



Office of Chicago City Clerk



SO2010-7341

Office of the City Clerk

Tracking Sheet

Meeting Date:	12/8/2010
Sponsor(s):	Clerk Del Valle
Type:	Ordinance
Title:	Zoning Reclassification Application Number 17181
Committee(s) Assignment:	Committee on Zoning

FINAL FOR PUBLICATION

FINAL

REPORT
to the
CHICAGO PLAN COMMISSION
from
DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
APRIL 21, 2011

FOR APPROVAL: PROPOSED AMENDMENT TO INSTITUTIONAL PLANNED DEVELOPMENT No. 49

APPLICANT: SINAI HEALTH SYSTEM

LOCATION: 1401-1589 SOUTH CALIFORNIA AVENUE; 2751-2789 WEST 14TH STREET; 1345-1429 SOUTH FAIRFIELD AVENUE; 1348-1420 SOUTH WASHTENAW AVENUE; 2653-2663 WEST OGDEN AVENUE; 2648-2650 WEST 15TH STREET; 1510-1540 SOUTH WASHTENAW AVENUE; 2700-2750 WEST 15TH PLACE AND 2750-2798 WEST 16TH STREET

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Housing and Economic Development hereby submits this report and recommendation on a proposed amendment to Institutional Planned Development No. 49 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 December 10, 2010. Proper legal notice of the public hearing on the application was published in the Chicago Sun-Times on April 4, 2011. The Applicant was separately notified of this hearing.

The Applicant, Sinai Health System, is seeking approval for an amendment to Institutional Planned Development No. 49 to amend the boundary of the Planned Development in order to permit the construction of an ambulatory care center and an addition to the hospital. 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. Furthermore, an amendment is also triggered by **Section 17-8-0515-B** because the proposed change will result in an increase in the lot area of the previously approved Planned Development. The applicant proposes to rezone the property from Institutional Planned Development No. 49 and **RT-4 Residential Two-Flat, Townhouse** to **Multi-Unit District to RM5.5 Residential Multi-Use District** prior to reestablishing Institutional Planned Development No. 49, as amended.

PROJECT BACKGROUND

Institutional Planned Development No. 49 was originally passed by City Council on March 20, 1968 with amendments on May 10, 1978 and May 17, 1995. IPD No. 49, as amended, includes the 645,563 square foot (14.82 acres) campus of Mount Sinai Hospital and

Medical Center on the City's near southwest side. The maximum permitted floor area ratio (FAR) is currently 2.5 and the maximum permitted height is 146 feet. The Applicant is proposing to amend IPD No. 49 to include additional property generally bound by West 13th Place on the north, West Ogden Avenue on the south, South Washtenaw Avenue on the east and South Fairfield Avenue on the west in order to permit the construction of a 212,000 square foot ambulatory care center and a 183,965 square foot hospital; the site will also include 1,309 parking spaces.

SITE AND AREA DESCRIPTION

Mount Sinai Hospital and Medical Center is located within Chicago's North Lawndale Community Area and the 28th Ward. Currently, the hospital's facilities are located in an area generally bound by West 14th Street and West Ogden Avenue on the north; West 16th Street and West 15th Place on the south, South Washtenaw Avenue and western portions of the blocks immediately east of South Washtenaw Avenue on the east and South California Boulevard on the west.

Mount Sinai Hospital and Medical Center is surrounded by areas zoned RT-4 (Residential Two-Flat, Townhouse and Multi-Use District) and RM-5 (Residential Multi-Use Districts) to the north and south, M1-2 (Limited Manufacturing/Business Park District), PMD 7 (Planned Manufacturing District) and RT-4 to the east and POS-1 (Parks and Open Space District) to the west.

The site is within the boundaries of Midwest Tax Increment Finance District but is not located within the Lake Michigan or Chicago Lakefront Protection District or Chicago Landmark District. However, there is one building within the site, the Kurtzon Building, located at 1511-23 South California Boulevard, that is rated potentially significant in the context of the surrounding community ("orange") by the Chicago Historic Resources Survey; this building is slated for demolition.

The site is served by the Chicago Transit Authority's bus routes #12 (Roosevelt), #18 (16th/18th), #21 (Cermak), #94 (South California) and #157 (Streetsville/Taylor); CTA rail stations at California/Cermak and Western/Cermak on the Pink Line; and the Western Avenue/BNSF Metra station, all located within approximately one mile of the site.

PROJECT DESCRIPTION

The Applicant is proposing to construct a 212,000 square foot ambulatory care center and a 183,965 square foot hospital; the site will also include 1,309 parking spaces. Mount Sinai is undergoing this expansion in order to be better capable of serving its community with state-of-the-art facilities, expanded physician treatment areas, increased surgery capacity, modernized Emergency Room technology and ancillary services for not only patients, staff and visitors but also those living and working in the area. A skybridge system will also be incorporated into the campus to facilitate the transportation of patients in a safe and controlled environment. To accommodate these additions, the obsolete Kling and Kurtzon Buildings, both located south of Ogden, will be demolished.

DESIGN

The ambulatory care center will have a pre-cast or metal panel exterior and window walls with spandrel and vision glazing. The massing of the building addresses the scale of the residential neighborhood located north while interacting with the Ogden corridor along the south edge of the site. The Ogden edge of the building will be two stories in height with large expanses of glass along the first floor to enhance visibility for retail tenants. The upper floors step back to meet the functional requirements of the program. The building will be sited so that it is as far south on the site as is possible to provide a reasonable visual distance from the residential areas to its north. The façade of the building is developed to include variations of windows and enclosures design from the bottom of the building to the top. This will add definition to floors and areas of the building and help de-emphasize its overall mass while creating an assembly of elements more reflective of the surrounding residential area. In addition, the stair towers are defined as distinct elements to further divide the building's mass into individual, though connected, parts. The height of the building will be approximately 100 feet above finished grade.

The in-patient pavilion is scaled to fit in with the existing campus structure while creating a new focal point. The pavilion consists of a pre-cast base with a pre-cast or metal exterior. Floor heights will match existing floors to facilitate ease of movement. The north façade will parallel Ogden and exterior features include a canopied main entry on the west side, an outdoor seating area for dining along the north side and an enhanced Emergency Department entry. The height of the building will be approximately 95 feet above finished grade.

LANDSCAPING

Landscaping features on the southern portion of the campus will include street tree plantings along Ogden and Washtenaw and a landscaped park-like feature near the entry drive (at the corner of Ogden and Washtenaw), in addition to specialty pavement at the mouth of the entry drive and permeable paving units for the length of the new entry drive, the project will include landscaped parking islands with trees (on the lot south of 15th Place) and decorative fencing surrounding parking facilities and the perimeter of the campus. Adjacent to the ambulatory care center will be street tree plantings along every edge and a landscaped buffer at the northwest corner (next to the loading dock and parking).

ACCESS/CIRCULATION

Security and safety for patients, visitors and employees requires a limited, controlled point of access, which will be provided through the main entry of this newly proposed hospital. This new facility will also provide internal connections to all of the other medical campus buildings. Pedestrians and vehicles will access the campus from Washtenaw, via a curved entrance drive around the north and west sides of the existing parking garage. Vehicles may either drop off patients at the main entrance or may continue to the parking garage. Ambulance and emergency department patient drop-off will be located off of the Ogden service drive on the west side of the campus, separate from the main entry traffic. Mount Sinai is planning to build a pedestrian bridge in the future across Ogden in order to improve staff circulation between the new hospital, the ambulatory care center and the existing Schwab Rehabilitation Hospital.

The primary entrance to the new ambulatory care center will be located at the northeast corner of the building; there will be supplemental entrances located on the other three sides of the building to allow additional visitor, patient and staff access. Vehicles entering the ambulatory care center can either drop off patients or proceed directly to the parking lot. The loading dock access will be off of Fairfield on the west side of the building to separate traffic flow on the site.

Currently, the minimum off-street parking requirement is 956 spaces. The Applicant owns an existing multi-story parking garage and four surface parking lots and leases land immediately east of the proposed ambulatory care center site from the Chicago Housing Authority for additional surface parking (pursuant to a previously granted special use permit). Currently, a total of 1,110 spaces are provided for use by physicians, staff, patients and visitors. Upon completion of the proposed campus improvements, the off-street minimum parking requirement will increase to 1,309 spaces.

SUSTAINABILITY

The Applicant will be pursuing Leadership in Energy and Environmental Design (LEED) certification for the two new buildings, the level of certification will be determined during the design development phase which will occur later this calendar year. The ambulatory care center and hospital are already designed to incorporate numerous green features which will count towards future LEED certification. Some of those elements include green roofs on at least 75% of the net roof area, high efficiency heating and cooling systems, high insulation values in windows, walls and roof structures and permeable pavement. The project will comply with the Stormwater Management Ordinance, implementing best practices in storm water management.

BULK/USE/DENSITY

The proposed Floor Area Ratio (FAR) for amended IPD 49 will be 2.5. The proposed maximum allowable height of buildings in Sub-Area A (south of W. Ogden Ave.) is 146 feet; the proposed height of the hospital is approximately 95 feet. The proposed maximum allowable height of buildings in Sub-Area B (north of W. Ogden Ave.) is 110 feet; the proposed height of the ambulatory care center is 100 feet.

The amended IPD establishes as permitted "hospital and related medical and health care" uses throughout the IPD, residential as a permitted use south of W. Ogden Ave. and retail sales as a permitted use north of W. Ogden Ave. in order to accommodate a drug store and convenience retail facility of not more than 12,000 sq. ft. as a part of the new ambulatory care center.

RECOMMENDATION

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

1. 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. Specifically, this project meets the following criteria of Chapter 17-8:

- a. Promotes the safe and efficient circulation of pedestrians, cyclists and motor vehicles (per 17-8-0904-A-1).
 - b. Ensures Accessibility for persons with disabilities (per 17-8-0904-A-3).
 - c. Provides significant perimeter landscaping and setbacks in areas adjacent to residential districts (per 17-8-0909-D).
2. The proposed building will greatly enhance the operations of the existing Mount Sinai Hospital and Medical Center and will 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 Housing and Economic Development that the revised application for an amendment to Institutional Planned Development No. 49 be approved and that the recommendation to the City Council Committee on Zoning be "As-Revised, Passage Recommended".

Bureau of Planning and Zoning
Department of Housing and Economic Development



City of Chicago
Richard M. Daley, Mayor

Department of Housing
and Economic Development

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**1500 SOUTH CALIFORNIA BOULEVARD, AMENDMENT TO
INSTITUTIONAL PLANNED DEVELOPMENT NO. 49**

RESOLUTION

- WHEREAS,** the Applicant, Sinai Health System, proposes to amend Institutional Planned Development No. 49, located in the 28th Ward; and,
- WHEREAS,** the Applicant proposes to include the property generally bound by West 13th Place on the north, West Ogden Avenue on the south, South Washtenaw Avenue on the east and South Fairfield Avenue on the west; and,
- WHEREAS,** the Applicant proposes to demolish the Kling and Kurtzon Buildings, currently located within the boundaries of IPD No. 49; and,
- WHEREAS,** the Applicant and the City of Chicago acknowledge the Kurtzon Building is rated potentially significant in the context of the surrounding community ("orange") by the Chicago Historic Resources Survey; and,
- WHEREAS,** the Applicant is proposing to construct a 212,000 square foot ambulatory care center and a 183,965 square foot hospital; the site will also include 1,309 parking spaces; and,
- WHEREAS,** the Applicant's plans for residential buildings and improvements have not been developed as of the date of this IPD amendment; accordingly, prior to issuance of any permits for development of residential uses within this IPD, the applicant must apply for an amendment of this IPD pursuant to Sections 17-13-0602 through 17-13-0610 of the Chicago Zoning Ordinance and obtain the approval of the amendment from the City's Department of Housing and Economic Development; and,
- WHEREAS,** an application to amend IPD No. 49 was introduced into the City Council on December 8, 2010; and,
- WHEREAS,** notice of the public hearing to consider the application was published in the Chicago Sun-Times on April 4, 2011; the Applicant was notified of the hearing; and the proposed application to amend IPD No. 49 was considered at a



public hearing by this Plan Commission on April 21, 2011;
and,

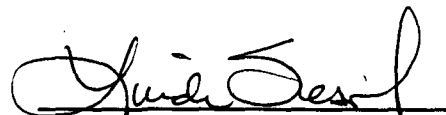
WHEREAS, this Plan Commission has reviewed the application with respect to the Planned Development provisions of the Chicago Zoning Ordinance and finds that the proposal would be consistent with that ordinance; and,

WHEREAS, the Department of Housing and Economic Development recommended approval of the application which recommendation and the reasons therefore are contained in the Department's written report dated April 21, 2011, 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 submissions associated with the proposed development, the report and recommendation of the Department of Housing and Economic Development and all other testimony presented at the public hearing held on April 21, 2011, giving due consideration to the Planned Development guidelines contained in the Chicago Zoning Ordinance;

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

THAT this Plan Commission recommends approval of the attached Planned Development Ordinance to the City Council Committee on Zoning and forward the report of the Department of Housing and Economic Development, dated April 21, 2011, as the findings of this Plan Commission regarding same.



Linda Searl
Chairman
Chicago Plan Commission

Approved: April 21, 2011

IPD No. 49, as amended

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 Number 49 symbols in the area shown on Map No. 4-1 bounded by:

West 14th Street; South Fairfield Avenue; West Ogden Avenue; a line 113.11 feet east of South Washtenaw Avenue; a line 82.77 feet north of West 15th Street; a line 28.21 feet east of South Washtenaw Avenue; West 15th Street; a line 99.82 feet east of South Washtenaw Avenue; the alley next south of West 15th Street; South Washtenaw Avenue; West 15th Place; a line 146.52 feet east of South California Avenue; West 16th Street; and South California Avenue

to those of a RM5.5 Residential Multi-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the RT 4 Residential Two-Flat, Townhouse and Multi-Unit District symbols in the area shown on Map No. 4-1 bounded by:

West Ogden Avenue; South Fairfield Avenue; a line approximately 186 feet north of West 14th Street; and South Washtenaw Avenue

to those of a RM5.5 Residential Multi-Use District.

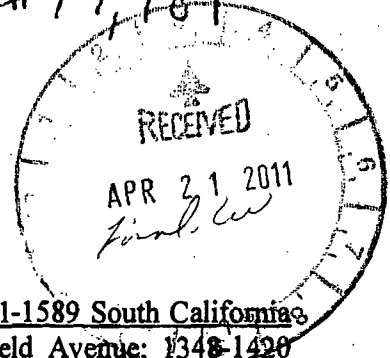
SECTION 3. That the Chicago Zoning Ordinance be amended by changing all of the RM5.5 Residential Multi-Use District symbols in the area shown on Map No. 4-1 bounded by:

West 14th Street; South Fairfield Avenue; a line approximately 186 feet north of West 14th Street; South Washtenaw Avenue; West Ogden Avenue; a line 113.11 feet east of South Washtenaw Avenue; a line 82.77 feet north of West 15th Street; a line 28.21 feet east of South Washtenaw Avenue; West 15th Street; a line 99.82 feet east of South Washtenaw Avenue; the alley next south of West 15th Street; South Washtenaw Avenue; West 15th Place; a line 146.52 feet east of South California Avenue; West 16th Street; and South California Avenue

to the designation of Institutional Planned Development Number 49, as amended, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth on the plan of development herewith attached and made a part hereof and to no others.

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

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



PHONE (312) 701-7303 CONTACT PERSON David Narefsky

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.
Sinai Health System, an Illinois non-for profit corporation.
7. On what date did the owner acquire legal title to the subject property? Parcels acquired over time beginning in the 1920s through the present.
8. Has the present owner previously rezoned this property? If yes, when?
Yes, most recently in 1995 as Institutional Planned Development Number 49, as amended.
9. Present Zoning District Institutional Planned Development Number 49, as amended, and RT 4 Residential Two-Flat, Townhouse and Multi-Unit District.

Proposed Zoning District Institutional Planned Development Number 49, as amended.
10. Lot size in square feet

Approximately 805,290 square feet of gross site area and approximately 610,798 square feet of net site area.
11. Current Uses of the Property

Property located within the current boundaries of Planned Development Number 49, as amended, is used for hospital and related medical and health care uses. Property which is to be added to the Planned Development (and is bounded by West Ogden Avenue on the South, South Fairfield Avenue on the west, a line approximately 186 feet north of West 14th Street on the north and South Washtenaw Avenue on the east) is currently vacant and was formerly the site of the Chicago Housing Authority's Ogden Courts housing development.
12. Reasons for rezoning the property

(1) to expand the boundaries of Institutional Planned Development Number 49, as amended, to include property north of West Ogden Avenue; (2) to allow for the development by the Applicant of a new ambulatory care center north of West Ogden Avenue and a new In-Patient Pavilion south of West Ogden Avenue; and (3) to permit residential uses south of West Ogden Avenue for the future development of housing under the Chicago Housing Authority's Plan for Transformation.
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.

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INSTITUTIONAL PLANNED DEVELOPMENT NUMBER 49,
AS AMENDED
PLAN OF DEVELOPMENT

BULK REGULATIONS AND DATA TABLE

NET SITE AREA (610,798 SQ. FT. , 14.02 ACRES) = GROSS SITE AREA (805,290 SQ. FT., 18.48 ACRES) - AREA IN PUBLIC RIGHT OF WAY (194,492 SQ.FT., 4.46 ACRES)

SUB AREA A:

NET SITE AREA (398,670 SQ.FT., 9.15 ACRES) = GROSS SITE AREA (506,226 SQ.FT., 11.62 ACRES) - AREA IN PUBLIC RIGHT OF WAY (107,556 SQ. FT., 2.47 ACRES)

SUB AREA B:

NET SITE AREA (212,128 SQ.FT., 4.87 ACRES) = GROSS SITE AREA (299,064 SQ. FT., 6.87 ACRES) - AREA IN PUBLIC RIGHT OF WAY (86,936 SQ. FT., 2.00 ACRES)

OVERALL NET SITE AREA (Area A + Area B)	610,798 SQ. FT. (14.02 Acres)
MAXIMUM PERMITTED FLOOR AREA RATIO - OVERALL:	<u>2.5</u>
MAXIMUM F.A.R. SUB-AREA A	<u>2.5</u>
MAXIMUM F.A.R. SUB-AREA B	<u>2.5</u>
SETBACKS FROM PROPERTY LINE:	Ogden: 0 Feet California: 8 Feet 15 th Place: 8 Feet Washtenaw: 0 Feet
MAXIMUM PERCENTAGE OF SITE COVERAGE:	60%.
MINIMUM NUMBER OF OFF- STREET PARKING SPACES:	1,309 Spaces
MINIMUM NUMBER OF OFF- STREET LOADING BERTHS:	Minimum number of off-street loading spaces shall be provided in accordance with the RM5.5 General Residence Districts classification of the Chicago Zoning Ordinance subject to the review by the Department of Transportation and approval by the Department of Zoning

and Land Use Planning.

Sub-Area A: 3

Sub-Area B: 3

MAXIMUM BUILDING HEIGHT:

Sub-Area A: 146 Feet

Sub-Area B: 110 Feet.

**MAXIMUM NUMBER OF
HOSPITAL BEDS:**

630.

Institutional Planned Development Number 49, as amended

Plan of Development Statements

1. The area delineated herein as Institutional Planned Development Number 49, as amended (the "Planned Development"), consists of approximately 610,798 square feet (14.02 acres) of property that is depicted on the attached Proposed Property Line and Planned Development Boundary Map (the "Property"). Except as described in the following sentence, the Property is owned by the Applicant, Sinai Health System, an Illinois not-for-profit corporation, or by other not-for-profit corporations that are controlled by Sinai Health System. Certain parcels located within the Property are owned by the City of Chicago, who has consented to the inclusion of such parcels in the Planned Development and Sinai Health System shall be deemed to be the designated controlling party for Section 17-8-0400 of the Chicago Zoning Ordinance.
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Institutional Planned Development as to said property; and the requirements, obligations and conditions applicable as to the same shall be binding upon the Applicant, its successors and assigns, and, if different than the Applicant, the owners as to their respective property within the Institutional Planned Development. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Notwithstanding the foregoing, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the property of any rights, interest or obligation therein.
3. The Plan of Development consists of twenty (20) statements and the following exhibits: (1) Bulk Regulations and Data Table; (2) Existing Zoning Map; (3) Existing Land Use Map; (4) Proposed Property Line and Planned Development Boundary Map; (5) Property Line and Planned Development Boundary: Sub-Area A; (6) Property Line and Planned Development Boundary: Sub-Area B; (7) Site Plan; (8) Site Plan Sub-Area A; (9) Site Plan Sub-Area B; (10) Building Area; (11) Existing Kurtzon and Kling Buildings; (12) Proposed Landscape Plan Overall Campus; (13) Proposed Landscape Plan South Campus; (14) Proposed Landscape Plan North Campus; (15) Right of Way Adjustment Map; (16) Proposed Ogden Avenue Bridge Plan; (17) Ogden Avenue Bridge Section; (18) Fairfield Avenue Bridge & Tunnel Easement; (19) Green Roof Plan for In-Patient Pavilion; (20) Green Roof Plan for Ambulatory Care Center; (21) Elevations for In-Patient Pavilion; (22) Elevations for Ambulatory Care Center; (23) Campus Current Parking Map; and (24) Campus Proposed Parking Map.
4. These and no other controls shall apply to the area delineated herein. In any instance where a provision of the planned development conflicts with the City's Building Code, the Building Code shall apply. This Plan of Development is in conformity with the intent and purpose of the Chicago Zoning Ordinance and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The following uses shall be permitted within Institutional Planned Development Number 49, as amended:

Sub-Area A: Hospital; Assisted Living (Elderly Custodial Care); Nursing Home (Skilled Nursing Care); Day Care; Government-operated Health Center; Wireless Communication Facilities; Accessory Uses serving principal uses located throughout the Planned Development, as amended; and Two-Flat, Townhouse, Multi-Unit Residential.

Sub-Area B: Hospital; Day Care; Government-operated Health Center; Wireless Communication Facilities; Accessory Uses serving principal uses located throughout the Planned Development, as amended; and Retail Sales-General, provided that (i) such use shall be permitted only within the Ambulatory Care Center and (ii) the total square footage devoted to such uses shall not exceed 12,000 square feet in the aggregate.

6. Any dedication, vacation or closure of streets and alleys or easements or grants of privilege or any adjustment of rights-of-way shall require a separate submittal and approval by all required parties, including the City Council.
7. Any service drive or other ingress or egress, including emergency vehicles, shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction. Ingress and egress shall also be subject to the review and approval of the Department of Transportation and the Commissioner of Housing and Economic Development. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in accordance with the Municipal Code of the City of Chicago.
8. In addition to the maximum height of any building permitted under the Planned Development Bulk Regulations and Data Table, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. On-premise identification signs are permitted within this Institutional Planned Development subject to the review and approval of the Department of Housing and Economic Development. Temporary signs such as construction and marketing signs may be permitted subject to such review and approval. No off-premises signs shall be permitted.
10. Plans for buildings and improvements, other than the new In-Patient Pavilion in Sub-Area A and the new Ambulatory Care Center in Sub-Area B have not been fully designed as of the date of this Institutional Planned Development amendment. Accordingly, prior to issuance by the Department of Housing and Economic Development of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") for any future development within this Institutional Planned Development, the Applicant shall submit to the Commissioner of the Department of Housing and Economic Development a request for Site Plan Approval pursuant to Section 17-13-0800. Issuance of a Site Plan Approval shall be deemed to be an integral part of this Institutional Planned Development and the approved plans and elevations may be changed or modified administratively by the Commissioner of the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance. In the event of any inconsistency between an approved Site Plan and the terms of the Bulk Regulations and Data Table in effect at the time of approval of such

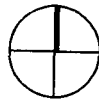
Site Plan or the modifications thereto, the terms of the Bulk Regulations and Data Table shall govern.

In addition to the other requirements set forth in this Statement 10, prior to the issuance of a Part II Approval for the proposed pedestrian bridge over Ogden Avenue, the Site Plan and elevations must be reviewed and approved by the Chicago Department of Transportation and the Illinois Department of Transportation. The Applicant must provide a signed letter of approval from both agencies to the Commissioner of Housing and Economic Development.

11. Plans for residential buildings and improvements have not been developed as of the date of this Institutional Planned Development amendment. Accordingly, prior to issuance of any permits for development of residential uses within this Institutional Planned Development, an applicant must apply for an amendment of this Institutional Planned Development pursuant to Sections 17-13-0602 through 17-13-0610 of the Chicago Zoning Ordinance.
12. The Applicant shall provide parking in accordance with the minimum requirements included in the Bulk Regulations and Data Table, provided that at least 886 spaces shall be accommodated within the boundaries of the Planned Development and the remaining minimum required spaces may be provided either within the boundaries of the Planned Development or on land adjacent to the boundaries of the Planned Development and used for such purposes pursuant to one or more existing special use permits. Any future additional parking located outside of the boundaries of the Planned Development that serves uses within the Planned Development shall also be provided pursuant to one or more special use permits.
13. Pursuant to Section 2-45-110 of the Municipal Code (the "Affordable Requirements Ordinance"), an amendment to a Planned Development which grants additional floor area for the development of 10 or more housing units subjects the development of the additional housing units authorized or permitted by such amendment to the affordability requirements specified under the Affordable Requirements Ordinance. The Affordable Requirements Ordinance is not applicable to the new In-Patient Pavilion in Sub-Area A and the new Ambulatory Care Center in Sub-Area B. However, as a part of the application to amend this Institutional Planned Development for construction of residential dwelling units, the applicant shall also provide for the review and approval of the Department of Housing and Economic Development such information, documents and agreements as may be required to ensure compliance with the Affordable Requirements Ordinance.
14. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. The floor area set forth on said table includes the developments described in Statement Number 3 above, for the new In-Patient Pavilion and the new Ambulatory Care Center and also reflects the proposed demolition of two buildings in Sub-Area A: the Kling Building and the Kurtzon Pavilion. For the purpose of F.A.R. calculations and floor area measurements, the definition in the Chicago Zoning Ordinance shall apply.

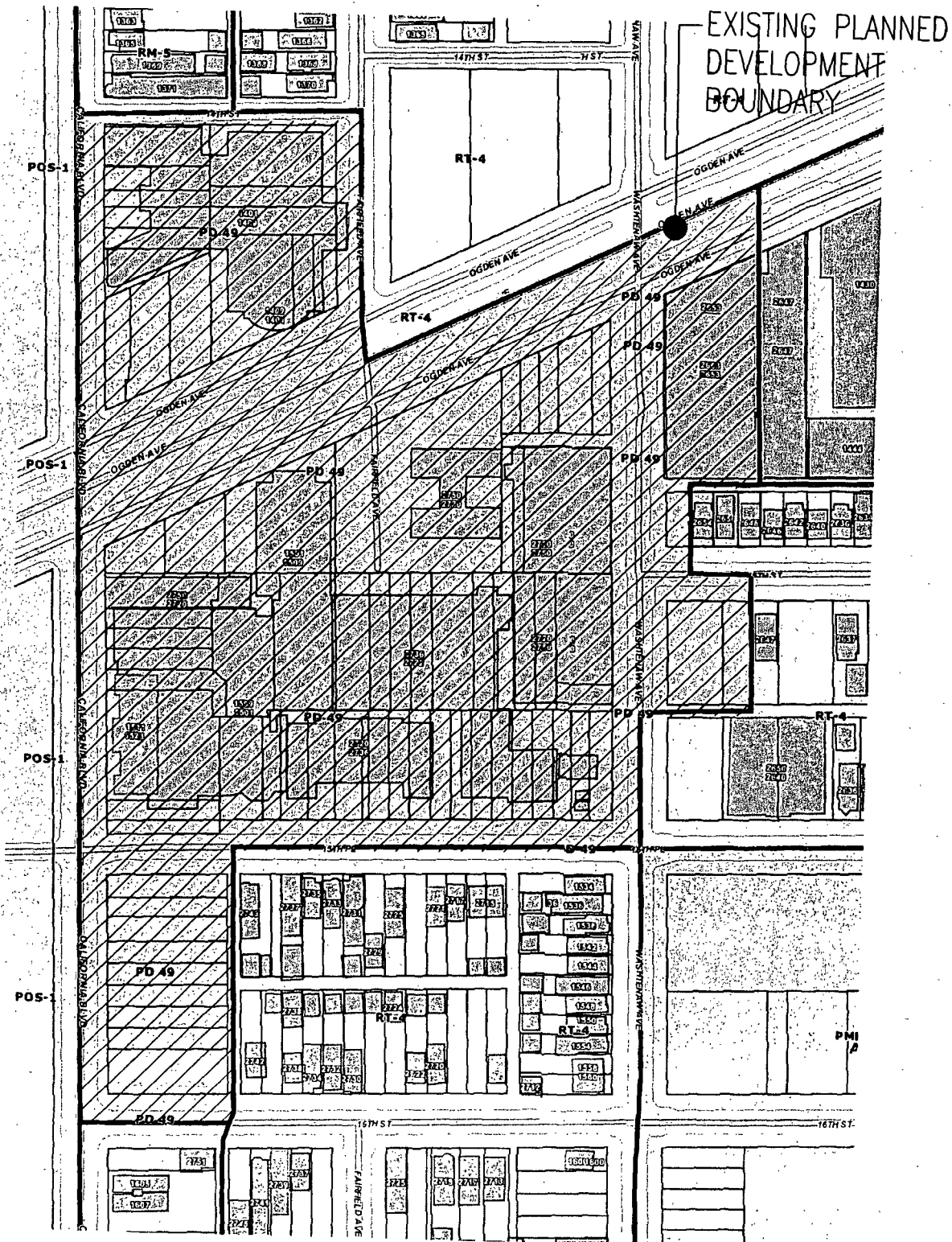
15. The Applicant acknowledges that it is the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall design, construct and maintain all new buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("ASHRAE") and the Illuminating Engineering Society ("IES"). Copies of these standards may be obtained from the Department of Housing and Economic Development. The Applicant will achieve LEED certification for the In-Patient Pavilion and Ambulatory Care Center. The Applicant will construct the In-Patient Pavilion and Ambulatory Care Center with green roofs on at least 75% of the net usable roof area; high efficiency heating and cooling; high insulation values in windows, walls and roof; permeable pavement in certain locations; and responsible storm water management systems.
16. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Zoning Administrator upon the request of the Applicant and after a determination by the Commissioner that such modification is minor, appropriate and consistent with the nature of the development of the Property contemplated in this planned development ordinance. Any such modification shall be deemed to be a minor change in the planned development ordinance as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
17. The City of Chicago has established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by the Department of Housing and Economic Development during the actual Part II review. The fee as determined by the Department of Housing and Economic Development staff at the time is final and binding on the Applicant and must be paid to the Department of Housing and Economic Development prior to the issuance of any Part II approval.
18. The Applicant acknowledges that it is in the public interest to design, construct and maintain the Applicant's new projects in a manner that provides accessibility throughout the new project. Therefore, at the time when building permits are sought, the plans for the building and improvements for any new project shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities.
19. 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 parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the plans described in Statement Number 3 above for the Ambulatory Care Center and the In-Patient Pavilion and with the Bulk Regulations and Data Table. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
20. The lapse of approval provisions applicable to this Plan of Development per Section 17-13-0612 of the Chicago Zoning Ordinance shall be solely as follows: unless construction within Sub-Area B has commenced, as authorized by a building permit, within six (6)

years of the date of passage of this planned development ordinance, and thereafter diligently pursued to completion, the zoning district classifications for the real property in this Plan of Development by means of the adoption of this amendment to Institutional Planned Development Ordinance Number 49, as amended, shall revert to the RM 5.5 Residential Multi-Unit District.



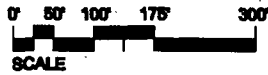
NORTH

Existing Zoning Map





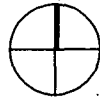
NORTH



SCALE

Existing Land-Use Map

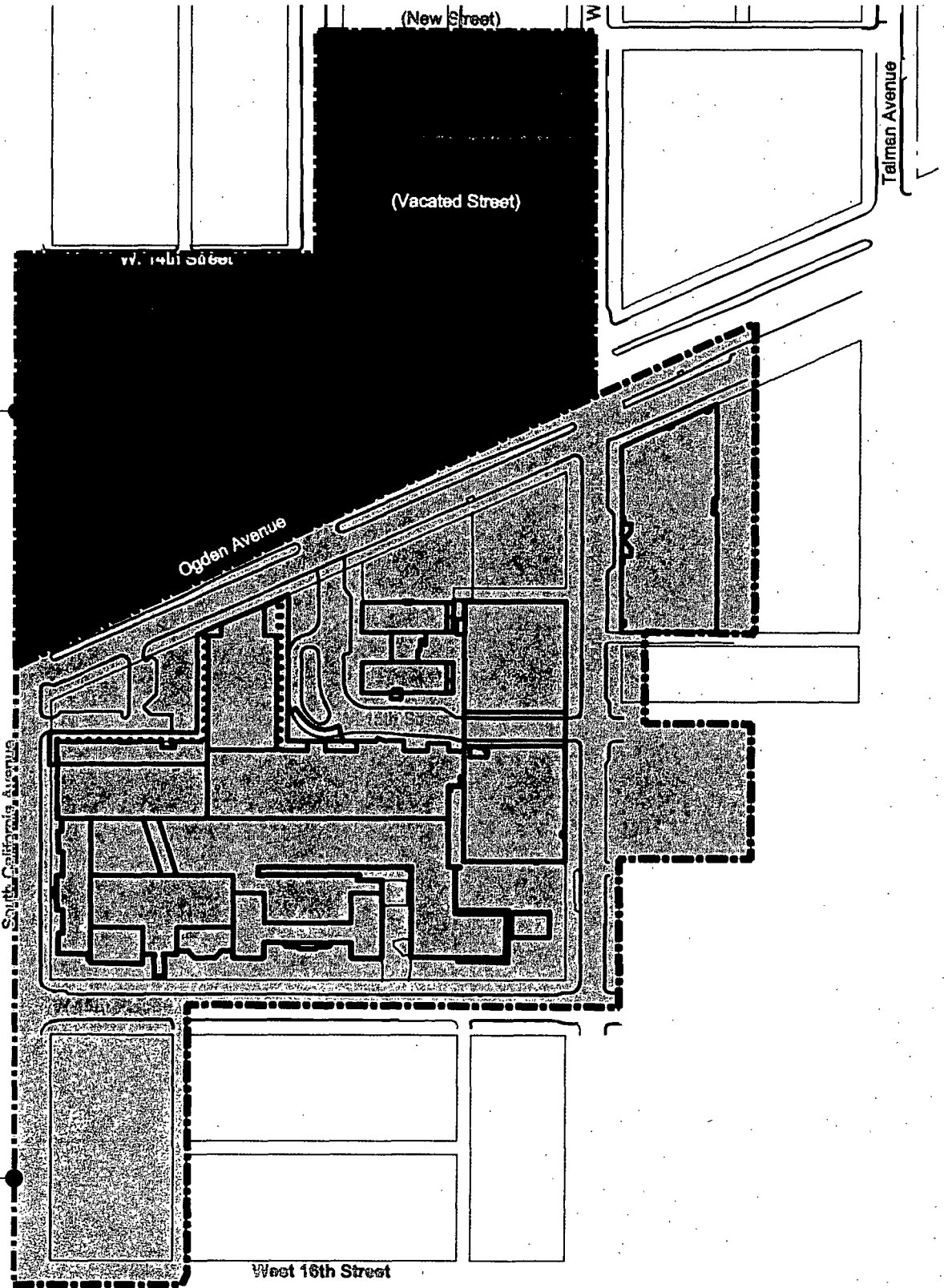




0' 50' 100' 175' 300'
SCALE

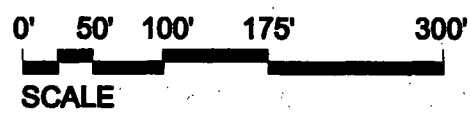
Proposed Property Line and Planned Development Boundary Map

PROPOSED
PLANNED
DEVELOPMENT
BOUNDARY -
SUBAREA B

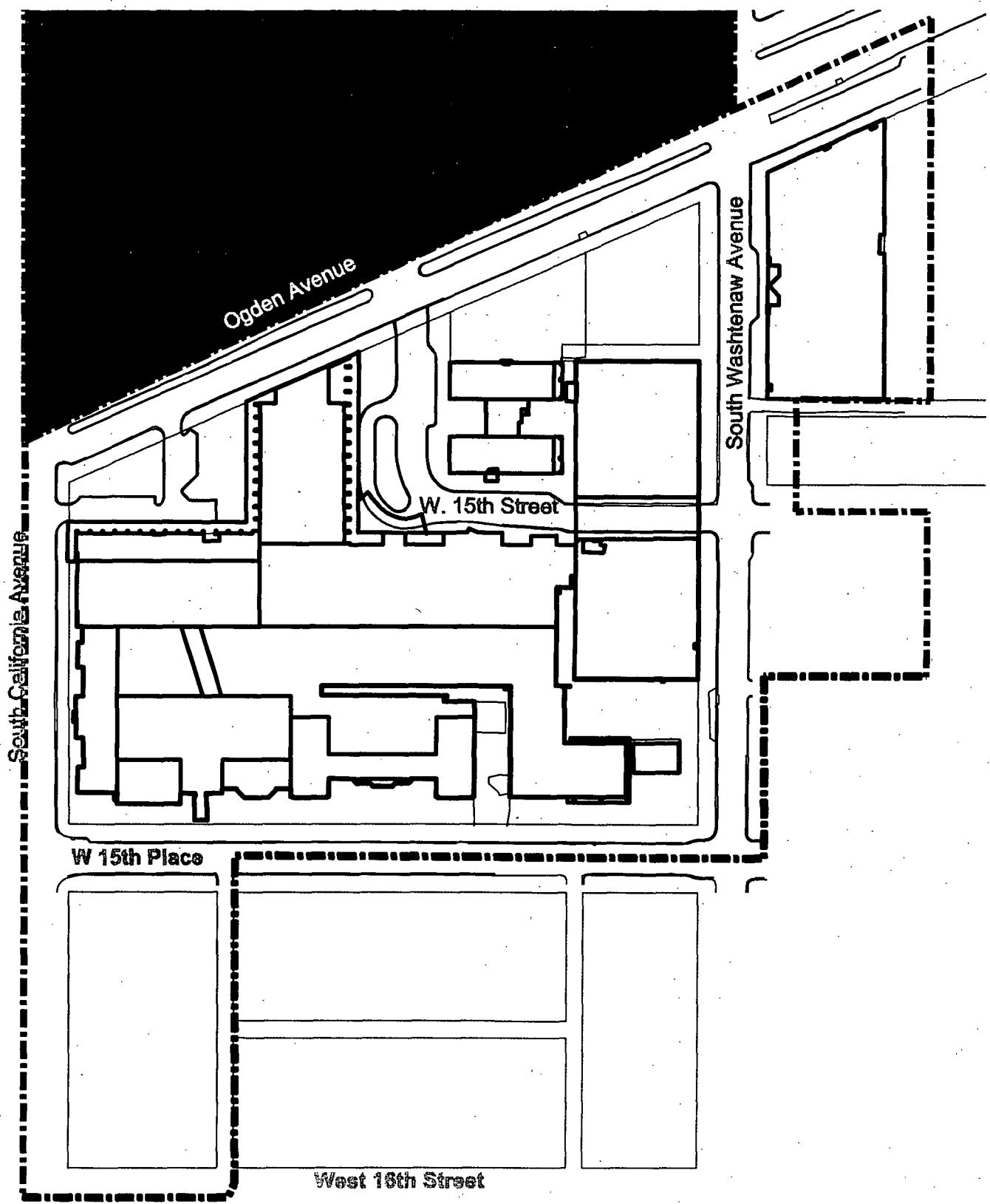


PROPOSED
PLANNED
DEVELOPMENT
BOUNDARY -
SUBAREA A

LEGEND



**Proposed Property Line and
Planned Development Boundry
Map: Sub-Area A**



Applicant: Stel Health Systems
1500 South California Avenue
Chicago, IL 60608
Date: December 8, 2010
Revised: April 21, 2011



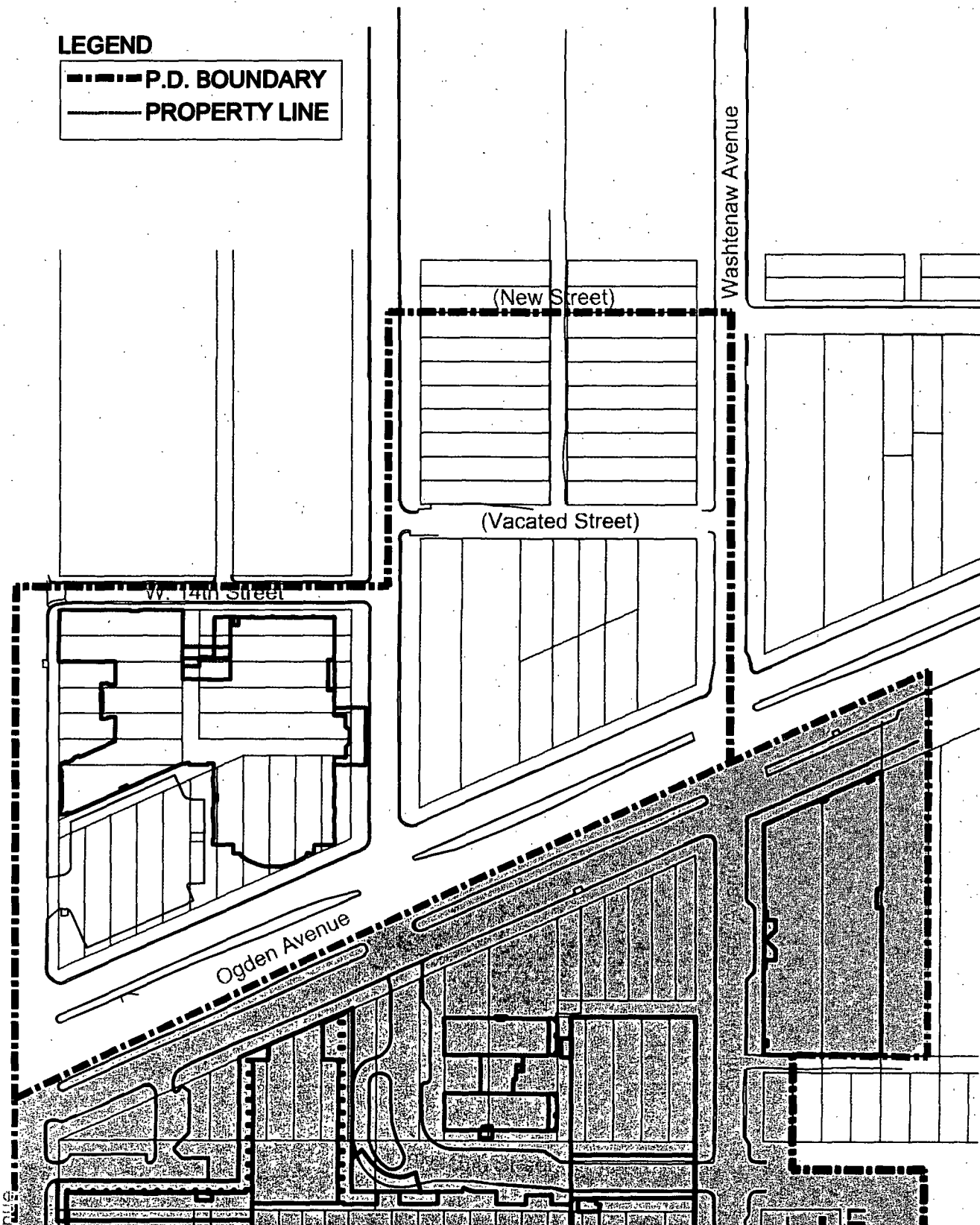


0' 50' 100' 175' 300'
SCALE

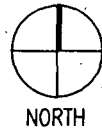
Proposed Property Line and Planned Development Boundary Map: Sub-Area B

LEGEND

- P.D. BOUNDARY
- PROPERTY LINE

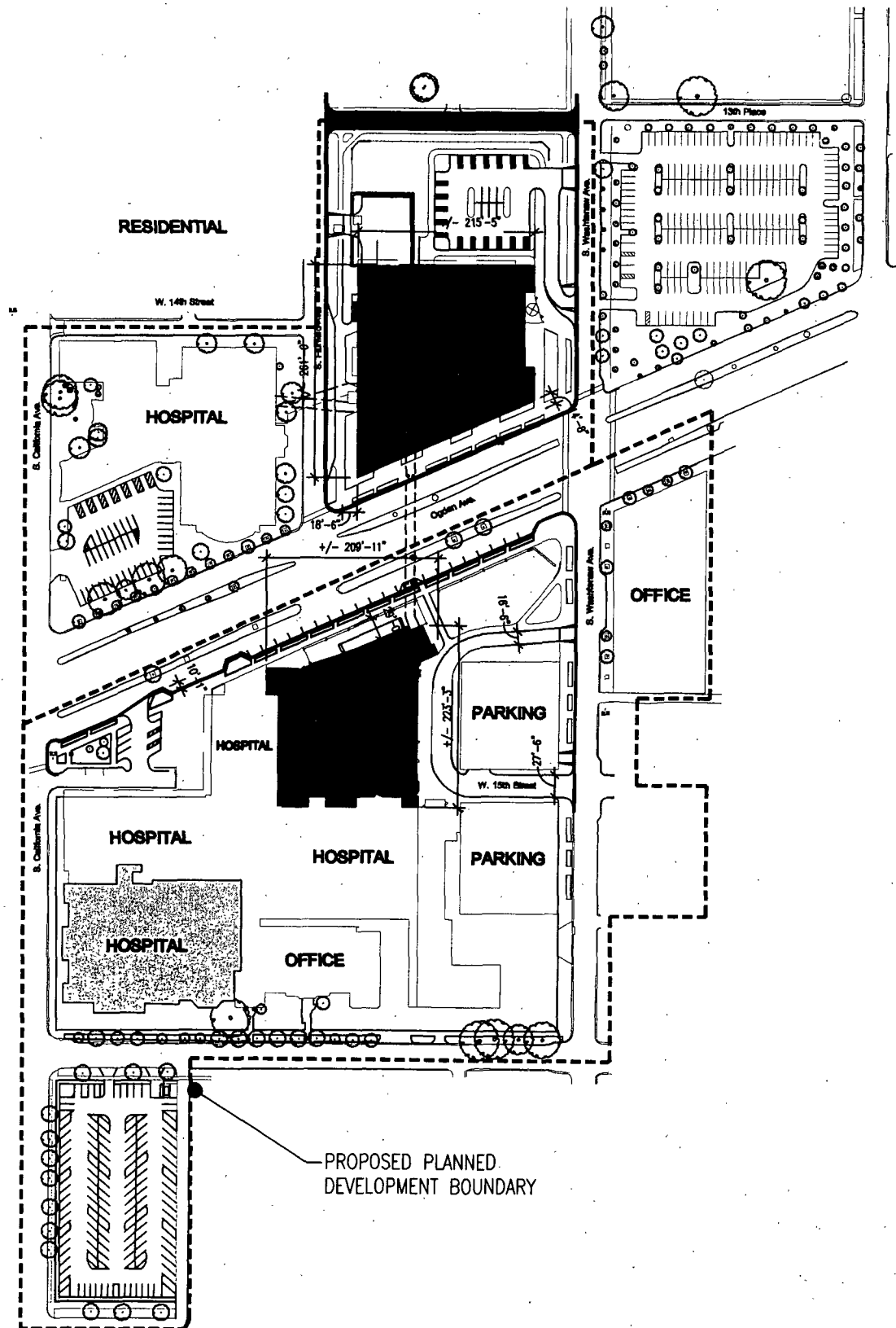


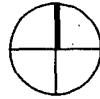
Applicant: Sinai Health System
1500 South California Avenue
Chicago, IL 60608
Date: December 8, 2010
Revised: April 21, 2011



0' 50' 100' 175' 300'
SCALE

Site Plan

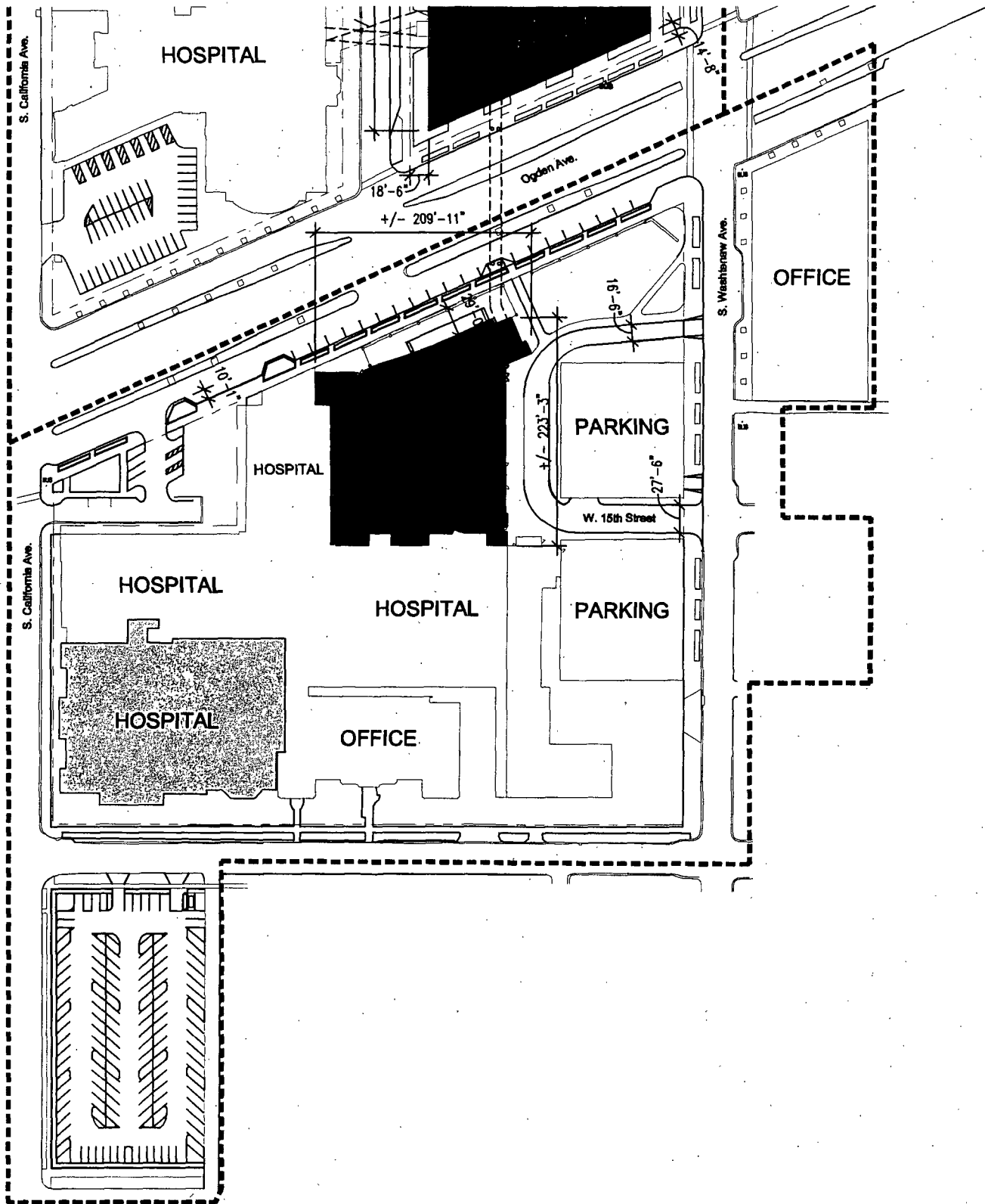




NORTH

0' 50' 100' 200'
SCALE

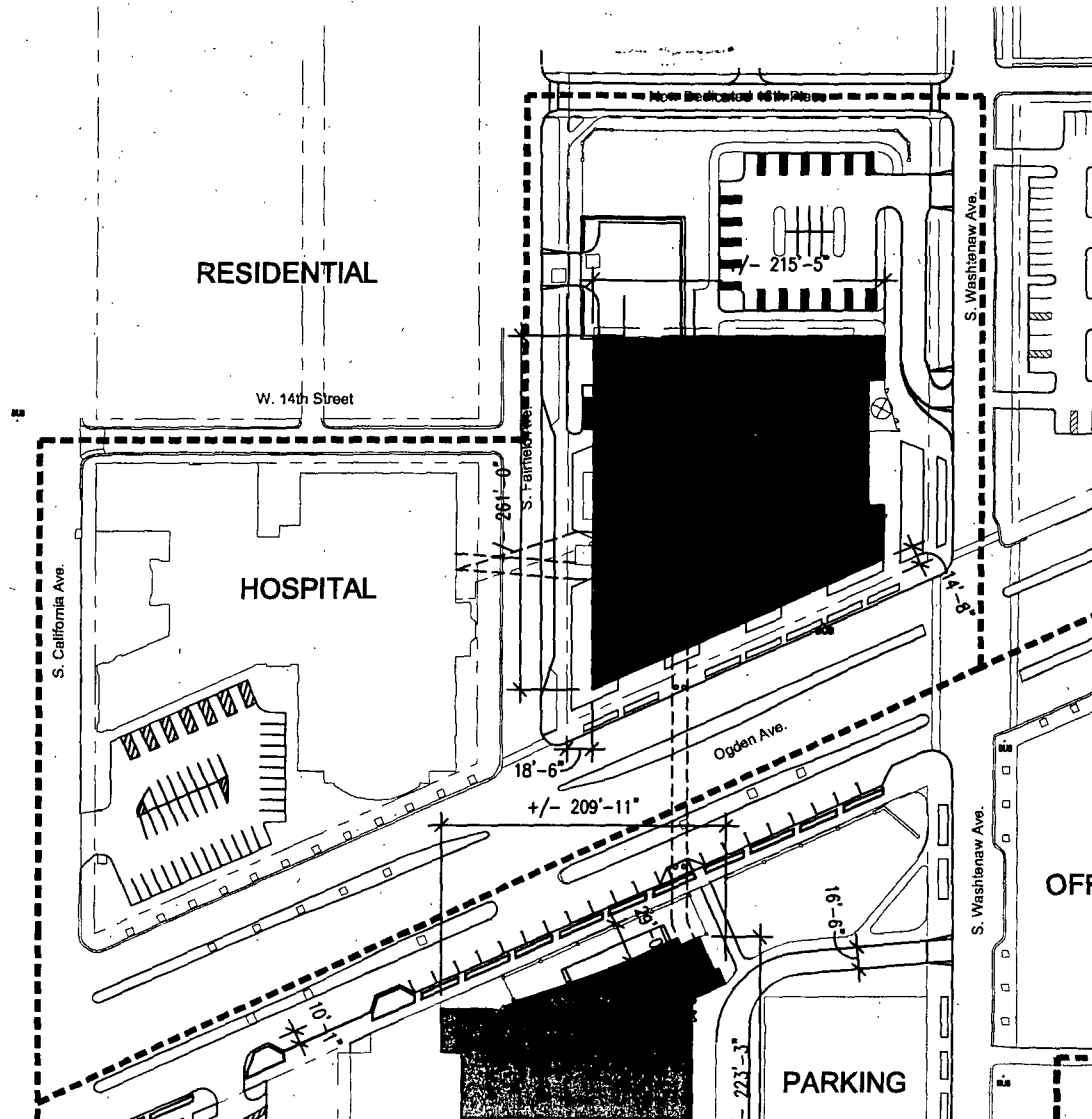
Site Plan - Sub-Area A





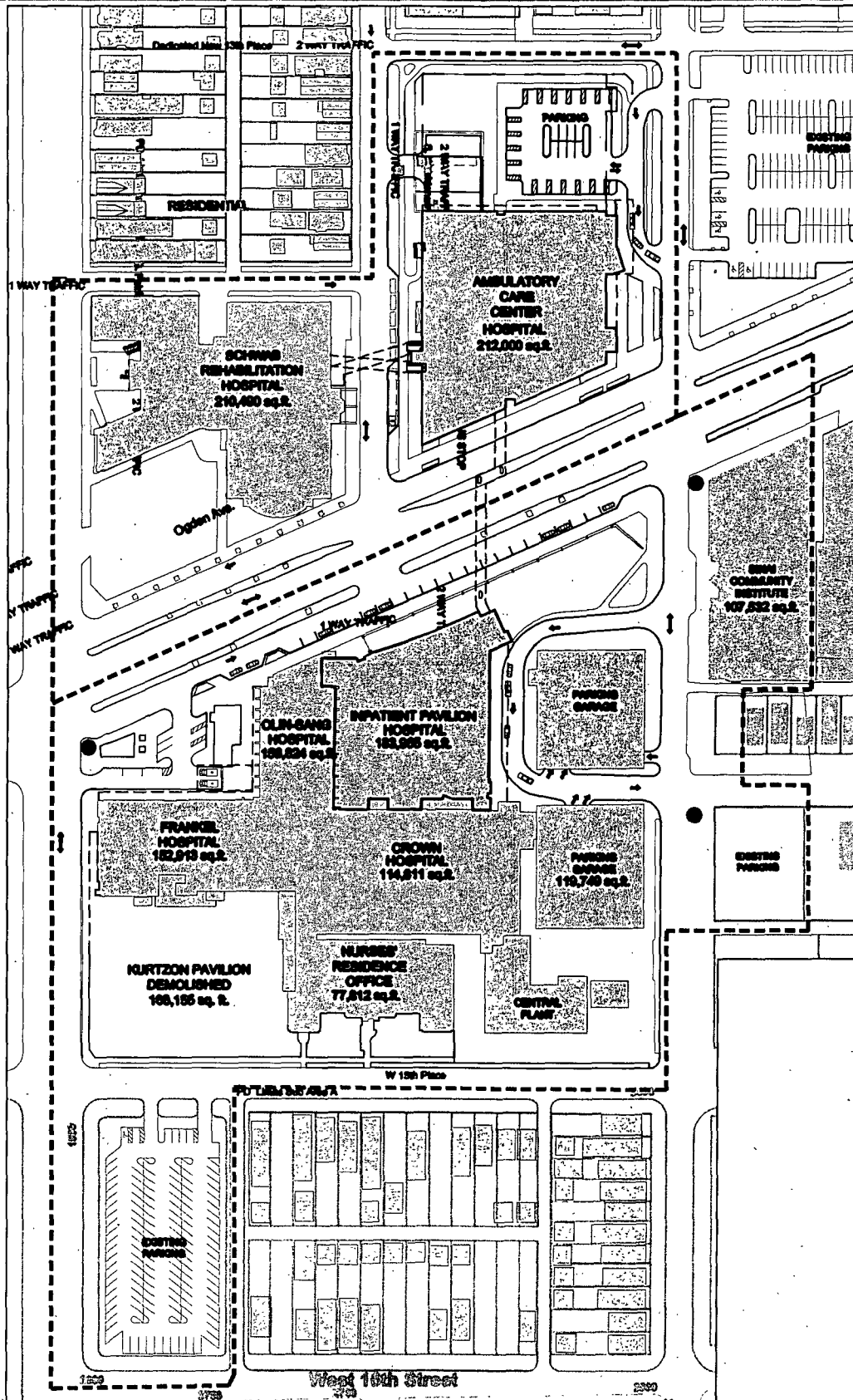
0' 50' 100' 200'
SCALE

Site Plan - Sub-Area B





Building Area



Applicant: **Sinai Health System**
1800 South California Avenue
Chicago, IL 60608

Date: **December 8, 2010**

Revised: **April 21, 2011**



0' 80' 100' 175' 300'
SCALE

FINAL FOR PUBLICATION

Building Area

SUB-AREA A:

107,532 SF	SINAI COMMUNITY INSTITUTE
119,749 SF	PARKING GARAGE
183,965 SF	PATIENT PAVILION
150,824 SF	OLIN-SANG
152,913 SF	FRANKEL
77,812 SF	NURSES' RESIDENCE
114,811 SF	CROWN

TOTAL SUB-AREA A:

907,606 SF

SUB-AREA B:

210,490 SF	SCHWAB
212,000 SF	AMBULATORY CARE CENTER

TOTAL SUB-AREA B:

422,490 SF

TOTAL WITHIN PD:

1,330,096 SF

**Mount Sinai Hospital
Existing Kurtzon & Kling Buildings**



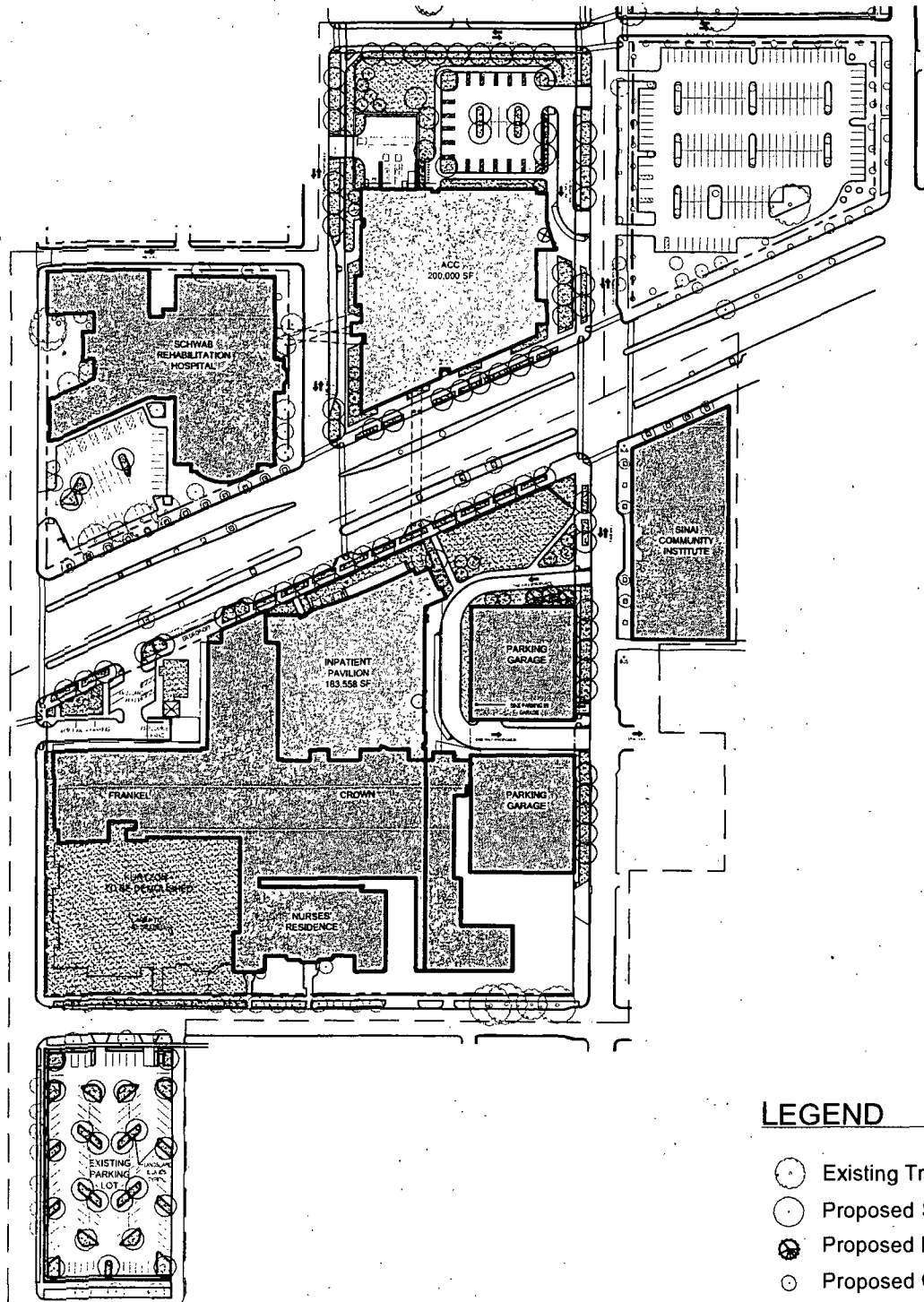
KURTZON BUILDING



KLING BUILDING

Applicant: Sinai Health System
1800 South California Avenue
Chicago, IL 60608
Date: December 8, 2010
Revised: April 21, 2011

Proposed
Landscape Plan
Overall Campus



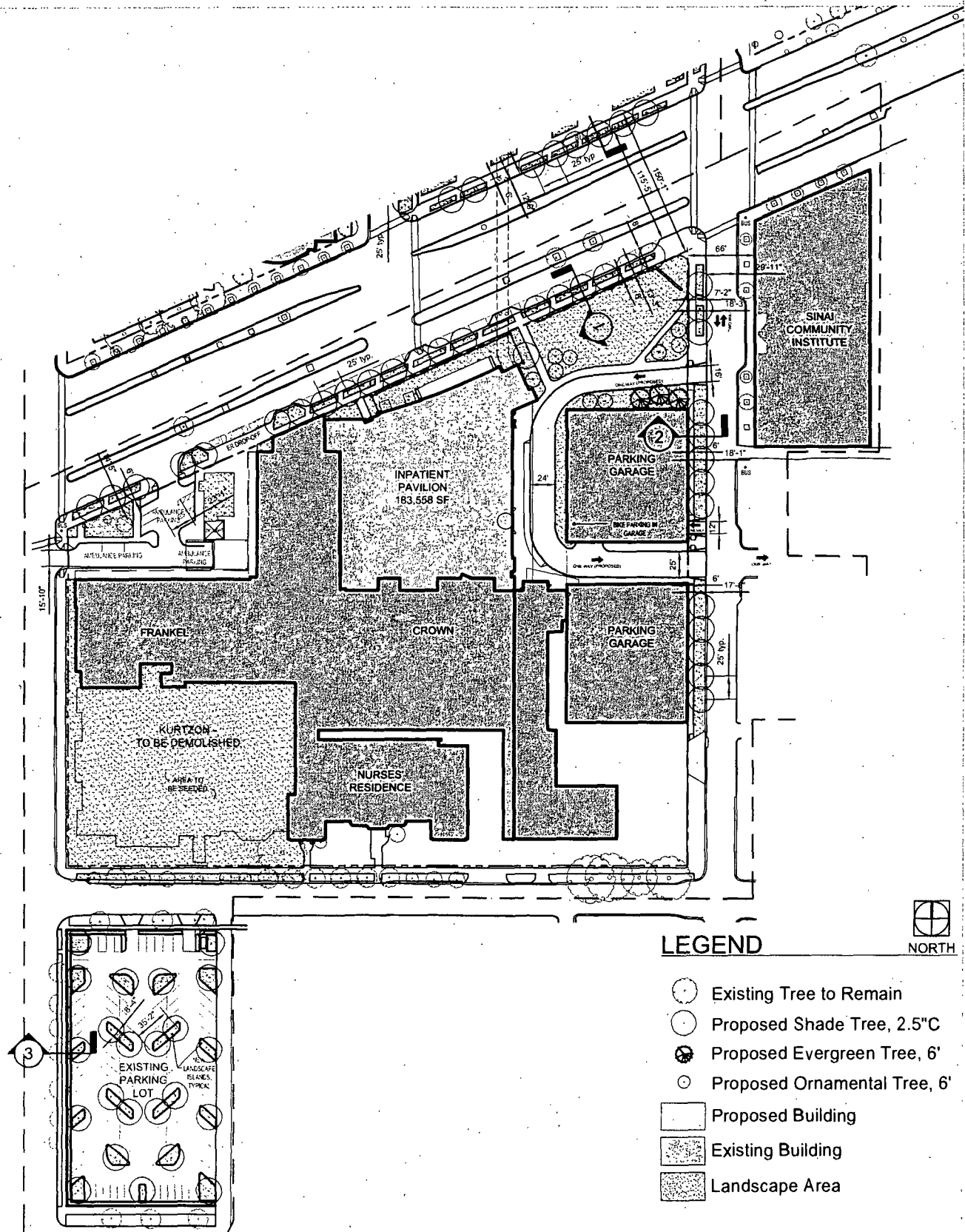
LEGEND



- Existing Tree to Remain
- Proposed Shade Tree, 2.5" C
- Proposed Evergreen Tree, 6'
- Proposed Ornamental Tree, 6'
- Proposed Building
- Existing Building
- Landscape Area

FINAL FOR PUBLICATION

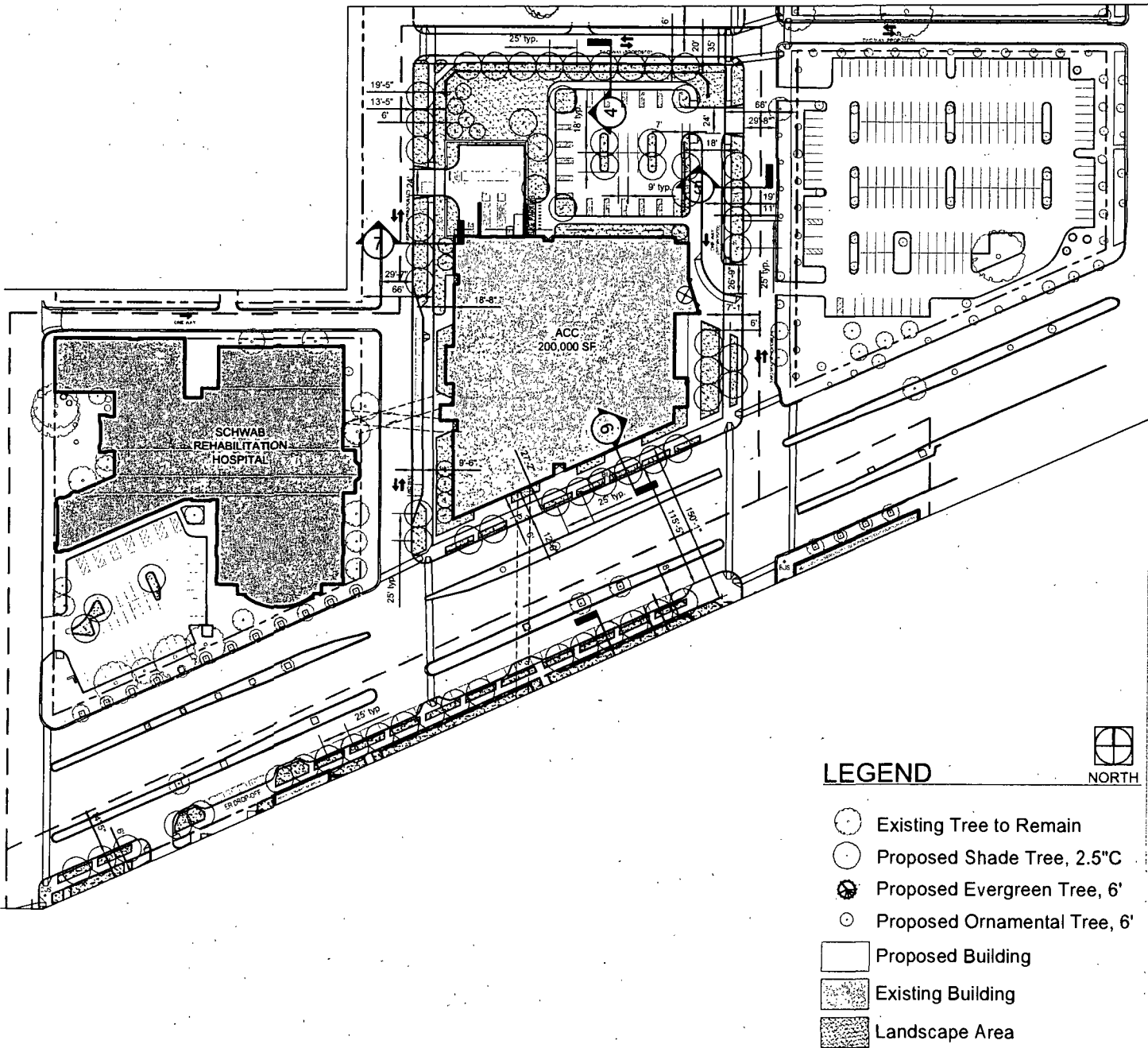
Proposed
Landscape Plan
South Campus



Applicant: Sinai Health System
1500 South California Avenue
Chicago, IL 60608
Date: December 8, 2010
Revised: April 21, 2011

FINAL FOR PUBLICATION

Proposed
Landscape Plan
North Campus

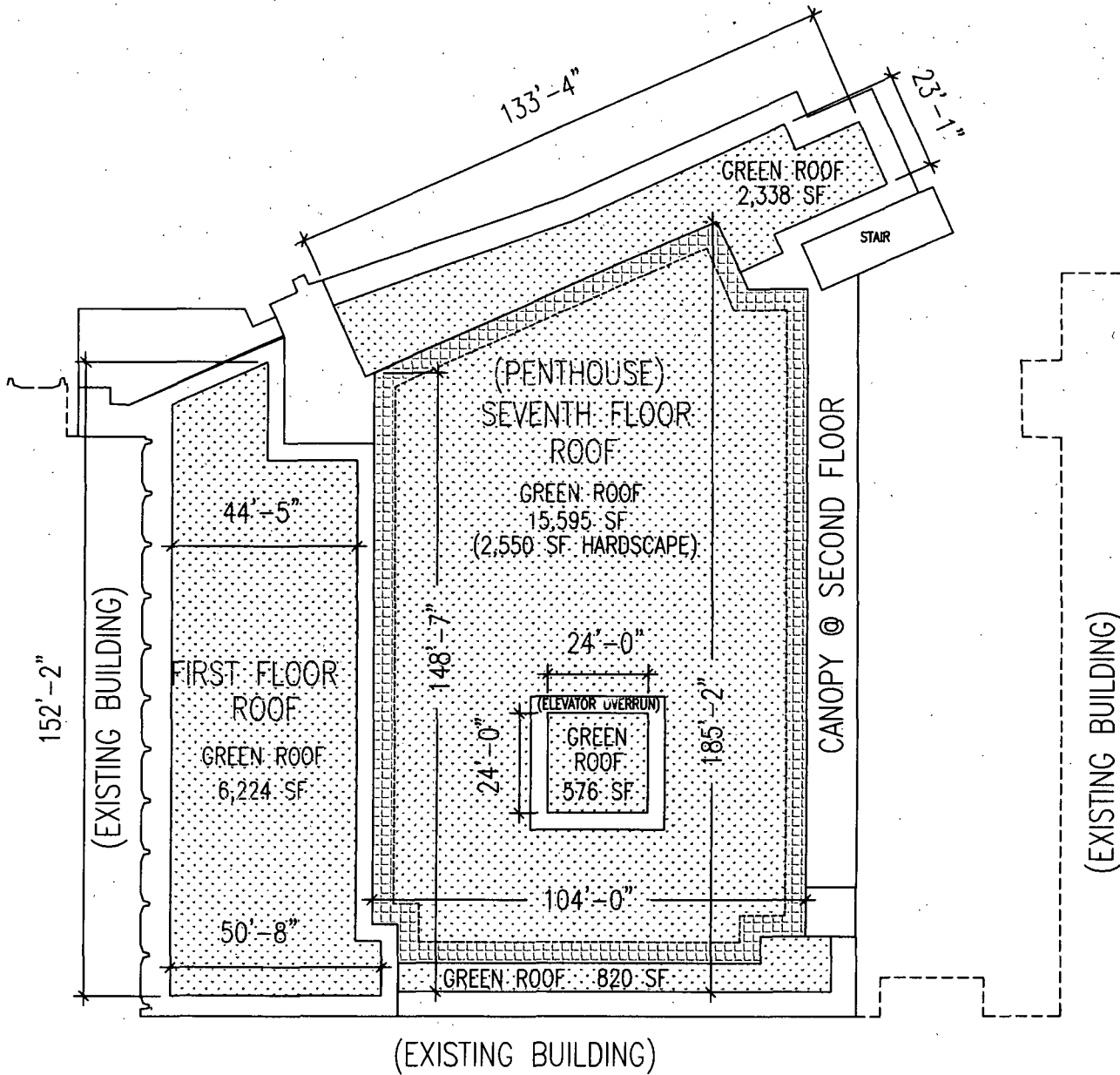


Applicant: Sinai Health System
1500 South California Avenue
Chicago, IL 60608
Date: December 8, 2010
Revised: April 21, 2011



0' 10' 25' 50' 75'
SCALE

**Green Roof Plan
Inpatient Pavilion**



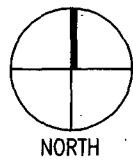
CALCULATIONS FOR GREEN ROOF:

33,247 TOTAL NET ROOF AREA

24,936 TOTAL GREEN ROOF REQUIRED (75%)

25,553 TOTAL GREEN ROOF (77%)

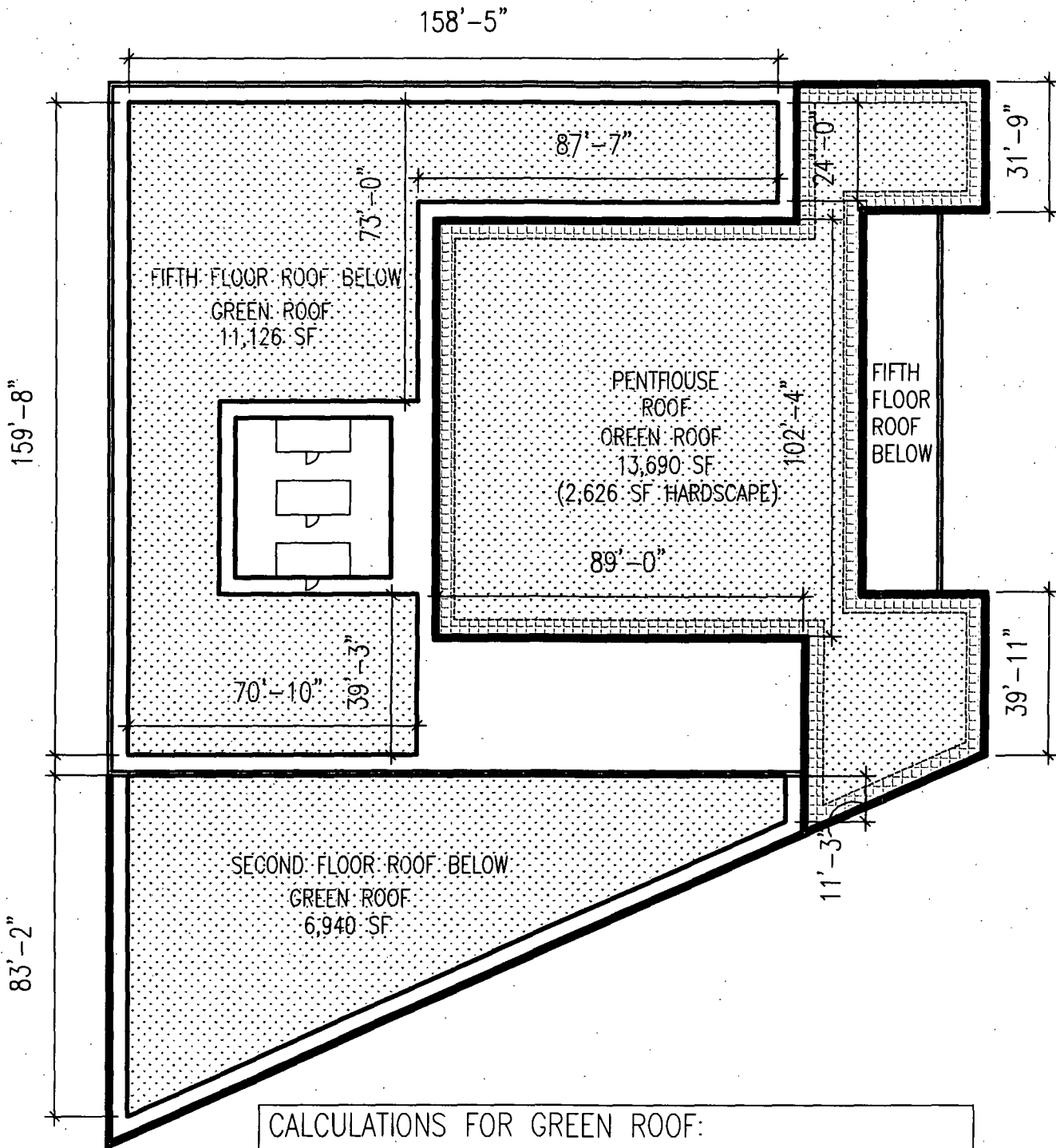
INCLUDES 2,550 SF FOR 10% ALLOWED TO BE HARDSCAPE



0' 10' 25' 50' 75'
SCALE

FINAL FOR PUBLICATION

Green Roof Plan ACC



CALCULATIONS FOR GREEN ROOF:

42,116 TOTAL NET ROOF AREA

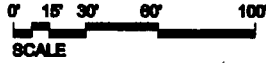
31,587 TOTAL GREEN ROOF REQUIRED (75%)

31,756 TOTAL GREEN ROOF (75.4%)

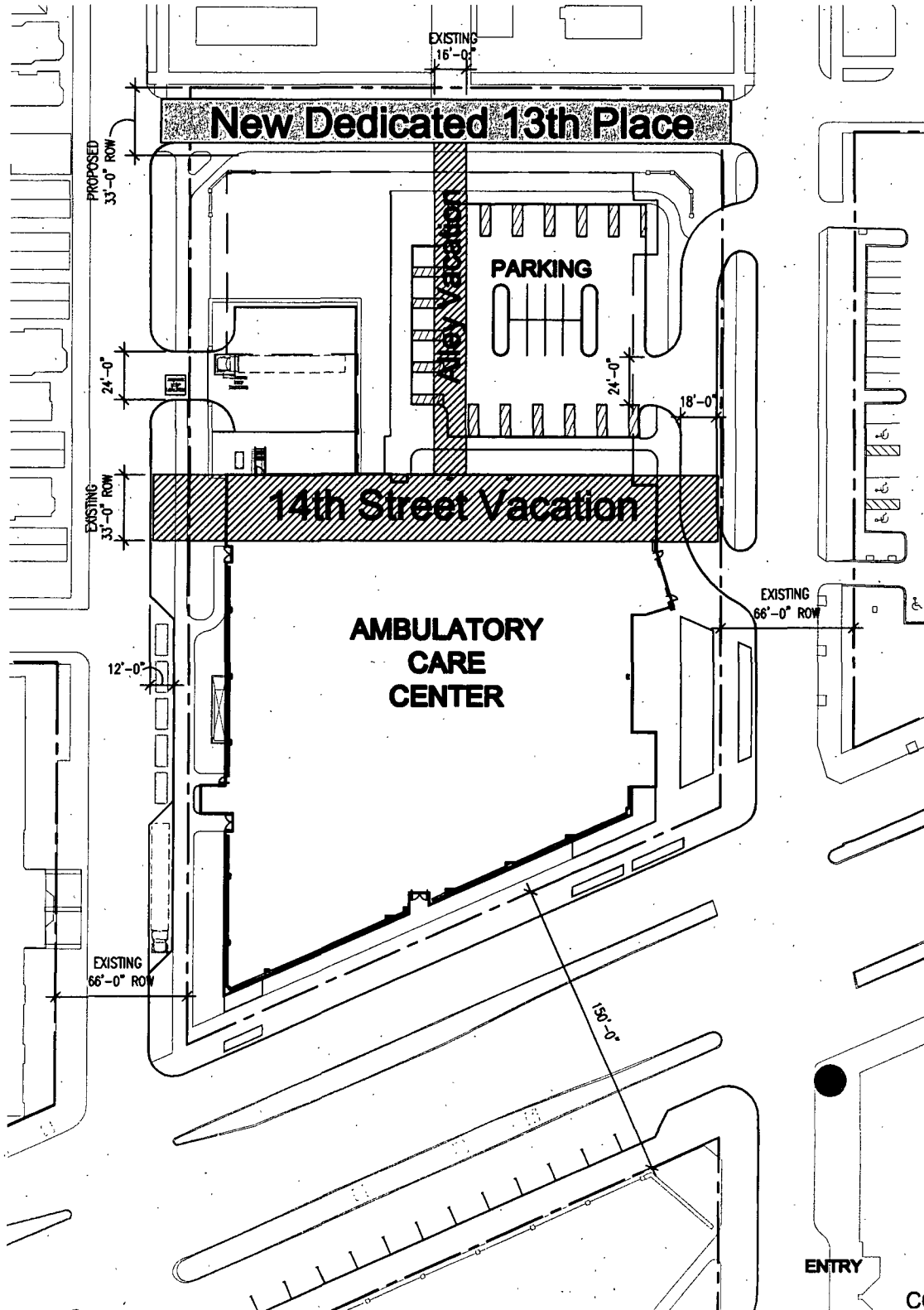
INCLUDES 2,626 SF FOR 10% ALLOWED TO BE HARDSCAPE

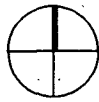
Applicant: **Sinai Health System**
1800 South California Avenue
Chicago, IL 60608

Date: **December 8, 2010**
Revised: **April 21, 2011**



Right-of-Way Adjustment Map





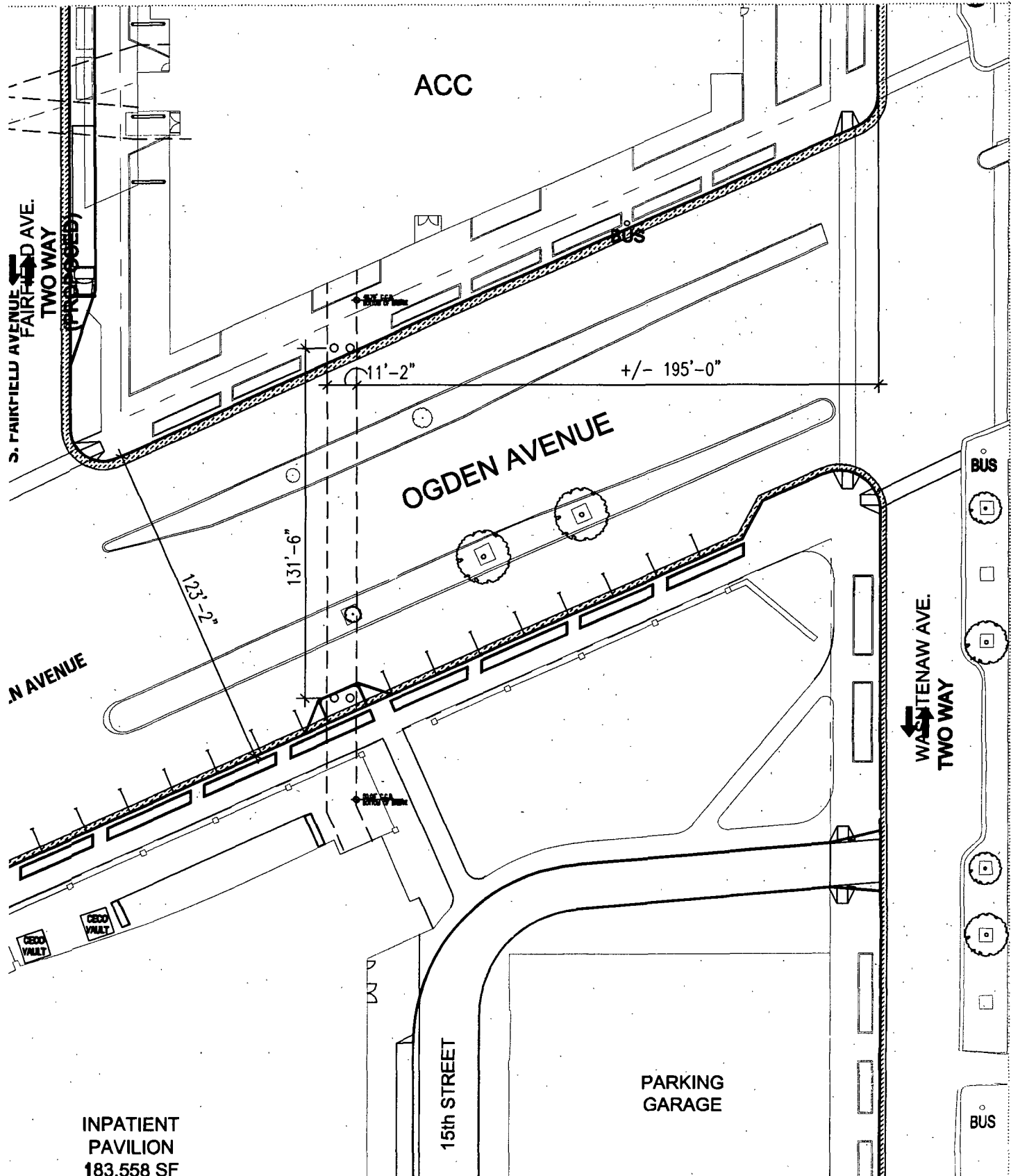
NORTH

0 25' 50' 100'



SCALE: 1" = 50'-0"

Proposed Ogden Avenue Bridge Plan

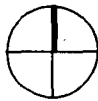


INPATIENT
PAVILION
183,558 SF

Applicant: **SBC Health System**
1800 South California Avenue
Chicago, IL 60606

Date: December 8, 2010

Revised: April 21, 2011

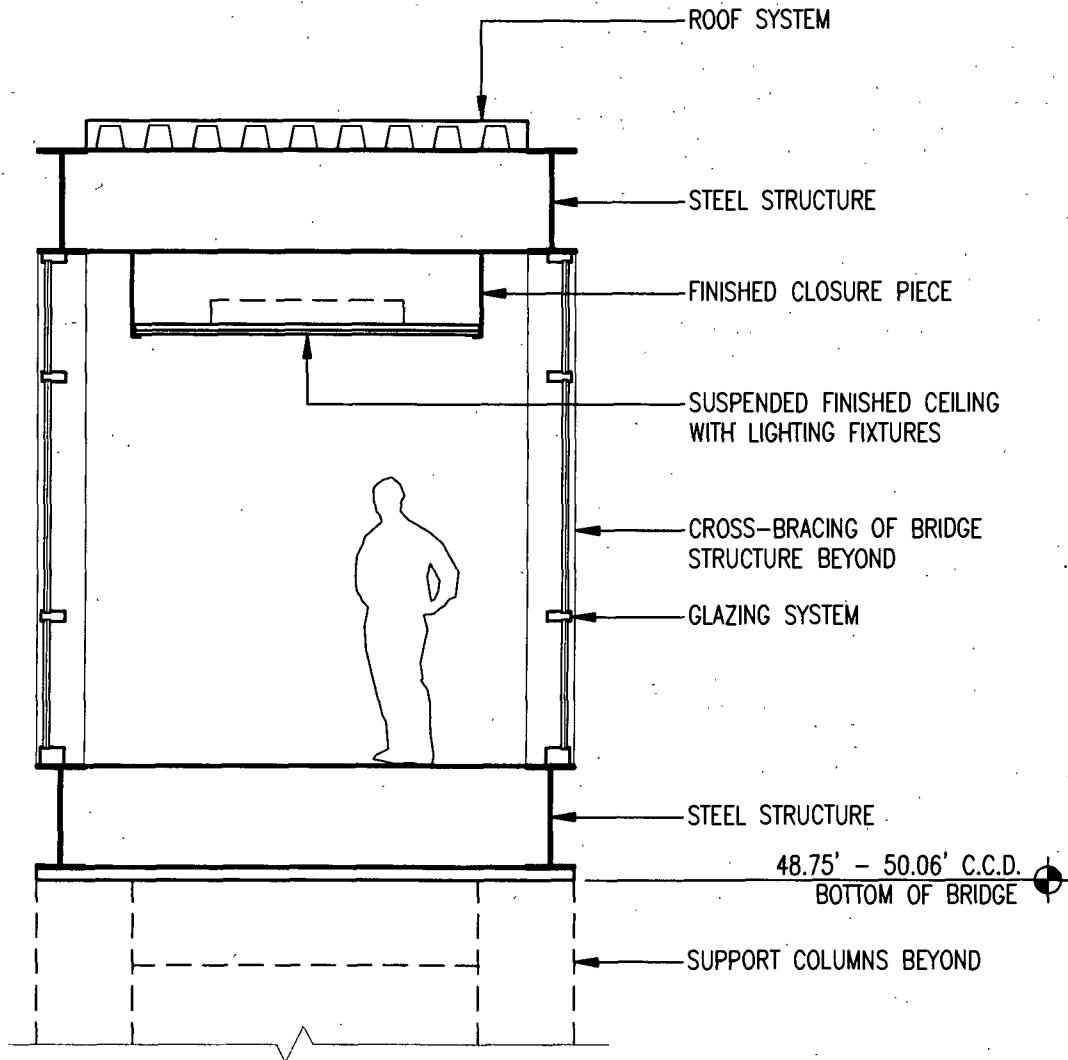


NORTH

SCALE: 1/4" = 1'-0"

FINAL FOR PUBLICATION

Ogden Avenue Bridge Section



Applicant: **Sinai Health System**
1600 South California Avenue
Chicago, IL 60608

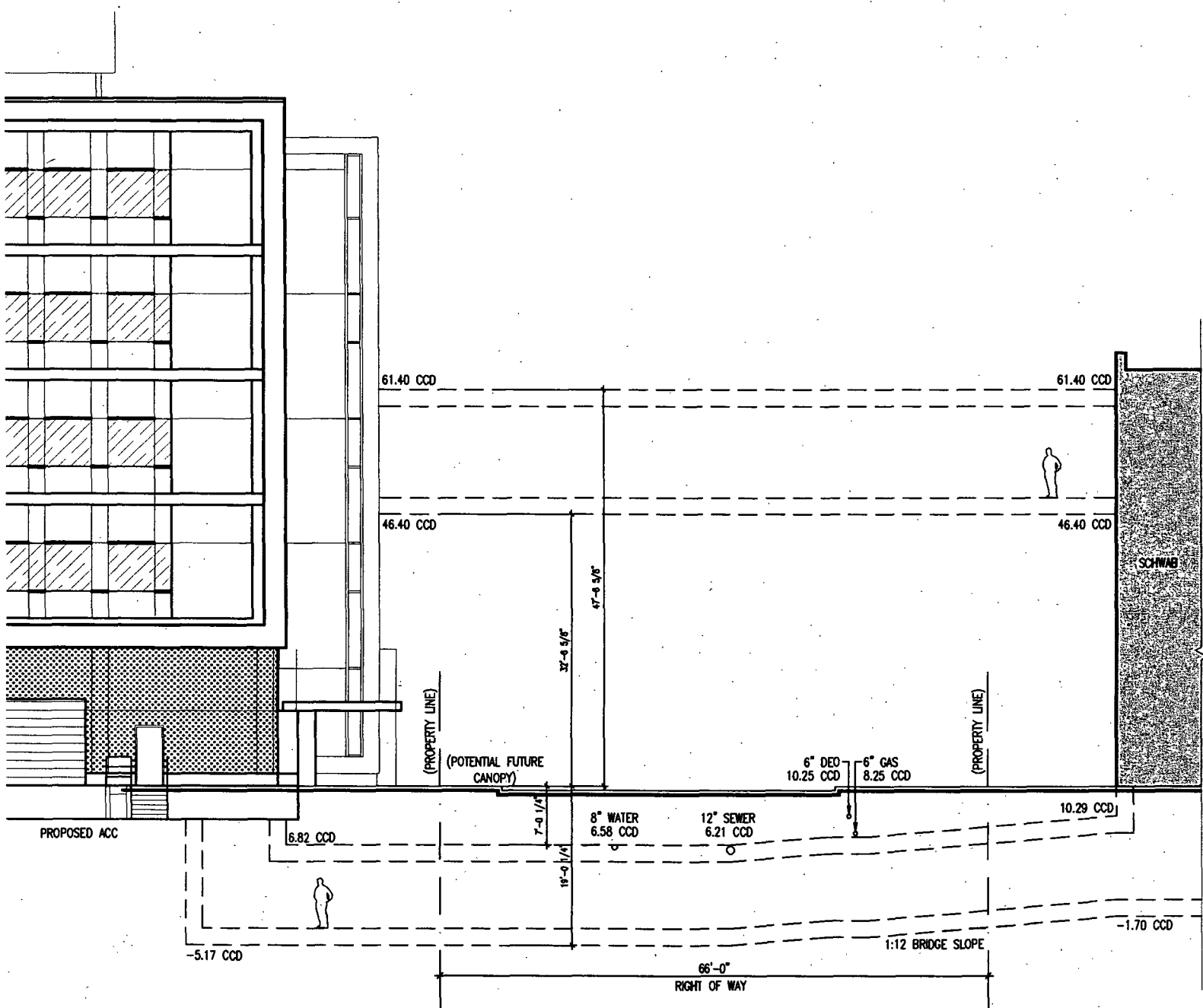
Date: **December 8, 2010**

Revised: **April 21, 2011**

FINAL FOR PUBLICATION



Fairfield Avenue Bridge
& Tunnel Easement



Applicant: Sinai Health System

1500 South California Avenue

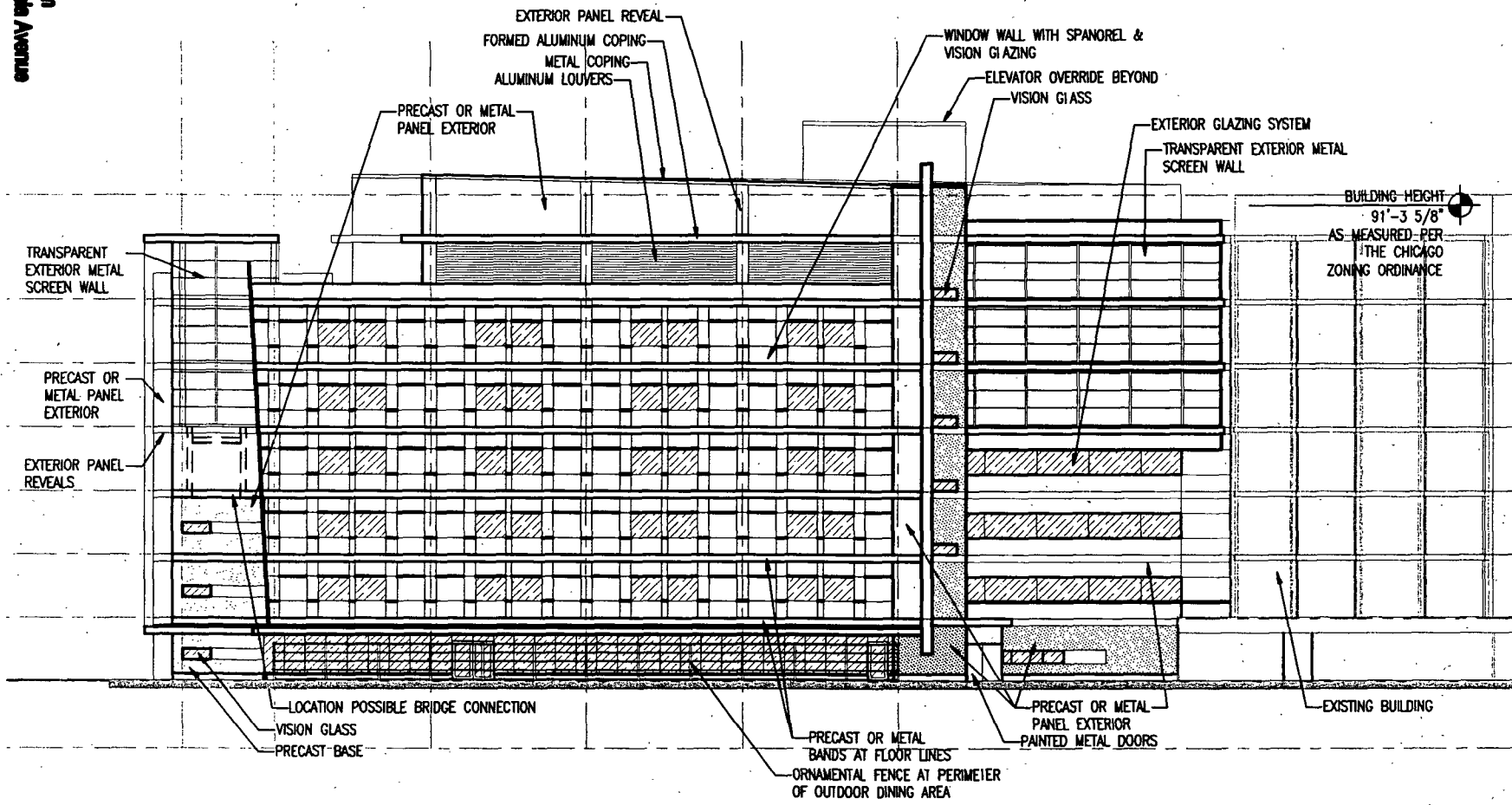
Chicago, IL 60606

Date: December 8, 2010

Revised: April 21, 2011

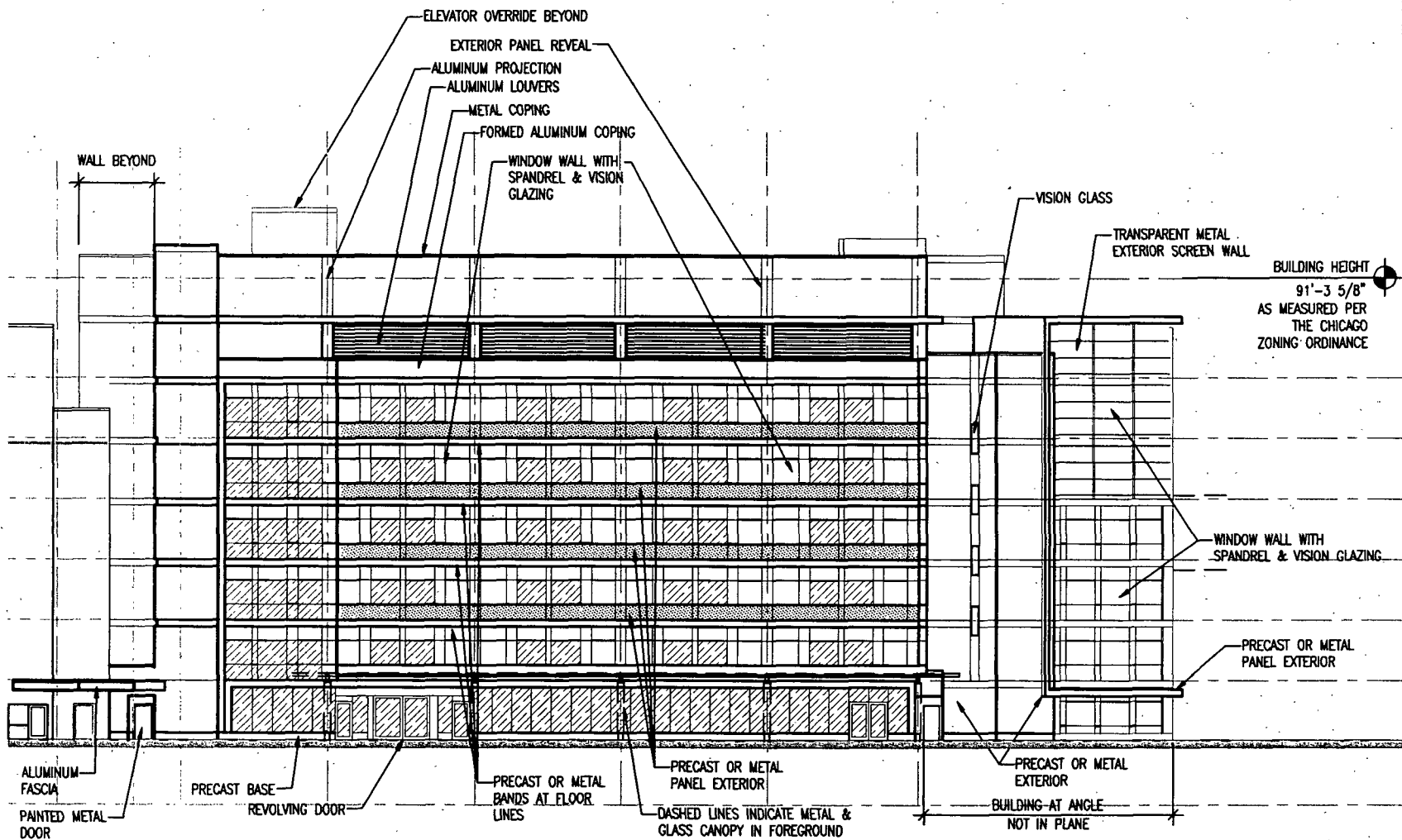
FINAL FOR PUBLICATION

North Elevation Inpatient Pavilion



Applicant: Snail Health System
1500 South California Avenue
Chicago, IL 60608
Date: December 8, 2010
Revised: April 21, 2011

East Elevation Inpatient Pavilion



Applicant: Sinai Health System

1600 South California Avenue

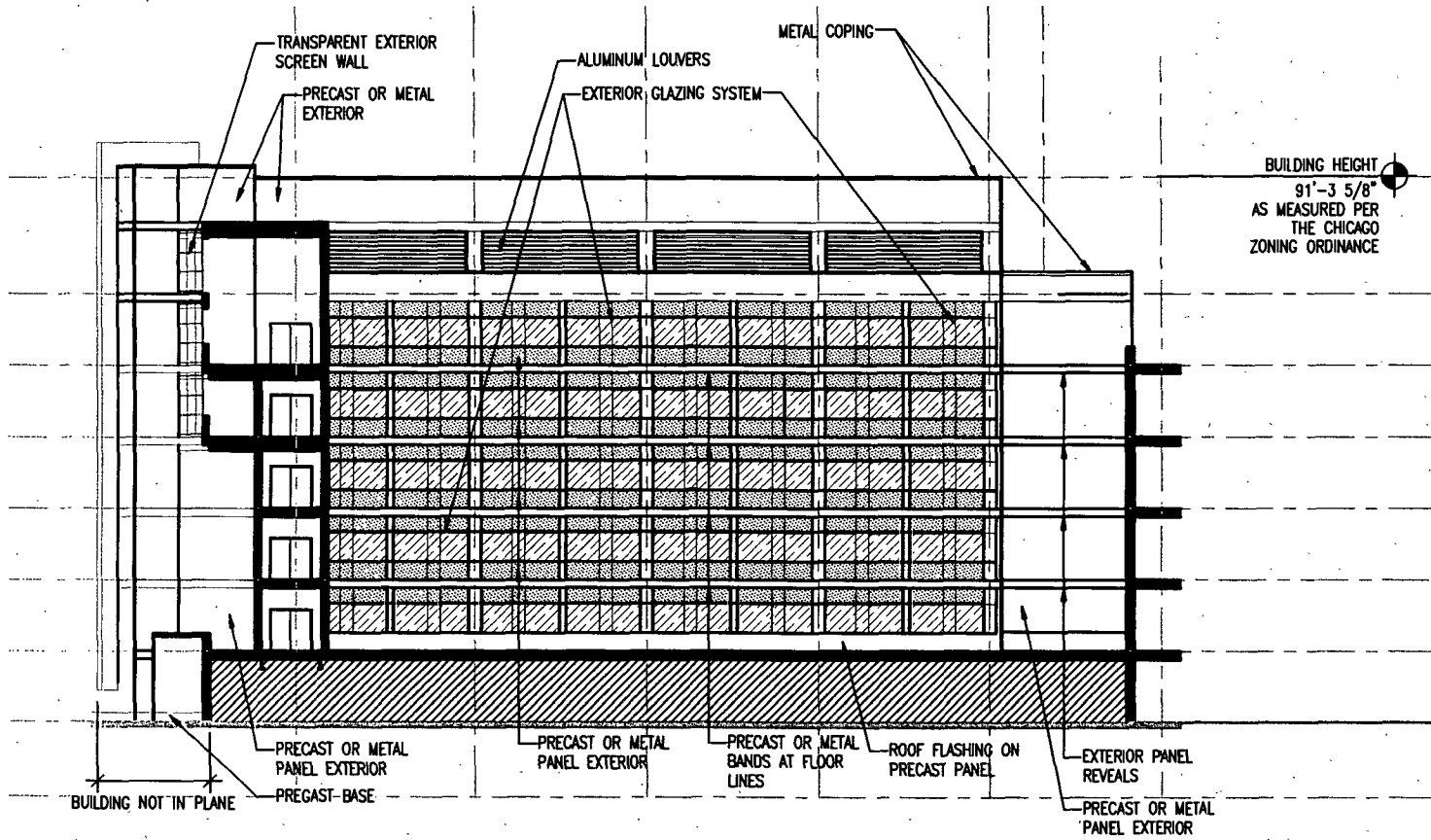
Chicago, IL 60608

Date: December 8, 2010

Revised: April 21, 2011

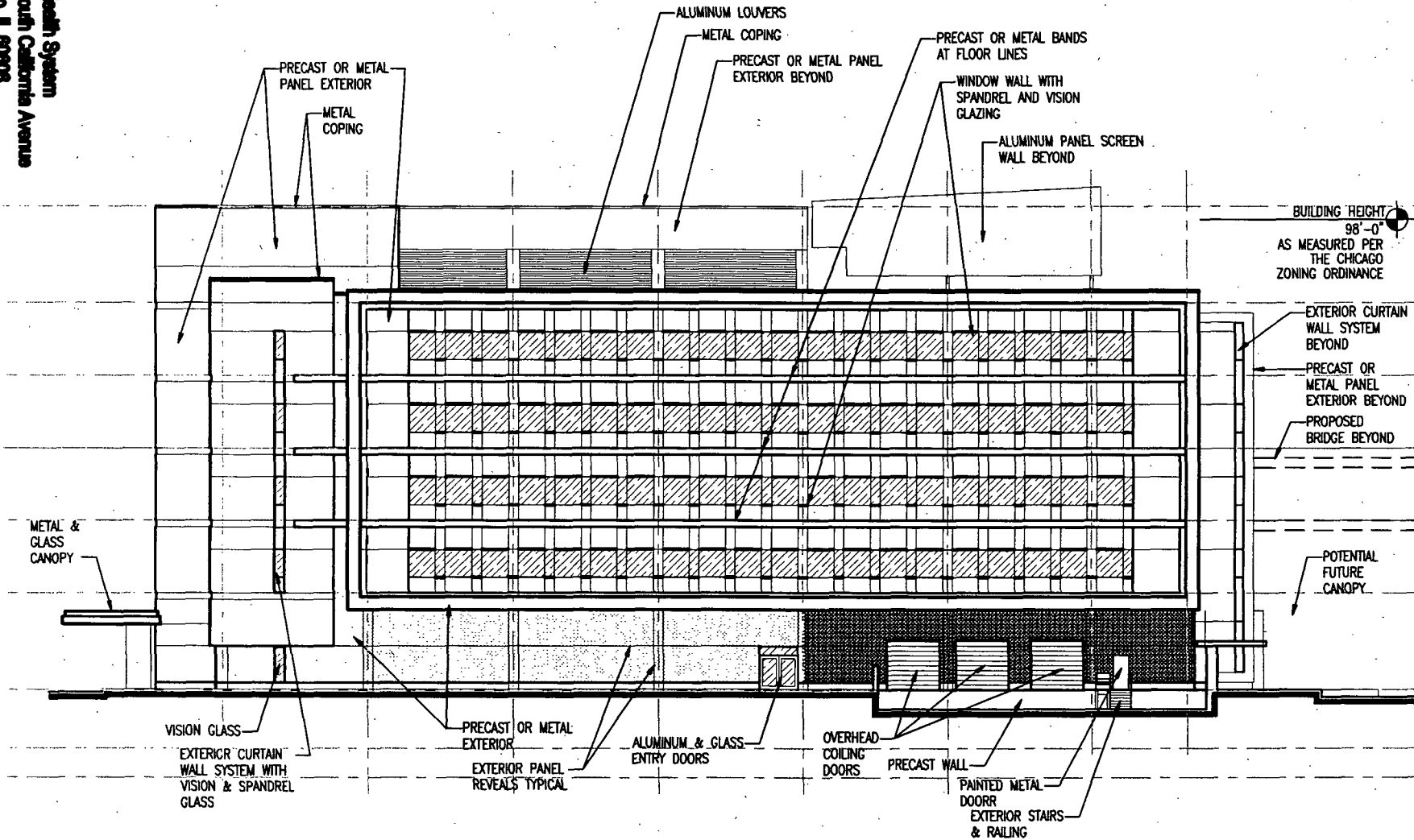
FINAL FOR PUBLICATION

West Elevation Inpatient Pavilion



Applicant: Sinai Health System
1500 South Cassin Avenue
Chicago, IL 60606
Date: December 8, 2010
Revised: April 21, 2011

ACC North Elevation



Applicant: Small Health System

1800 South California Avenue

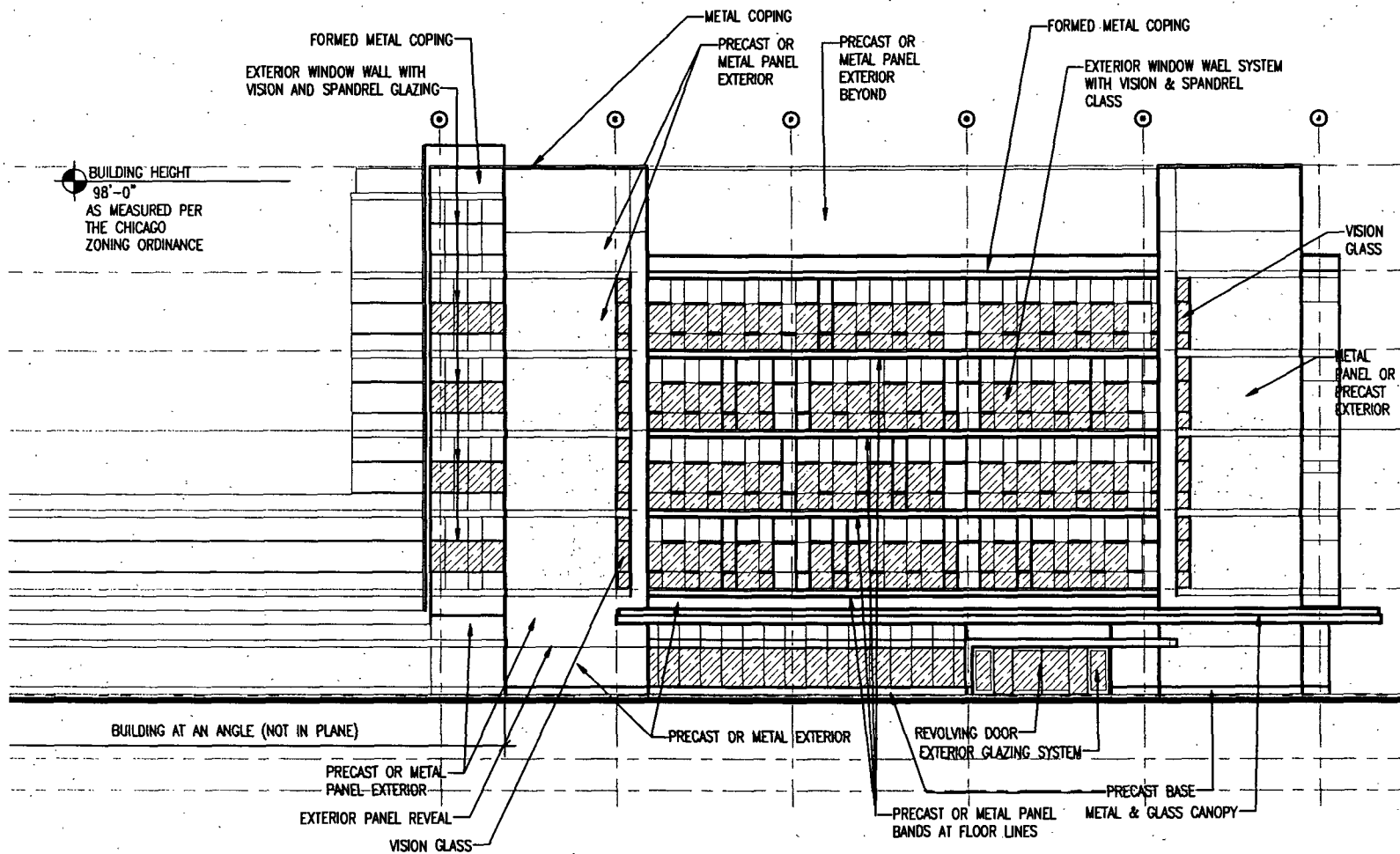
Chicago, IL 60608

Date: December 8, 2010

Revised: April 21, 2011

FINAL FOR PUBLICATION

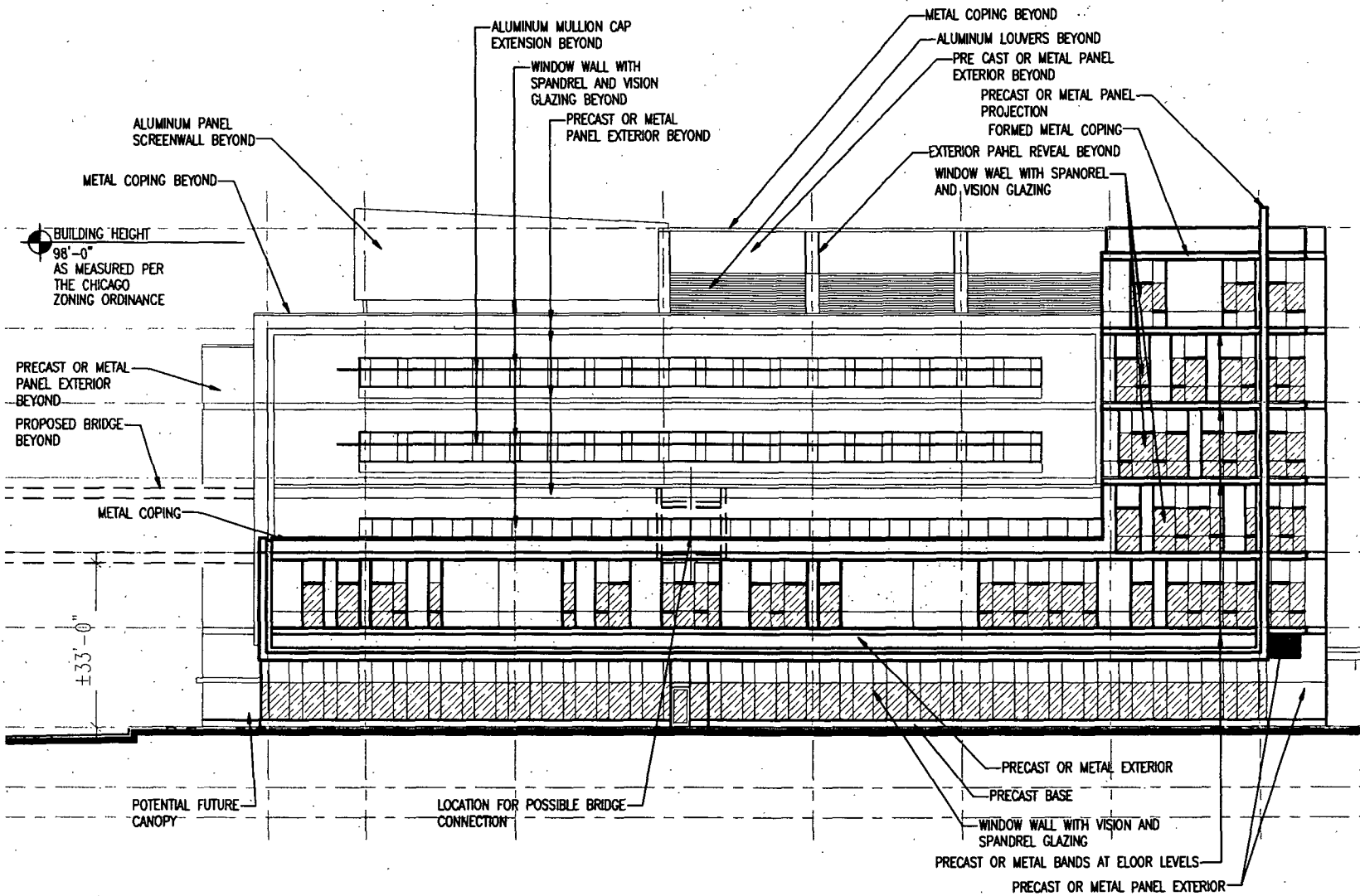
ACC East Elevation



Applicant: Sinai Health System
1600 South California Avenue
Chicago, IL 60608
Date: December 8, 2010
Reviewed: April 21, 2011

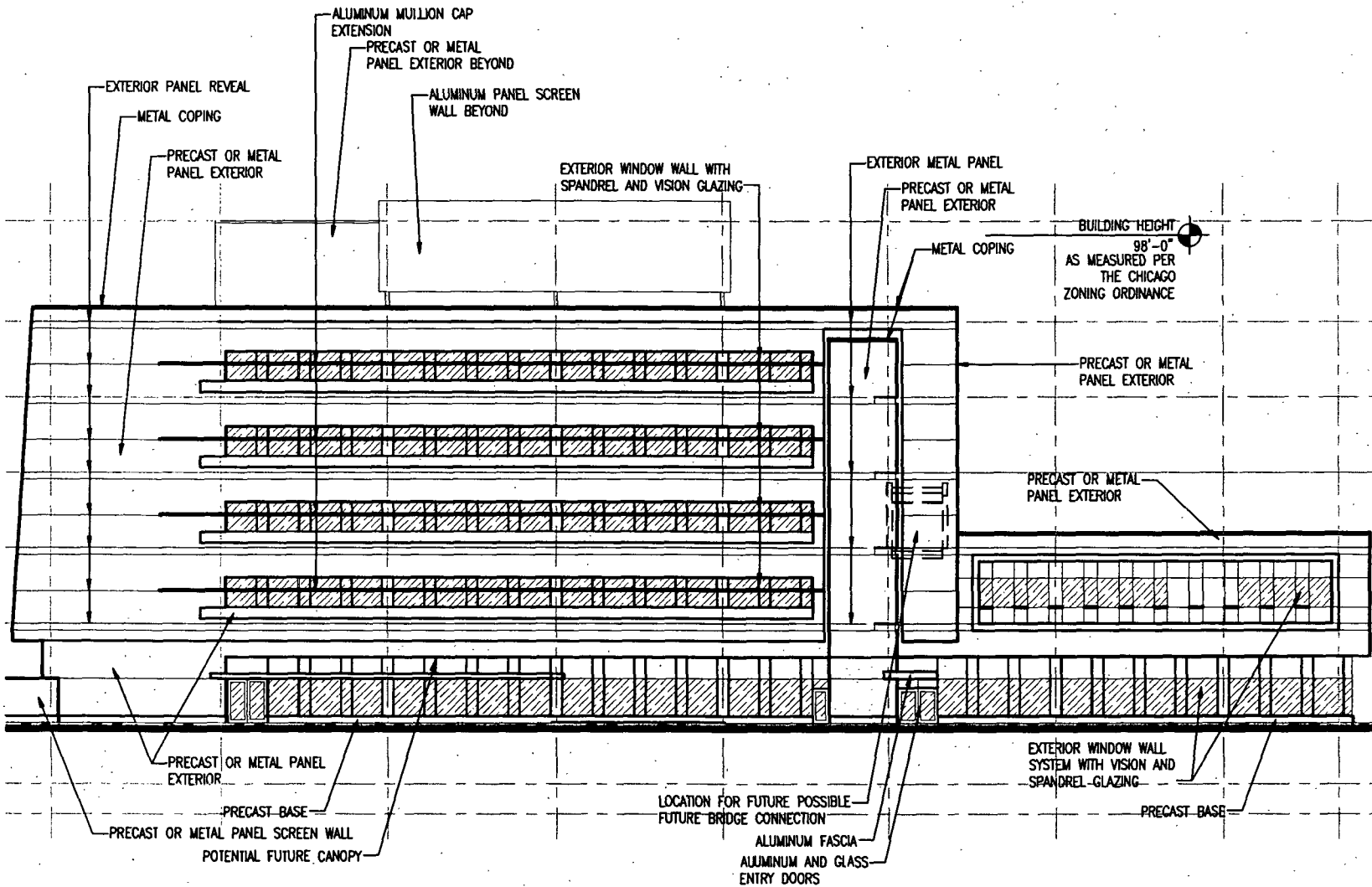
FINAL FOR PUBLICATION

ACC South Elevation



Applicant: **Shed Health System**
1600 South California Avenue
Chicago, IL 60608
Date: **December 8, 2010**
Reviewed: **April 21, 2011**

ACC West Elevation



Applicant: Snail Health System

1600 South California Avenue



Chicago, IL 60606

Date: December 8, 2010

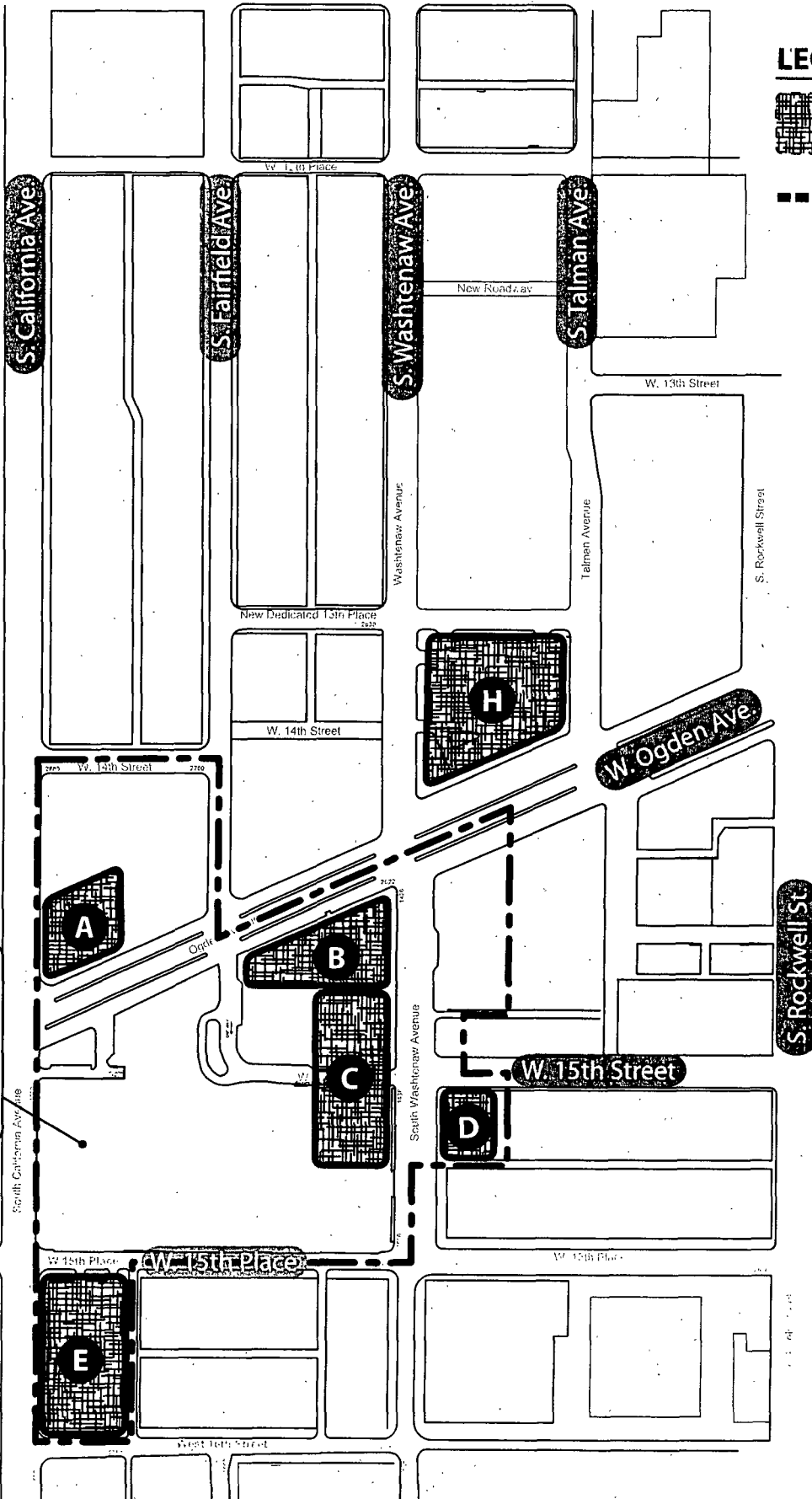
Revised: April 21, 2011



LEGEND



-  Parking Area
-  PD Boundary

CURRENT
PLANNED
DEVELOPMENT
BOUNDARY



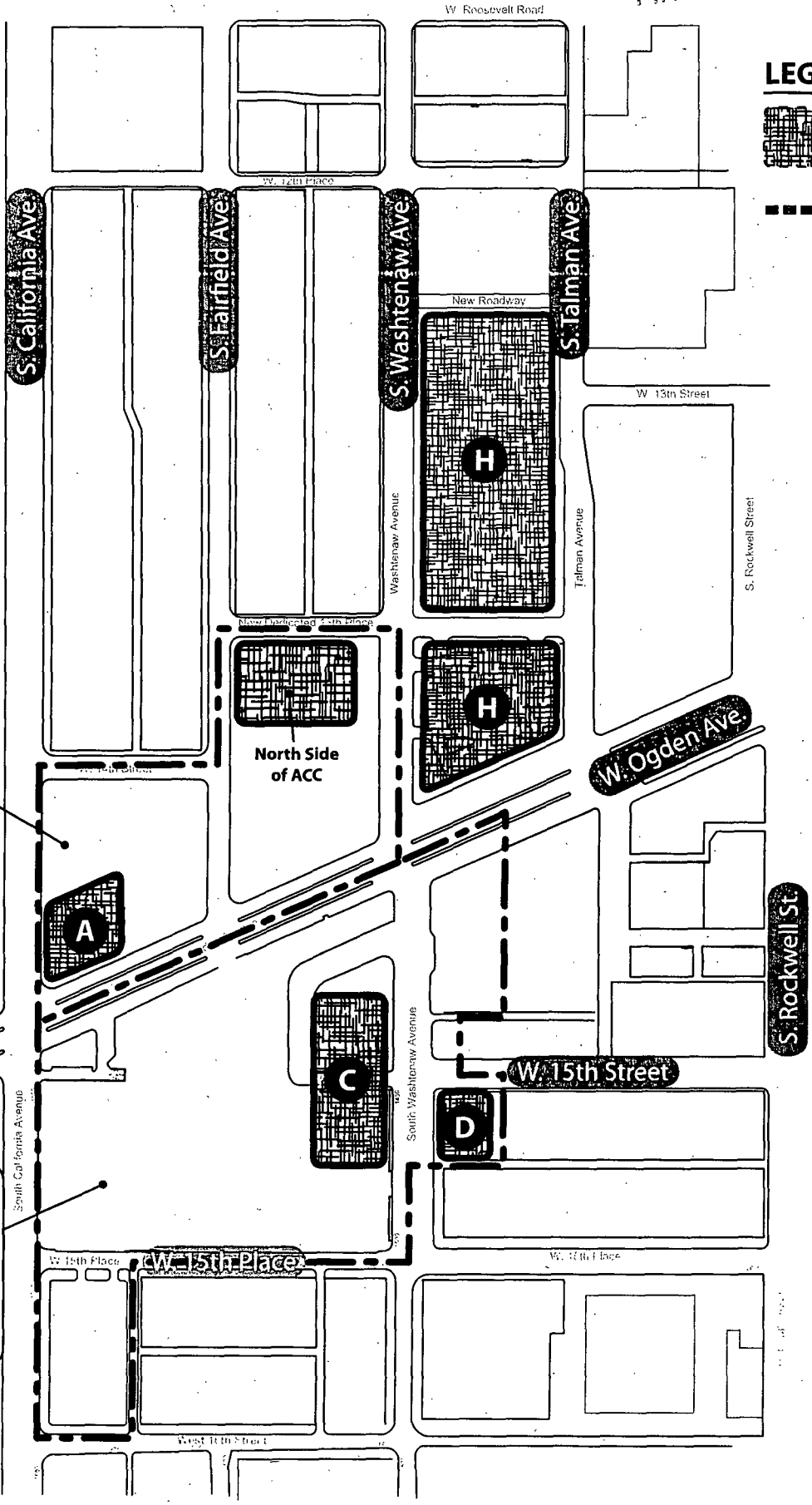


LEGEND

-  Parking Area
-  PD Boundary

PROPOSED
PLANNED
DEVELOPMENT
BOUNDARY
(SUBAREA B)

PROPOSED
PLANNED
DEVELOPMENT
BOUNDARY
(SUBAREA A)



Project Name:

Sinai Tomorrow Project

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:
1500		S	California	Bld

Ward No: Community Area No:

28	29
----	----

Project Type:

Check applicable:

☒ Planned Development ☒ Redevelopment Agreement ☐ Zoning Change

PD No: 49

RDA No:

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.:

610,798	78,600	22,174
---------	--------	--------

DPD Project Manager:

Enter First Name Last Name

Brutus/Murphey

BG/GR Matrix:

Select project category:

Inst. Hospital

Financial Incentives:

Check applicable:

☒ TIF

☐ Empowerment Zone Grant

☐ Class L

☐ GRIF

☐ ind. Dev. Revenue Bonds

☐ Class 6b

☐ SBIF

☐ Bank Participation Loan

☐ DOH

☐ Land Sale Write Down

Density Bonus:

Check applicable:

☐ Public plaza & pocket park

☐ Water features in a plaza or pocket park

☐ Chicago Riverwalk improvements

☐ Setbacks above the ground floor

☐ Winter gardens

☐ Lower level planting terrace

☐ indoor through-block connection

☒ Green roof

☒ Sidewalk widening

☐ Underground parking and loading

☐ Arcades

☐ Concealed above-ground parking

Required per Zoning Code or Green Roof/Building Green Matrix	To be Provided by the development
--	-----------------------------------

Please fill, if applicable

Landscaping:

7' Landscape Setback
Interior Landscape Area
No. of Interior Trees
No. of Parkway Trees

Square footage:	1,609	1,609
Square footage:	954	1,241
	8	9
	100	66

Open Space:

River Setback
Private Open Space
Privately developed Public Open Space

Square footage:	0	0
Square footage:	0	0
Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving
Raingarden
Filter strip
Bioswale
Detention pond
Native landscaping
Rain-water collection cistern/barrel
Total impervious area reduction

Square footage:	22,174
Check applicable:	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
Square footage:	10,988
Gallons:	0
Square footage:	0

Other sustainable surface treatments:

Green roof
Energy Star roof
High-albedo pavement

Square footage:	56,523	57,309
Square footage:	0	0
Square footage:	0	0

Transportation:

No. of accessory parking spaces
Total no. of parking spaces (Accessory + Non- Aco.)
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)
No. of bicycle parking
Within 600 ft of CTA or Metra station entrance

0	25
	25
0	0
3	3
Check if applicable:	<input checked="" type="checkbox"/>



Building Certification:

Energy Star building

LEED certification

LEED Certified

LEED Silver

LEED Gold

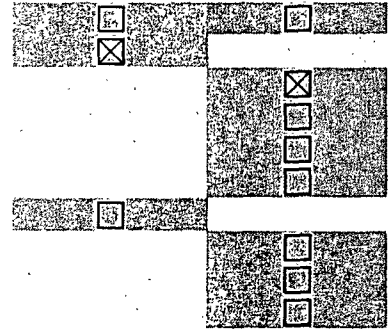
LEED Platinum

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 new buildings will utilize chilled beam technology to condition the spaces while using the least energy possible. Chilled beams save energy as they require warmer chilled water which requires less energy to produce. This technology also allows the use of outside air for a longer period of time in the spring and fall. High-efficiency lighting (bulbs/fixtures) combined with a lighting control system to monitor lighting levels in interior spaces and adjust according to time of day and season. High efficiency plumbing fixtures with automatic controls (water closets, urinals and sinks). Use of finish materials (furniture, flooring & fabrics) that are composed of recycled content and/or easily renewable materials.

Other sustainable strategies and/or Project Notes:

The goal of the project team is to assess the use of sustainable strategies for each component and system in the new buildings. Materials will be selected using sustainable principles including local/region availability, composition (recycled content & easily renewable materials), low/no VOCs and energy efficiency.