



City of Chicago



SO2012-8202

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/12/2012
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17638 at 630 N McClurg St
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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 be amended by changing all the DX-12 Downtown Mixed-Use District symbols and indications as shown on Map No. 1-E in the area bounded by

East Erie Street; North McClurg Court; East Ontario Street; a line 305.1 feet west of and parallel to North McClurg Court

to those of Institutional Planned Development Number ____, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part and to no others.

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

INSTITUTIONAL PLANNED DEVELOPMENT NO. _____
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Institutional Planned Development No. _____ consists of approximately 66,602 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Rehabilitation Institute of Chicago.
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 title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 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 is defined in Section 17-8-0400 of the Zoning Ordinance.
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 adjustments of right-of-way, shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assignees, or grantees.

APPLICANT: REHABILITATION INSTITUTE OF CHICAGO
ADDRESS: 630 NORTH MCCLURG COURT, CHICAGO, ILLINOIS
INTRODUCED: DECEMBER 12, 2012
PLAN COMMISSION: APRIL 24, 2013

FINAL FOR PUBLICATION

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

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.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. In accord with CDOT's request, McClurg Court shall be widened by the Applicant to 34 feet from face-of-curb to face-of-curb by moving the west curb line 4 feet to the west as shown in the plans; this work shall be complete prior to the granting of the Certificate of Occupancy. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation and include a work plan identifying a schedule of the following work:

Applicant to install Continental style pedestrian crosswalks at the following intersections.

- Huron and Fairbanks
- Huron and McClurg
- Erie and Fairbanks
- Erie and McClurg
- Ontario and McClurg
- Ohio and Fairbanks
- Ohio and McClurg

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1. Install right-turn signal arrow (no actuation) for the eastbound to southbound traffic at Erie and Fairbanks.
 2. Install left-turn signal arrow (no actuation) for the eastbound to northbound traffic at Ohio and McClurg.
 3. Install video camera detection for the existing left-turn signal arrow for the northbound to westbound traffic at Fairbanks and Ontario.
 4. Install right-turn signal arrow (no actuation) for the westbound to northbound traffic at Ontario and McClurg.
 5. Install left turn signal arrow with video camera detection and a mast arm for the northbound to westbound traffic at McClurg and Ontario.
4. This Plan of Development consists of these seventeen (17) Statements; a Bulk Regulations and Data Table; an Existing Land Use/Existing Zoning Map; a Planned Development Boundary/Property Line Map; a Site Plan; a Site Landscape Plan; a Sky Lobby Garden Landscape Plan; a Roof Plan/Green Roof Area; and Building Elevations prepared by HDR/Gensler dated April 24, 2013. Full size copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned

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Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses shall be allowed within the area herein delineated as Institutional Planned Development: Hospital, Medical Service, Outpatient Medical Care, Outpatient Medical Services, Office, Retail, Restaurant, Accessory Parking, Accessory and Related uses.
6. On-Premise 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 Housing and Economic Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the 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 site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes 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 66,602 square feet.

Base FAR: 12.0

The improvements to be constructed on the Property will utilize the following series of FAR Bonuses:

Upper Level Setbacks: 1.23

Green Roofs: 0.34

TOTAL FAR: 13.57

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9. Though this Planned Development is separate and distinct from Institutional Planned Development No. 3, Applicant acknowledges that it shall enter into and be made a part of the Institutional Planned Development No. 3 Traffic Management Plan (“TMP”).
10. Applicant shall adhere to a loading dock schedule as follows:
 - 6 a.m. – 9 a.m.: No Scheduled Deliveries
 - 9 a.m. – 4 p.m.: 30% of Loading Dock Activity
 - 4 p.m. – 7 p.m.: No Scheduled Deliveries
 - 7 p.m. – 6 a.m.: 70% of Loading Dock Activity
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 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. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
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, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

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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 Zoning Ordinance 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 title holders and any ground lessors.

Applicant shall seek administrative review and approval from the Zoning Administrator should Applicant desire to replace the allowed medical offices with additional hospital beds. Such a change (from medical office to additional hospital beds) shall be considered a Minor Change in accordance with Section 7-13-0611-A of the Zoning Ordinance and file a site plan approval request with the Department of Housing and Economic Development. The Applicant shall submit a site plan, landscape plan and building elevations for the specific area or project phase for review and approval by the Department of Housing and Economic Development. Review and approval by the Department of Housing and Economic Development is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Site Plan Approval Submittals (per Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than the entire site, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public or Private Rights-of-Way or the boundary of the nearest building pad.

The site plan provided shall include all dimensioned and planned street Rights-of-Way.

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No Part II Approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by the Department of Housing and Economic Development, the approved Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

After approval of the Site Plan Review, changes or modifications may be made pursuant to the provisions of this Statement. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations and sections;
- fully-dimensioned landscape plan(s); and,
- Statistical information applicable to the subject Area, including floor area, the applicable FAR, uses to be established, building heights and setbacks.
- Updated traffic study to be submitted and reviewed by the Department of Transportation.

Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

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15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enable 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 accessibility.
16. 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 use best and reasonable efforts to design, construct and maintain all new construction buildings to exceed the ASHRAE 90.1-2004 standards. The Applicant shall provide a vegetated ("green") roof of least seventy-five percent (75%) of the net roof area of the new construction buildings, approximately 19,273 square feet. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment.
17. Unless construction of the new improvements contemplated in this Planned Development 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 and the zoning of the property shall automatically revert to the DX-12 Downtown Mixed-Use District classification.

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INSTITUTIONAL PLANNED DEVELOPMENT No. _____

BULK REGULATIONS AND DATA TABLE

Gross Site Area: 96,486 square feet (2.20 acres)
Area in Public R.O.W.: 29,884 square feet (0.67 acres)
Net Site Area: 66,602 square feet (1.53 acres)

Permitted Floor Area Ratio:

Base FAR: 12.0
Bonuses:
 Upper Level Setbacks: 1.23
 Green Roofs: 0.34
Maximum FAR: 13.57

Permitted Uses: Per Statement No. 5

Number of Accessory Off-Street
Parking Spaces: 691

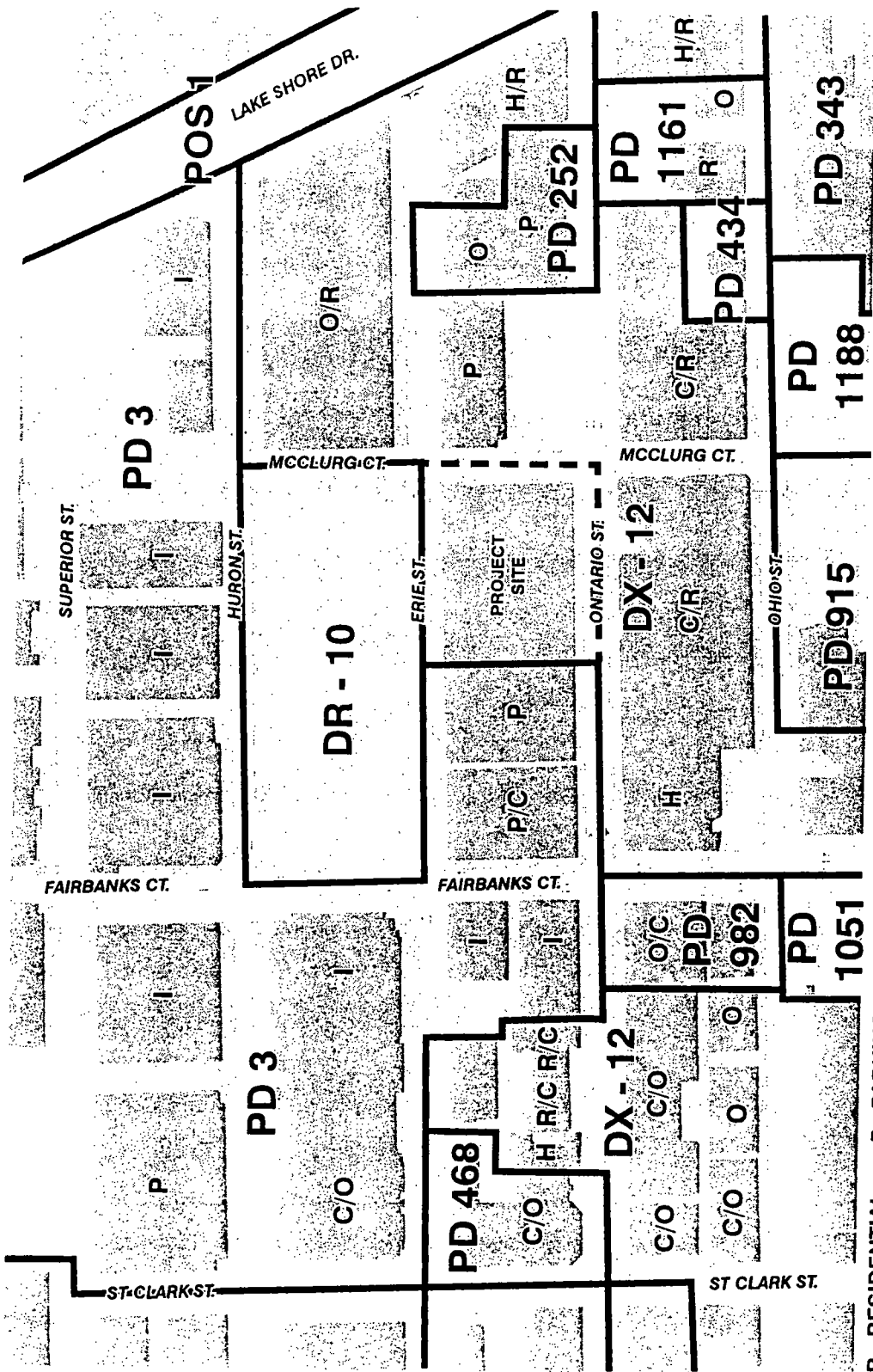
Minimum Number of Bicycle Parking Spaces: 50

Minimum number of Loading Spaces: 3 (10' x 25') and 1 (10' x 50')

Setbacks from Property Line: Per approved Site Plan

Maximum Building Height: 445 feet

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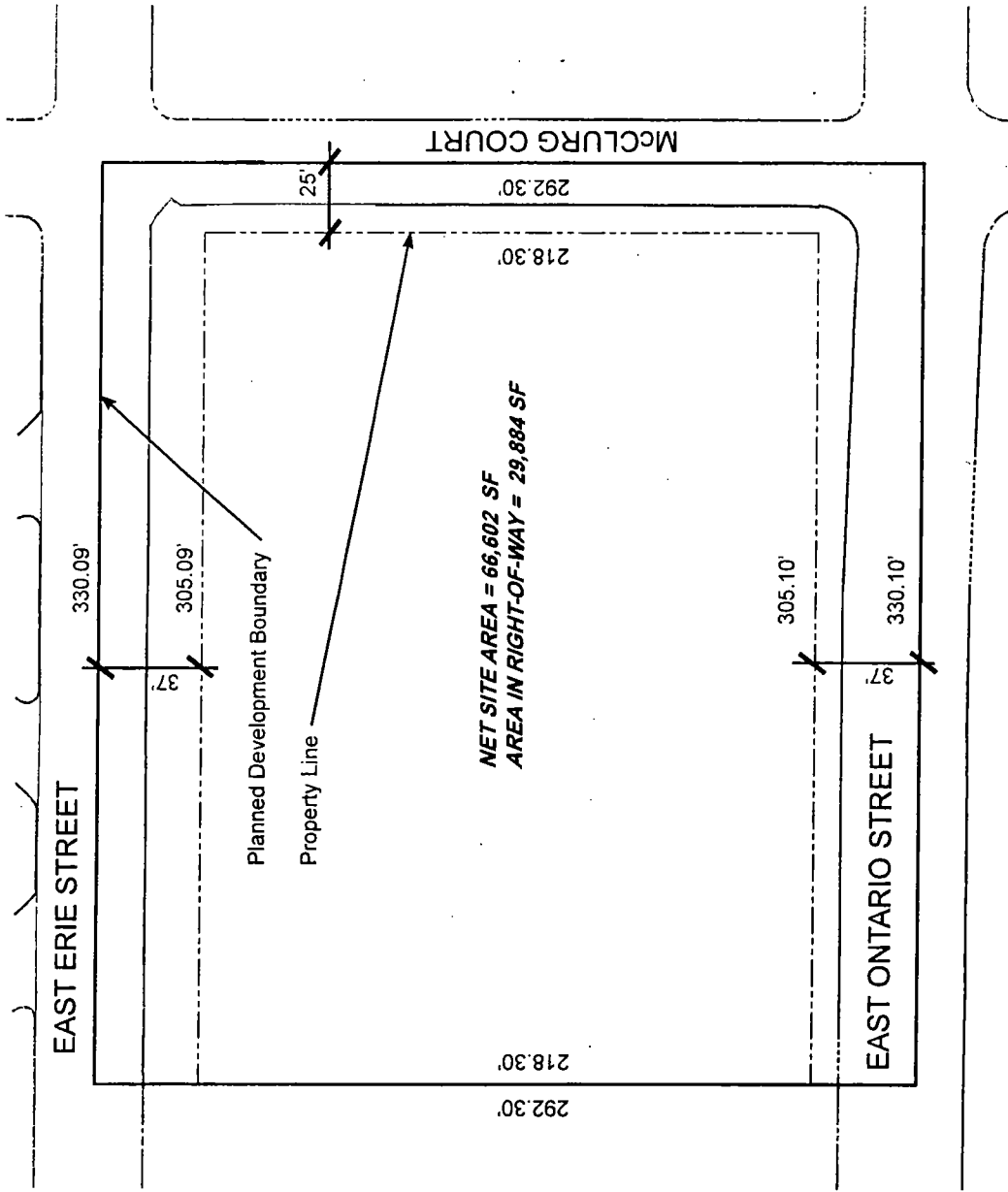
R - RESIDENTIAL
 P - PARKING
 I - INSTITUTIONAL
 O - OFFICE
 C - COMMERCIAL
 H - HOTEL

HDR/Genster
 11 E Madison Street
 Suite 300
 Chicago, Illinois 60602
 T: 312.456.0123
 F: 312.456.0124

Applicant: Rehabilitation Institute of Chicago
 Address: 630 North McClurg Court, Chicago, Illinois
 Date: April 24, 2013

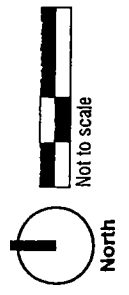


PD02
 Existing Land Use and Zoning Map



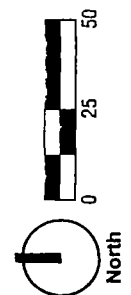
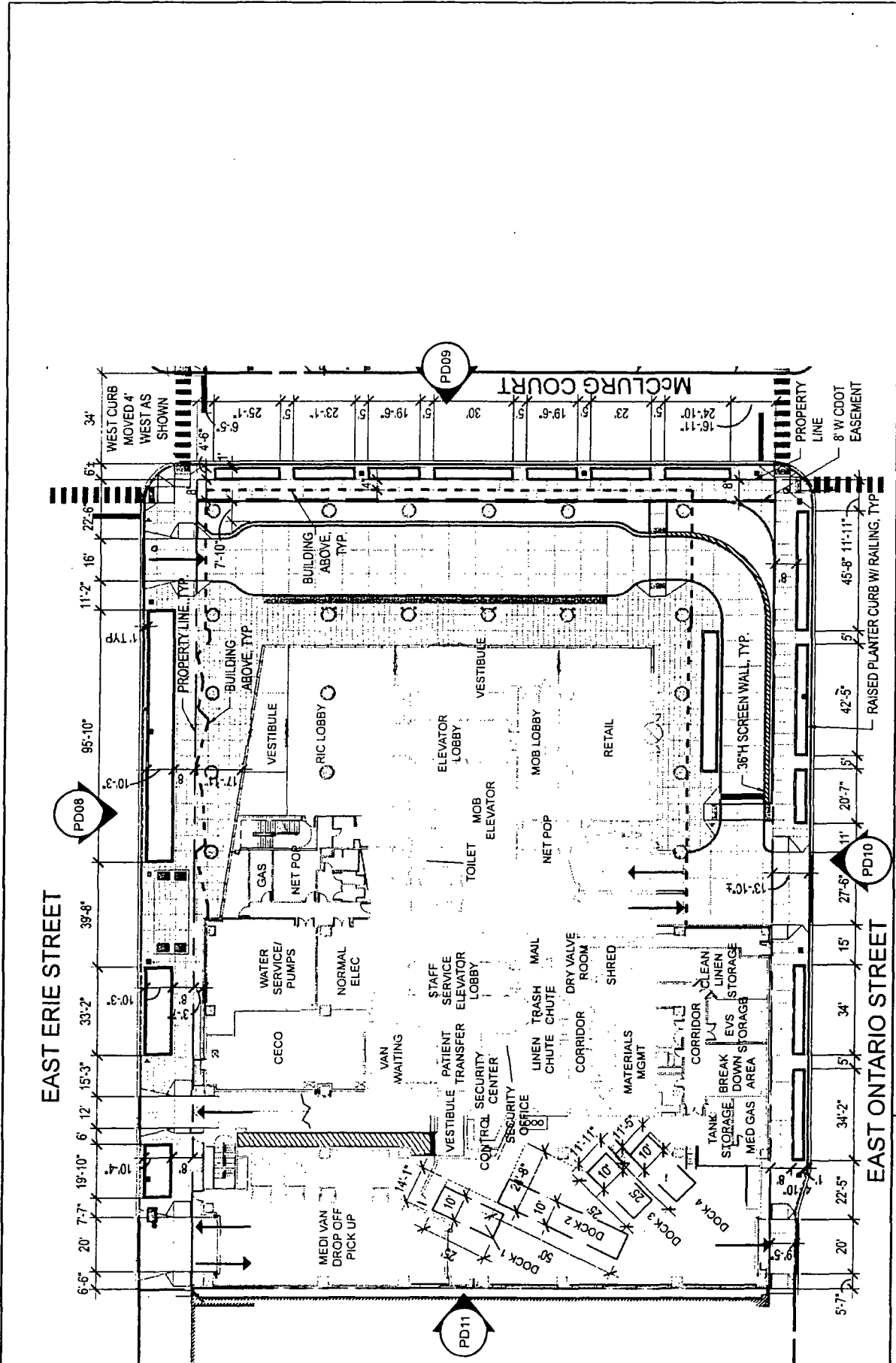
Rehabilitation Institute
 of Chicago
 630 North McClurg Court
 Chicago, Illinois
 April 24, 2013

Applicant:
 Address:
 Date:



PD03
 Planned Development Boundary and
 Property Line

HDR/Gensler
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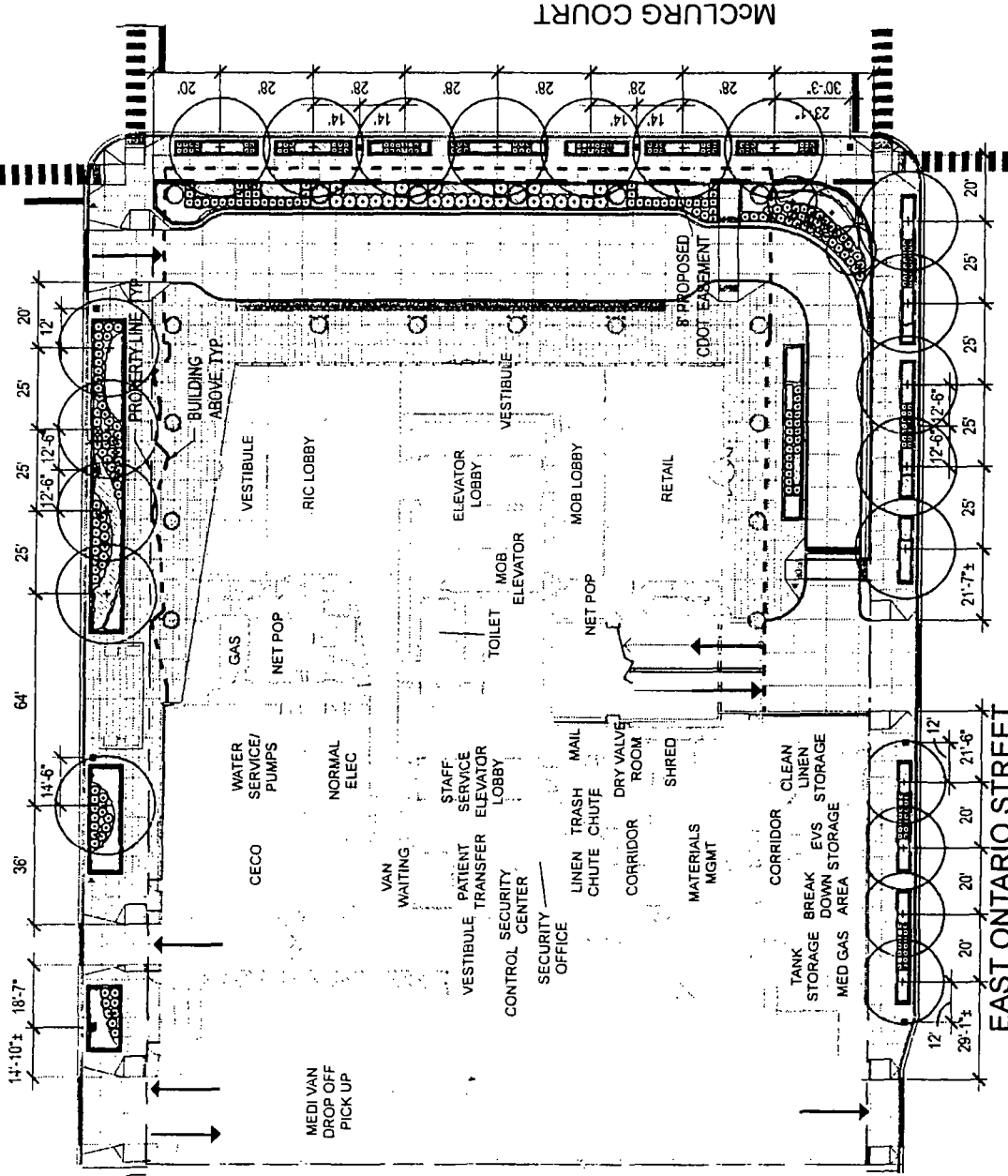


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PD04
 Site Plan

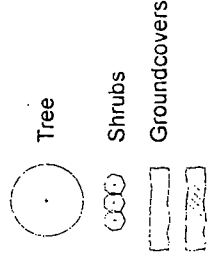
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EAST ERIE STREET



McCLURG COURT

EAST ONTARIO STREET



Note: All plant material, planting requirements and growing medium specifications are per the City of Chicago Landscape Ordinance.

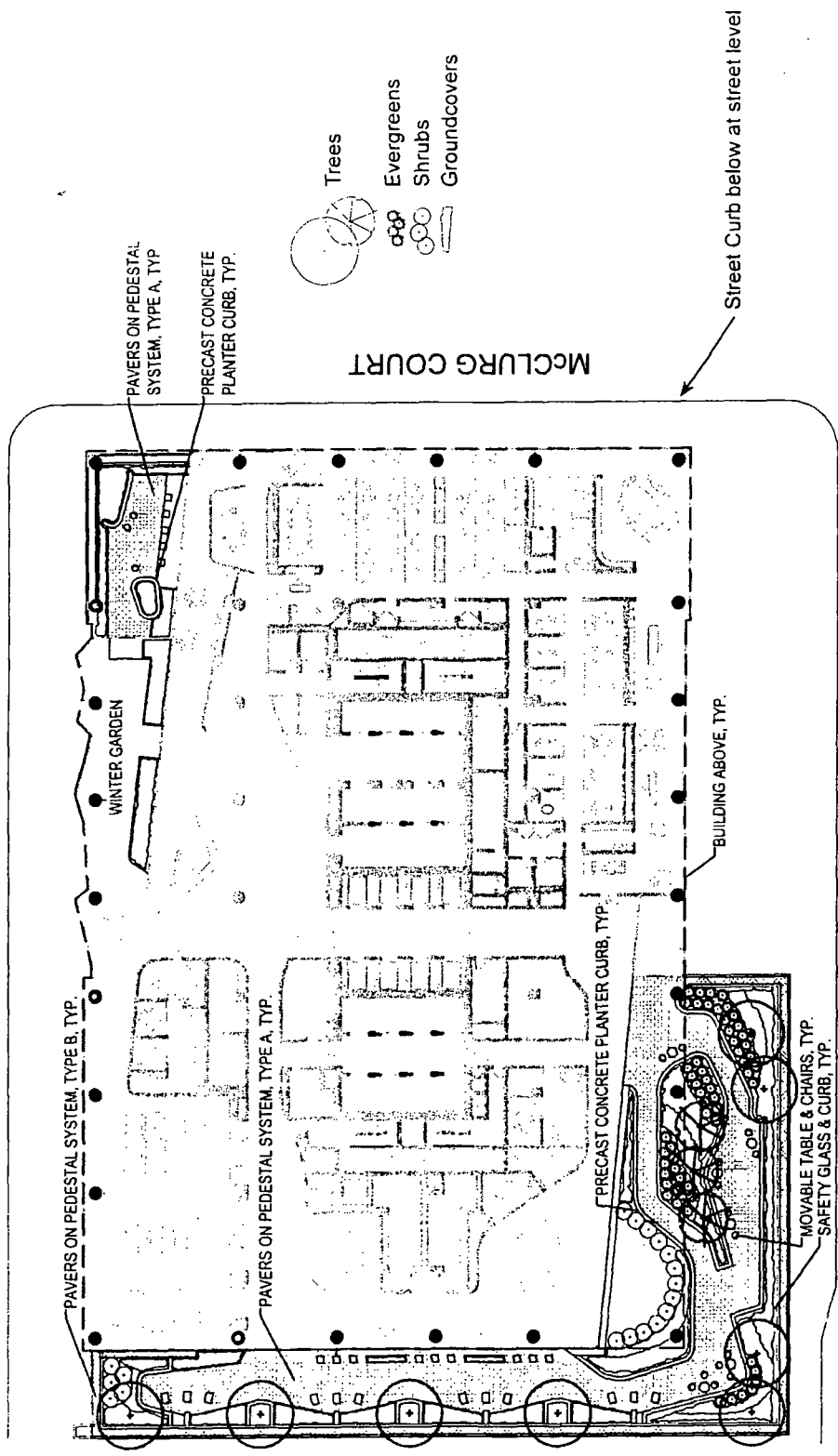
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PD05
 Site Landscape Plan



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EAST ERIE STREET

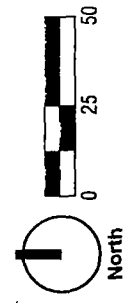


McCLURG COURT

EAST ONTARIO STREET

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


PD06
 Sky Lobby Garden Landscape Plan



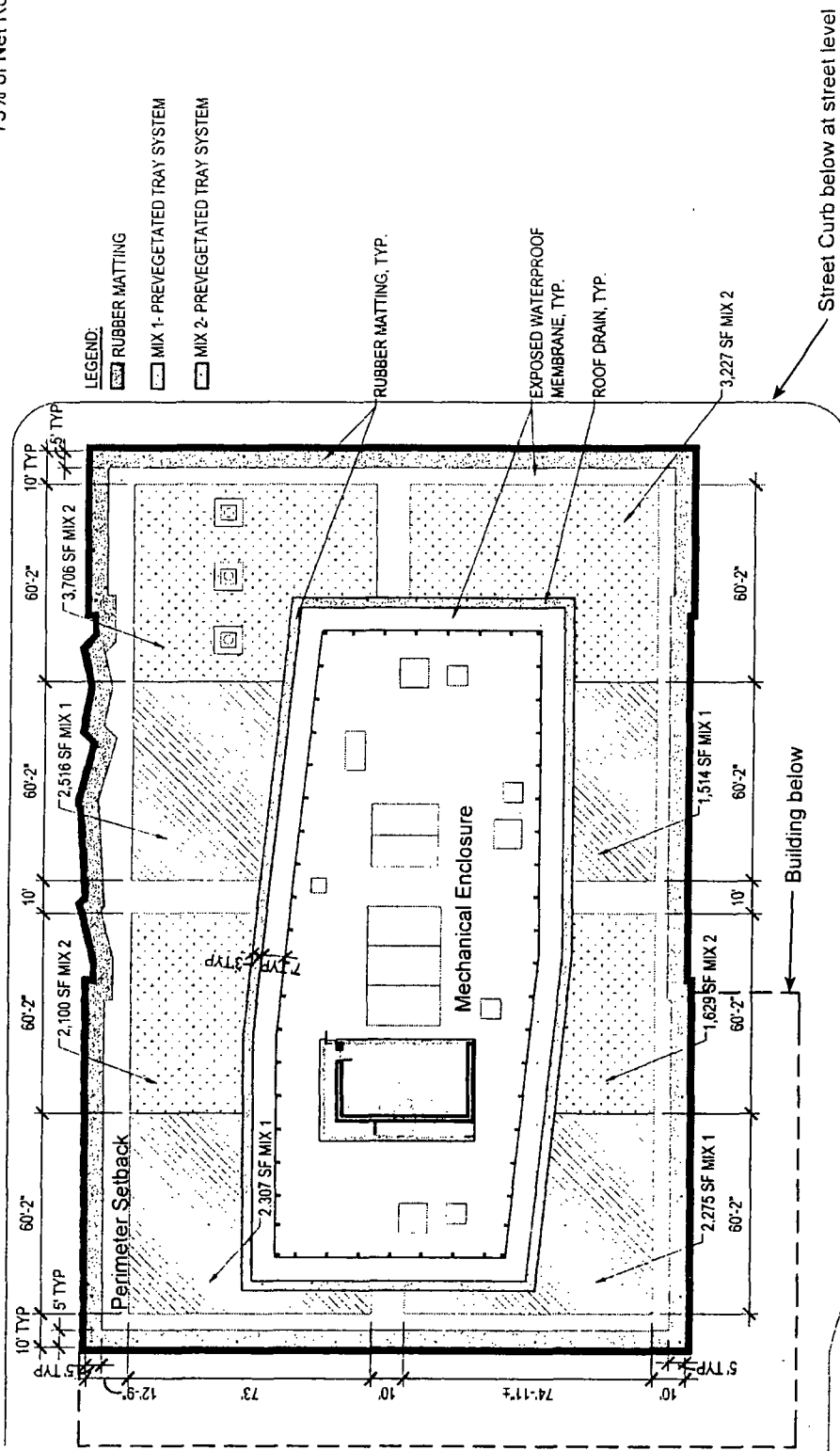
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GREEN ROOF CALCULATION

Total Roof Area 48,737 SF
 Total Net Roof Area 25,861 SF
 Total Vegetated Roof Area 19,273 SF
 75% of Net Roof Area

- LEGEND:
-  RUBBER MATTING
 -  MIX 1- PREVEGETATED TRAY SYSTEM
 -  MIX 2- PREVEGETATED TRAY SYSTEM

EAST ERIE STREET



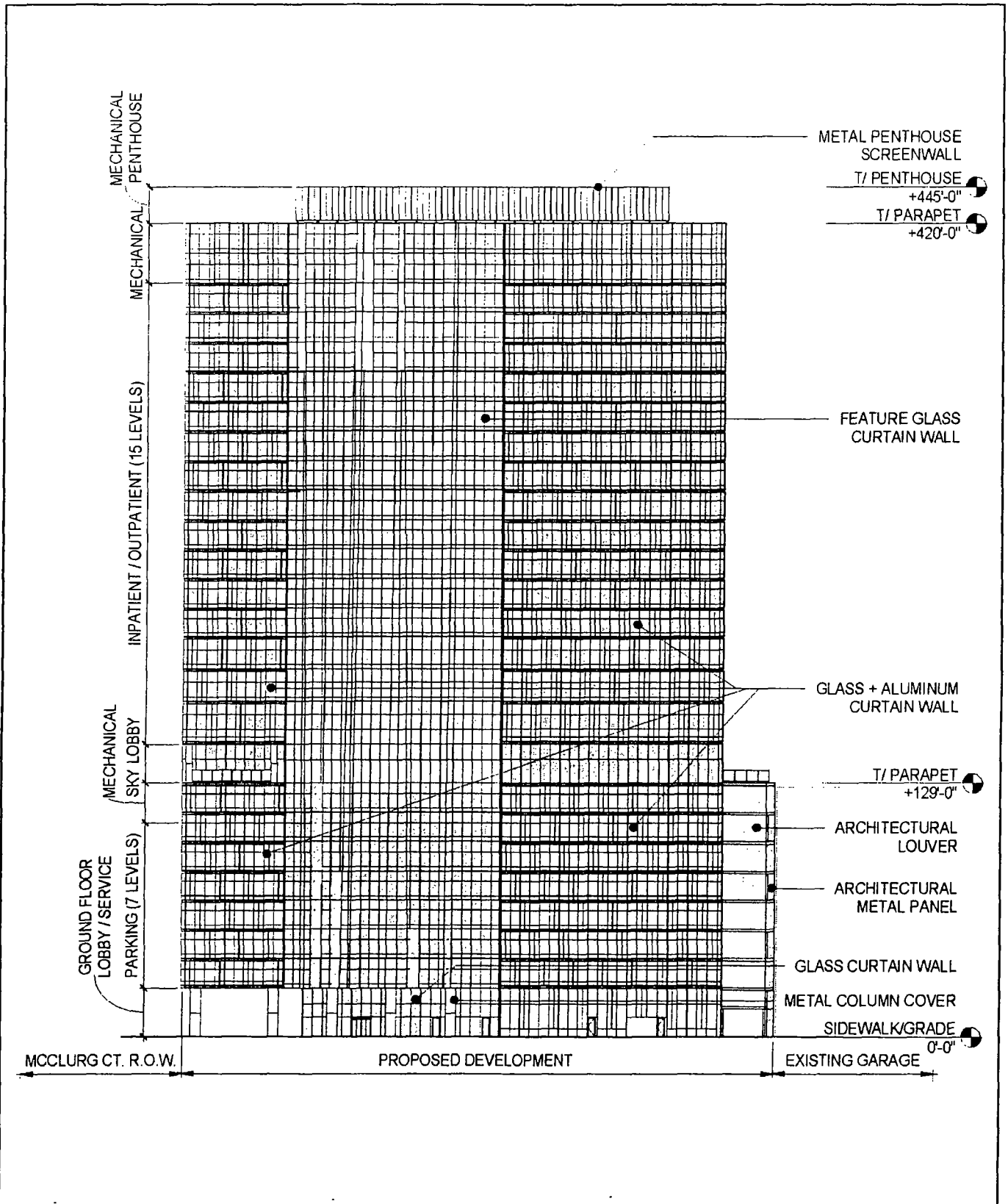
EAST ONTARIO STREET

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PD07
 Roof Plan and Green Roof Area



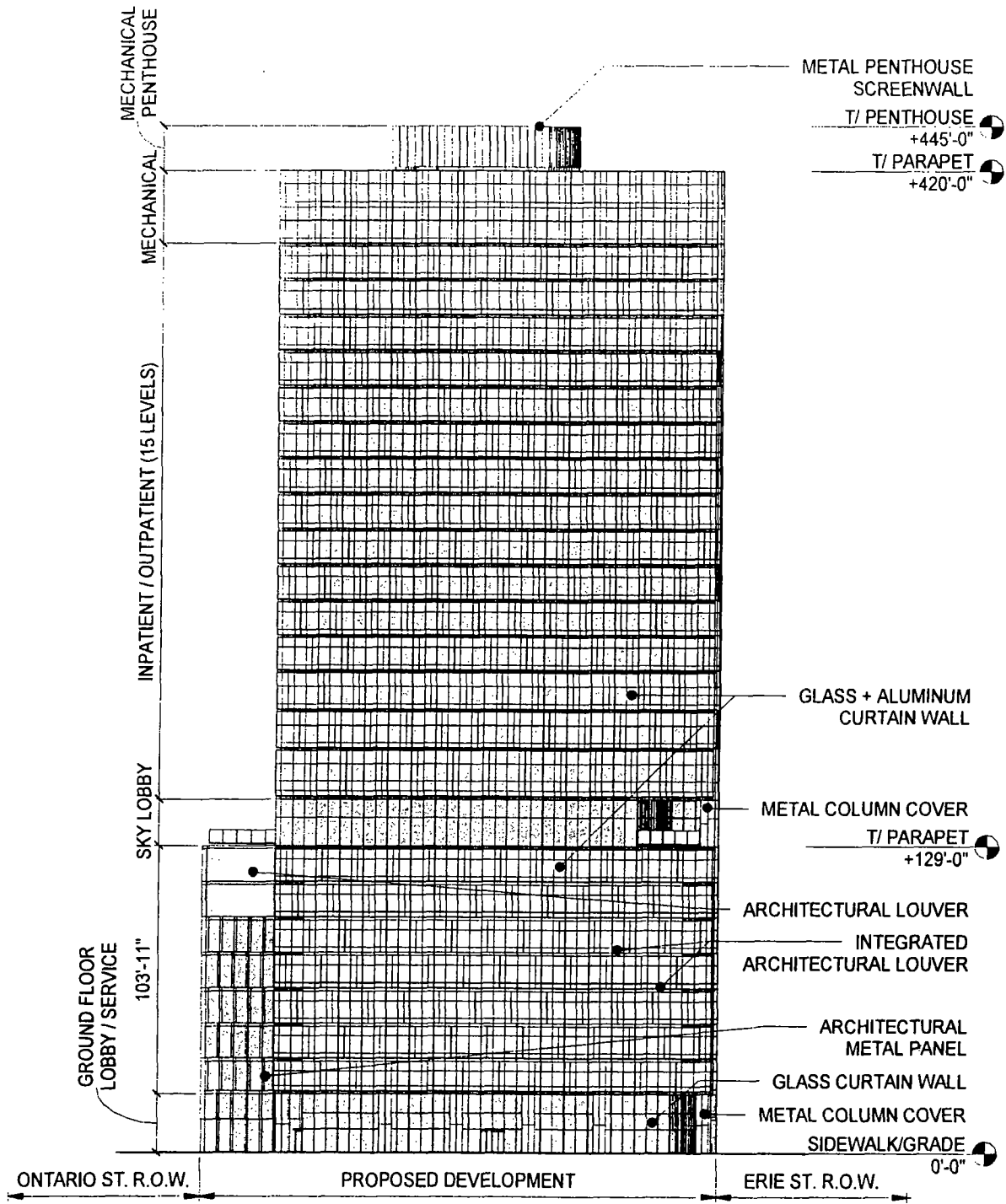
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PD08
 North Building Elevation

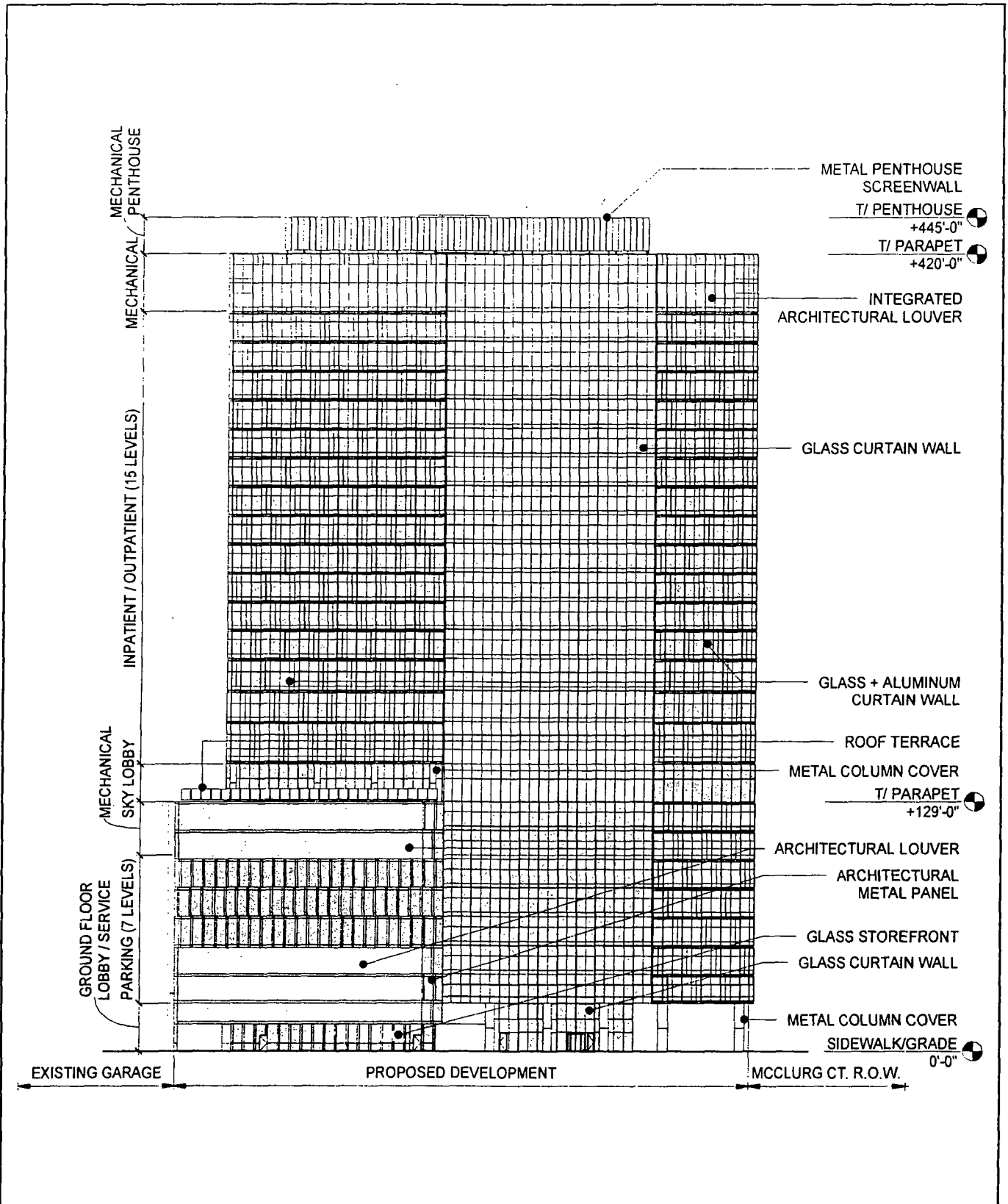
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PD09
 East Building Elevation

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MECHANICAL PENTHOUSE

MECHANICAL

INPATIENT / OUTPATIENT (15 LEVELS)

MECHANICAL SKY LOBBY

GROUND FLOOR LOBBY / SERVICE PARKING (7 LEVELS)

EXISTING GARAGE

PROPOSED DEVELOPMENT

MCCLURG CT. R.O.W.

METAL PENTHOUSE SCREENWALL

T/ PENTHOUSE +445'-0"

T/ PARAPET +420'-0"

INTEGRATED ARCHITECTURAL LOUVER

GLASS CURTAIN WALL

GLASS + ALUMINUM CURTAIN WALL

ROOF TERRACE

METAL COLUMN COVER T/ PARAPET +129'-0"

ARCHITECTURAL LOUVER

ARCHITECTURAL METAL PANEL

GLASS STOREFRONT

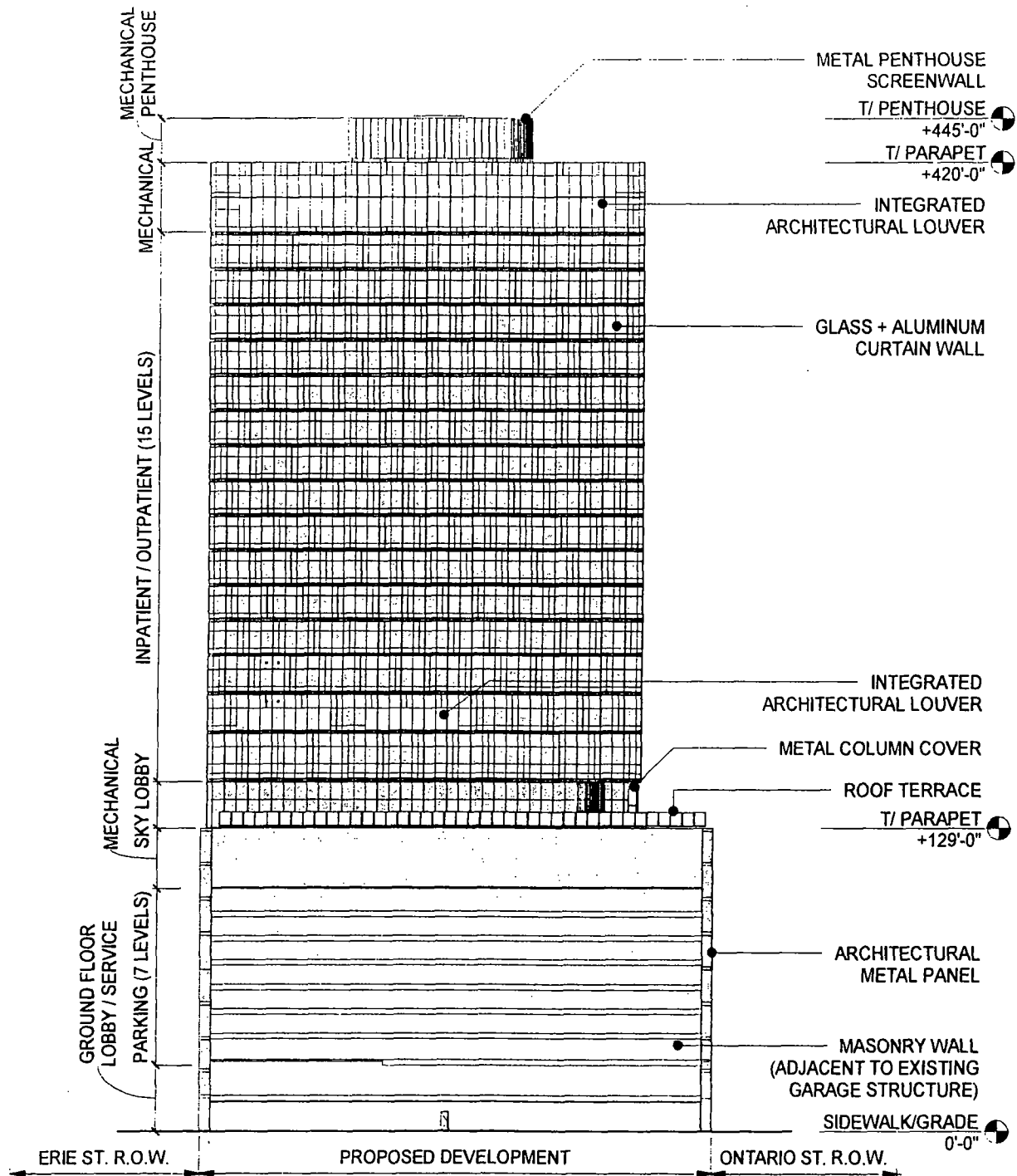
GLASS CURTAIN WALL

METAL COLUMN COVER SIDEWALK/GRADE 0'-0"

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PD10
 South Building Elevation

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PD11
West Building Elevation

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