 2934-2958 N. MILDRED AVE.; 900-908 W. OAKDALE AVE.; 3000-3020 N. HALSTED ST.; 3001-3021 N. DAYTON ST.; 3000-3024 N. DAYTON ST.

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Housing and Economic Development hereby submits this report and recommendation on a proposed amendment to Institutional Planned Development No. 50 for your review and recommendation to the Chicago City Council. The application for the Chicago Zoning Ordinance was introduced into the City Council on June 27, 2012. Proper legal notice of the public hearing on the application was published in the Chicago Sun-Times on, November 9, 2012. The Applicant was separately notified of this hearing.

The site is currently zoned Institutional Planned Development No. 50. This application is being submitted by the Applicant as an amendment to Institutional Planned Development No. 50 to amend the site plan, elevations and the Bulk and Data Table for the planned development. Pursuant to section, 17-8-0515-A of the Chicago Zoning Ordinance, Planned Development review and approval is required since the proposed amendment will result in a change to the approved planned development.

PROJECT BACKGROUND

The project includes a proposed amendment to Institutional Planned Development No. 50. Institutional Planned Development No. 50 (I.P.D No. 50) was originally approved in December 20, 1967. The Planned Development was last amended in 2009 and included an additional parcel (Sub

Area C) to the planned development and a proposed site plan. The existing buildings in Sub area A and B shall remain and no site alterations to the buildings are proposed as part of this amendment to I.P.D No. 50.

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SITE AND AREA DESCRIPTION

The site is located in the Lakeview neighborhood and is not in a Tax Increment Financing District or in an industrial corridor, nor the Lake Michigan and the Chicago Lakefront Protection District. The planned development boundaries are generally North Halsted Street on the east, West Oakdale Avenue on the south, West Barry Avenue on the north, and the Chicago Transit Authority Public Right of Way on the east. Sub area C is bounded on the north by West Barry Avenue, on the west by North Wilton Street, on the South by a partially vacated West Nelson Street and on the east by a five-story masonry multi-story residential building. The existing planned development consists of three sub-areas (A, B, and C) Sub area C is currently used as an interim accessory parking lot.

The area surrounding the Planned Development is developed with a variety of commercial, residential, institutional, and open space uses. One block to the east along North Halsted Street is a mix of residential, business, and commercial uses, which is comprised of B3-3, B3-2 Community Shopping Districts, and RM-5 Residential Multi-Unit District. To the south of the existing planned development boundaries along West Wellington Avenue residential area zoned RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District. To the north of West Barry Avenue is a residential district zoned RM-4.5 Residential Multi-Unit District.

The site is immediately accessible via public transit from CTA's No. 8 Halsted Street bus, and No. 22 Clark bus lines. The site is also served by the Wellington Red and Brown line train station located just west of the site.

PROJECT DESCRIPTION

The current proposal would revise Sub Area C to include a proposed outpatient care pavilion in lieu of the previously proposed Hospital. The project as proposed would be constructed as a Phase I and Phase II project. The Phase I project will be a 47-foot outpatient care center and a proposed building square footage of 129,412 square feet and include a significantly smaller building then was originally approved in the 2009 amendment. A Phase II project will consist of a proposed hospital building of similar height, scale, bulk, and density as the 2009 approval. The Phase II project is not yet designed and will be reviewed administratively via a formal site plan review. Sub area C will have a maximum floor area ratio (FAR) of 3.6. Furthermore, the applicant has agreed to present the Phase II project at a future Chicago Plan Commission public hearing for a formal vote and approval of the project.

DESIGN

The proposed outpatient care building will be compatible in terms of bulk, height and scale as the surrounding neighborhood. The building is composed of architectural metal panels, architectural masonry brick, aluminum curtain wall systems, and pre-finished aluminum framed glass windows. The building is designed to achieve basic LEED certification and provide a minimum of fifty percent 50%of the net roof area as a vegetative green roof as indicated on the attached Roof Plan.

ACCESS/CIRCULATION

The main vehicular entry for the proposed Phase I building is West Nelson Street and the main pedestrian entry point is located on West Berry Street. The proposed design allows for vehicular access to the building with a circular drop off and internal to the site on West Nelson Street. The applicant proposes to vacate West Nelson Street from the most eastern point of the Chicago Transit Authority elevated tracks through the remainder of the site. The existing loading berth along West Nelson Street is to remain and will not be altered. In addition to the vacation of West Nelson Street, the Applicant proposes to vacate North Wilton Street from West Barry to West Nelson Street. The portion of North Wilton Street to be vacated is to be improved with a parking lot and will provide 14 parking spaces to serve the proposed outpatient care center. The site plan also provides for two bicycle racks located at the entrance of the building with a total capacity to park 50 bicycles.

The Applicant provided to CDOT a detailed traffic study in which the impact of the outpatient care facility on numerous Lakeview intersections was analyzed.

LANDSCAPE & SUSTAINABILITY

The applicant has agreed to meet the requirements of the City of Chicago's Landscape Ordinance. The project will meet the requirements of the City of Chicago's Sustainable Matrix by achieving LEED Certification and include a 50% (25,100 square feet) green roof of the net roof area. The future phase II project will also need to comply with the City of Chicago's Sustainable Matrix.

BULK/USE/DENSITY

The Phase I project will be a 47-foot outpatient care building with a proposed building square footage of 129,412 square feet and include a significantly smaller building than was originally approved in the 2009 amendment. One block to the east along North Halsted Street is a mix of residential, business, and commercial uses, which is comprised of B3-3, B3-2 Community Shopping District, and RM-5 Residential Multi-Unit District. To the south of the existing planned development boundaries along West Wellington Avenue is a residential area zoned RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District. To the north of West Barry Avenue is a higher residential district zoned RM-4.5 Residential Multi-Unit District.

RECOMMENDATION

The Department of Housing and Economic Development has reviewed the project materials submitted by the Applicant and has concluded that the proposed development would be appropriate for the site for the following reasons:

- 1) Although the overall net site area of the planned development would increase slightly, the development parameters of maximum FAR, height and bulk are not exceeded and would not be negatively impacted by the proposed amendment to the planned development.

- 2) The public infrastructure facilities and city services will be adequate to serve the proposed development at the time of occupancy.

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- 3) The proposed Planned Development amendment has been reviewed by the Chicago Department of Transportation's Project Review Committee and all requested changes have been made. CDOT has reviewed in detail the proposed outpatient care facility. The Applicant provided to CDOT a detailed traffic study in which the impact of the outpatient care facility on numerous Lakeview intersections was analyzed.
- 4) Copies of this application have been circulated to other City departments and agencies and no comments have been received. The project will comply with the requirements for access in case of fire and other emergencies.
- 5) The applicant has agreed to meet the requirements of the City of Chicago's Landscape Ordinance. The project will meet the requirements of the City of Chicago's Sustainable Matrix by achieving LEED Certification and include a 50% (25,100 square feet) green roof of the net roof area.

Based on the foregoing, it is the recommendation of the Department of Housing and Economic Development that the revised application for an amendment to Institutional Planned Development No. 50 be approved and the recommendation to the City Council Committee on Zoning, Landmarks and Building Standards be "As-Revised, Passage Recommended".

Department of Housing and Economic Development Bureau of
Planning and Zoning

Department of Housing and Economic Development

city of chicago

advocate northside health network

(Amendment to Institutional Planned Development No. 50)

857-939 W. BARRY AVE.; 3032-3058 N. WILTON AVE.; 800-938 W. WELLINGTON; 901-939 W. WELLINGTON AVE.; 2934-2958 N. MILDRED AVE.; 900-908 W. OAKDALE AVE.; 3000-3020 N. HALSTED ST.; 3001-3021 N. DAYTON ST.; 3000-3024 N. DAYTON ST.

WHEREAS, the Applicant, Advocate Northside Health Network, has submitted an application to amend Institutional Planned Development No. 50; and

WHEREAS, the Applicant, proposes to amend Institutional Planned Development No. 50 to amend the site plan, elevations and the Bulk and Data Table for the planned development; and

WHEREAS, The Applicant, proposes a 47-foot outpatient care center as a Phase I project will be a with a maximum floor area ratio (F.A.R) of 3.6 for Sub Area C and a proposed buildable square footage of 129,412 square feet. A phase II project will consist of a proposed hospital building of similar height, scale, bulk, and intensity as the 2009. The Phase II project is not yet designed and will be reviewed administratively via a formal site plan review. Furthermore, the applicant has agreed to present the Phase II project at a future Chicago Plan Commission public hearing for a formal vote and approval of the project; and

WHEREAS, the Applicant's application to rezone the Property was introduced to the City Council on June 27, 2012; and

WHEREAS, proper legal notice of the hearing before the Chicago Plan Commission was published in the Chicago Sun-Times on November 9, 2012. The Applicant was separately notified of this hearing and the proposed zoning application was considered at a public hearing by this Plan Commission on November 27, 2012; and

121 NORTH LASALLE STREET. ROOM 1000, CHICAGO ILLINOIS 60602

WHEREAS, the Plan Commission has reviewed the application with respect to the provisions of the Chicago Zoning Ordinance and finds that the proposal will be consistent with said provisions; and

WHEREAS, the Department of Housing and Economic Development recommended approval of the application, with the recommendation and explanation contained in the written report dated November 27, 2012, a copy of which is attached hereto and made a part hereof; and

WHEREAS, the Chicago Plan Commission has fully reviewed the application and all informational submissions associated with the proposed amendment, the report and recommendation of the Commissioner of the Department of Housing and Economic Development, and all other testimony presented at the public hearing held on November 27, 2012 giving due and proper consideration to the Chicago Zoning Ordinance; and

NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:

Martin Cabrera, Jr. Chairman
Chicago Plan Commission

1. THAT the final application dated November 27, 2012 be approved as being in conformance with the provisions, terms and conditions of the corresponding zoning application; and
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning, Landmarks and Building Standards of the final zoning application dated November 27, 2012; and
3. THAT the above-stated recitals to this resolution together with the report of the Commissioner of the Department of Housing and Economic Development be adopted as the findings of fact of the Chicago Plan Commission regarding the zoning map amendment application.

Approved: November 27, 2012 IPD No. 50,
as amended

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

ADDRESS of the property Applicant is seeking to rezone:

857-939 W. Barry; 3032-3058 N. Wilton; 3033-3059 N. Wilton; 800-938 W. Wellington; 901-939 W. Wellington; 2934-2958 N. Mildred Ave.; 900-908 H. Oakdale; 3000-3020 N. Halsted; 3001-3021 N. Dayton St.; 3000-3024 N. Dayton St.

WaTd Number that property is located in: 44th Ward

APPLICANT Mvcrtrp Nrrthsirfr Hpaltri Npfaorfc

ADDRESS 2025 Windsor Dr.

STATEjL ZIP CODE 60523

FMAILJack.m'Ibertg
advocatehealth.ccm

CONTACT PERSON Jack Gilbert

4. Is the applicant the owner of the property? V ES x NO
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER

ADDRESS . CITY,,

STATE ZIP CODE PHONE.

EMAIL ' CONTACT PERSON

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY ,frhn il, fenrgp

ADDRESS m s. Hark St., Suite f100

CITY , Chicago STATE II ZIP CODE mm

PHONE 312-726-8797 FAX 312-77fi-fifiiQ EM ^ajrjeor^eQdaleygeorge. cot

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements. N/A

7. On what date did the owner acquire legal title to the subject property? v>Hm< rtat^

8. Has the present owner previously rezoned this property? If yes, when?
Yes. 2039. .

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9. Present Zoning District Development. tin. <%) Proposed Zoning District Development. Kin. 50, at anended

10. Lot size in square feet (or dimensions') 638.479 s.f.

11. Current Use of the property Hospital, medical nffireg .

12. Reason for rezoning the property To allow for construction of new (hryjpita) : facility

13. De-scribe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

Applicant r?rnpnsfts rnnstrnrting a new hncpit^ facility- ^ Planned Development StatwrPnt*;
and Exhibits attached hereto for additional h^-si :

14. On May 14th, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (Sec Fact Sheet for more information)

NO x
COUNTY OF COOK STATE OF
ILLINOIS

_, being first duly sworn on oath, states that all of the above statements and the statement? contained in the documents submitted herewith are true ana* correct,

Subscribed and Sworn to before me this
>E day of ,20.

Notary Public

Signature of Appl

^ * *H. JAMES*

Date of Introduction:.

File Number.

Ward:.

FINAL FOR PUBLICATION

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1: That the Chicago Zoning Ordinance be amended by changing all

Institutional Planned Development No. 50 symbols and designations as shown on Map

No. 7-G in the area bounded by

West Barry Avenue; a line 330.61 feet east of and parallel to North Wilton Avenue; a line 132.23 south of and parallel to West Barry Avenue; the center line of vacated North Dayton Street and North Dayton Street; a line 230.33 feet north of and parallel to West Wellington Avenue; North Halsted Street; West Wellington Avenue; North Mildred Avenue; West Oakdale Avenue; a line 103 west of and parallel to North Mildred Avenue; the alley next north of and parallel to West Oakdale Avenue; a line 189.6 feet east of and parallel to North Sheffield Avenue, a/k/a the east line of the Chicago Transit Authority Right of Way,

to those of Institutional Planned Development No. 50, as amended and a corresponding use district is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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INSTITUTIONAL PLANNED DEVELOPMENT NO. 50, AS AMENDED PLAN OF
DEVELOPMENT STATEMENTS

1. The area delineated herein as Institutional Planned Development No. 50., as amended, consists of property commonly known as 857-937 W. Barry Avenue; 3000-20 N. Halsted Street; 3001-21 N. Dayton Street; 3000-24 N. Dayton Street; 800-938 West Wellington Avenue; 901-39 W. Wellington Avenue; 2934-58 N. Mildred Avenue; 900-08 W. Oakdale Avenue; 3032-58 N. Wilton Avenue; 3033-59 N. Wilton Avenue, Chicago Illinois ("the Property"). The Property consists of Sub-Area A of approximately 338,083 square feet, Sub-Area B of approximately 63,164 square feet, and Sub-Area C of approximately 140,178 square feet for a total net site area of 541,425 square feet (12.429 acres). The property is owned or controlled by the Applicant, Advocate Northside Health Network.
2. 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 easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council. Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Housing and Economic 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.

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Intro. Date: JUNE 20, 2012

CPC Date:

NOVEMBER 27, 2012

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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 then to the owners of record title to all of the Property and to 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 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. An agreement among property owners or a covenant binding property owners may designate the authorized party for any future amendment, modification or change.
4. This Plan of Development consists of Eighteen Statements; Bulk Regulations and Data Table; Existing Land Use Area and Zoning Map; Planned Development Boundary, Property Line, Sub-Area Map, Property Line & Right of Way Adjustment Map; Existing Vacated Street Map; Site Plan; Phase 1 Enlarged Site & Roof Plan; Phase 1 Enlarged Roof Plan; Phase 1 Landscape/Green Roof Plan; and Phase 1 Elevations prepared by

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SmithGroup JJR dated November 27, 2012. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply. 5. The following uses shall be permitted within the area herein delineated as Sub-Area A of the Institutional Planned Development: hospital, outpatient medical and surgical care, medical services, outpatient medical services, dental and related uses, laboratories (clinical and research) research and educational facilities, housing for nurses, interns and residents, doctors' offices and off-street parking.

The following uses shall be permitted within the area herein delineated as Sub-Area B of the Institutional Planned Development: accessory parking, professional offices, and accessory uses. The following uses shall be permitted within the area herein delineated as Sub-Area C of the Institutional Planned Development: hospital, outpatient medical and surgical care, medical services, outpatient medical services, dental and related uses, doctors' offices and accessory uses, and an accessory surface parking lot shall be permitted as an interim use prior to the construction of the new hospital building. 6. Skybridges shall be permitted at the following locations: (i) a skybridge shall be permitted across North Dayton Street to connect the medical office building development with the medical center complex, (ii) a skybridge shall be permitted across West Wellington Avenue to connect the proposed parking garage with the parking

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deck, and (iii) one skybridge shall be permitted across vacated West Nelson Street to connect the education building to the medical center complex.

7. On premise Business Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Housing and Economic Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Housing and Economic Development. No off premise signs shall be permitted.
8. 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 the City of Chicago.

Loading Dock Management: In an effort to increase pedestrian safety, the applicant will train, dedicate and designate traffic safety employees to manage and monitor the Wellington Loading Dock. Said employees will monitor pedestrian and vehicular traffic and activity on Mildred Avenue and the Wellington Loading Dock. Furthermore, applicant will not permit any deliveries by new vendors at the Wellington Loading Dock unless they use a truck, which completely fits, into the loading area. 9. For the purposes of measuring height, the definition in the Chicago Zoning Ordinance shall apply. In addition to the maximum height of the building and any appurtenance

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thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.

10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic 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.
12. New improvements to be located in Sub-Areas A and C shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The landscape improvements as depicted in the attached landscape plan shall govern all landscape requirements.

Prior to the Department of Housing and Economic Development issuing a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance (a "Part II Approval") for development of Phase II for Sub-Areas A and C, a site plan for the proposed development of such shall be submitted to the Department of Housing and Economic Development for Site Plan Approval. Site Plan Approval is intended to assure that the specific development proposals substantially conform with this Planned Development and to assist the City in monitoring ongoing development. A Site Plan may be submitted

for all or part of Phase II for Sub-Areas A and C. Such Site Plan need only include the

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area within the Property for which approval is being sought by the Applicant. No Part II approval for such area shall be granted until an applicable Site Plan has been approved. Requests for Site Plan Approval shall be submitted to the Commissioner of the Department of Housing and Economic Development (DHED) who shall then submit the plans to the Chicago Plan Commission for review and approval. Applicant shall also submit an updated Traffic Study at that time to the Department of Transportation and DHED. Notice of the hearing before the Chicago Plan Commission shall be posted by the Applicant on the property in question (but no written notice pursuant to Section 17-13-0107-A of the Zoning Ordinance, by the Applicant, shall be required). Following approval of a Site Plan by the Chicago Plan Commission, the Site Plan shall be kept on permanent file with the Department of Housing and Economic Development and shall be deemed to be an integral part of this Planned Development.

After approval of a Site Plan Approval by the Chicago Plan Commission or Part II Approval by DHED concerning the Property or a portion thereof, the same may be changed or modified pursuant to the provisions of Statement No. 13 of this Planned Development. In the event of any inconsistency between an approved Site Plan and the terms of this Planned Development (including any amendments hereto that may be in effect at the time of such approval), the terms of this Planned Development (as the same may be so amended) shall govern.

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A Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements within the boundaries of the area to be developed:

- a) building elevations and sections;
- b) footprint of the improvements;
- c) preliminary landscaping plan;
- d) pedestrian circulation; updated traffic study
- e) preliminary cross-sections of the improvements; and
- f) statistical information applicable to the area, including floor area and floor area ratio, numbers of dwelling units, uses to be established, building heights and setbacks.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development and any City Ordinances or policies in effect at the time of submission of the Site Plan. 13. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Housing and Economic Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Housing and Economic Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Housing and Economic

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Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 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 that promotes and maximizes the conservation of natural resources. The Applicant shall achieve LEED Certification and maintain all new improvements and buildings located in Sub-Area C of the Property under the Leadership in Energy and Environmental Design (LEED) Green Building Rating System. The Applicant shall provide a vegetated ("green") roof of least fifty percent (50%) of the net roof area (25,100 square feet) of the new buildings in Sub-Areas A and C. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment.
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 new buildings and improvements on the property within Sub-Areas A, B and C 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 approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each building or improvement.
16. Notwithstanding any statement to the contrary, this Planned Development shall be

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AVENUE; 901-39 W. WELLINGTON AVENUE; 2934-58 N. MILDRED AVENUE;
900-08 W. OAKDALE AVENUE; 3032-58 N. WILTON AVENUE; 3033-59 N.
WILTON AVENUE, CHICAGO ILLINOIS
Intro. Date: JUNE 20, 2012
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subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of this Planned Development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this Planned Development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.

17. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Streets and Sanitation, the Commissioner of the Fleet and Facility Management and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
18. Unless substantial construction of Phase I in Sub-Areas A and C has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the property within Sub-Areas A and B shall automatically revert to the Institutional Planned Development 50, as amended March 27, 2002, and the zoning of the property within Sub-Area C shall automatically revert to the underlying zoning of the property of the RM4.5 Residential Multi-Unit District, except for that portion of Sub-Area C bounded by West Barry Avenue; North Wilton Avenue; West Nelson Avenue; a line 189.6 feet east of and parallel to North Sheffield Avenue, a/k/a the east line of the Chicago Transit Authority Right of Way, shall revert back to the B1-3 Neighborhood Shopping District.

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Intro. Date: JUNE 20, 2012
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**2012 AMENDMENT INSTITUTIONAL PLANNED DEVELOPMENT
No. 50 BULK REGULATIONS AND DATA TABLE**

Site Area Gross Site Area: Net Site Area:
Public Right-of-Way:

Sub-area A:
Sub-area B: Sub-area C:

651,029 sq. ft. (14.946 acres) 541,425 sq. ft. (12.429 acres)
109,604 sq. ft. (2.5 16 acres)

338,083 sq. ft. (7.761 acres)
63,164 sq. ft. (1.450 acres) 140.178 sq. ft. (3.218 acres)

Maximum Height Sub-area A: Sub-area B: Sub-area C:

171 -4"
135'-2"
146'

Floor Area Ratio & Buildable Area Overall Maximum FAR:

Sub-area A:
Net Site Area:
Maximum FAR:
Total Buildable Square Footage:
Existing As-Built Sq. Ft.: Proposed Building Sq. Ft: Phase 1:

Remaining Available Buildable Area:

338,083 sq. ft.
2.5

845,208 sq. ft.

701,239 sq. ft.

8,443 sq. ft.

(excludes Penthouse Mechanical)

135,526 sf. ft.

Sub-area B:

Net Site Area:

Maximum FAR:

Total Buildable Square Footage:

Existing As-Built Sq. Ft.:

63.164 sq. ft. 2.65

167.384.6 166,536 sq. ft.

Sub-area C:

**Net Site Area: Maximum FAR: Total Buildable Square Footage: Existing As-Built Sq. Ft.:
Proposed Building Sq. Ft: Phase 1:**

Remaining Available Buildable Area:

140,178 sq.ft. 3.6

504,605 sq. ft. 55,847 sq. ft.

129,412 sq. ft. (excludes Penthouse Mechanical Space @ 18,375 sq. ft.) 319,346 sq. ft.

Setbacks

Sub-area A:

Boundary and Front: 3 feet

Boundary and Side: 7 feet

Sub-area B:

Boundary and Front: 2 feet

Boundary and Side: 0 feet

Sub-area C:

Front and Back Yard: 5 feet

Side Yard: 5 feet

Parking Spaces:

Spaces Provided:

Sub-area A: 905

Sub-area B: 422

Sub-area C: 0

Total: 1327

Loading Spaces:

Spaces Provided:

Sub-area A: 5 (existing)

Sub-area B: 0

Sub-area C: 0

Total: 5

Bicycle Parking Spaces: Spaces Provided: Sub-area C:

EXISTING

LAND

USE

AREA

& ZONING "MAP

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CHICAGO ILLINOIS INTRO DATE: JUNE 20, 2012 CPC DATE: NOVEMBER 27, 2012

**PLANNED DEVELOPMENT BOUNDARY, • PROPERTY LINE & SUB-
AREA MAP**

APPLICANT: ADVOCATE NORTHSIDE HEALTH NETWORK
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- PROPERTY LINE

PLANNED DEVELOPMENT " BOUNDARY

**>• SUB-AREA BOUNDARY LINE
EXISTING VACATED MAP**

LEGEND

PROPERTY UNE

PLANNED DEVELOPMENT BOUNDARY

SUB-AREA BOUNDARY LINE VACATED STREET AREA

APPLICANT: ADVOCATE NORTHSIDE HEALTH NETWORK
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LEGEND

PROPERTY LINE
PLANNED DEVELOPMENT
• • SUB-AREA
BOUNDARY LINE
^tffytffyh VACATED STREET AREA

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SITE PLAN

LEGEND

PROPERTY LINE

EXISTING STRUCTURE TO REMAIN PROPOSED DEVELOPMENT SUB-AREA BOUNDARY UNE PLANNED DEVELOPMENT
UNE (PD - 50)

APPLICANT: ADVOCATE NORTHSIDE HEALTH NETWORK
ADDRESS: 857-937 W. BARRY AVENUE; 3000-20 N. HALSTED STREET; 3001-21 N. DAYTON STREET; 3000-24 N. DAYTON STREET; 800-938 WEST WELLINGTON AVENUE; 901-39 W. WELLINGTON AVENUE; 2934-58 N. MILDRED AVENUE; 900-08 W. OAKDALE AVENUE; 3052-58 N. WILTON AVENUE; 3033-59 N. WILTON AVENUE, CHICAGO ILLINOIS INTRO DATE: JUNE 20, 2012 CPC DATE: NOVEMBER 27, 2012
PHASE 1 ENLARGED SITE & ROOF PLAN

5 r

Sq. R. of Green R oof Area:

PROPERTY LINE
PLANNED DEVELOPMENT LINE (PD-50)
GREEN ROOF AREA
ROOF AREA

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PHASE
LANDSCAPE/GREEN
ROOF PLAN

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INTRO DATE: JUNE 20, 2012 CPC DATE: NOVEMBER 27, 2012

PHASE 1 NORTH ELEVATION

PROPOSED PHASE 2 (TBD) ' |

T/PROPOSED PHASE 2 ROOF_ d\ "EL+240'-3" V f1

1

PROPOSED MASONRY OR METAL PANEL

PROPOSED-MASONRY

PROPOSED^; PLANTED WALL

PROPOSED
CURTAIN WALL

T/PENTHOUSEI

i
EL +66' - 8 1/2" |

T/L3ROOF, TTI+139'-4"

I 3RD FLOOR ^ ^
EL+100'-0" I LOBBY MEZZ
EL+121'-4" 1ST FLOOR
EL +94' - 3"
 \ GROUND FLOOR EL +86' - 0"

NORTH ELEVATION - Phase 1

SCALE: 1" = 50'-0"

APPLICANT: ADVOCATE NORTHSIDE HEALTH NETWORK
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PHASE 1 SOUTH ELEVATION

EL +240' - 3"

T/PROPOSED PHASE 2 ROOF ~1

T/L3 ROOF
EL +139' -4"
EL+100'-0" LOBBY MEZZ * EL +94' - 3"
GROUND FLOOR
3RD FLOOR EL+121'-4" 1ST FLOOR
EL +86' - 0"

SOUTH ELEVATION - Phase 1

SCALE: 1" = 50'-0"

APPLICANT: ADVOCATE NORTHSIDE HEALTH NETWORK
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PHASE 1 EAST ELEVATION

PROPOSED PHASE 2 (TBD)

COOLING TOWER

PROPOSED CURTAIN WALL (BEYOND)

PROPOSED MASONRY OR METAL PANEL

T/PROPOSED PHASE 2 ROOF EL +240' - 3"
EL +86' - 0" PROPOSED PLANTED WALL
PROPOSED MASONRY

EAST ELEVATION - Phase 1

SCALE: 1" = 50'-0"

APPLICANT: ADVOCATE NORTHSIDE HEALTH NETWORK
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PHASE 1 WEST ELEVATION

T/PROPOSED PHASE 2
ROOF

EL +240' -
3"

EL+139'-4" 3RD FLOOR
/ EL+100'-0" LOBBY MEZZ
EL+121'-4" 1ST FLOOR
EL +94' - 3"

GROUND FLOOR EL +86' - 0" PROPOSED MASONRY

- PROPOSED PLANTED WALL
SCALE: 1" = 50'-0"

APPLICANT: ADVOCATE NORTHSIDE HEALTH NETWORK
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PHASE 1 ROOF PLAN

nr.

Total Roof Area: 491,700 sq. ft.
LEED Green Roof Area: 25,100 sq. ft.
% of LEED Green Roof Area: 5.1%

APPLICANT: ADVOCATE NORTHSIDE HEALTH NETWORK

57*937 W BARRY AVENUE; 300*20 N HALSTED STREET; 3001-21 N DAYTON STREET cm A

DAYTON STREET; 800*938 WEST WELLINGTON AVENUE; 901-39 W WELLINGTON '

1_OAKDALE AVENUE; 3052_58 N_W,LT0N AVENUE:

INTRO DATE: JUNE 20,

2012 CPC DATE:

NOVEMBER 27, 2012

Department of Housing and Economic Development

city of chicago

MEMORANDUM

Alderman Daniel S. Solis

Chairman, City Council Committee on Zoning

01

Andrew Mooney/ Secretary / Chicago Plan Commission

November 28, 2012

RE: Proposed Amendment to Planned Development No. 50 for the property generally located at 857-939 West Barry Avenue, 3032-3058 North Wilton Avenue. 800-938 West Wellington, 901-939 West Wellington Avenue, 2934- 2958 North Mildred Avenue, 900-908 West Oakdale Avenue, 3000-3020 North Halsted Street. 3001-3021 North Dayton Street, and 3000-3024 North Dayton Street.

On November 27, 2012, the Chicago Plan Commission recommended approval of the proposed amendment submitted by Advocate Northside Health Network. A copy of the proposed amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Housing and Economic Development recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

cc: Steve Valenziano

PD Master File (Original PD, copy of memo)

121 NORTH LASALLE STREET, ROOM 1000. CHICAGO, ILLINOIS 60602