



City of Chicago



SO2022-3368

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 10/26/2022

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 1-E at 201-221 E Erie St,
631-649 N St. Clair St and 200-212 E Ontario St - App No.
21177

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

Final for Publication

21177
INTRO DATE
OCT. 26, 2022

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 the Business Planned Development Number 468 symbols and indications as shown on Map Number 1-E in the area bounded by:

East Erie Street; the north/south public alley 212.00 feet east of North St. Clair Street; the east/west public alley next south of and parallel to East Erie Street; a line 118.50 feet east of North St. Clair Street; East Ontario Street; and North St. Clair Street (legal description attached hereto),

to the designation of Business Planned Development Number 468, 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 2. This ordinance shall be in force and effect from and after its passage and due publication.

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

Legal Description Of The Property Located At 633 North St. Clair Street.

Parcel 1:

All of Lots 1, 2, 3, 4, 5, 6, 7, 8 and 27, together with Lot 26 (except the east 18 feet thereof) in the subdivision of the west 394 feet (except the east 14 feet of the north 80 feet thereof) in Block 32 in Kinzie's Addition to Chicago in the east half of the northwest quarter of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, all in Cook County, Illinois.

Parcel 2:

A parcel of land lying east of and adjoining the east line of Lot 6, south of and adjoining the south line of Lot 4, north of and adjoining the north line of Lots 7 and 8 and west of the line between Lots 8 and 9 projected north to its intersection with the southeasterly line of Lot 4, in Block 32 in Kinzie's Addition to Chicago in Section 10, Township 30 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

All that part of the north/south 18foot public alley lying east of the east line of Lots 1 to 4, both inclusive; lying west of the west line of Lot 27; lying south of a line drawn from the northeast corner of Lot 1 to the

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northwest corner of Lot 27; and lying north of the westwardly extension of the south line of Lot 27 all in subdivision of the west 394 feet of Block 32 (except the east 14 feet of the north 80 feet thereof) in Kinzie's Addition to Chicago, being a subdivision of the north fraction of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

COMMON ADDRESS: 201 - 221 E. Erie Street, 631 - 649 N. St. Clair Street and 200-212 E. Ontario Street

Planned Development #468, As Amended

Statements

1. The land delineated herein as Business Planned Development Number 468, as Amended (the "Planned Development") consist of 33,304.29 square feet of net site area which is depicted on the attached is owned by Chicago Title Land Trust Co, as successor trustee to LaSalle Bank NA, as successor trustee to American National Bank and Trust Company of Chicago, as Trustee, under Trust Number 121309-02. Northwestern Memorial HealthCare is the Applicant.
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 rights-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.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different from the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property shall be under single ownership or under single designated control at the time of any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. 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 owners of the Property and any ground lessors.
4. This Plan of Development consists of these eighteen (18) statements; the bulk table, floor plans (Levels 1, 2, 5, 6, and 7), program stacking diagrams, building elevations and proposed Bridge Elevations and Plans. Exhibits on pages 52344, 52345, 52348 and 52349 of the City Council Journal as published on September 10, 1997 remain unchanged. Full-size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control.
5. The permitted uses in the Planned Development are as follows: medical service, business offices and related uses, hotel, ground floor retail and/or service establishments, restaurants with food and alcoholic beverage service, unenclosed or partially enclosed restaurants adjacent to and operated in conjunction with the enclosed restaurants, rooftop telecommunications and earth station receiving dishes which are appropriately screened, and accessory parking.
6. Off-street parking (for all uses except hotel use) and loading facilities will be provided on-site as currently constructed. Off-street parking for the hotel use shall be provided off-site pursuant to a long-term renewable lease (minimum of ten (10) years) to provide a minimum of fifty (50) weekday and one hundred fifty (150) weekend parking spaces in a parking facility not more than two (2) blocks from the proposed hotel.

Applicant: Northwestern Memorial Healthcare

Address: 201 - 221 East Erie Street, 631 - 649 North St. Clair Street and 200-212 East Ontario Street

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7. 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 DPD. Off-premises signs are prohibited within the boundary of the Planned Development.
8. Any service drives 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 and the Department of Planning and Development. The Applicant shall secure the permission of and execute any agreements which may be required by the City of Chicago in connection with the proposed curb relocation shown on the Site/Landscape Plan.
9. In addition to the maximum height of the buildings and any appurtenances thereto prescribed in this Planned Development, the height of the improvement shall be subject to height limitations as approved by the Federal Aviation Administration
10. 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 33,304.29 square feet.
11. 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 DPD. 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. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
13. 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 13-32-125, or any other provision of the Municipal Code of Chicago.
14. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors or assigns and, if different than the Applicant, the legal titleholders and any ground lessors of the Property.
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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
16. The Applicant acknowledges that it is in the public interest to design,

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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.

17. 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% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% 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.
18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, Zoning Administrator initiate a zoning map amendment to rezone the Property to Planned Development 468, as amended September 10, 1997.

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Applicant: Northwestern Memorial Healthcare
Address: 201 - 221 East Erie Street, 631 - 649 North St. Clair Street and 200-212 East Ontario Street
Introduction Date: October 26, 2022
Chicago Plan Commission Date: December 12, 2022

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PLANNED DEVELOPMENT #468, AS AMENDED

BULK REGULATIONS AND DATA TABLE

Site Area

Gross Site Area	57,125 sq. ft
Public Right-of-Way:	23,820.71 sq. ft.
Net Site Area:	33,304.29 sq. ft.

Floor Area Ratio & Buildable Area

Floor Area Ratio:	18.42
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<u>Off-Street Parking Spaces (on-site):</u>	Minimum 51 spaces for non-hotel uses.
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<u>Off-Street Parking</u> <u>(off-site within two blocks</u> <u>from Planned Development boundaries):</u>	Minimum 50 spaces for hotel use (weekdays). Minimum 150 spaces for hotel use (weekends)
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<u>Off-Street Loading Spaces:</u>	Minimum 5 loading berths
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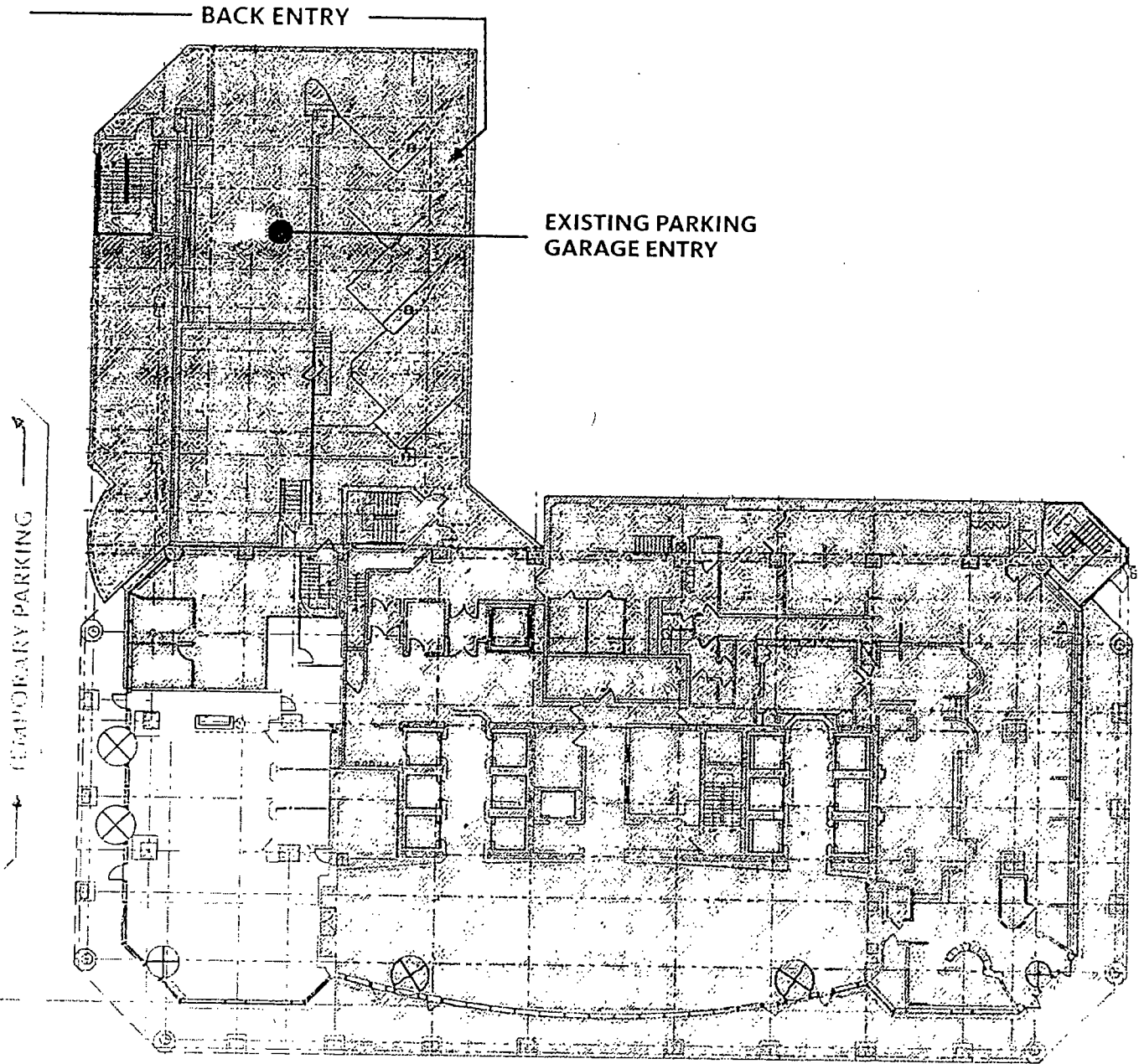
<u>Building Height (Existing):</u>	400'
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Applicant: Northwestern Memorial Healthcare
Address: 201 - 221 East Erie Street, 631 - 649 North St. Clair Street and 200-212 East Ontario Street
Introduction Date: October 26, 2022
Chicago Plan Commission Date: December 12, 2022

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LEVEL 1 FLOOR PLAN

21,720 EXISTING GROSS SF

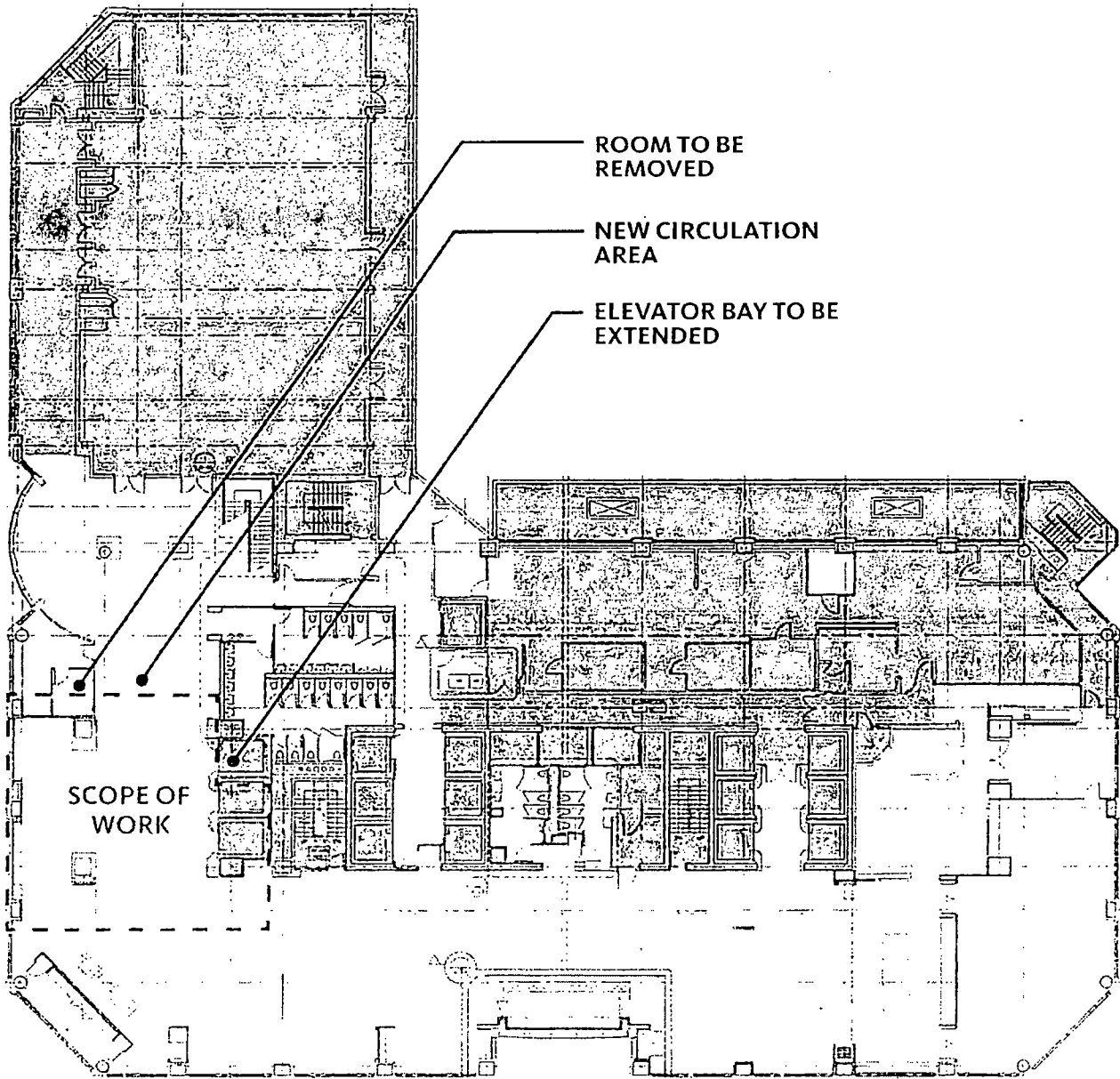


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LEVEL 2 FLOOR PLAN

28,935 EXISTING GROSS SF

LIMITED SECOND FLOOR DEMOLITION REQUIRED
FOR CIRCULATION



SCOPE OF
WORK

ROOM TO BE
REMOVED

NEW CIRCULATION
AREA

ELEVATOR BAY TO BE
EXTENDED



LEVEL 5 & 6 FLOOR PLAN

20,576 EXISTING GROSS SF

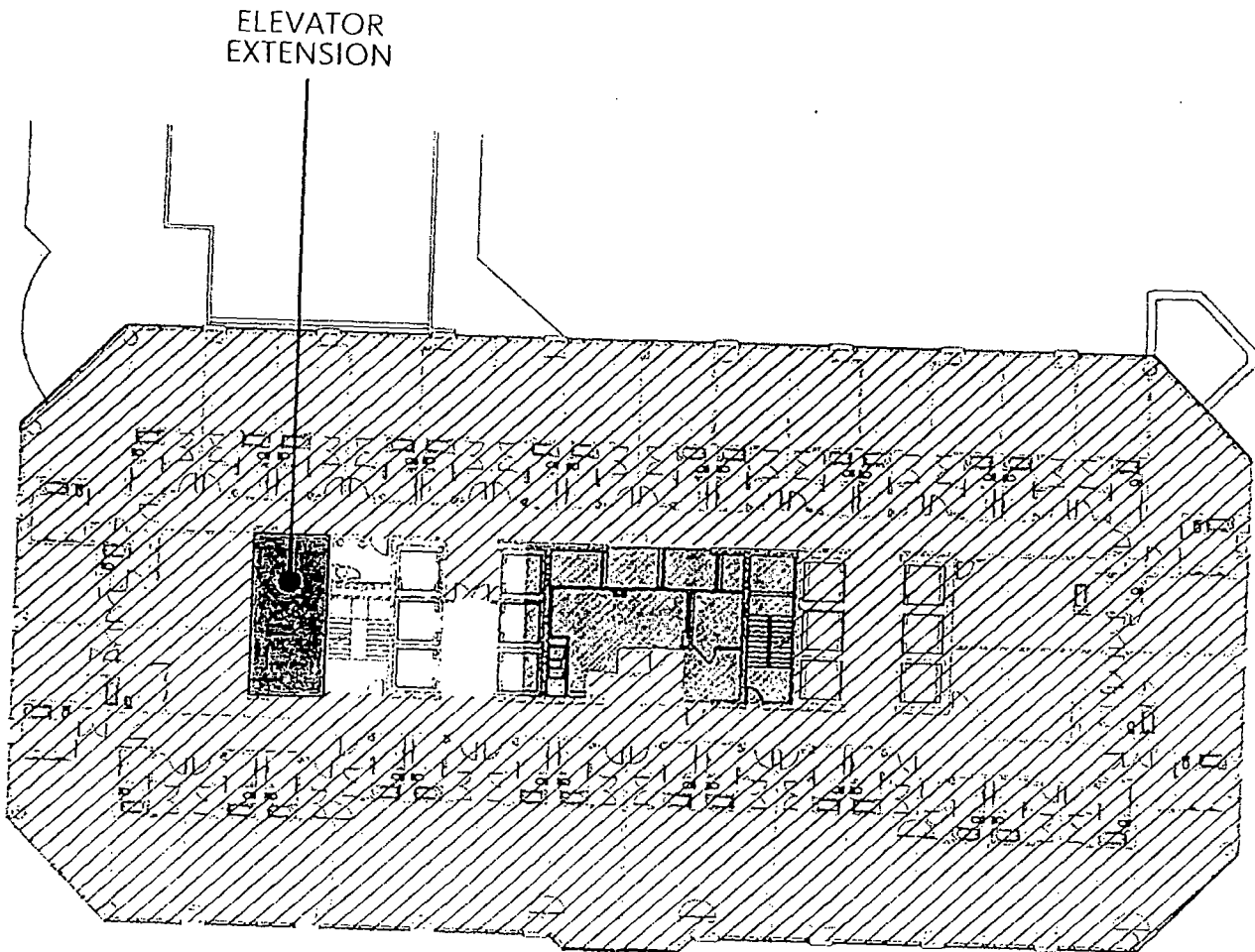
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TO BE CONVERTED TO MEDICAL SERVICES

ELEVATOR EXTENSION

CHANGES TO FLOORS 5 & 6 INCLUDE REMOVAL OF 72 KEYS TOTAL:

- 16 SUITES
- 56 ROOMS



 TO BE CONVERTED TO MEDICAL SERVICES



LEVEL 7 FLOOR PLAN

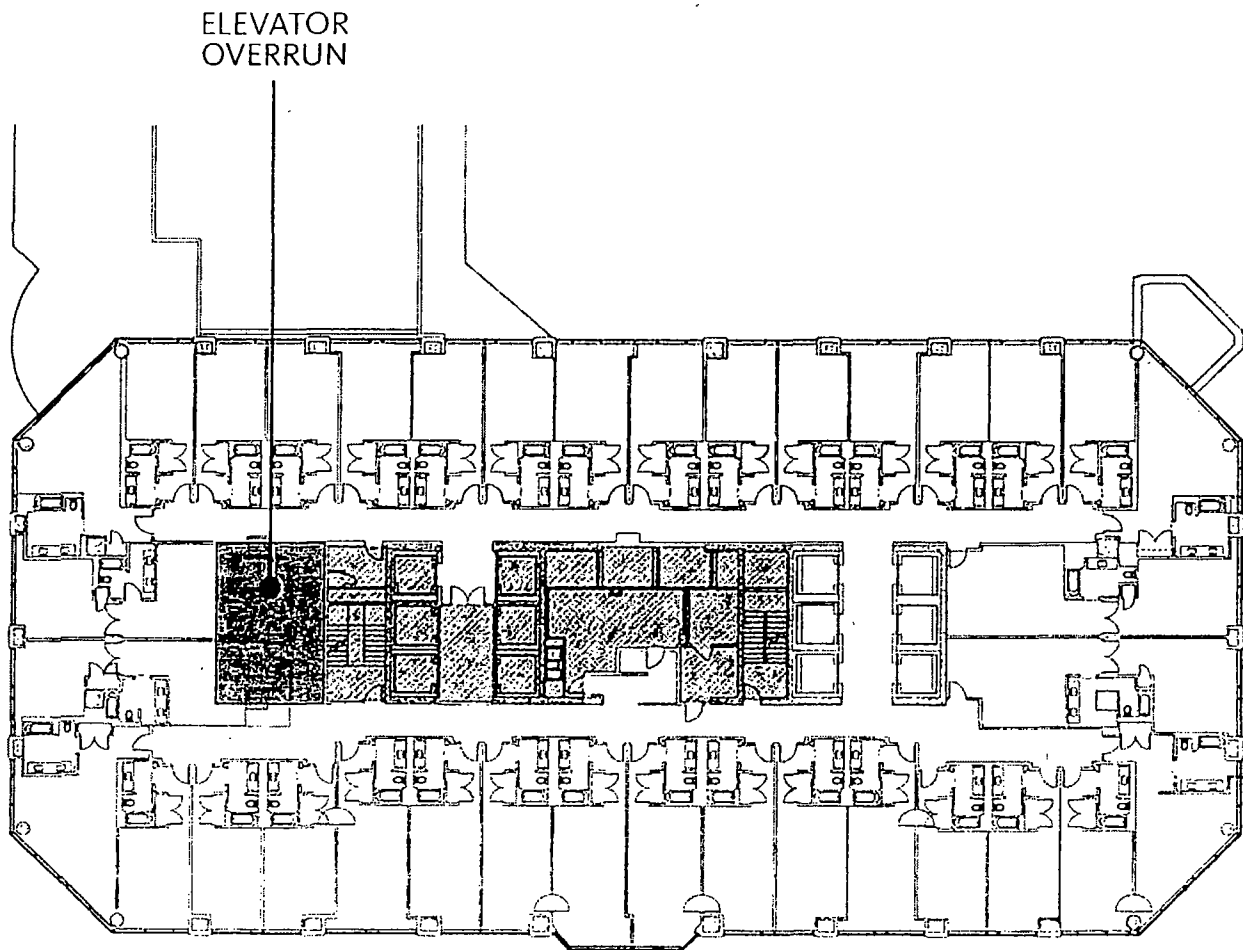
20,576 EXISTING GROSS SF

APPROX. 600 SF REQUIRED FOR ELEVATOR OVERRUN

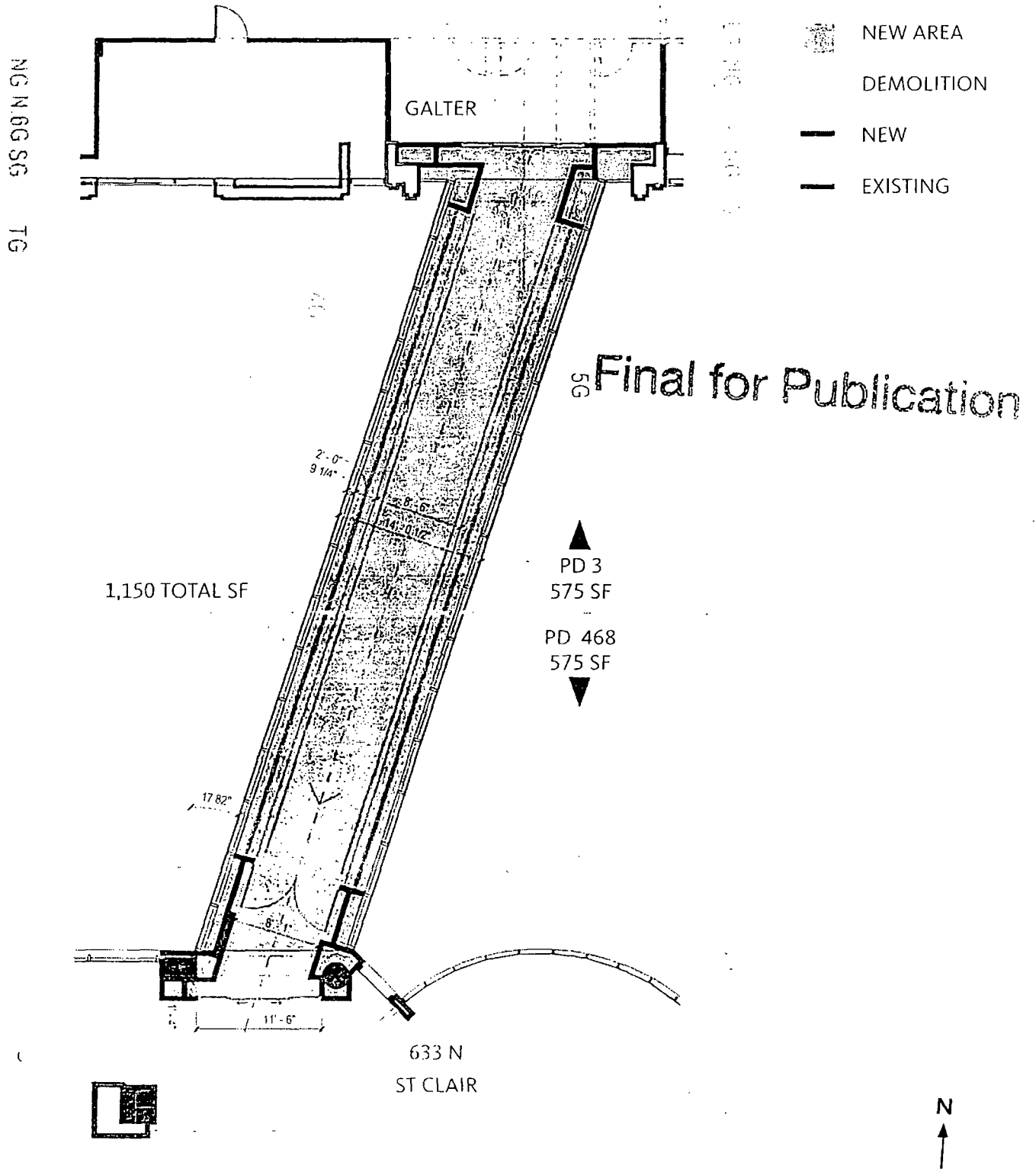
REQUIRED DEMOLITION FOR ELEVATOR OVERRUN

2 KEYS TOTAL:

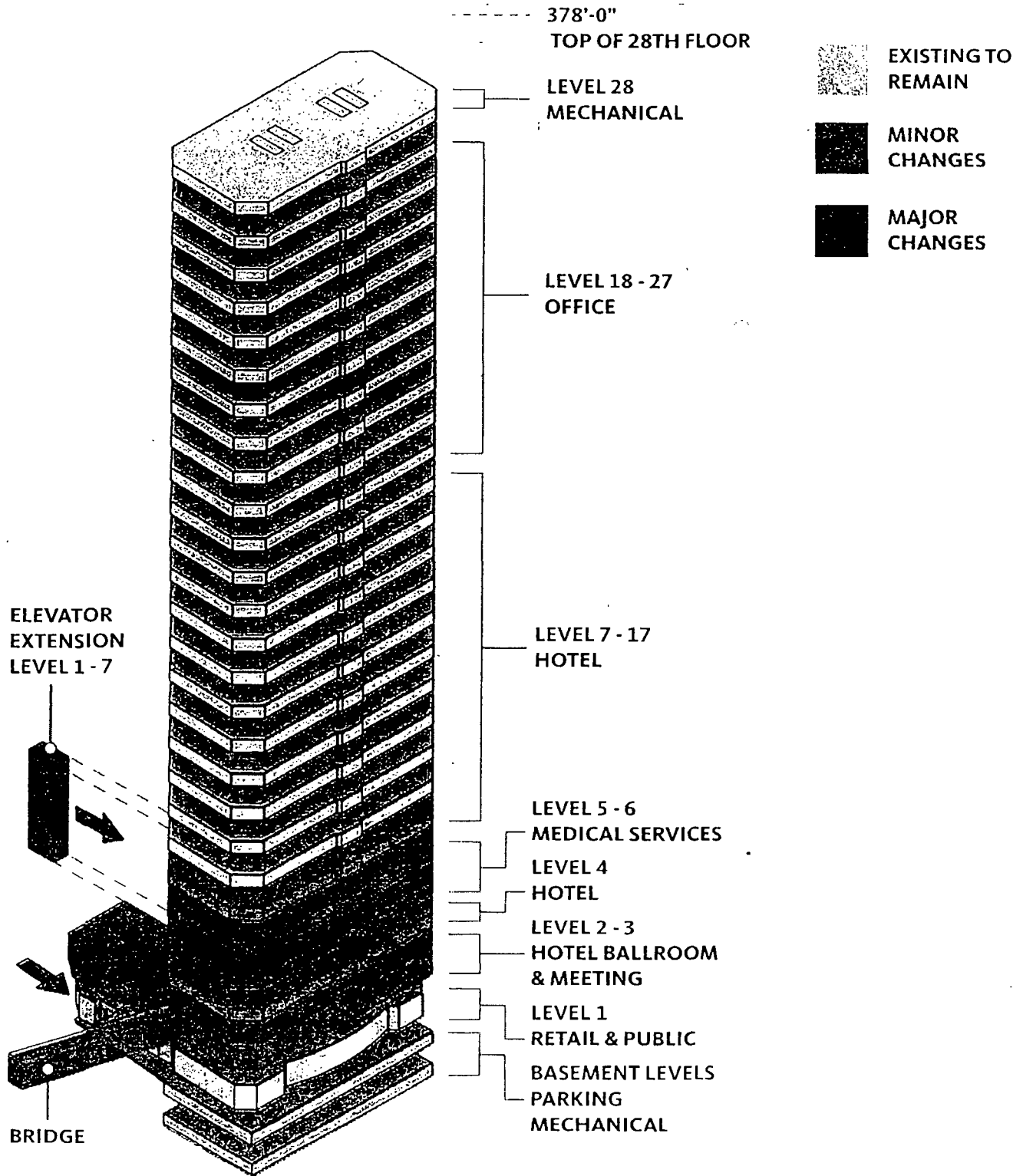
- 2 SUITES TO BE RECONFIGURED



LEVEL 2 PROPOSED BRIDGE FLOOR PLAN



PD 468 PROGRAM STACKING DIAGRAM



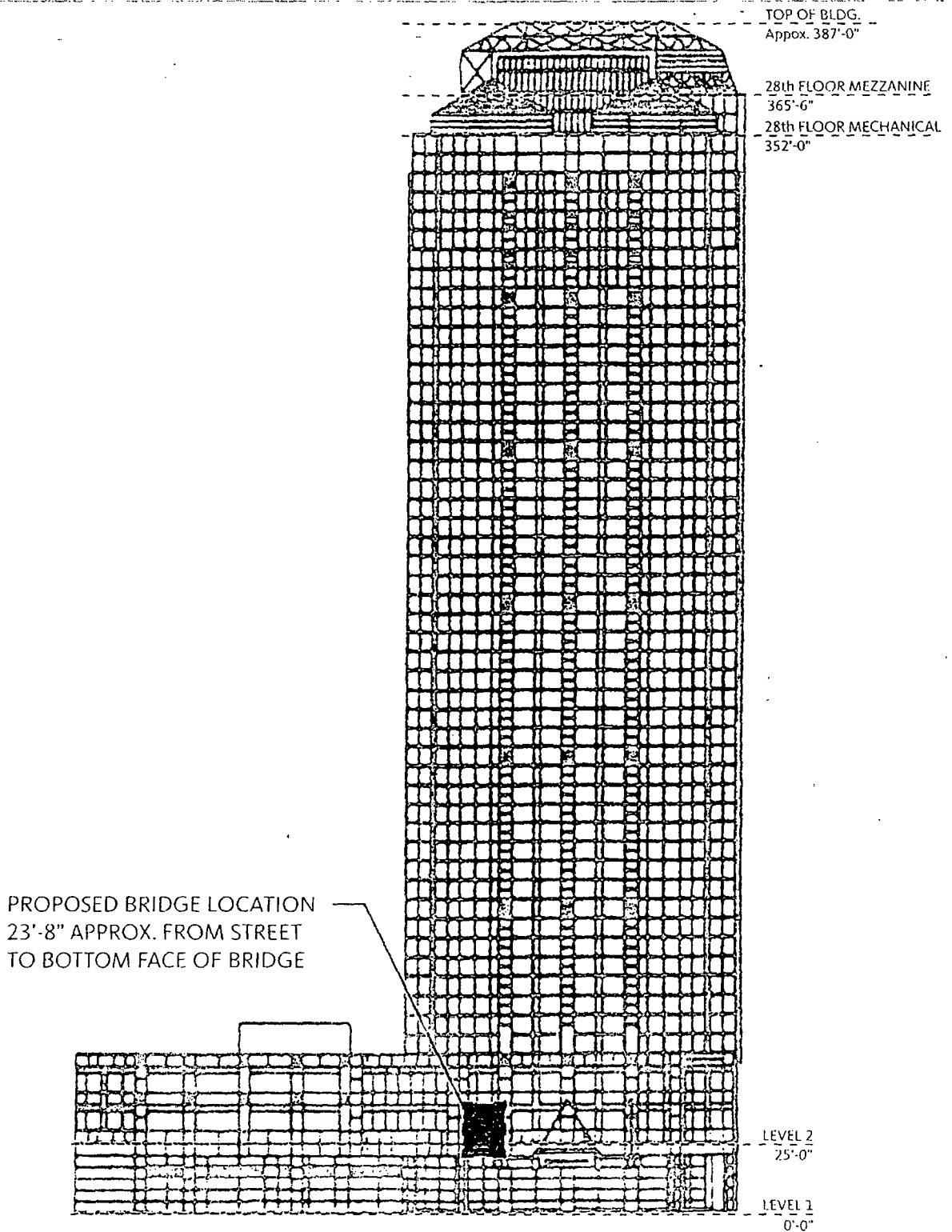
PROPOSED CHANGES

Applicant: Northwestern Memorial HealthCare
Address: 201 - 221 E. Erie Street, 631 - 649 N. St. Clair Street, 200-212 E. Ontario Street
Date of Introduction: October 25, 2022

Plan Commission: December 12, 2022
Drawing: Not to Scale
Gensler
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PD 468 ELEVATIONS



ELEVATION FACING SOUTH

FROM PAGE 52346 OF EXTRACT FOR PLANNED DEVELOPMENT 458

JOURNAL OF THE PROCEEDINGS OF THE CITY COUNCIL OF THE CITY OF CHICAGO, ILLINOIS

Applicant: Northwestern Memorial HealthCare

Address: 201 - 221 E. Erie Street; 631 - 649 N. St. Clair Street; 200-212 E. Ontario Street

Date of Introduction: October 26, 2022

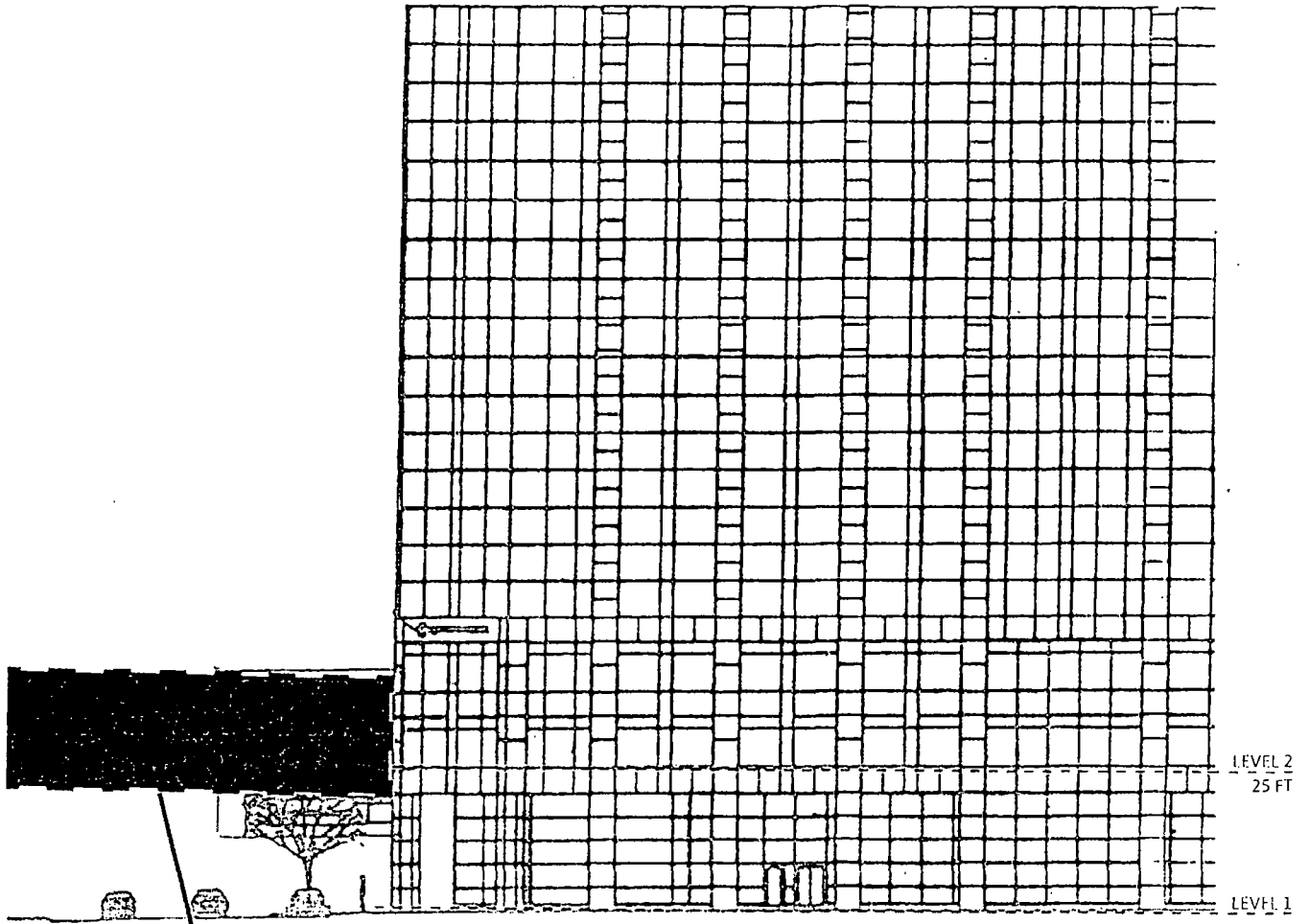
Plan Commission: December 12, 2022

Drawings: Not to Scale

Geisler

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PD 468 ELEVATIONS



PROPOSED BRIDGE LOCATION
23'-8" APPROX. FROM STREET
TO BOTTOM FACE OF BRIDGE

ELEVATION FACING EAST

FROM PAGE 52347 OF EXTRACT FOR PLANNED DEVELOPMENT 468

JOURNAL OF THE PROCEEDINGS OF THE CITY COUNCIL OF THE CITY OF CHICAGO, ILLINOIS

Applicant: Northwestern Memorial Healthcare

Address: 201-221 E. Erie Street, 631-649 N. St. Clair Street, 200-7-12 E. Ontario Street

Date of Introduction: October 26, 2022

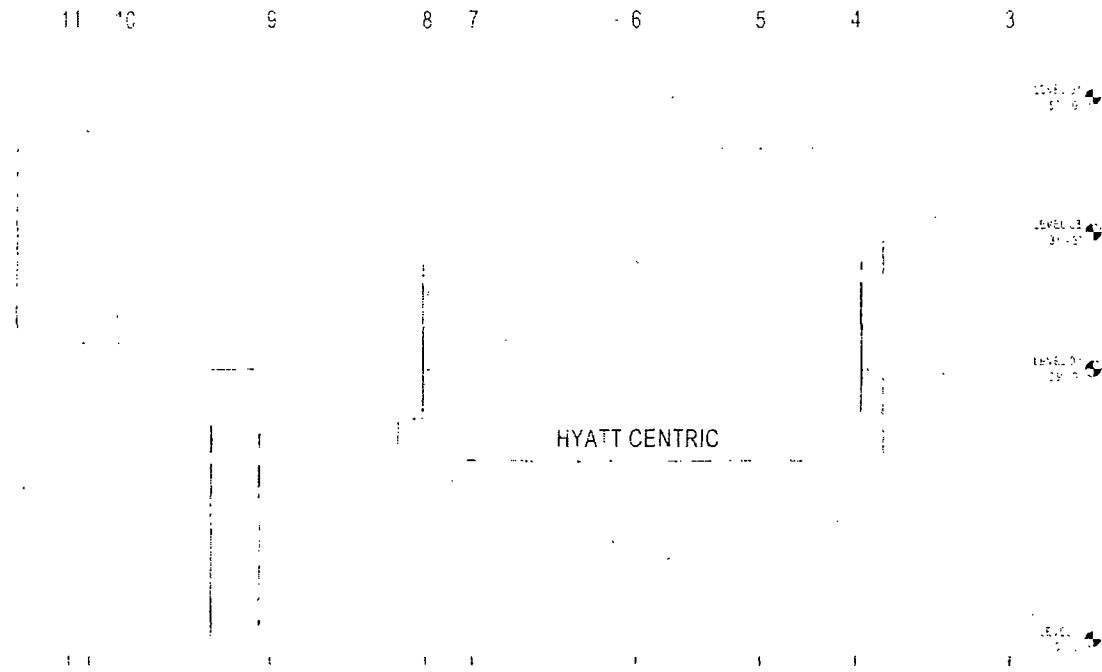
Plan Commission: December 12, 2022

Drawing: 1/14/16 Scale

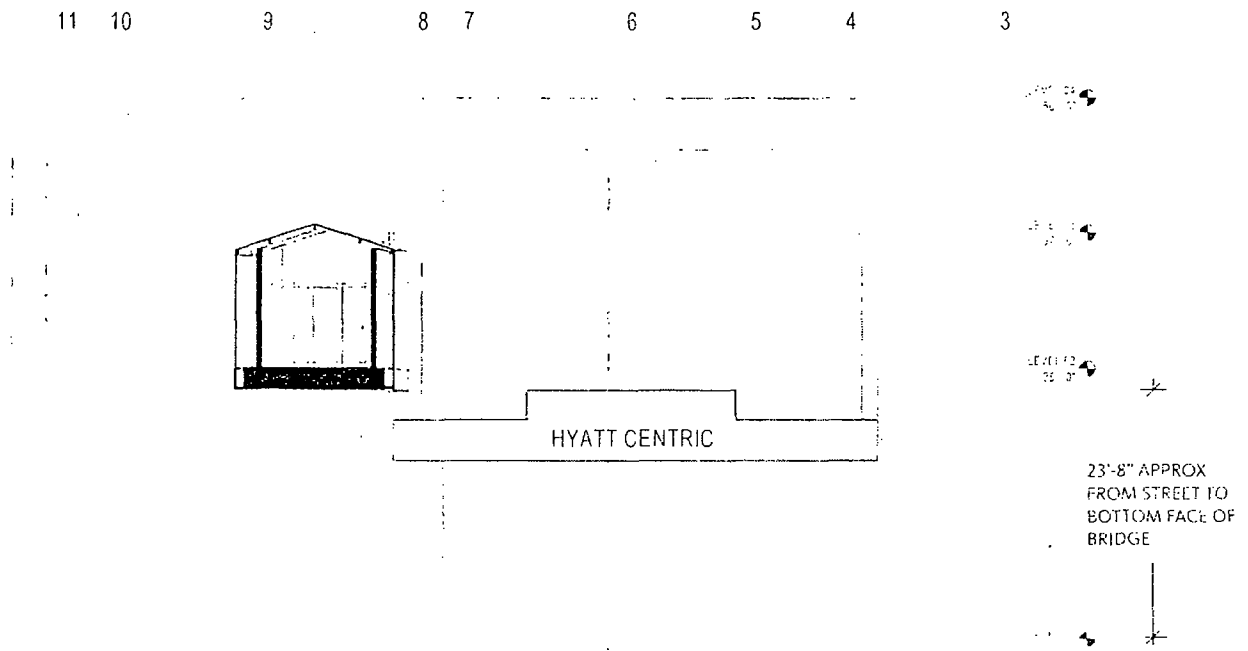
Gender

(1)

PD 468 ELEVATIONS

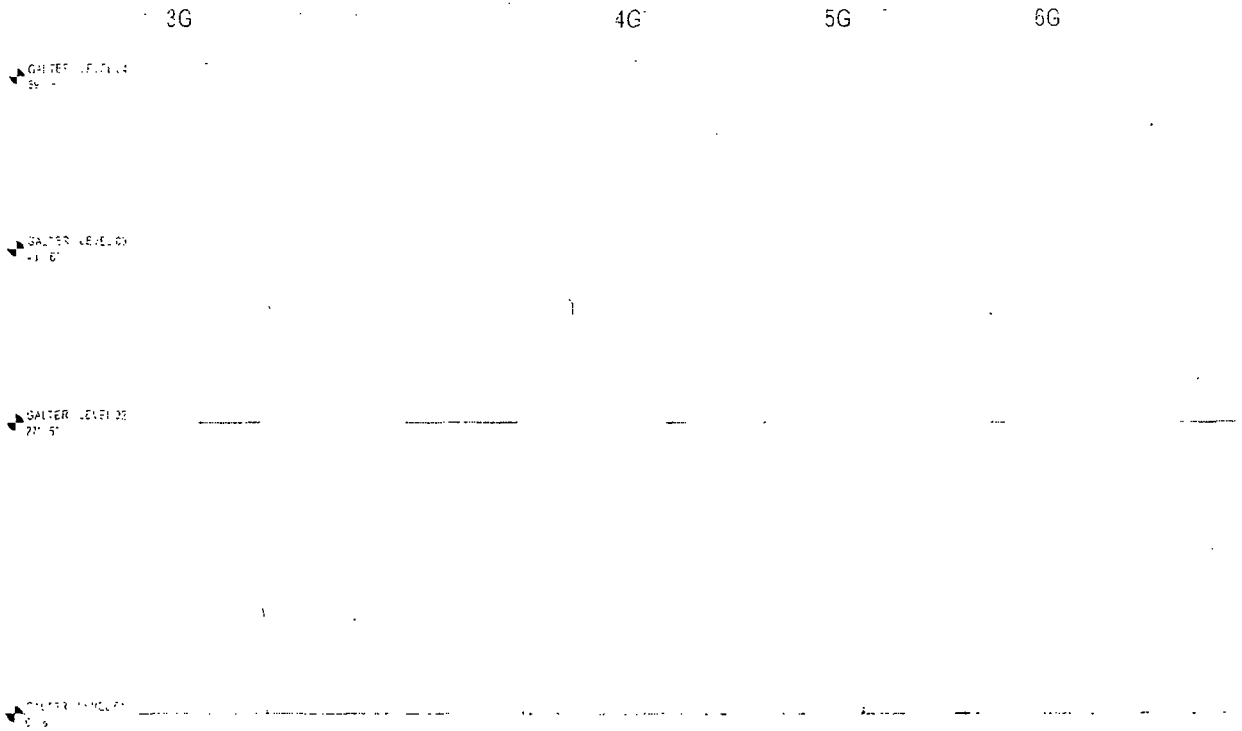


EXISTING ELEVATION FACING SOUTH

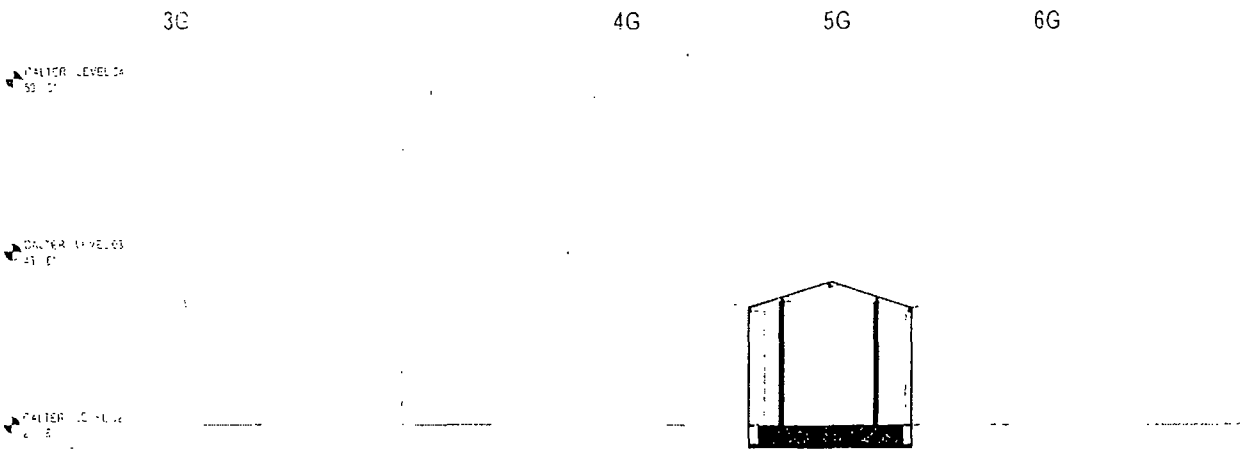


PROPOSED ELEVATION FACING SOUTH

PD 468 ELEVATIONS



EXISTING ELEVATION FACING NORTH



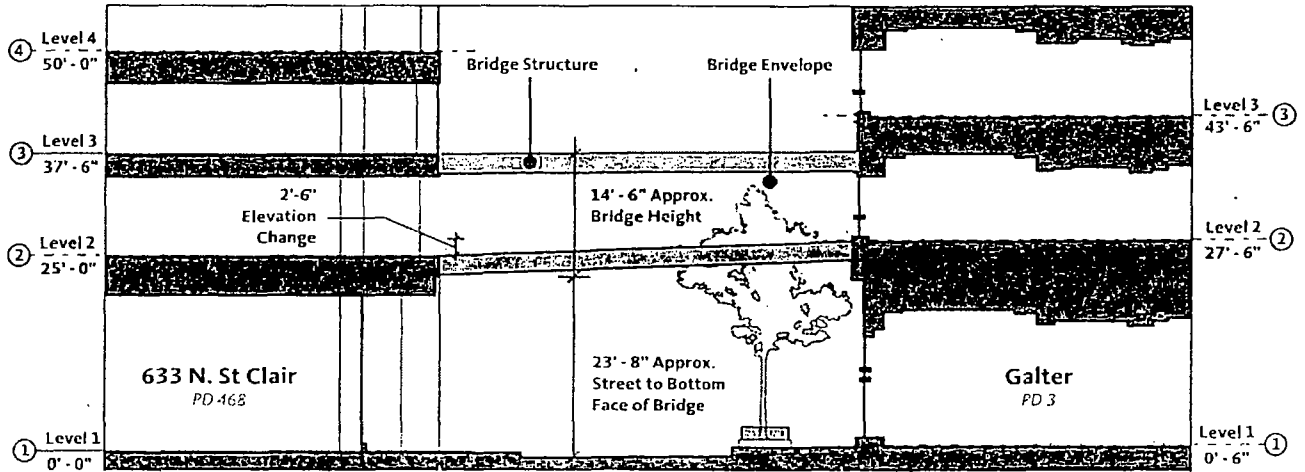
↑
23'-8" APPROX
FROM STREET TO
BOTTOM FACE OF
BRIDGE
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PROPOSED ELEVATION FACING NORTH

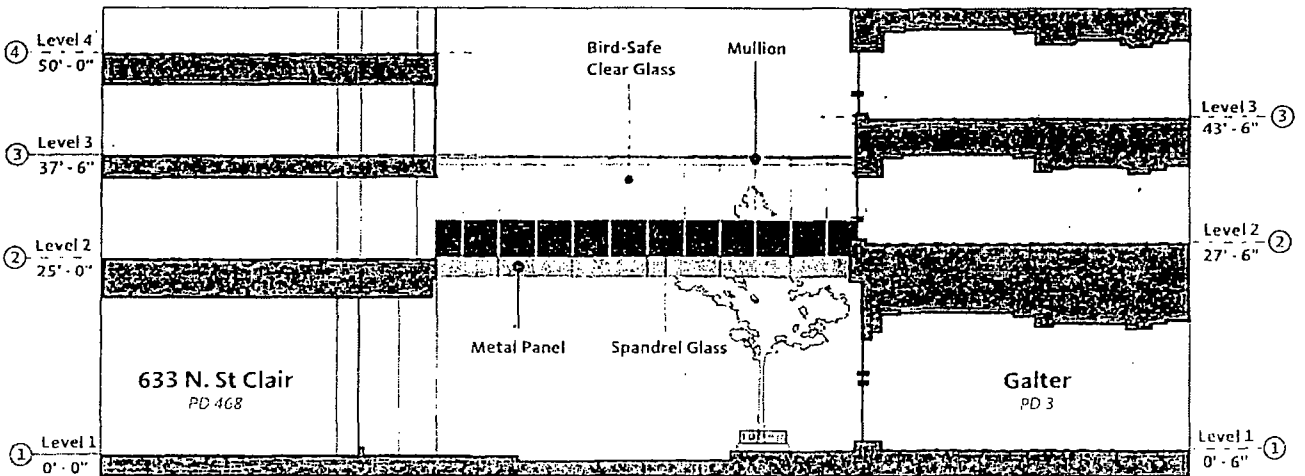
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PROPOSED BRIDGE ELEVATION

EXISTING FEINBERG/LAVIN BRIDGE: 20' - 8" FROM STREET TO BOTTOM FACE



SECTION FACING WEST



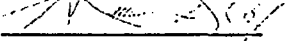
ELEVATION FACING WEST



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Tom Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: December 12, 2022

Re: Technical Amendment to Planned Development No. 468 (App. No. 21177)
201-221 E. ERIE ST., 631-649 N. ST. CLAIR ST. and 200-212 E. ONTARIO ST.

On Monday, December 12, 2022, the Chicago Plan Commission recommended approval of the proposed amendment to Planned Development No. 468, submitted by Northwestern Memorial Healthcare. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Fernando Espinoza at 312-744-0755 or via email @ Fernando.espinoza@cityofchicago.org.

Cc: PD Master File (Original PD, copy of memo)