



Office of the Chicago City  
Clerk

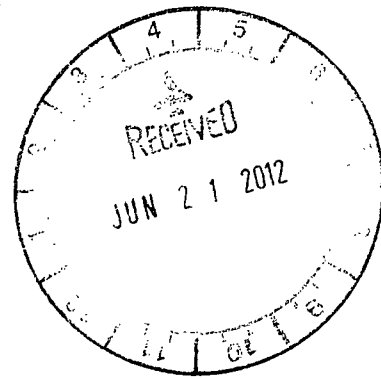


SO2012-2204

Office of the City Clerk

City Council Document Tracking Sheet

<b>Meeting Date:</b>	4/18/2012
<b>Sponsor(s):</b>	Mendoza, Susana A. (Clerk)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification App No. 17473
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards



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 of the Institutional Planned Development No. 158 symbols and indications as shown on Map No. 5-F and on Map No. 7-G in the area bounded by:

A line 211 feet north of and parallel to West Fullerton Parkway; North Orchard Street; North Lincoln Avenue; a line from a point 151.2 feet northwest of West Belden Avenue along the southwest line of North Lincoln Avenue to a point 211.9 feet west of North Lincoln Avenue along the north line of West Belden Avenue; the alley next southwest of and parallel to North Lincoln Avenue; a line from a point 350 feet northwest of West Belden Avenue along the northeast line of the alley next southwest of and parallel to North Lincoln Avenue to a point 501.2 feet northwest of West Belden Avenue along the southwest line of North Lincoln Avenue; a line 656.2 feet northwest of West Belden Avenue along the southwest line of North Lincoln Avenue and perpendicular to North Lincoln Avenue; a line 60 feet southwest of and parallel to North Lincoln Avenue; a line 457.16 feet northwest of West Belden Avenue along the northeast line of the alley next southwest of North Lincoln Avenue and perpendicular to that alley; West Fullerton Parkway; a line 142.5 feet west of North Orchard Street; the alley next north of and parallel to West Fullerton Parkway; the alley next west of and parallel to North Orchard Street

To the designation of Institutional Planned Development No. 158, as amended, which is hereby established in the area above described, subject to such Use and Bulk Regulations as are set forth in the Planned Development Statements and Exhibits herewith attached and made a part hereof and to no others.

**SECTION 2.** Further, that the Chicago Zoning Ordinance be amended by changing all of the Institutional Planned Development No. 158 symbols and indications as shown on Map No. 5-F in the area bounded by:

The north right-of-way line of West Belden Avenue; the east right-of-way line of North Burling Street or the line thereof extended; the south right-of-way line of West Belden Avenue; the alley next east of and parallel to North Halsted Street; a line 143 feet south of and parallel to West Belden Street; and North Halsted Street

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to those of B3-3 Community Shopping District and a corresponding use district is hereby established in the area above described.

**SECTION 3.** Further, that the Chicago Zoning Ordinance be amended by changing all of the Institutional Planned Development No. 158 symbols and indications as shown on Map No. 7-G in the area bounded by:

West Altgeld Avenue; North Halsted Street; West Fullerton Parkway; North Lincoln Avenue; a line from a point 201.45 feet northwest of West Fullerton Parkway, as measured from the east right-of-way line of North Lincoln Avenue to a point 201.54 feet north of West Fullerton Parkway and 82.88 feet west of North Halsted Street; a line 201.54 feet north of West Fullerton Parkway; a line from a point 201.54 feet north of West Fullerton Parkway and 80 feet west of North Halsted Street to a point 243.54 feet north of West Fullerton Parkway and 90 feet west of North Halsted Street; the alley next north of West Fullerton Parkway; and the alley next west of North Halsted Street

to those of B3-3 Community Shopping District and a corresponding use district is hereby established in the area above described.

**SECTION 4.** This ordinance shall be in force and effect from and after its passage and due publication.

**INSTITUTIONAL PLANNED DEVELOPMENT NO. 158, AS AMENDED  
PLAN OF DEVELOPMENT STATEMENTS**

- 1. The area delineated herein as Institutional Planned Development No. 158, as amended, consists of approximately 244,795 square feet (5.92 acres) which is depicted on the attached Planned Development Boundary and Property Line Map (the ‘Property’) and is owned or controlled by the Applicant, The Children’s Memorial Hospital.
- 2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
- 3. Applicant, its successors or assignees shall obtain all required official reviews, approvals or permits in connection with this Plan of Development. Any application to the City for an amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made by or authorized by all of the owners of the property located in the Planned Development.
- 4. Any dedication or vacation of streets and alleys or easements, or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of Applicant or its successors and approval by the City Council.
- 5. Any service drives or any other ingress or 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; there shall be no parking within such paved areas. Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago and

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shall have a minimum width of 18 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such fire lanes.

6. This Plan of Development consists of sixteen (16) Statements; a Table of Use and Bulk Regulations and Data; an Existing Zoning Map; a General Land Use Plan; a Property Line Map; architectural elevations of the Lincoln Avenue Parking Facility by Desman and Associates dated January 2, 1992; a Landscaping Plan of the Lincoln Avenue Parking Facility by Solomon, Cordwell, Buenz & Associates dated March 18, 1992. 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, Title 17, Chapter 194A of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

7. Uses. The following uses shall be permitted within the area delineated herein as Institutional Planned Development No. 158: medical and related uses, research and educational facilities, doctors' offices, nurses' housing, temporary housing for parents, and accessory and non-accessory off-street parking, and ground floor retail uses, subject to the following:

A. Main Bedtower Helicopter Landing Pad (Subarea D): In addition to other uses specified herein, the roof of the Main Bedtower (Subarea D) may be used for an emergency medical helicopter helistop or landing pad to receive patients being transported thereto by helicopter under the following conditions:

1. The Landing Pad will be used only by The Children's Memorial Hospital;
2. Helicopter transports will be used only for medical and surgical

emergencies;

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3. Helicopter transports to or from The Children's Memorial Hospital will be made only during the following circumstances:

a. When patients require immediate transport for surgery or medical care in an intensive care unit;

b. When the patient meets the medical criteria stated above, and when travel distance is more than 40 miles away;

Or

Less than 40 miles away, but ground traffic or weather conditions would delay the transport and threaten the life of the patient;

4. The decision to transfer a patient by air or ambulance will strictly remain a decision between the referring physician and the intensive care unit attending staff at The Children's Memorial Hospital. Although The Children's Memorial Hospital does intend to inform other health care providers of its transport team services, it will not emphasize the helicopter portion of this service;

5. The Children's Memorial Hospital will not own or operate a helicopter transport business and will not base, store, fuel or service (except in the case of a mechanical emergency) a helicopter at its landing pad.

C. Skybridges: Skybridges connecting structures or facilities located within this Planned Development shall be subject to the review and approval of the Commissioner of the Department of Housing and Economic Development.

8. Height Limitations: The following height limitations and additional subarea controls shall apply to any building included in said Institutional Planned Development:

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A. Height limitations as certified on Form F.A.A. 117, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration.

B. Airport zoning regulations as established by the Department of Housing and Economic Development, Department of Aviation, Department of Law, and approved by the City Council.

C. The following are the height limitations for existing buildings and any additions thereto and for any new building to be constructed in each of the subareas within the Planned Development:

a. Subarea A: Buildings or additions thereto on the site of the present J.Deering and N.A. Black Buildings shall be limited to 90 feet in height;

b. Subarea B: Buildings or additions thereto on the site of the present Research Building shall be limited to 78.2 feet in height;

c. Subarea C: Buildings or additions thereto on the site of the present M. Wilson Memorial Building shall be limited to 78.2 feet in height.

d. Subarea D: Buildings or additions thereto on the site of the Main Bedtower (excluding the emergency landing pad) shall be limited to 123 feet in height and the area located above 123 feet may be used as provided in Statement Number 7C;

e. Subarea E: Buildings or additions thereto on the site of the T.D. Jones Memorial Building shall be limited to 78.2 feet in height;

f. Subarea F: Buildings or additions thereto on the site of the present Kroc Building at the northwest corner of North Orchard Street and North Lincoln Avenue shall be limited to 78.2 feet in height;

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g. Subarea G: Buildings or additions thereto on the site of the present Power Plant and Laundry shall be limited to 78.2 feet in height;

h. Subarea H: Buildings or additions thereto on the site of the Bigler Auditorium shall be limited to 78.2 feet in height;

i. Subarea I: The parking facility and any additions thereto on the southwesterly side of North Lincoln Avenue shall be limited to 76.6 feet in height (which shall accommodate a total of seven levels of parking);

j. Subarea J: Buildings or additions thereto on the site of the Old Bank Building shall be limited to 78.2 feet in height in the area defined by a line from a point 75 feet east of the Fullerton/Lincoln corner measured along Fullerton Avenue to a point 75 feet southeast of that corner measured along Lincoln Avenue;

k. Subarea K: Buildings or additions thereto on the site of the Resale Shop Building shall be limited to 78.2 feet in height in the area defined by a line from a point 75 feet southeast of the Fullerton/Lincoln corner measured along Lincoln Avenue to a point 75 feet south of that corner measured along Halsted Street.

All height limitations set forth herein are measured from 18.1 feet above Chicago City Datum to the top of the parapet wall. Penthouses and spaces for mechanical equipment located on the roof of any building are not included in the computation of height limitations, and no building erected within the Institutional Planned Development shall be deemed to violate height limitations stated herein on account of such penthouses or projections for mechanical equipment

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9. Setbacks: The following are the minimum setback limitations for existing buildings and any additions thereto and for any new building to be constructed within the Planned Development:

A. North Lincoln Avenue south of West Fullerton Parkway, as presently existing.

B. North Orchard Street south of West Fullerton Parkway, as presently existing.

C. North Orchard Street from West Fullerton Parkway to a point 211 feet north of West Fullerton Parkway: 11 feet.

D. West Fullerton Parkway (north frontage) from North Orchard Street to a point 142.5 feet west of North Orchard Street: 10 feet.

E. South side of West Fullerton Parkway: 0 feet.

F. North Halsted Street (subareas J and K): 0 feet.

10. Loading Docks: All loading docks shall be located in such a way that delivery trucks shall not block any alley, sidewalk or street.

11. Landscaping: All improvements and landscaping shall be developed and maintained in substantial conformity with the Site/Landscape Plans attached to the Planned Development.

12. Parking: The Parking Facilities located on the southwest side of North Lincoln Avenue (subarea I) are adequate for the Planned Development. 46 parking spaces within the Parking Facility are hereby reserved for use by the property commonly known as 759 West Belden Avenue (the "Belden Property"). The total number of required parking spaces for this Planned Development shall not be impacted by this reservation of spaces for the Belden Property. Additionally, the Parking Facility may be used by neighborhood residents and businesses, their employees and patrons for a fee in the evenings and on the weekends.

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13. Future Site Plan Approval: A site plan for any new building or park/plaza to be constructed within this Planned Development shall be submitted to the Commissioner of the Department of Housing and Economic Development for site plan and Part II approval pursuant to the Chicago Zoning Ordinance. Site plan approval is intended to assure that specific development proposals conform with the Planned Development Ordinance and to assist the City in monitoring ongoing development.

If a site plan substantially conforms with the provisions of this Planned Development Ordinance, the Commissioner shall approve the site plan and shall issue written approval thereof to the Applicant within thirty (30) days of submission of the completed application. If the Commissioner determines within said thirty (30) day period that the site plan does not substantially conform with the provisions of this Planned Development Ordinance, the Commissioner shall advise the Applicant in writing regarding the specific reasons for such adverse determination and the specific areas in which the site plan does not conform to the provisions of this Planned Development Ordinance within fourteen (14) days from the expiration of said thirty (30) day period. The Commissioner shall thereafter review any resubmission within fourteen (14) days and make a final written determination within said period. Following approval of the site plan by the Commissioner, the site plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Planned Development Ordinance.

After the Commissioner approves the site plan, the approved site plan may be changed or modified pursuant to the provisions of this Planned Development Ordinance. In the event of any inconsistency between an approved site plan and the terms of the Planned Development

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Ordinance in effect at the time of approval of such site plan or of the modification thereto, the terms of the Planned Development Ordinance shall govern.

The site plan for a new building to be constructed within the boundaries of Institutional Planned Development No. 158 shall, at a minimum, provide the following information:

- Building footprint;
- Dimensions of all setbacks;
- Location and depiction of all on-site parking spaces (including relevant dimensions);
- Location and depiction of all loading berths (including relevant dimensions);
- All building elevations; and
- Statistics regarding the new building or buildings to be constructed in

Institutional Planned Development No. 158, including:

1. Floor area and floor area ratio as presented on submitted drawings;
2. Number of parking spaces provided;
3. Number of loading berths provided;
4. The uses to occur in the building;
5. Maximum building height;
6. Setbacks and vertical setbacks, required and provided; and
7. Traffic Generation Data to update and supplement previously submitted traffic impact studies, if the Chicago Department of Transportation deems it necessary.

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14. Identification Signs: Business and business identification signs are permitted within Institutional Planned Development No. 158. Off-premises advertising signs are not permitted within this Plan of Development.

15. The Applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and 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.

16. Department of Housing and Economic Development Regulations: 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 Housing and Economic Development.

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**INSTITUTIONAL PLANNED DEVELOPMENT NO. 158, AS AMENDED  
USE AND BULK REGULATIONS AND DATA**

Subareas	Net Site Area	General Description of Land Use	Maximum Floor area Ratio	Maximum Percentage of Land Covered
	<u>Square Feet</u> Acres			
A – J	<u>233,466</u> 5.36	Medical and Related Uses (See Statement No. 7)	3.0	72.3% (which includes 18.6% for parking structure)
K	<u>11,329</u> 0.36	Medical and Related Uses (See Statement No. 7)	3.0	100%
TOTAL:	<u>244,795</u> 5.92	As above	3.0	See above

Maximum Permitted FAR: 3.0

Maximum Number of Off-Street Parking Spaces:	850
Parking Spaces for IPD No. 158:	804
Parking reserved for Belden Property:	46

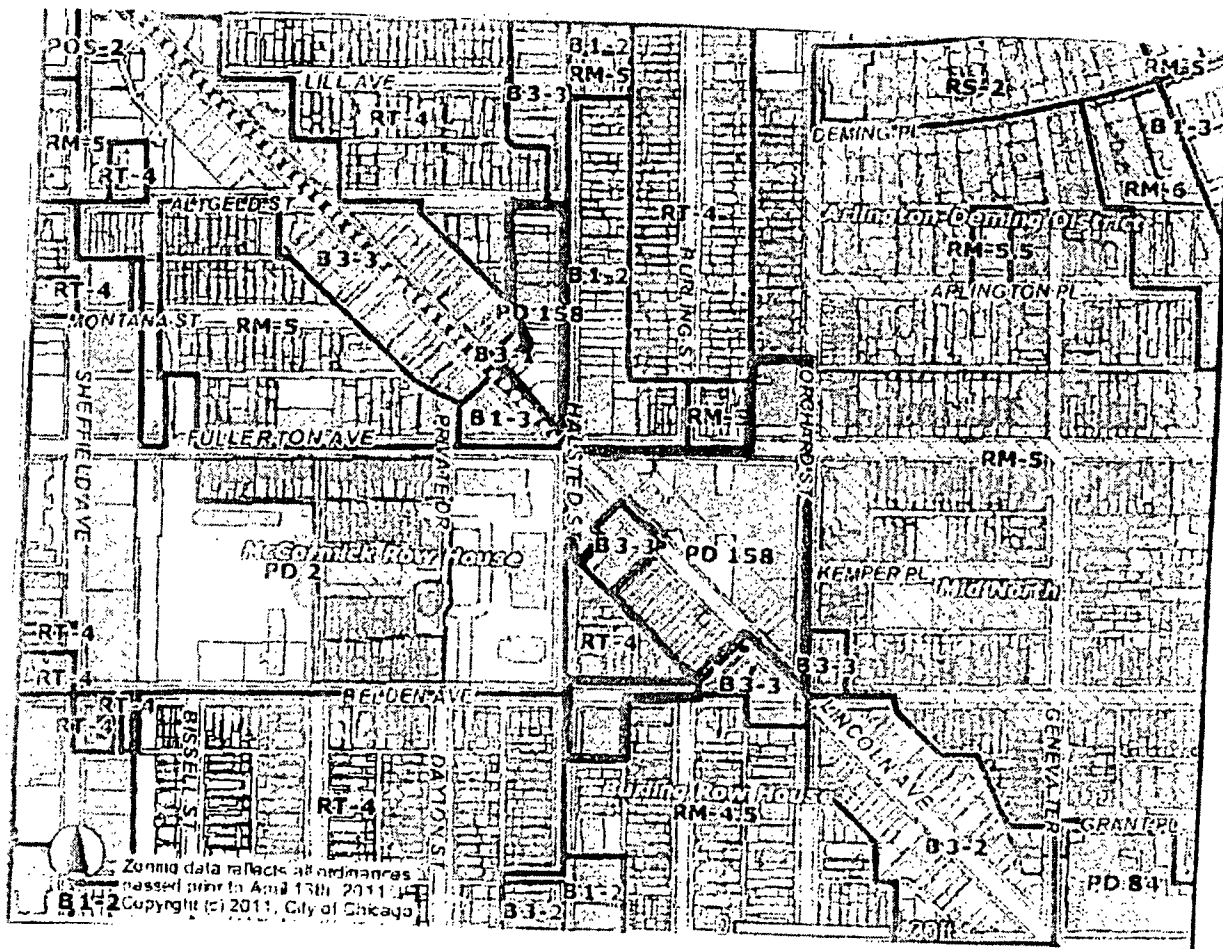
Population:

1.	Number of beds:	265
2.	Number of staff doctors:	115
3.	Number of employees, peak shift:	1,400

The above regulations relate to the ultimate development within the Plan of Development Area. Interim stages of development may exceed these permitted standards, subject to the approval of the Department of Housing and Economic Development.

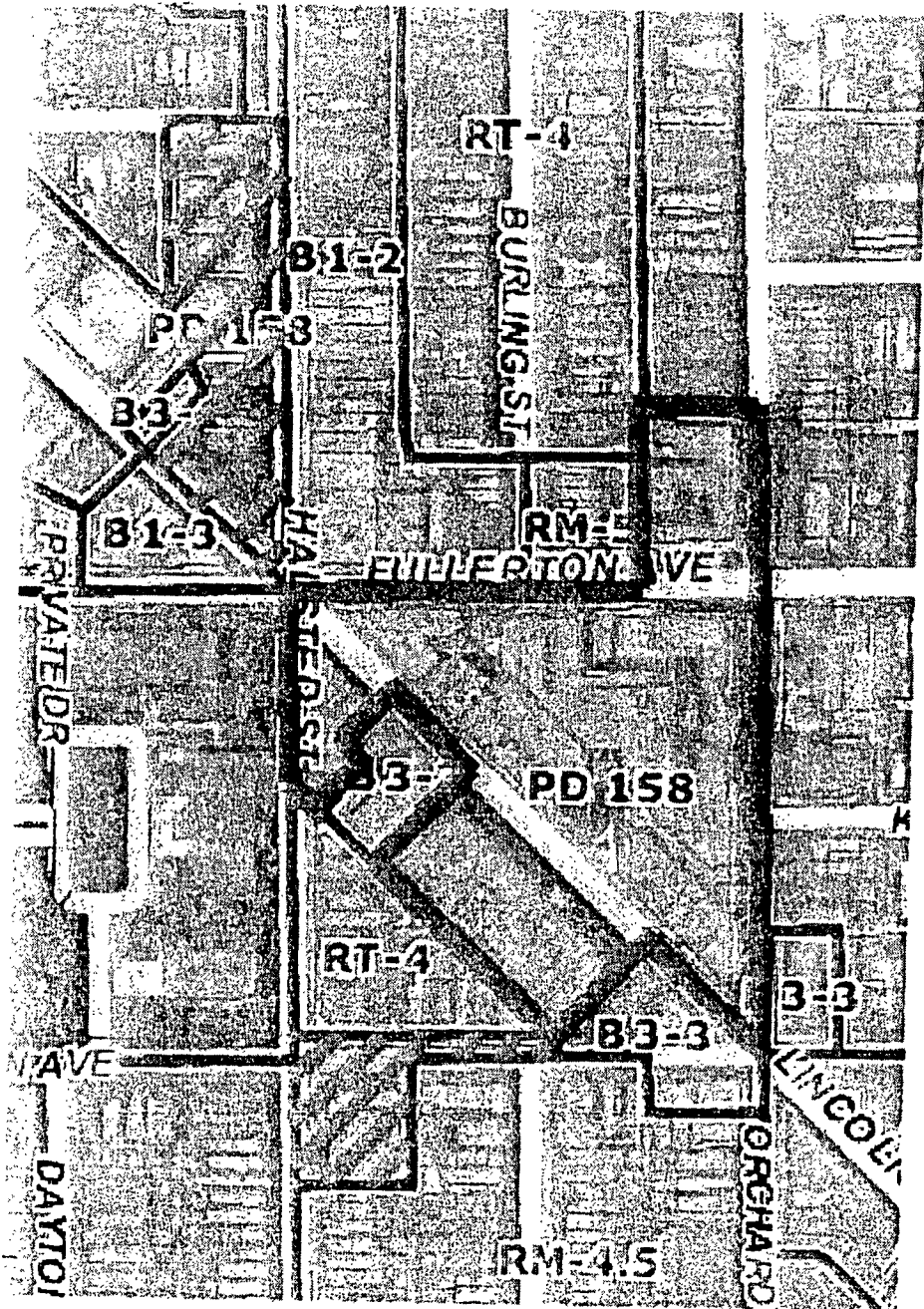
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EXISTING ZONING MAP



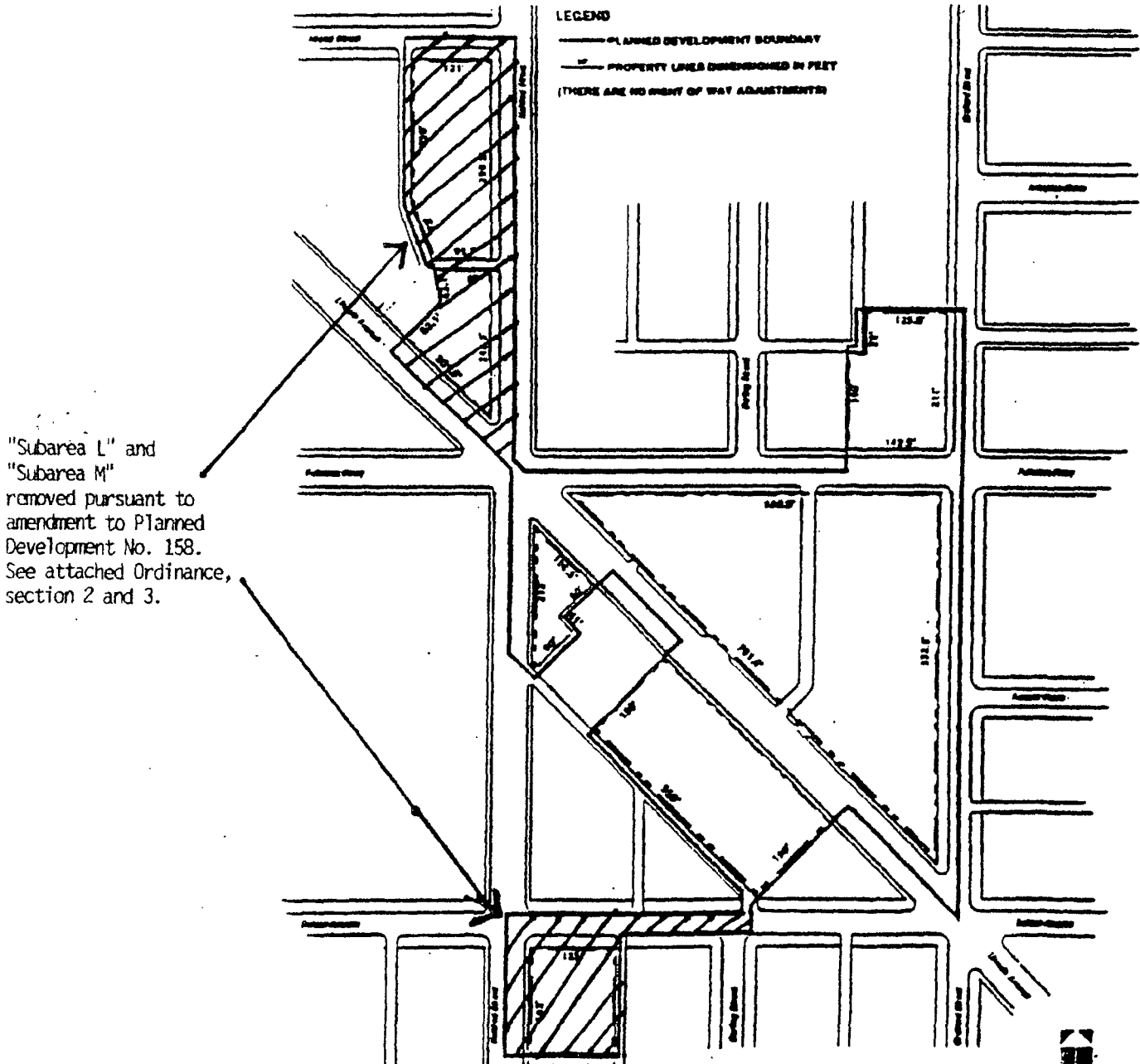
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GENERAL LAND USE PLAN



APPLICANT: THE CHILDREN'S MEMORIAL HOSPITAL  
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 2376 N. LINCOLN AVE., 2337-2353 N. HALSTED ST., 701-756 W.  
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PROPERTY LINE MAP



APPLICANT:  
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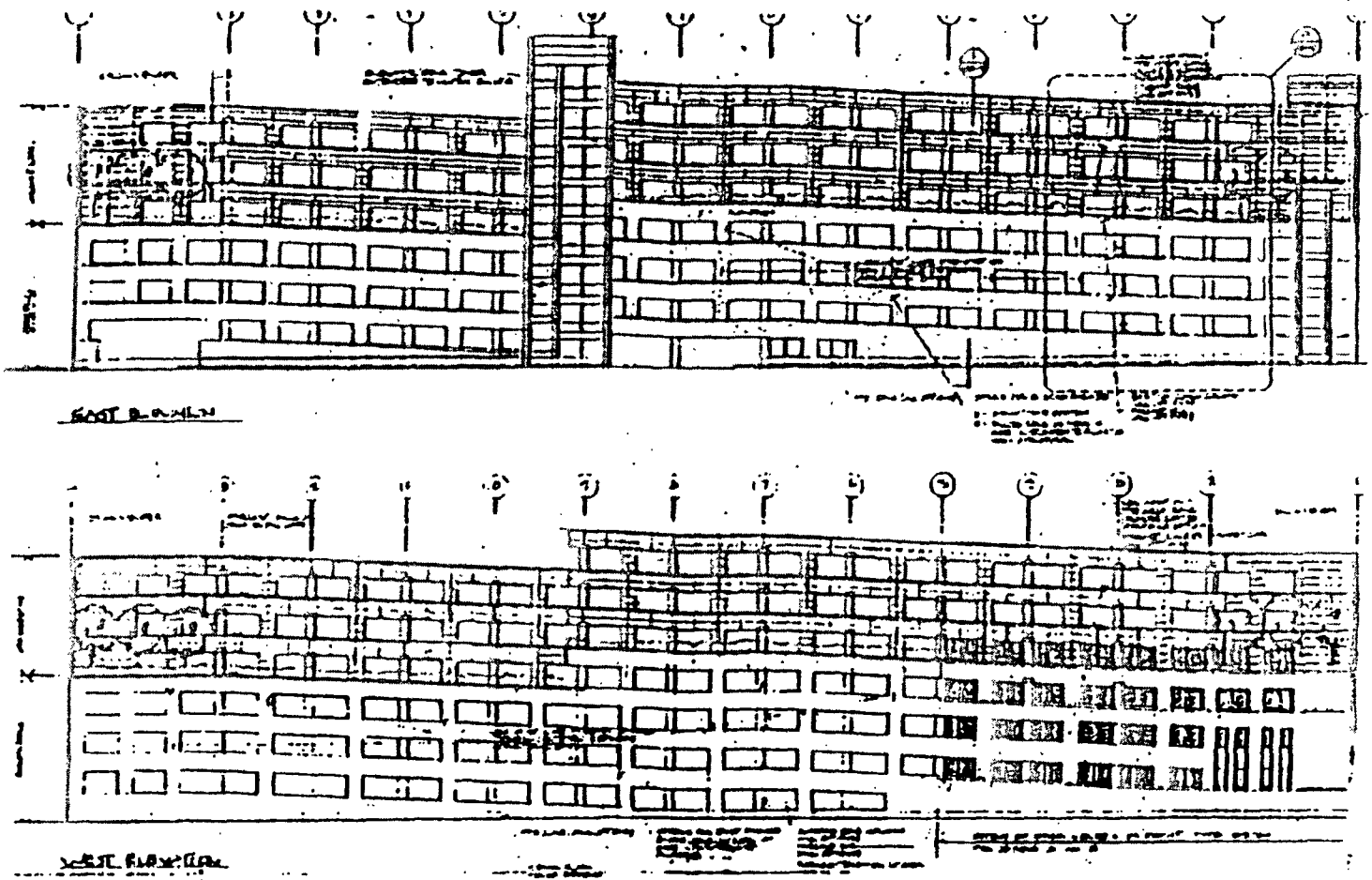
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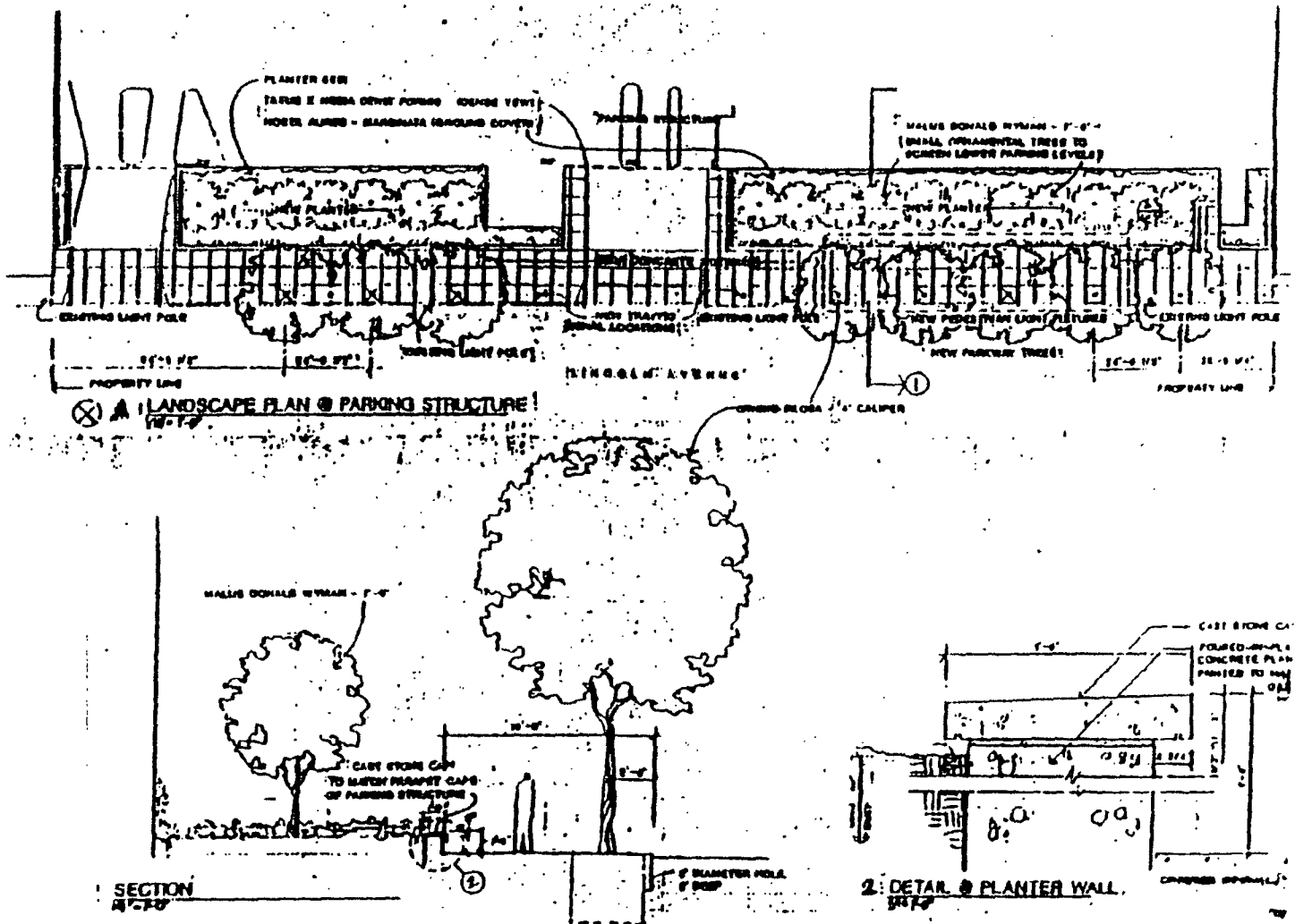
ARCHITECTURAL ELEVATIONS OF THE LINCOLN AVENUE PARKING FACILITY



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LANDSCAPING PLAN FOR THE LINCOLN AVENUE PARKING FACILITY



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