City of Chicago

SO2010-7385

Office of the City Clerk

Tracking Sheet

Meeting Date:	12/8/2010
Status:	Passed
Sponsor(s):	City Clerk
Type:	Ordinance
Title:	Zoning Reclassification App. No. 17056
Committee(s) Assignment:	Committee on Zoning

City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
(312) 744-2950 (TTY)
http://www.cityofchicago.org

#17056
Frank

MEMORANDUM

TO: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

FROM: Patricia A. Scudiero
Commissioner - Department of Zoning and Land Use Planning
Zoning Administrator

DATE: October 22, 2010

RE: Proposed Amendment to Institutional Planned Development No. 92 for the property generally located 2740 West Foster Avenue.

On October 21, 2010, the Chicago Plan Commission recommended approval of the proposed amendment submitted by Swedish Covenant Hospital. 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 Zoning and Land Use Planning 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)

NEIGHBORHOODS Alive!
BUILDING CHICAGO TOGETHER

CHICAGO WORKS TOGETHER

FINAL FOR PUBLICATION

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 Residential-Institutional Planned Development Number 92, as amended, and RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 13-1 in the area bounded by:

North Francisco Avenue; West Foster Avenue; North California Avenue; West Farragut Avenue; the alley next east of North California Avenue; the alley next north of West Foster Avenue; a line 441 feet east of North California Avenue; West Foster Avenue; a line 337 feet east of North California Avenue; West Winona Street; a line 217 feet east of North California Avenue; and West Carmen Avenue,

to those of an RM-4.5 Residential Multi-Unit District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the RM-4.5 Residential Multi-Unit District symbols and indications as shown on Map Number 13-1 in the area bounded by:

North Francisco Avenue; West Foster Avenue; North California Avenue; West Farragut Avenue; the alley next east of North California Avenue; the alley next north of West Foster Avenue; a line 441 feet east of North California Avenue; West Foster Avenue; a line 337 feet east of North California Avenue; West Winona Street; a line 217 feet east of North California Avenue; and West Carmen Avenue,

to those of Residential-Institutional Planned Development Number 92, as amended, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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

RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT NUMBER 92, AS AMENDED

PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Institutional Planned Development Number 92, as amended (the "Planned Development"), consists of approximately 613,300 square feet (14.08 acres) of property (the "Property") which is depicted on the attached Planned Development Boundary and Property Line Map and is owned or controlled by the Evangelical Covenant Church, an Illinois not-for-profit corporation (the "Church") and various corporations affiliated with the Church and known as: Covenant Retirement Communities, Inc., LifeCenter on the Green, Inc., Swedish Covenant Hospital and Covenant Home of Chicago. Swedish Covenant Hospital (the "Applicant") has the authority to make the statements contained herein on behalf of the owners described above.

2. All applicable official reviews, approvals or permits which are necessary to implement this Plan of Development shall be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way 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 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 for purposes of this paragraph is defined in Section 17-8-0400 of the Chicago Zoning Ordinance.

4. This Plan of Development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site /Landscape Plan, Building Elevations for the Ambulatory Care Building and a Site/Landscape Plan for the surface parking facility at the northeast comer of West Carmen and North Francisco Avenues prepared by BSA LifeStructures dated October 21, 2010. Full-sized copies of the Site/Landscape Plans and the Building Elevations are on file with the Department of Zoning and Land Use Planning. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.

5. Subject to the Bulk Regulations and Data Table, the following uses shall be permitted in this Planned Development:

> hospital and related uses, health and fitness facilities, assisted living residences, day care facilities, medical and administrative offices, parking and accessory uses and all permitted public and civic uses in the RM-4.5 Residential Multi-Unit District.

6. On-Premise signs shall be permitted within the Planned Development subject to the review and approval of the Department of Zoning and Land Use Planning. Temporary signs such as construction and marketing signs shall also be permitted within the Planned Development subject to the review and approval of the Department of Zoning and Land Use Planning. Off-Premise signs shall not be permitted in the Planned Development.

7. Closure of all or part of any public streets or alleys during demolition or construcfion 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 Construcfion Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago.

8. In addition to the maximum height of the improvements and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.

9. For purposes of maximum floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance as of the date of adoption of this Planned Development shall apply.

10. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the loading area, shall be installed in substantial conformance with this Planned Development. Landscaping shall be installed in accordance with the Site/Landscape Plan and maintained in accordance with the provisions of the Chicago Landscape Ordinance.

11. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Zoning and Land Use Planning upon the request of the Applicant or its successors, assignees or grantees and after a determination by the Commissioner that such a modificafion is minor, appropriate and consistent with the nature of the development of the Property. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of natural resources. The Applicant shall design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Zoning and Land Use Planning. The Applicant shall install a vegetated ("green") roof equal to approximately 50.30% (14,831 square feet) of the net roof area of the proposed ambulatory surgery center building. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment. The Applicant shall also achieve LEED certification in the construction of the new building.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulafions related to access for persons with disabilities

and to promote the highest standard of accessibility. No Building Permits shall be granted until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

14. The City of Chicago has established a Part II Review Fee for the total buildable square feet (floor area) for any new construction. The Part II Review Fee will be assessed by the Department of Zoning and Land Use Planning during the actual Part II Review. The fee as determined by the Department of Zoning and Land Use Planning staff at that time is tinal and binding on the Applicant and must be paid to the Department of Zoning and Land Use Planning prior to the issuance of any Part II approval.

15. Unless substantial construction of either the Ambulatory Care Building or the surface parking facility at the northeast comer of West Carmen and North Francisco Avenues has been commenced within six (6) years following adoption of this Ordinance, and unless completion thereof is diligently pursued, this Plamed Development shall expire and the zoning classification of the Property shall revert to RM-4.5 Residential Multi-Unit District.

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RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT NUMBER 92, AS AMENDED

PLAN OF DEVELOPMENT

BULK REGULATIONS AND DATA TABLE

GROSS SITE AREA= NET SITE AREA + AREAS REMAINING IN PUBLIC RIGHTS OF WAY

771,338 SQ. FT. (17.71 ACRES) = 613,300 SQ. FT. (14.08 ACRES) + 158,038 SQ. FT.(3.63 ACRES)

MAXIMUM PERMITTED FLOOR AREA RATIO:	1.33
SETBACKS FROM PROPERTY LINE:	In substantial conformance with the Site/Landscape Plan
MINIMUM NUMBER OF OFF-STREET PARKING SPACES:	1,606
MINIMUM NUMBER OF OFF-STREET LOADING BERTHS:	For Ambulatory Center: 0. For Ambulatory/Surgery Center west of California Avenue: 2. For Assisted Living Facility north of Foster Avenue: 1.
MINIMUM BUILDING SETBACKS:	In substantial conformance with the Site/Landscape Plan
MAXIMUM BUILDING HEIGHT:	110 feet
MAXIMUM NUMBER OF HOSPITAL BEDS:	340
MAXIMUM NUMBER OF ASSISTED LIVING UNITS:	56

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Swedish Covenant Hospital

Aerial Map

Applicant: Swedish Covenant Hospital
5145 North California Avenue
Chicago, IL 60625
Date: April 14, 2010
Revised: October 21, 2010

35 E. Wacker Drive Suite 800/ Chicago IL 60601
Phone 312.324.5600 / Fax 312.324.5699
bsa@lifestructures.com

LifeStructures

Swedish Covenant Hospital

NORTH

0 100' 200' 400'

1" = 200'

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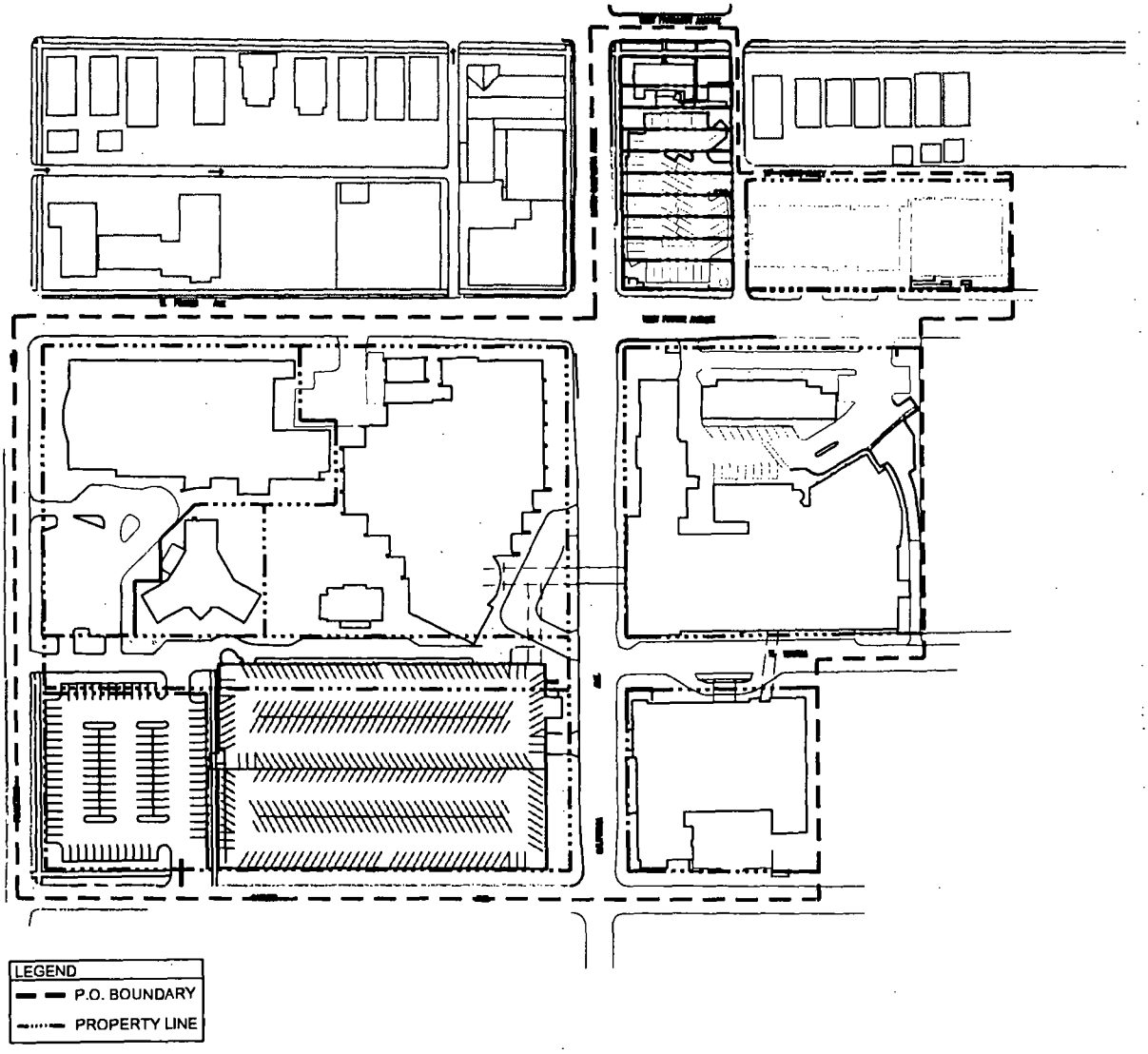
Planned Development Boundary and Property Line Map



35 E. Wacker Drive Suite 800/ Chicago IL 60601
Phone 312.324.5600 / Fax 312.324.5699
bestlifestructures.com

Applicant: Swedish Covenant Hospital
5145 North California Avenue
Chicago, IL 60625

Date: April 14, 2010

Revised: October 21, 2010

LifeStructures

Swedish Covenant Hospital

NORTH

NOT TO SCALE

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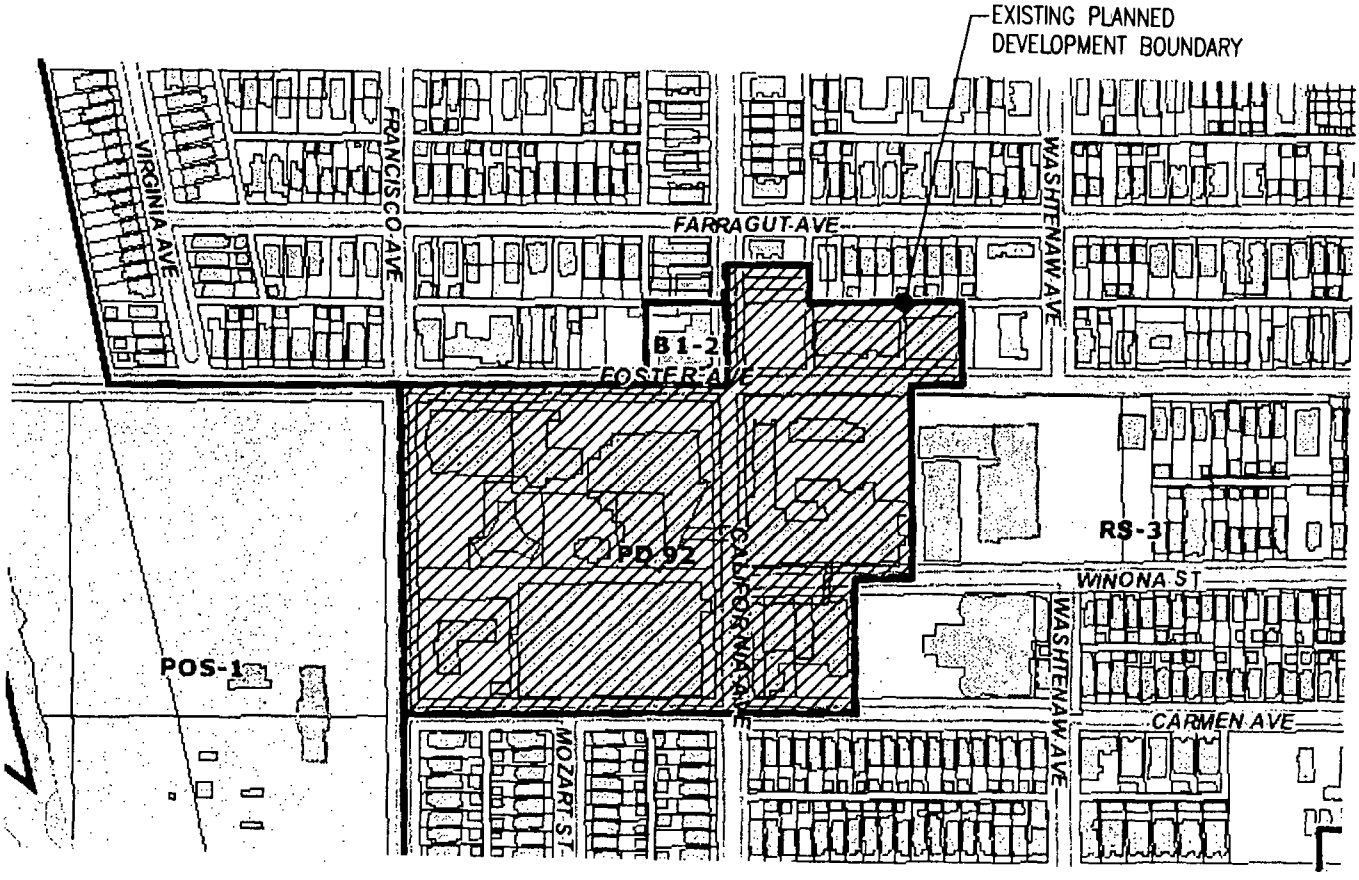
Existing Zoning Map



35 E. Wacker Drive Suite 800/ Chicago IL 60601
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bsa@lifestructures.com

Applicant: Swedish Covenant Hospital
5145 North California Avenue
Chicago, IL 60625
Date: April 14, 2010
Revised: October 21, 2010

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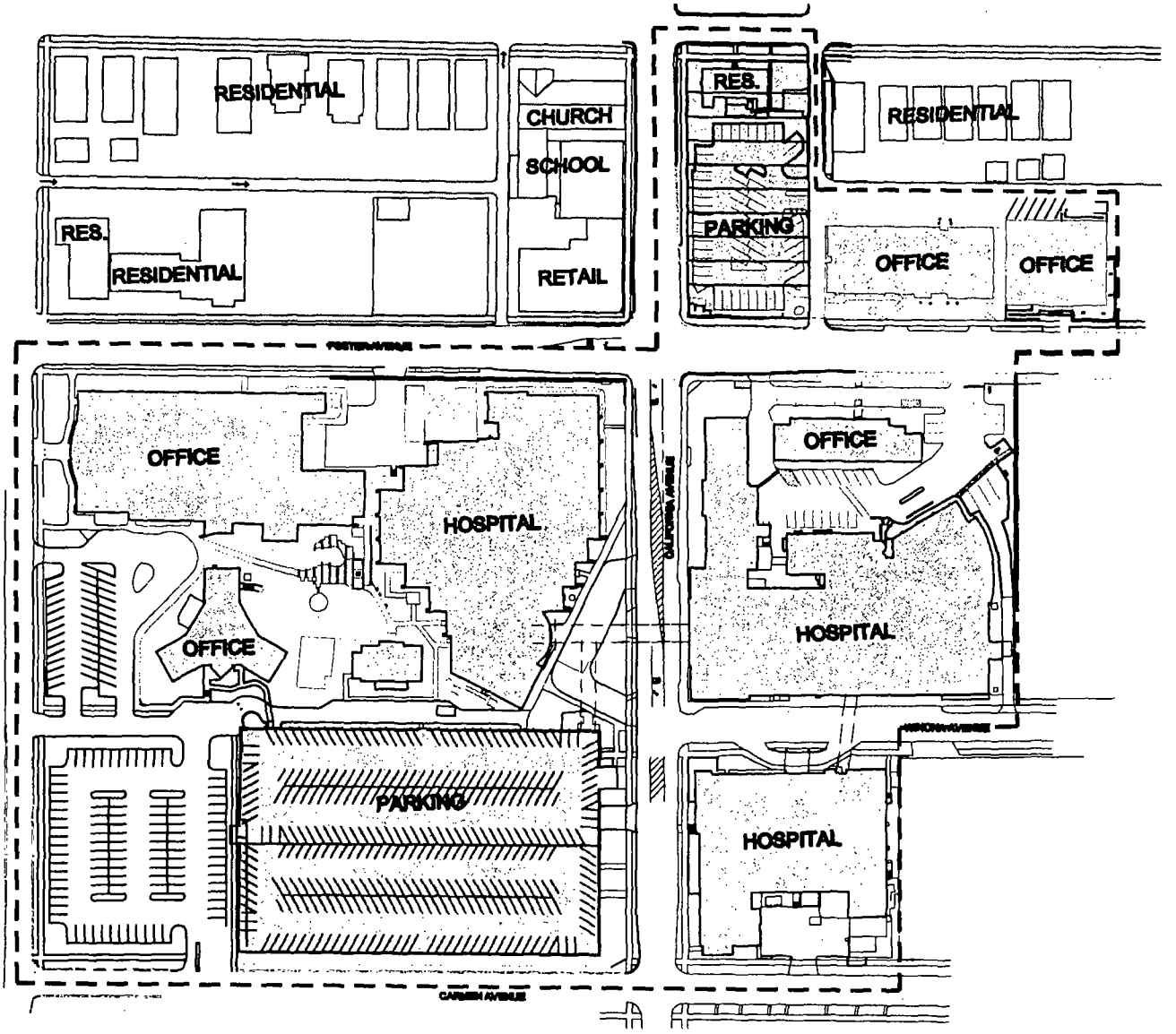
Swedish Covenant Hospital
The Science of Healing Better

NORTH

NOT TO SCALE

Existing Land Use Map



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Revised: October 21, 2010

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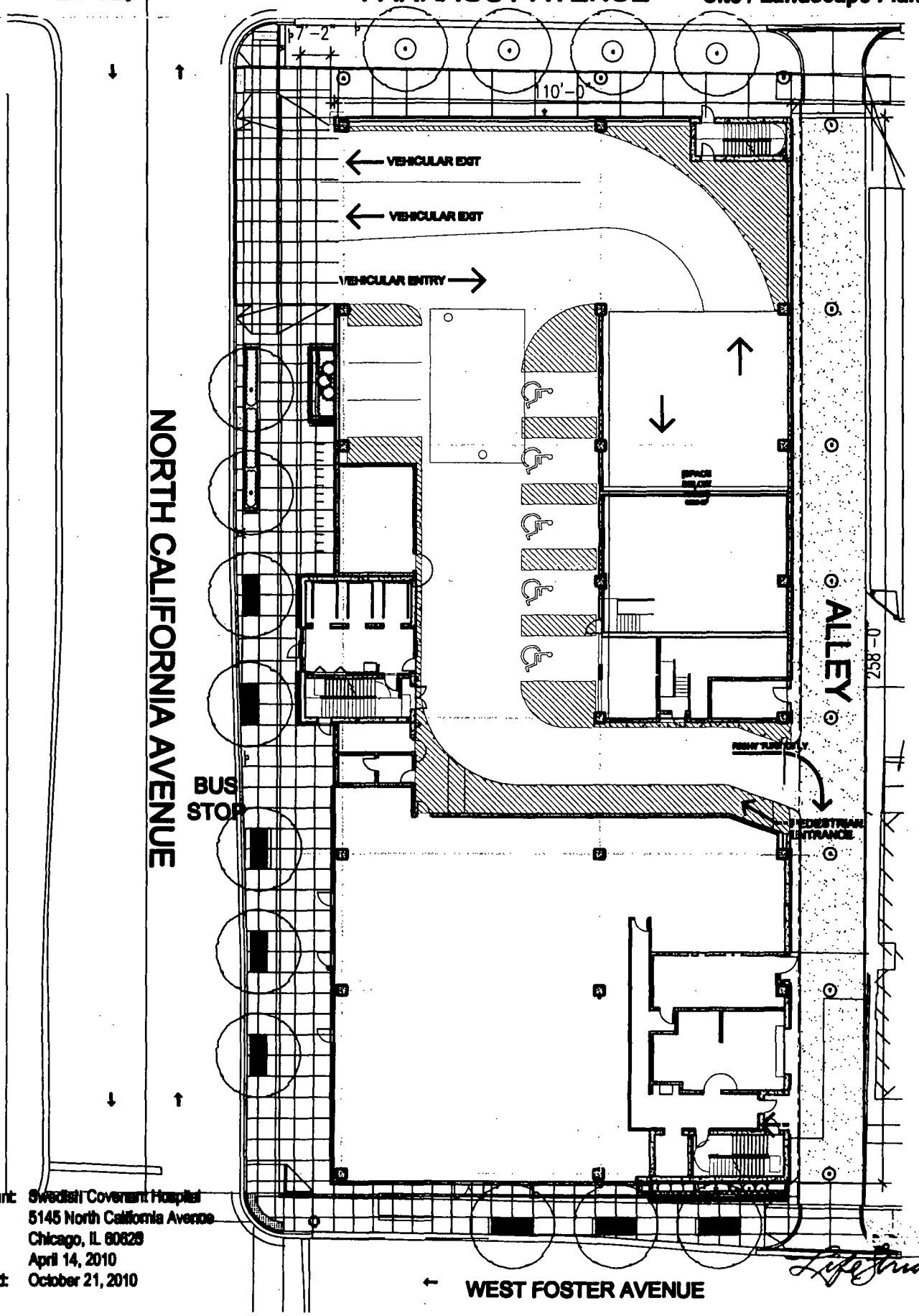
Swedish Covenant Hospital
The Science of Healing Matter

NORTH

Site / Landscape Plan



Applicant: Swedish Covenant Hospital
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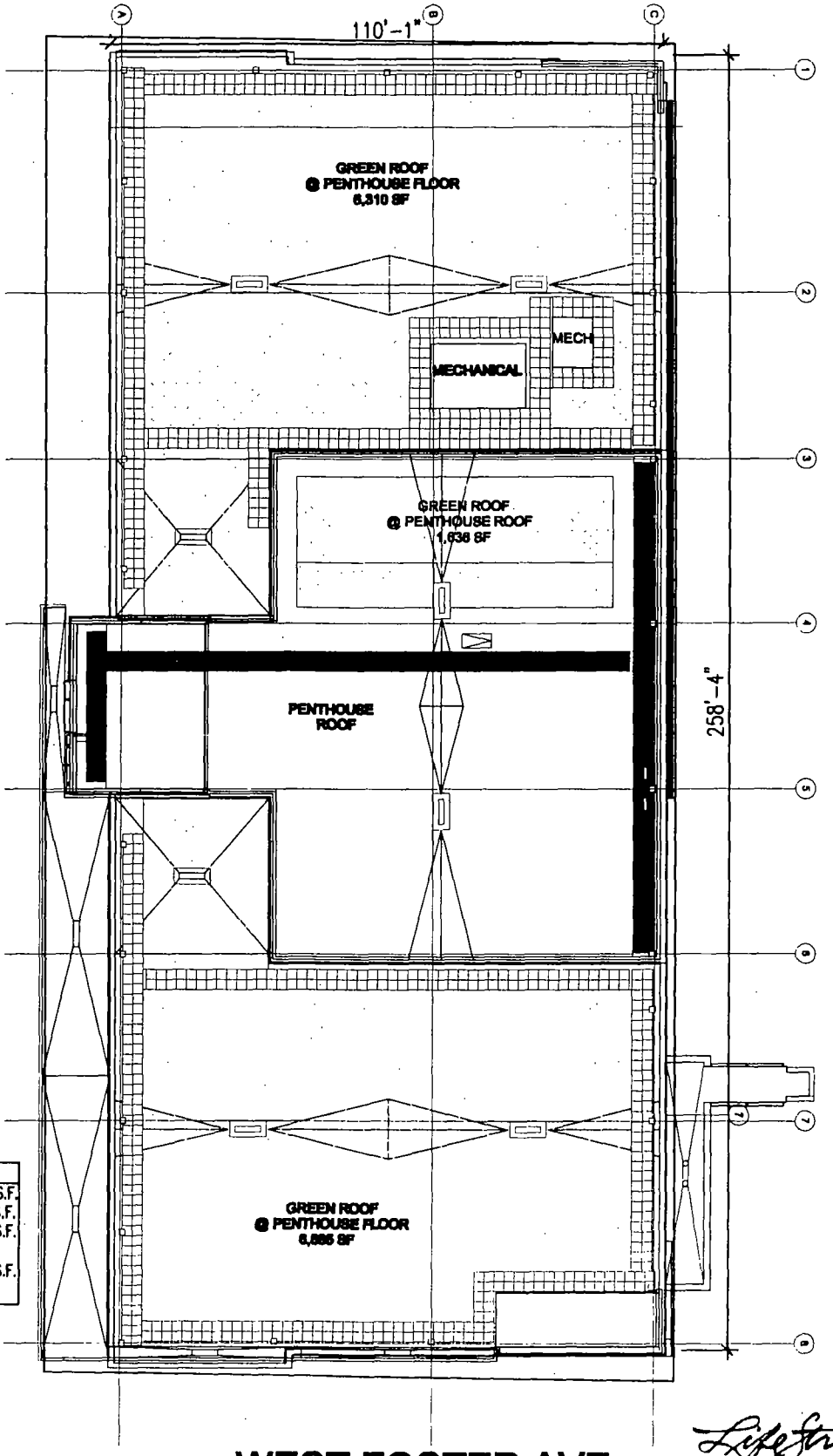
Swedish Covenant Hospital

NORTH

WEST FARRAGUT AVE.

Roof Plan



NORTH CALIFORNIA AVE.

CALCULATIONS FOR GREEN ROOF	
TOTAL NEW ROOF AREA NET S.F.	29,463 S.F.
TOTAL MECHANICAL AREA	322 S.F.
REQUIRED FOR GREEN ROOF (50% NET AREA)	14,732 S.F.
GREEN ROOF PROVIDED (50.3% NET ROOF AREA)	14,831 S.F.

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5145 North California Avenue
Chicago, IL 60625

Date: April 14, 2010

Revised: October 21, 2010

WEST FOSTER AVE.

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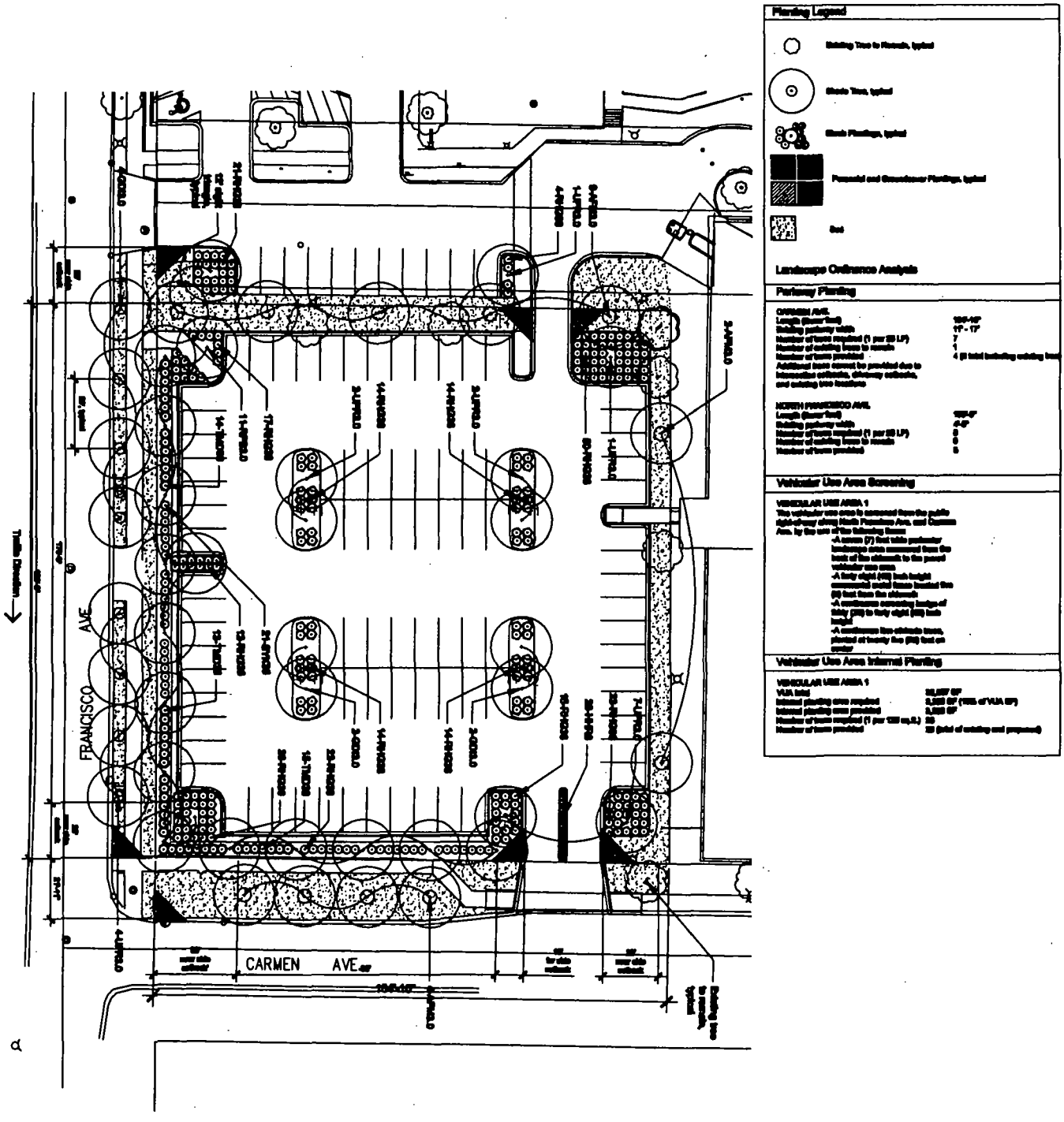
Swedish Covenant Hospital

Galter Life Center Parking Lot
Site / Landscape Plan



Plant Materials List

Code	Botanical Name	Common Name	Size	Qty
Shade Trees				
AFM3.0	Acer x freemanii 'Marmo'	Marmo Freeman Maple	3" C	12
GCB3.0	Gymnocladus dioicus (male)	Kentucky Coffeetree	3" C	8
RPB3.0	Robinia pseudoacacia 'Chicago Blue'	Chicago Blue Black Locust	3" C	11
UFR3.0	Ulmus carpinifolia x parvifolia 'Frontier'	Frontier Elm	3" C	17
Deciduous Shrubs				
RHG36	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	30" HT	200
SYMX36	Syringa patula 'Miss Kim'	Miss Kim Manchurian Lilac	36" HT	42
Evergreen Shrubs				
TMD36	Taxus x media 'Densiformis'	Dense Anglojap Yew	36" HT	43
Perennials				
HHR6	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 GAL	26

Applicant: Swedish Covenant Hospital
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lifestructures.com

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Applicant: Swedish Covenant Hospital
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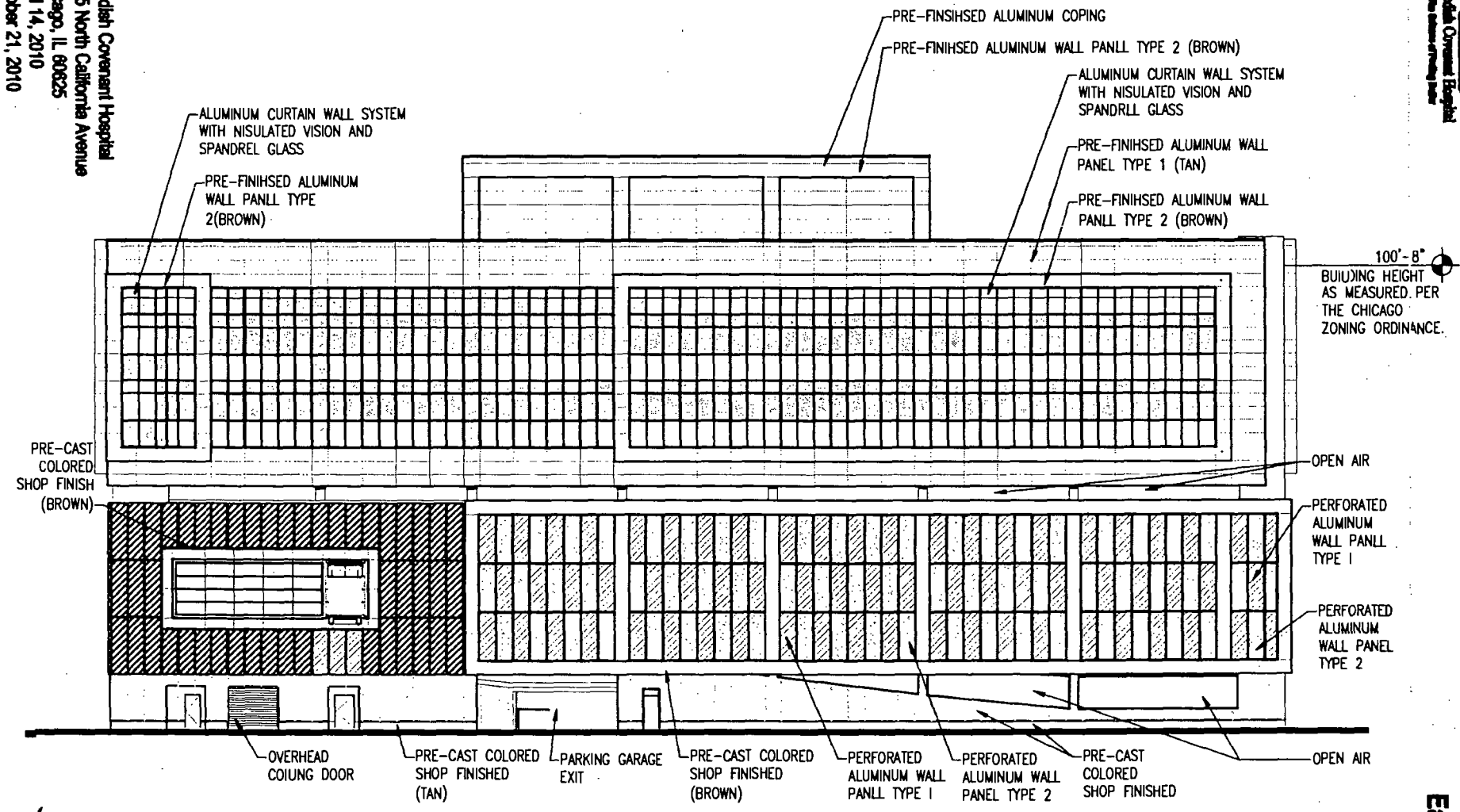
Swedish Covenant Hospital
The Science of Caring Better



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East Elevation

35 E. Wacker Drive Suite 800/ Chikago IL 60601
Phone 312.324.5600 / Fax 312.324.5699
lifestructures.com

Applicant: Swedish Covenant Hospital
5145 North California Avenue
Chicago, IL 60625
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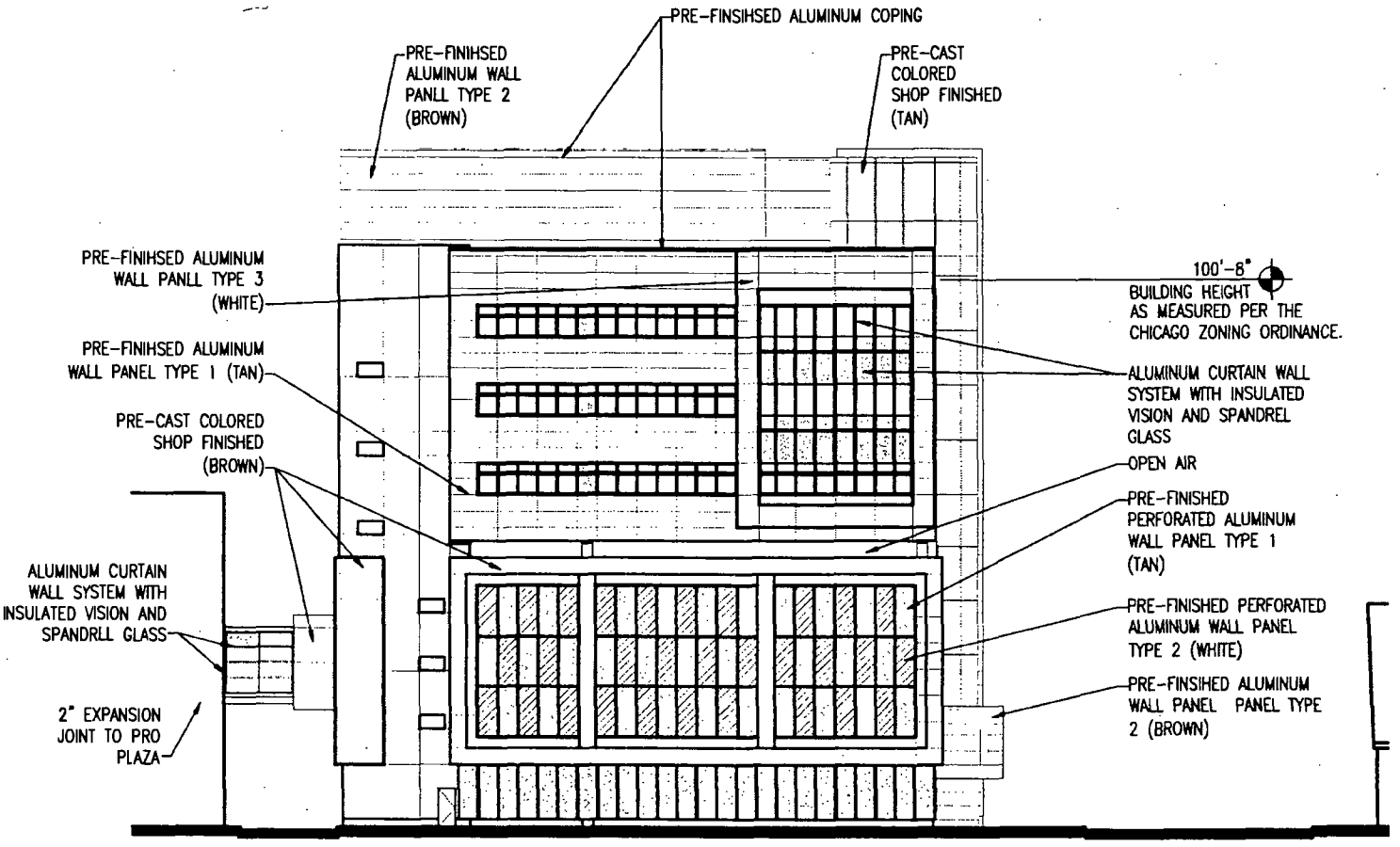

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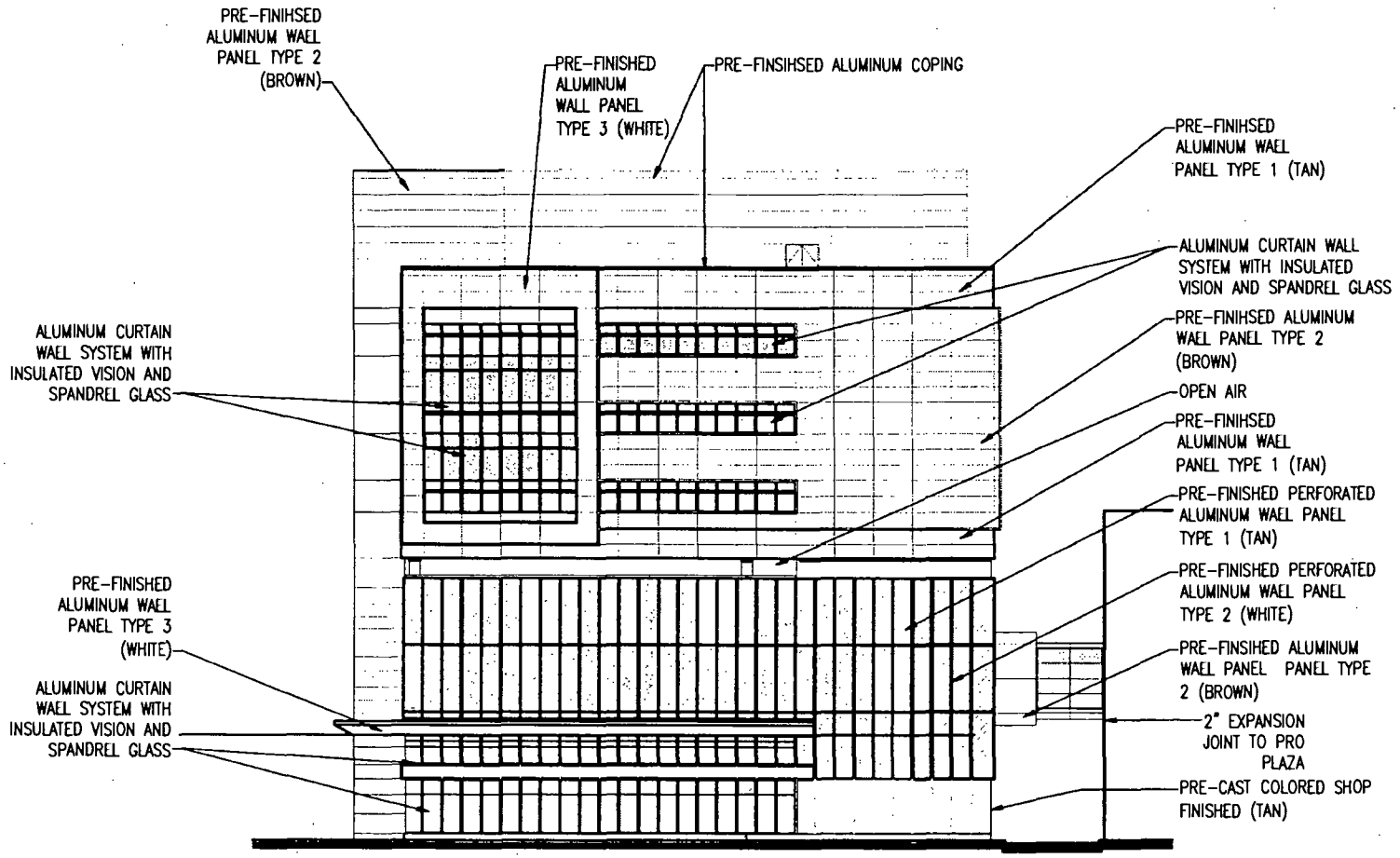
North Elevation

35 E. Wacker Drive Suite 800/ Chicago IL 60601
Phone 312.324.5600 / Fax 312.324.5699
bsaltestructures.com

Applicant: Swedish Covenant Hospital
5145 North California Avenue
Chicago, IL 60625
Date: April 14, 2010
Revised: October 21, 2010



Swedish Covenant Hospital

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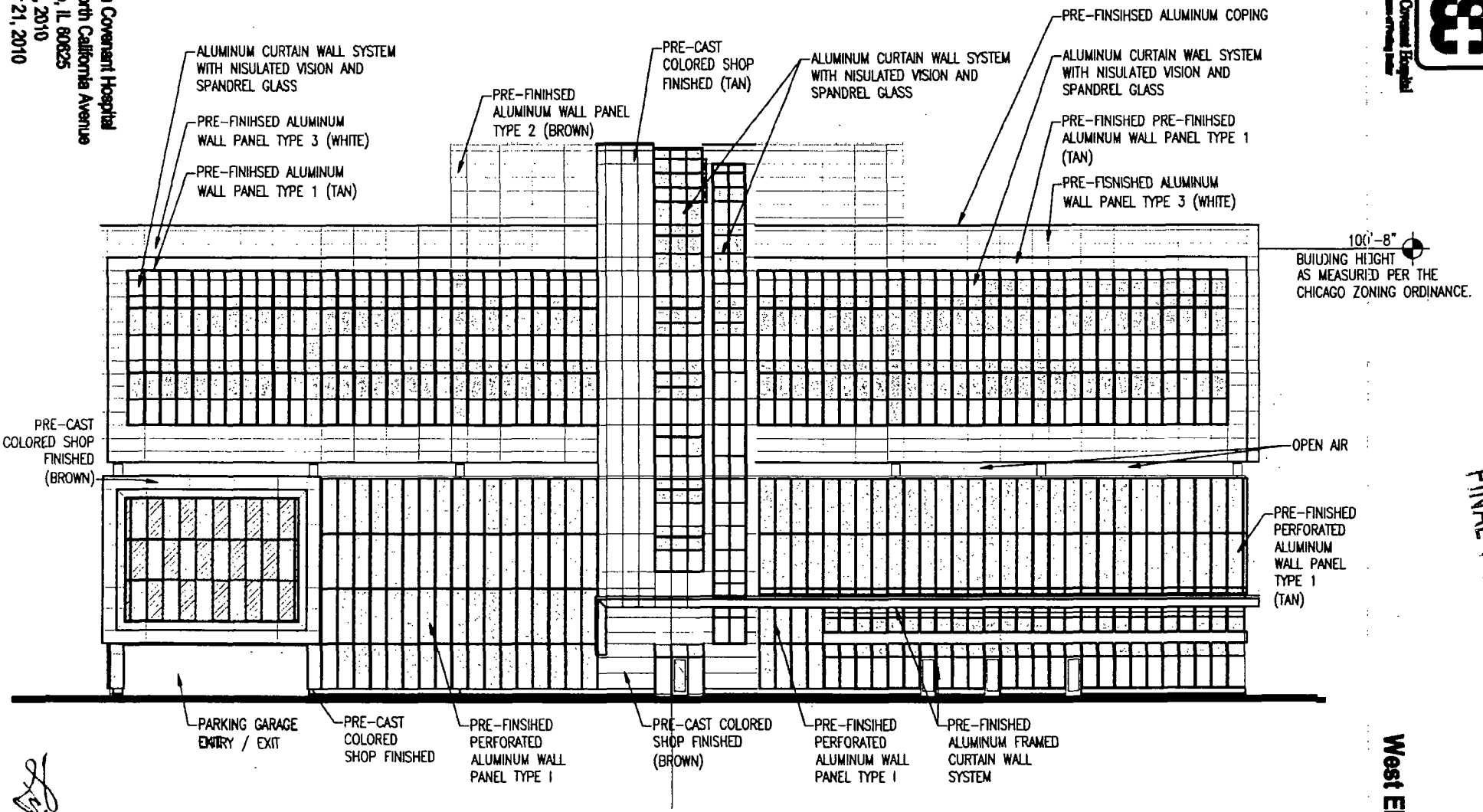
South Elevation

36 E. Wacker Drive Suite 800/ Chicago IL 60601
Phone 312.324.5600 / Fax 312.324.5699
bsalifestructures.com

Applicant: Swedish Covenant Hospital
5145 North California Avenue
Chicago, IL 60625
Date: April 14, 2010
Revised: October 21, 2010



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West Elevation

36 E. Wacker Drive Suite 800/ Chicago IL 60601
Phone 312.324.5600 / Fax 312.324.5699
bsalifestructures.com

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CHICAGO BUILDS GREEN

Project Name: California Medical Pavilion

Project Location:

* Street Number (if the address only includes one street number, please fill only the cell "From"):

From*	To*	Direction:	Street Name:	Select Street Type:
5215		N	California	Ave

Ward No:	Community Area No:
40	4

Project Type: Check applicable:

- [x] Planned Development — PD No: 92
- [ ] Redevelopment Agreement — RDA No:
- [ ] Zoning Change — From: To:
- [ ] Public project
- [ ] Landmark

Project Size:

Total land area in sq.ft.:	Total building(s) footprint in sq.ft.:	Total vehicular use area in sq.ft.:
33,337	28,394	117,170

DPD Project Manager: Enter First Name Last Name

BG/GR Matrix: Select project category: Com. Office > 80 ft

Financial Incentives: Check applicable:

- [ ] TIF
- [ ] GRIF
- [ ] SBIF
- [ ] Land Sale Write Down
- [ ] Empowerment Zone Grant
- [ ] Ind. Dev. Revenue Bonds
- [ ] Bank Participation Loan
- [ ] Class L
- [ ] Class 6b
- [ ] DOH

Density Bonus: Check applicable:

- [ ] Public plaza & pocket park
- [ ] Chicago Riverwalk improvements
- [ ] Winter gardens
- [ ] Indoor through-block connection
- [ ] Sidewalk widening
- [ ] Arcades
- [ ] Water features in a plaza or pocket park
- [ ] Setbacks above the ground floor
- [ ] Lower level planting terrace
- [ ] Green roof
- [ ] Underground parking and loading
- [ ] Concealed above-ground parking

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		Required per Zoning Code or Green Roof/Building Green Matrix	To be Provided by the development:
			Please fill, if applicable

Landscaping:

7' Landscape Setback	*Square footage:*	0	NA
Interior Landscape Area	*Square footage:*	0	NA
No. of Interior Trees		0	NA
No. of Parkway Trees		15	15

Open Space:

River Setback	*Square footage:*	0	NA
Private Open Space	*Square footage:*	0	NA
Privately developed Public Open Space	*Square footage:*	0	NA

Stormwater Management (At-grade volume control):

Permeable paving	*Square footage:*	0
Raingarden	*Check applicabla:*	☐
Filter strip		☐
Bioswaie		☐
Detention pond		☐
Native landscaping	*Square footage:*	200
Rain-water collection cistern/barrel	*Gallons:*	23938
Total impervious area reduction	*Square footage:*	0

Other sustainable surface treatments:

Green roof	*Square footage:*	14,225	16,510
Energy Star roof	*Square footage:*	0	0
High-albedo pavement	*Square footage:*		0

Transportation:

No. of accessory parking spaces	0	264
Total no. of parking spaces (Accessory + Non- Acc.)		264
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)	0	0
No. of bicycle parking	0	27
Within 600 ft of CTA or Metra station entrance	*Check if applicable:*	☐

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Building Certification:

- Energy Star building ☐
- LEED certification ☐
  - LEED Certified ☐
  - LEED Silver ☒
  - LEED Gold ☐
  - LEED Platinum ☐
- Chicago Green Homes ☐
  - Chicago Green Homes [one-star] ☐
  - Chicago Green Homes [two-star] ☐
  - Chicago Green Homes [three-star] ☐

Energy efficiency strategies not captured above:

-IE: Other than Energy Star Roof – or Energy Star Building Certification-

The building will utilize chilled beam technology to condition the areas while using the least energy possible. Chilled beams save energy in multiple methods as they require warmer chilled water which requires less energy to produce and allows the building to use outside air for a longer period of time in the spring and fall. High efficiency rotary screw chillers will generate chilled water for the project and be assisted by an energy recovery chiller which generates hot water as a by-product. The hot water will be utilized to maintain humidity in the summer. When the energy recovery chillers are not sufficient to provide the heating load high efficiency condensing boilers will sustain the facility. LED light fixtures will be installed in the parking garage and where possible in the project to minimize the energy usage. The building shall monitor the lighting levels on exterior spaces and dim or turn off the lights when possible.

Other sustainable strategies and/or Project Notes:

The project is utilizing sustainable principles in every decision from the green roof to the storm water detention systems. Materials will be chosen for their durability and proximity to the site. Minimizing the content of VOC of any material is utmost.

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REPORT
to the
CHICAGO PLAN COMMISSION
LINDA SEARL, CHAIRMAN
from
PATRICIA A. SCUDIERO, COMMISSIONER
DEPARTMENT OF ZONING AND LAND USE PLANNING
AND ZONING ADMINISTRATOR

OCTOBER 21, 2010

FOR APPROVAL: **PROPOSED AMENDMENT TO INSTITUTIONAL PLANNED DEVELOPMENT No. 92**

APPLICANT: **SWEDISH COVENANT HOSPITAL**

LOCATION: **2727-2859 WEST FOSTER AVENUE; 2726-58 WEST FOSTER AVENUE; 5101-5225 NORTH CALIFORNIA AVENUE AND 5100-58 NORTH CALIFORNIA AVENUE**

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Zoning and Land Use Planning hereby submits this report and recommendation on a proposed amendment to Institutional Planned Development No. 92 for your review and recommendation to the Chicago City Council. The application for the amendment to the Chicago Zoning Ordinance was introduced into the City Council on April 14, 2010. Proper legal notice of the public hearing on the application was published in the Chicago Sun-Times on October 4, 2010. The Applicant was separately notified of this hearing.

The Applicant, Swedish Covenant Hospital, is seeking approval for an amendment to Institutional Planned Development No. 92 to amend the boundary of the Planned Development in order to permit the construction of a new hospital building and other related uses. This development is being submitted by the Applicant as a mandatory Planned Development pursuant to Section 17-8-0515-A which states that an amendment is required when the proposal involves an expansion of the approved Planned Development. Furtherrhore, an amendment is also triggered by Section 17-8-0515-B which states that a proposed change that will result in an increase in the lot area of the previously approved Planned Development. The Applicant is also proposing to add the site located at 2740 West Foster Avenue which is currently zoned RS-3 Residential Single Unit (Detached House) District. That site, along with Institutional Planned Development No. 92 will be rezoned to RM 4.5 Residential Multi-Unit District prior to establishing Institutional Planned Development No. 92 as amended.

PROJECT BACKGROUND

Institutional Planned Development No. 92 was originally passed by City Council on

September 20, 1972 with amendments on June 7, 1990, September 13, 1995 and January 16, 2002. **IPD** No. 92, as amended, included the 605,937 square foot campus of Swedish Covenant Hospital on the City's north side. The maximum permitted floor area ratio (FAR) was 1.2 and the maximum permitted height was 100 feet. The Applicant is proposing to amend **IPD** No. 92 to include additional property at 2740 West Foster Avenue and construct a new hospital building that will contain a new ambulatory surgical center, ground floor accessory retail, medical offices and parking. A new surface parking lot is also proposed.

SITE AND AREA DESCRIPTION

Swedish Covenant Hospital is located within Chicago's North Ravenswood Neighborhood on the City's north side in the 40th Ward. Currently, the hospital area extends from North Francisco Avenue on the west, West Carmen Avenue on the south, mid-block between West Farragut Avenue and West Foster Avenue to the north and a line west of North Washtenaw Avenue on the east.

Swedish Covenant Hospital is surrounded by residential areas zoned RS-3 Residential Single Unit (Detached House) District to the north and south. Immediately adjacent to the property is a concentration of office and retail uses along Foster Avenue. The site is bounded by River Park (zoned POS-1) to the west of the existing hospital building and St. Demetrios Greek Orthodox Church (zoned RS-3) to the east. Immediately northeast of the site, at the corner of Foster and California Avenues is the Hilltop restaurant which is zoned B1-2, north of which is the North Shore Adventist Academy and Church which is zoned RS-3.

PROJECT DESCRIPTION

The Applicant is proposing to construct a new 8-story building at the northeast corner of North California and West Foster Avenues. The building will contain an ambulatory care center, 58,561 square feet of medical office space, 260 parking spaces and 8,099 square feet of ground floor accessory retail. At the northeast corner of North Francisco and West Carmen Avenues, the Applicant is proposing a new 88 space parking lot.

DESIGN

The new building structure will be pre-cast concrete at the garage levels with a steel frame at the medical office building floors. The building will be clad with a combination of perforated metal panels to screen the garage, architectural pre-cast concrete, composite metal panel and curtain wall glazing. The building colors will match the colors of the existing Gaiter Pavilion to the southwest. The mass of the building has been visually minimized by articulating the façade with color and projections which help the building read as a combination of smaller elements. The projections are also used to create a more pedestrian friendly scale at ground level.

LANDSCAPING

The Applicant is proposing 3 new trees in grates along West Foster Avenue. Along North California Avenue, the Applicant is proposing 4 new parkway trees with additional

landscaping including shrubs along the base of the building. Consistent with the surrounding residential area, 3 new trees in landscaped parkway planters are proposed along West Farragut Avenue. All new trees will be a minimum of 3" caliper. The new surface parking lot will meet the landscape ordinance and include 48 new shade trees. No changes are proposed to the previously approved landscape plans for the remainder of the campus.

ACCESS/CIRCULATION

The proposed building will provide 260 parking spaces on levels 1 thru 5 to meet all of the parking requirements for the proposed building and the existing Foster Medical Pavilion building directly east of the proposed building. Vehicular ingress and egress will be provided by a driveway on North California Avenue with a secondary exit driveway off the alley east of the building. The secondary driveway will only permit a right turn in order to direct vehicles to West Foster Avenue, minimizing hospital traffic on West Farragut Avenue. The project also includes plans for a pedestrian bridge over the alley to the Foster Medical Pavilion to provide better patient and physician access between campus buildings. The site is served by CTA bus routes 92 Foster and 93 California/Dodge with stops located at Foster and California Avenues.

SUSTAINABILITY

The Applicant intends to design, build and operate the proposed building in full accordance with LEED Silver Certification standards. A green roof measuring approximately 14,831 square feet or 50.3% of the net roof area will be installed on the proposed building. Other sustainable elements include chilled beam and other energy-saving heating/cooling technologies, LED lighting, materials will be chosen for their durability and proximity to the site and VOC content will be minimized.

BULK/USE/DENSITY

Hospitals are a permitted use in the RM 4.5 Residential Multi-Unit District. The Applicant is proposing an increase in overall FAR from 1.2 to 1.33 which is below the 1.70 maximum permitted in the RM 4.5 District. Although there is no height limit for principal non-residential buildings in the RM 4.5, the height of the proposed building is 100'- 8". Along the existing residential area of West Farragut Avenue, the building will be setback a minimum of 3'-4" feet.

RECOMMENDATION

The Department of Zoning and Land Use Planning 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. The project meets the criteria and objectives set forth in Chapter 17-8 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety, or welfare.

2. The proposed building will greatly enhance the operations of the existing Swedish

Covenant Hospital and provide expanded medical services to the community.

3. The public infrastructure facilities and city services will be adequate to serve the proposed development at the time of occupancy. The proposed amendment has been reviewed by the Chicago Department of Transportation's Project Review Committee and all requested changes have been made. Copies of this application have been circulated to other City departments and agencies and no comments have been received which have not been addressed in the application.

4. The project will comply with the requirements for access in case of fire and other emergencies.

Based on the foregoing, it is the recommendation of the Department of Zoning and Land Use Planning that the revised application for an amendment to Institutional Planned Development No. 92 be approved and that the recommendation to the City Council Committee on Zoning be "As-Revised, Passage Recommended".

Patricia A. Scudiero, Commissioner
Department of Zoning and Land Use Planning

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City of Chicago
Richard M. Daley, Mayor

Department of Zoning and Land Use Planning

Patricia A. Scudiero
Commissioner

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http://www.cityofchicago.org

2727-2859 WEST FOSTER AVENUE; 2726-58 WEST FOSTER AVENUE; 5101-5225 NORTH CALIFORNIA AVENUE AND 5100-58 NORTH CALIFORNIA AVENUE

RESOLUTION

WHEREAS the Applicant, Swedish Covenant Hospital is seeking approval for an amendment to Institutional Planned Development No. 92 to expand the previously approved boundary and permit the construction of a new hospital building; and

WHEREAS the Application was introduced into City Council on April 14, 2010; and

WHEREAS proper legal notice of a hearing before the Chicago Plan Commission on the Planned Development Application was published in the Chicago Sun-Times on October 4, 2010. The Applicant was separately notified of this hearing; and

WHEREAS the proposed Planned Development Application was considered at a public hearing by this Plan Commission on October 21, 2010; and

WHEREAS the Plan Commission has reviewed the Application with respect to the Planned Development provisions of the Chicago Zoning Ordinance and finds that the proposal would be consistent with the Ordinance; and

WHEREAS the Department of Zoning and Land Use Planning recommended approval of the Application which recommendation and the reasons therefore are contained in the Department's written report dated October 21, 2010, 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 information and submissions associated with the proposed development, the report and recommendation of the Commissioner of the Department of Zoning and Land Use Planning, and all other testimony presented at the public hearing held on October 21,

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2010, giving consideration to the Chicago Zoning Ordinance; and

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

THAT this Plan Commission recommends approval to the City Council Committee on Zoning of the proposed application for an amendment to Institutional Planned Development No. 92 dated October 21, 2010; and

THAT the above-stated recitals to this resolution together with the report of the Commissioner of the Department Zoning and Land Use Planning be adopted as the findings of fact of the Chicago Plan Commission regarding the Application.

Linda Searl, Chairman
Chicago Plan Commission

IPD #92 as amended
Approved: October 21, 2010

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INTRODUCED 11-14-10

RECEIVED APR 16 2010 Prelim. LU

RECEIVED OCT 21 2010 Final - LU

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone: 2727-2859 West Foster Avenue, 2726-58 West Foster Avenue, 5101-5225 North California Avenue and 5100-58 North California Avenue

2. Ward Number that property is located in: 40th Ward

3. APPLICANT Swedish Covenant Hospital

   ADDRESS 5145 North California Avenue

   CITY Chicago STATE Illinois ZIP CODE 60625

   PHONE (773) 878-8200 CONTACT PERSON Saliba Kokaly

4. Is the applicant the owner of the Property? YES 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. *Please see Exhibit A attached hereto.

   OWNER _____

   ADDRESS _____

   CITY _____ STATE _____ ZIP CODE _____

   PHONE _____ 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 Jack Guthman/Joseph P. Gattuso, Shefsky & Froelich, Ltd.

   ADDRESS 111 E. Wacker Drive, Suite 2800 CITY Chicago 60601

   PHONE (312) 836-4097 FAX (312) 275-7566

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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.

Covenant Ministries of Benevolence

7. On what date did the owner acquire legal title to the subject property? various dates over the last 125 years

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

Yes; 1/16/02

9. Present Zoning District RS-3 and RIPD #92, as amended Proposed Zoning District RIPD #92, as amended

10. Lot size in square feet (or dimensions) Irregular

11. Current Use of the property Hospital and related uses

12. Reason for rezoning the property: Adding property to existing planned development

13. Describe 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)

An eight story Ambulatory Center containing doctor's offices, an ambulatory surgery center, 266 parking spaces and approximately 6,800 square feet of ground-floor retail space will be constructed on the portion of the property at the northeast corner of North California and West Foster Avenues, and a new surface-level parking lot containing approximately 100 spaces will be established on the portion of the property at the northeast corner of North Francisco and West Carmen Avenues.

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? (See Fact Sheet for more information)

YES _____ NO X

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COUNTY OF COOK
STATE OF ILLINOIS

Mark Newton, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Swedish Covenant Hospital

By: _____
Signature of Applicant
Mark Newton,
President

Subscribed and Sworn to before me this
6TH day of APRIL, 2010.

_____
Notary Public

OFFICIAL SEAL
LAURA D WEISS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/27/13

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

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