



City of Chicago



SO2014-2348

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 4/2/2014

Sponsor(s): City Clerk (transmitted by)

Type: Ordinance

Title: Zoning Reclassification App No. 18011 at 6301-6321 S Stewart Ave, 6325-6329 S Stewart Ave, 307-319 W 63rd St, 327-361 W 63rd St, 6300-6316 S Harvard Ave, 6301-6315 S Harvard Ave, 6320-6332 S Harvard Ave, 6319-6333 S Harvard Ave, 6312-6356 S Yale Ave, 6400-6424 S Yale Ave, 244-344 W 64th St, 245-319 W 64th St and 6401-6425 S Harvard Ave

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

SUBSTITUTE ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1: That the Chicago Zoning Ordinance be amended by changing all of the B3-2 Community Shopping District, RT4 Residential Two-Flat, Townhouse and Multi-Unit District, and Institutional Planned Development No. 122 symbols and indications as shown on Map Number 16-F in the area bounded by:

West 63rd Street; a line 187.29 feet west of and parallel to South Yale Avenue; a line 121.13 feet south of and parallel to West 63rd Street; South Yale Avenue; a line from a point 250.79 feet south of West 64th Street and the west right of way line of South Yale Avenue; to a point 251.16 feet south of West 64th Street and the east right of way line of South Harvard Avenue; South Harvard Avenue; West 64th Street; a line 170.0 feet east of and parallel to South Stewart Avenue; a line 300.29 feet north of and parallel to West 64th Street; and South Stewart Avenue,

to those of RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2: That the Chicago Zoning Ordinance be amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 16-F in the area bounded by:

West 63rd Street; a line 187.29 feet west of and parallel to South Yale Avenue; a line 121.13 feet south of and parallel to West 63rd Street; South Yale Avenue; a line from a point 250.79 feet south of West 64th Street and the west right of way line of South Yale Avenue; to a point 251.16 feet south of West 64th Street and the east right of way line of South Harvard Avenue; South Harvard Avenue; West 64th Street; a line 170.0 feet east of and parallel to South Stewart Avenue; a line 300.29 feet north of and parallel to West 64th Street; and South Stewart Avenue,

to those of Institutional Planned Development No. 122, as amended, which is hereby established in the area above described, subject to such use and bulk regulation as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

INSTITUTIONAL PLANNED DEVELOPMENT NO. 122
AS AMENDED
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Institutional Planned Development No. 122, as amended ("Planned Development") consists of approximately 467,715 square feet of net site area which is depicted on the attached Planned Development Boundary, Property Line and Subarea Map (the "Property"). For purposes of this amended Planned Development, the Property consists of two subareas, delineated as Subarea A and Subarea B. The "Applicant" for purposes of this amended Planned Development is St. Bernard Hospital, the owner of Subarea A (herein referred to as "STBH" or the "Applicant"). The owner of Subarea B is the Chicago Transit Authority, which has consented to the inclusion of the Subarea B property into the Planned Development.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees, and approval by the City Council.

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

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

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 6320 - 6332 S. Harvard Avenue; 6319 - 6333 S. Harvard Avenue; 6312 - 6356 S. Yale
 Avenue; 6400 - 6424 S. Yale Avenue; 244 - 344 W. 64th Street; 245 - 319 W. 64th Street;
 6401- 6425 S. Harvard Avenue
 Introduced Date: April 2, 2014
 Plan Commission Date: June 19, 2014

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of seventeen (17) Statements: a Bulk Regulations Table; the following plans pertaining to the Applicant's proposed project (the "Project") prepared by Proteus Group, LLC dated June 19, 2014: an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary, Property Line and Subarea Map; Overall Site Plan; Enlarged Site Plan; Enlarged Landscape Plan; Perimeter Planting Section; Green Roof Plan; and Building Elevations (North + South, and East + West), submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses shall be permitted on the Property:

Subarea A: Hospital, Related Uses (including Convent, Professional Offices, Research, Laboratory, Medical Facilities, Student and Staff Residences, and related uses); Accessory Uses (including Commercial and Retail Uses); and Accessory Parking.

Subarea B: Transit Facilities; Related and Accessory Uses; Accessory and Non-Accessory Parking.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundaries of Subarea A of the Planned Development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration.

8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and

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measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 467.715 square feet.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

10. The Site and Landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. The new improvements on Subarea A of the property, including the on-site exterior landscaping, as well as 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 Subarea A Enlarged Site Plan, the Subarea A Enlarged Landscape Plan, and the Subarea A Building Elevations. In addition, parkway trees shall be planted and maintained in accordance with the Parkway Tree Planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

11. Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) of any additional improvements in Subarea A or Subarea B, the Applicant shall submit a site plan, landscape plan and building elevations for the for review and approval by the Department of Planning and Development. Review and approval by the Department of Planning and Development is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Site Plan Approval Submittals need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for any such improvement on the Property shall be granted until Site Plan Approval has been granted. If the Site Plan Approval Submittals substantially conform to the provisions of the Planned Development, the Department of Planning and Development shall approve the submittal in a prompt and timely manner. Following approval by the Department of Planning and Development, the approved Site Plan

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Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

After approval of the Site Plan, changes or modifications may be made pursuant to the provisions of Statement 14. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and,
- statistical information applicable to the subject Sub-Area, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

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

12. The Applicant acknowledges that the Planned Development includes a building commonly known as the St. Bernard Hospital Building, originally built in 1904 as the St. Bernard's Hotel Dieu and identified as potentially significant in the Chicago Historic Resources Survey. Pursuant to the Zoning Ordinance, Section 17-8-0911 and Section 13-32-230 of the Municipal Code, the Applicant acknowledges that planned developments should give priority to the adaptive reuse of historic buildings which have been designated as a "Chicago Landmark" or color-coded red or orange in the Chicago Historic Resources Survey. Therefore, the applicant agrees to retain and preserve, as much as reasonably possible, the character-defining features of the building. The character-defining features are identified as all exterior elevations, including rooflines, visible from the public rights-of-way. Such work to the character-defining features shall be subject to the review and approval of the Department of Planning and Development as a part of the Part II Review.
13. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
14. The terms and conditions of development under this the Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning

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Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

15. The Applicant acknowledges that it is in the public interest to design, construct and maintain all improvements on the Property in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
16. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. A green roof of not less than 75% of the net roof area (approximately 20,250 square feet) shall be provided on the Ambulatory Care/Medical Office Building in Subarea A. The Applicant agrees to exceed the ASHRAE 90.1-2004 standards for energy efficiency by at least 14%. Any future developments in Subarea A or Subarea B shall be subject to the Chicago Sustainable Development Policy in effect at the time of such development.
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Unless substantial construction of the proposed improvements as contemplated in this Planned Development has commenced within six (6) years following the adoption of this Planned Development, and is diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provision of this section, then the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

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INSTITUTIONAL PLANNED DEVELOPMENT No. 122, as amended

PLAN OF DEVELOPMENT

BULK REGULATIONS AND DATA TABLE

Gross Site Area:	585,328 square feet (13.44 acres)
Area Remaining in Public Right-of-Way:	117,613 square feet (2.70 acres)
Net Site Area:	467,715 square feet (10.74 acres)
Subarea A:	444,288 square feet (10.20 acres)
Subarea B:	23,427 square feet (0.54 acre)
Maximum Floor Area Ratio:	1.20 (561,258 sq. ft. floor area)
Subarea A:	1.20 (533,146 sq. ft. floor area) *
Subarea B:	1.20 (28,112 sq. ft. floor area)
Maximum Height:	No maximum height for non-residential principle buildings
Minimum Accessory Parking:	As per Section 17-10-0207-G of the Zoning Code**
Minimum Loading Spaces:	As per Section 17-10-1101 of the Zoning Code
Minimum Bicycle Spaces:	50 bicycle spaces
Minimum Setbacks:	As existing or per approved Site Plans

* Applicant estimates that Subarea A currently contains approximately 374,000 square feet of FAR floor area.

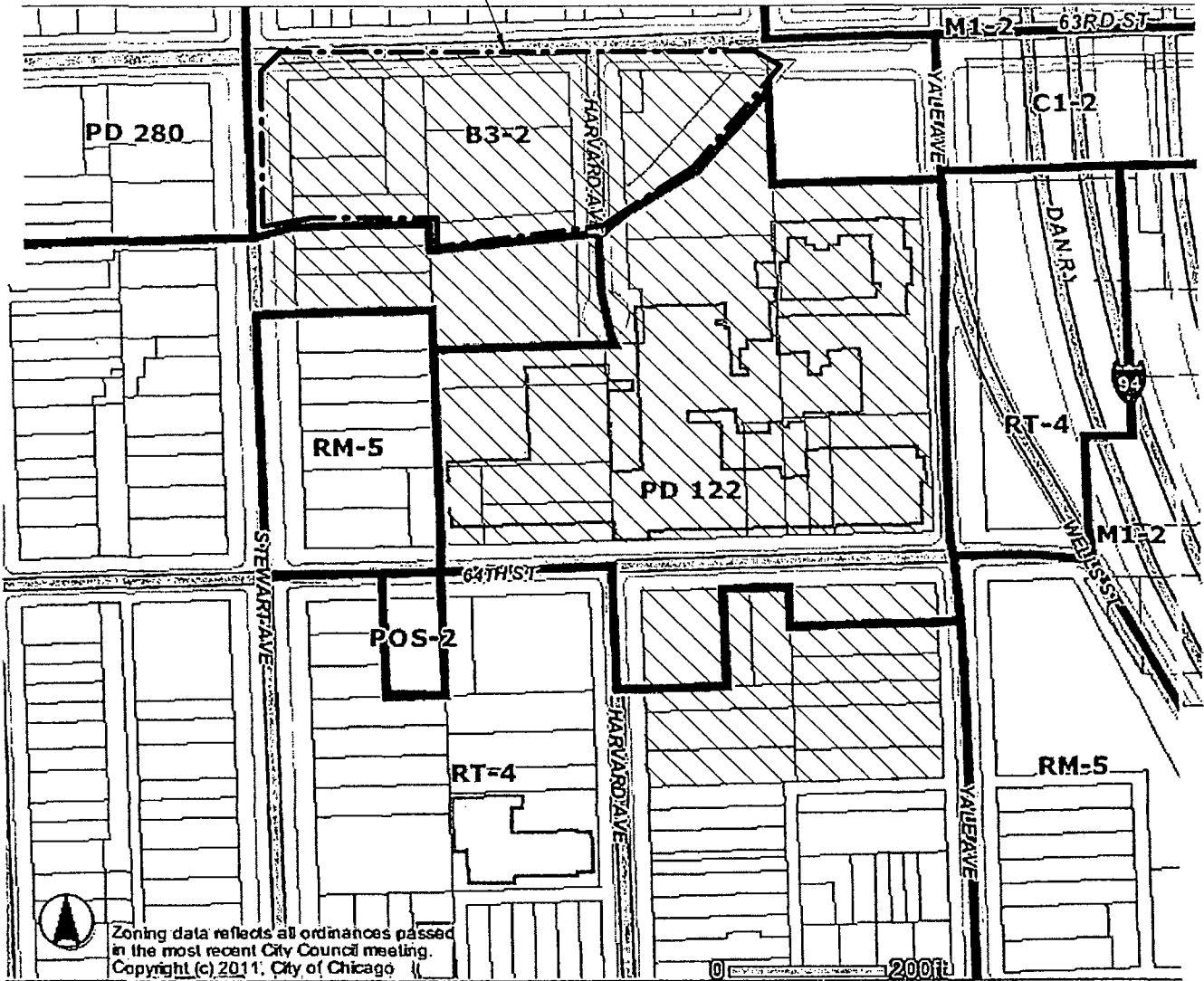
** St. Bernard Hospital is a 24 hour hospital with over 800 employees, 70 beds and 100+ doctors. The minimum parking standard in 17-10-0207-G can be achieved with the calculation of "shifts" and not a total of all categories present at one time.

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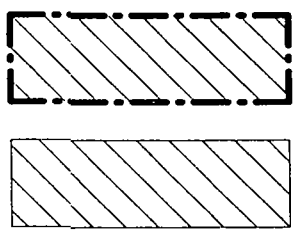
Plan Commission Date: June 19, 2014

PROJECT SITE



Zoning data reflects all ordinances passed in the most recent City Council meeting. Copyright (c) 2011, City of Chicago

0 200ft

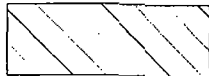
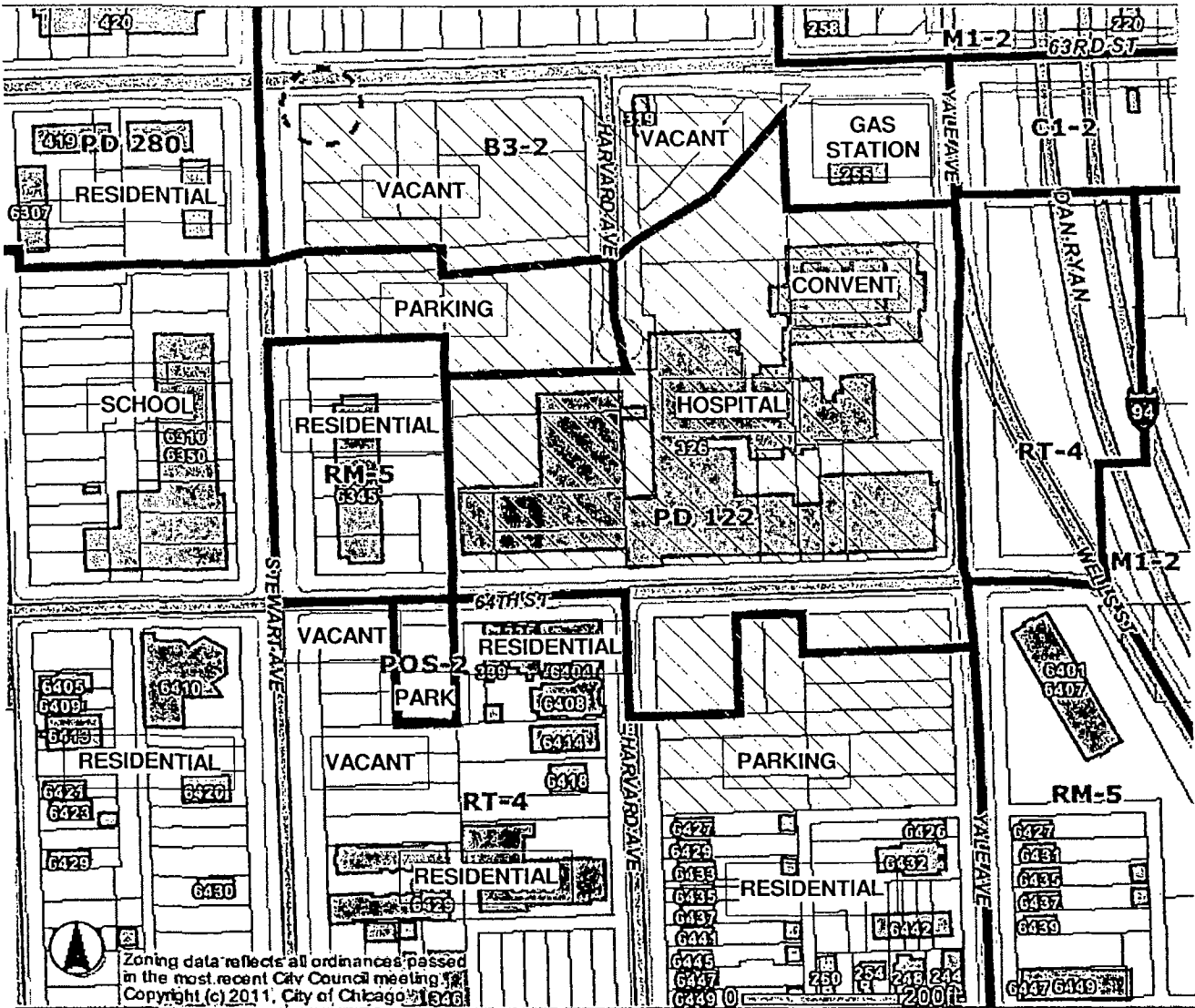


PROJECT SITE

STBH SITE

EXISTING ZONING MAP

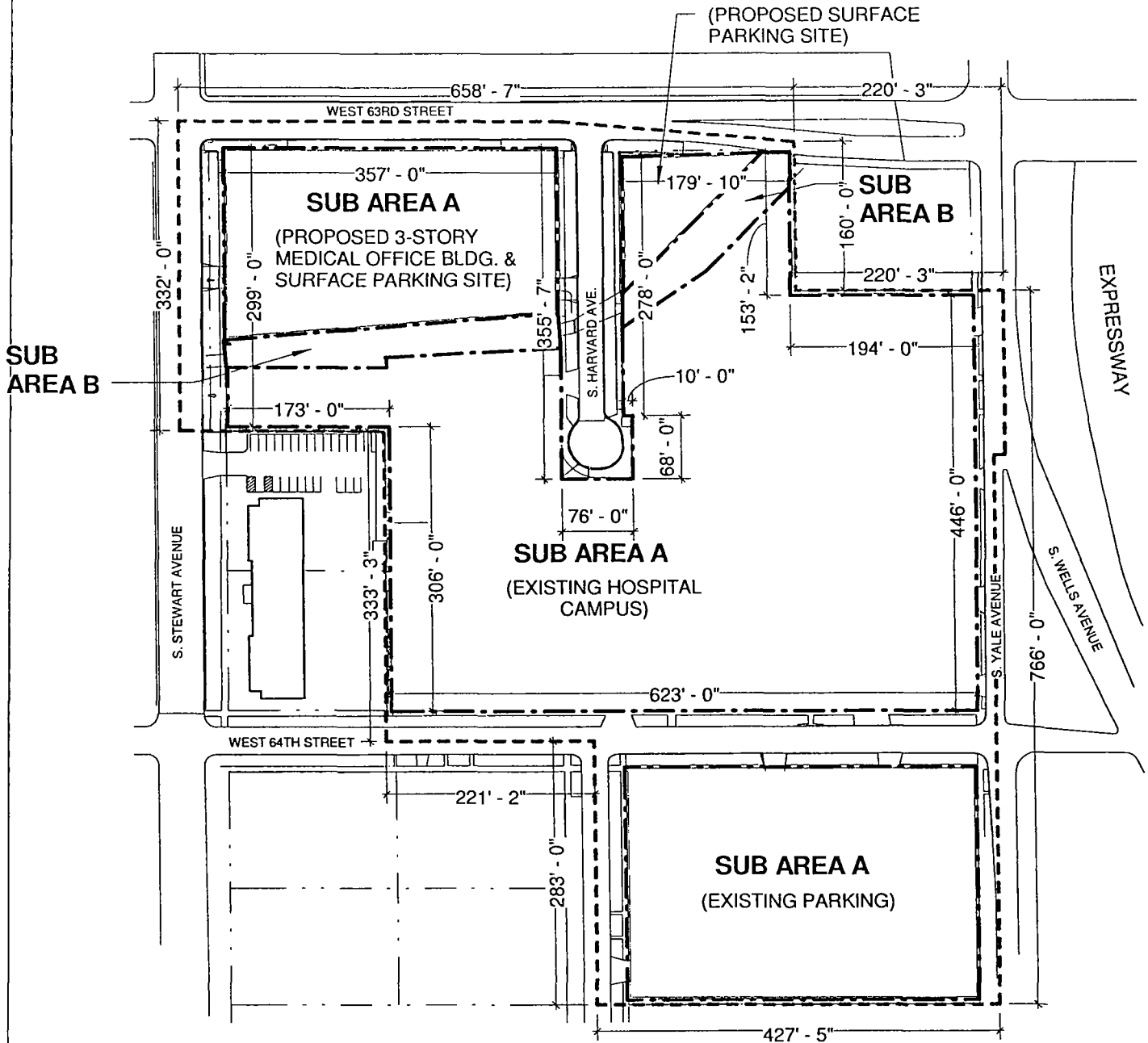
APPLICANT: ST. BERNARD HOSPITAL
 ADDRESS: 6301 S. Stewart Avenue
 INTRODUCED DATE: 6/13/2014
 PLAN COMMISSION DATE: JUNE 19, 2014



STBH SITE

EXISTING LAND USE MAP

APPLICANT: ST. BERNARD HOSPITAL
 ADDRESS: 6301 S. Stewart Avenue
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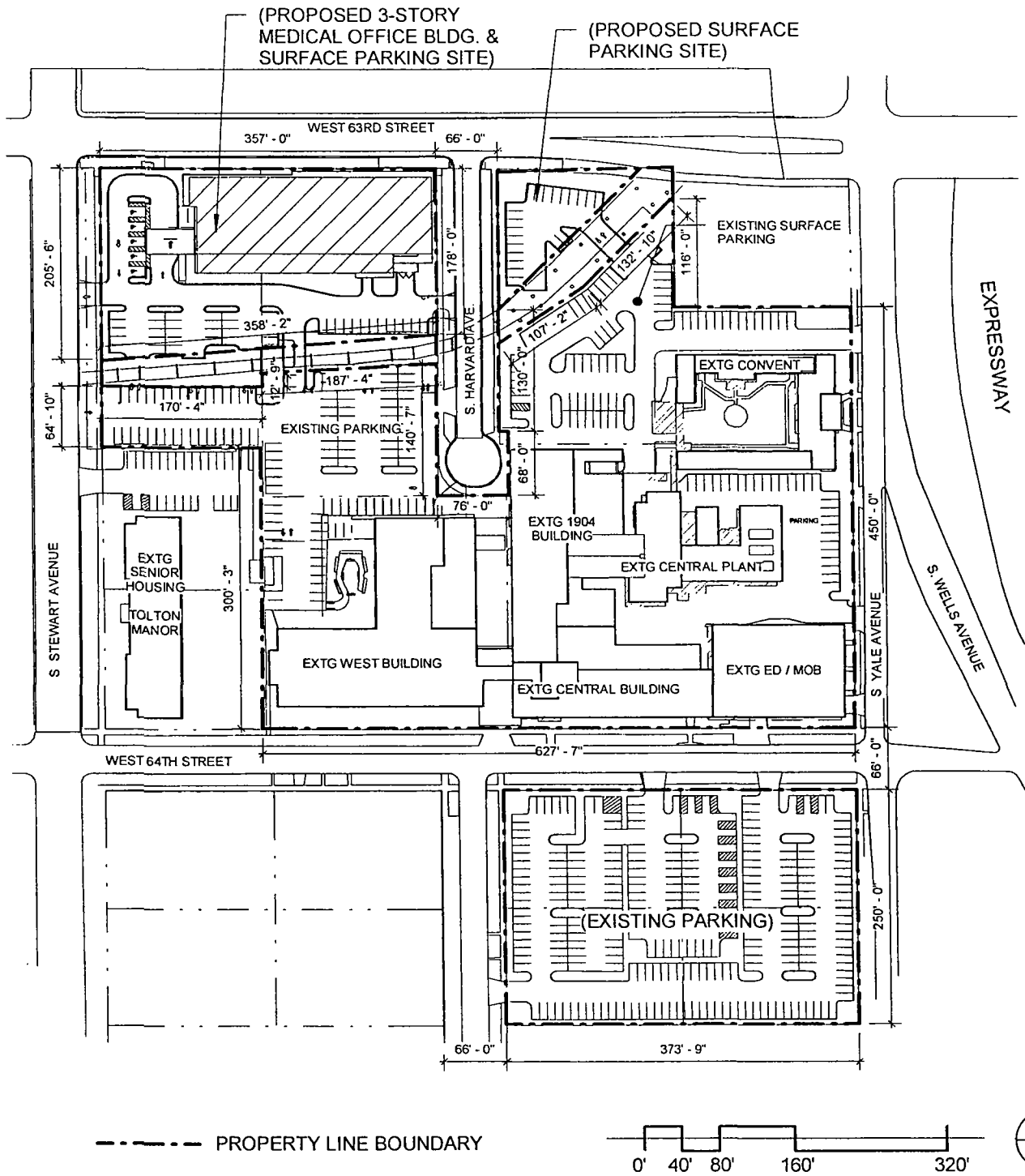


----- PLANNED DEVELOPMENT BOUNDARY
 - - - - - PROPERTY LINE BOUNDARY



PLANNED DEVEVELOPMENT BOUNDARY, PROPERTY LINE AND SUB AREA MAP

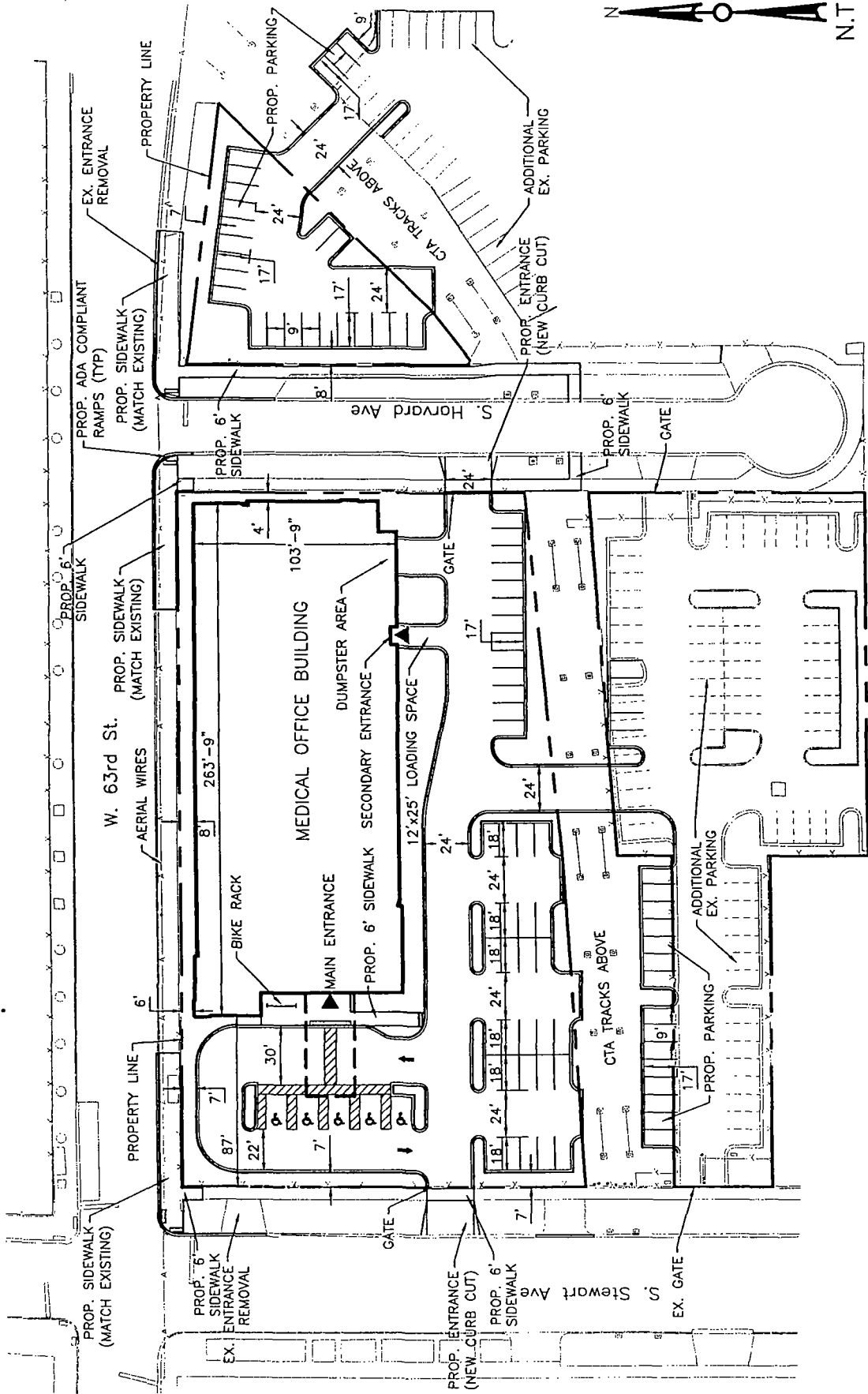
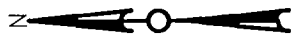
APPLICANT: ST. BERNARD HOSPITAL
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OVERALL SITE PLAN

APPLICANT: ST. BERNARD HOSPITAL
 ADDRESS: 6301 S. Stewart Avenue
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 PLAN COMMISSION DATE: JUNE 19, 2014

N.T.S.



ENLARGED SITE PLAN

APPLICANT: ST. BERNARD HOSPITAL
 ADDRESS: 6301 S. Stewart Avenue
 INTRODUCED DATE: APRIL 2, 2014
 PLAN COMMISSION DATE: JUNE 19, 2014

PARKING-LOT-VEHICULAR-USE-AREA-CALCULATIONS:

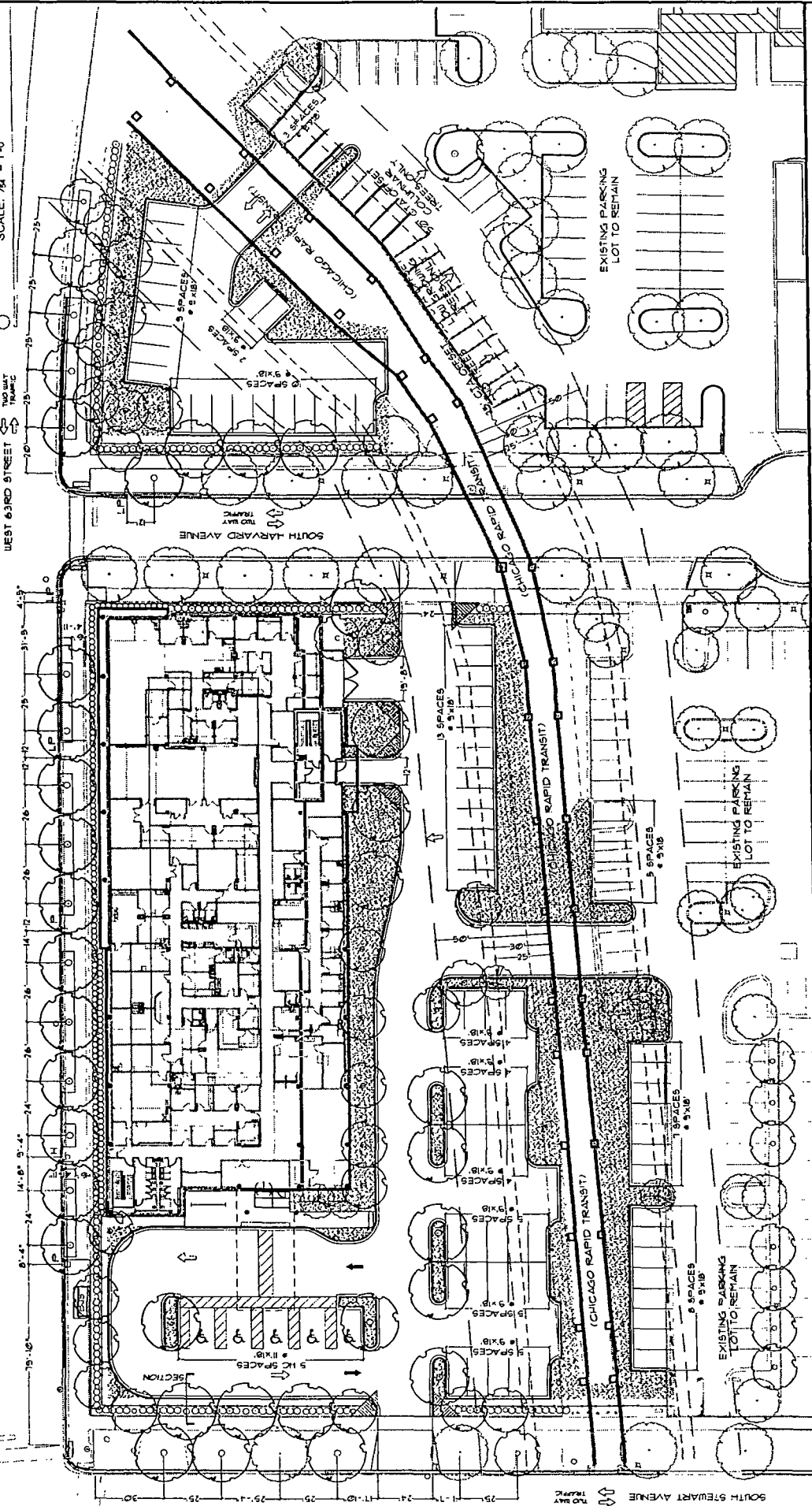
84 SPACE PARKING LOT W/ 5 ACCESSIBLE SPACES
 TOTAL VEHICULAR USE AREA:
 10% x 43,322 SF = 4,332 SF
 REQUIRED INTERNAL LANDSCAPED AREA:
 18,251 SF
 ACTUAL LANDSCAPE AREA:
 4,322 SF / 25 = 35
 REQUIRED INTERNAL TREE PLANTING:
 ACTUAL TREE PLANTING:

GENERAL NOTES:

1. CTA OFFSETS SHOWN ON PLAN ARE FOR THE SAFETY OF CTA USERS AND TO PREVENT DAMAGE TO TREES. OFFSETS WERE OBTAINED FROM CONVERSATIONS WITH JOHN KIRSCHNER, BUREAU OF FORESTRY FOR THE CITY OF CHICAGO.

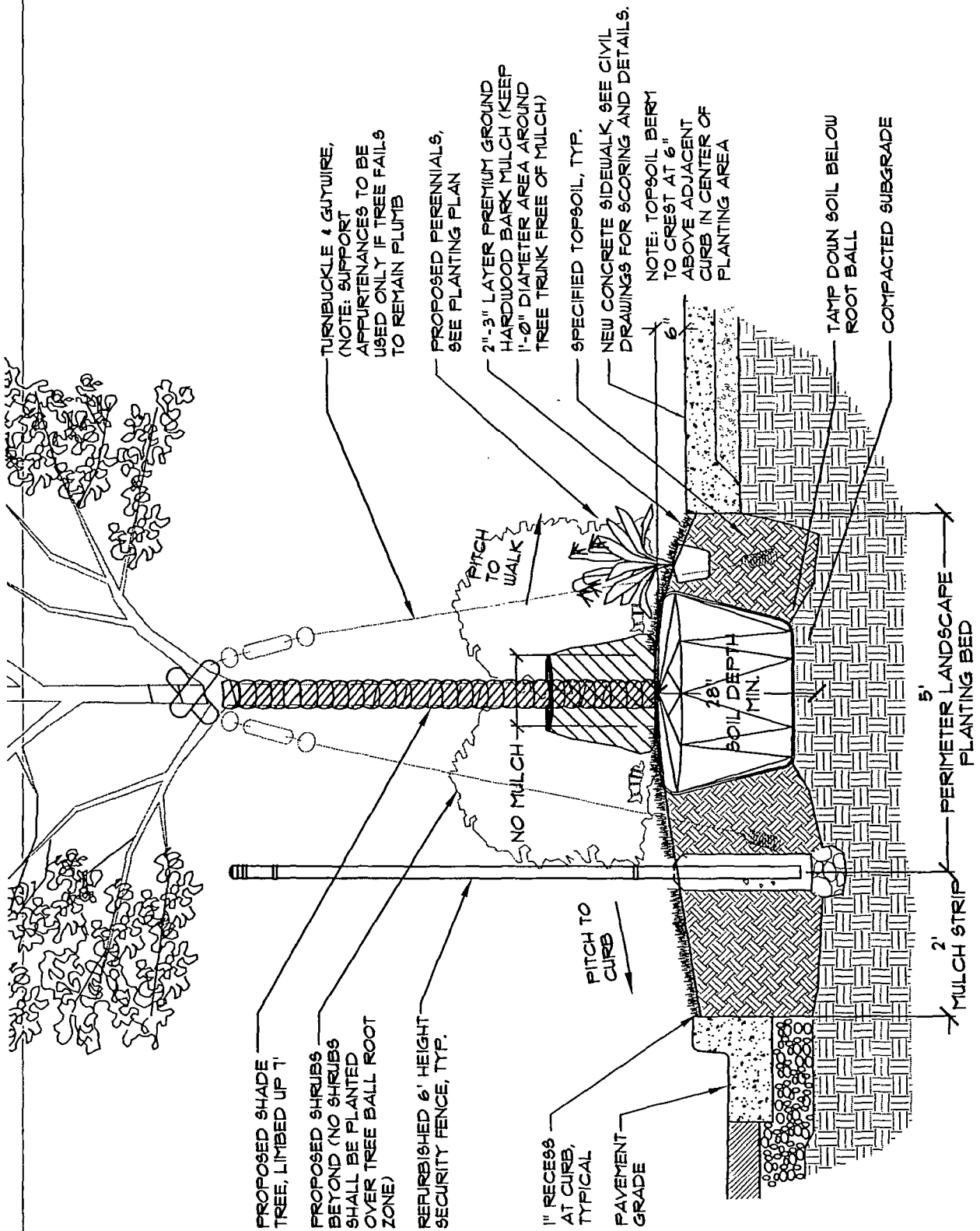
LEGEND:

- EXISTING TREE TO REMAIN
- PROPOSED SHADE TREE
- PROPOSED COLUMNAR TREE
- PROPOSED LOW GROWING TREE
- PROPOSED CONTINUOUS HEDGE
- PROPOSED RELOCATED FENCE
- INTERVAL LANDSCAPED AREA
- 8" LIGHT POLE



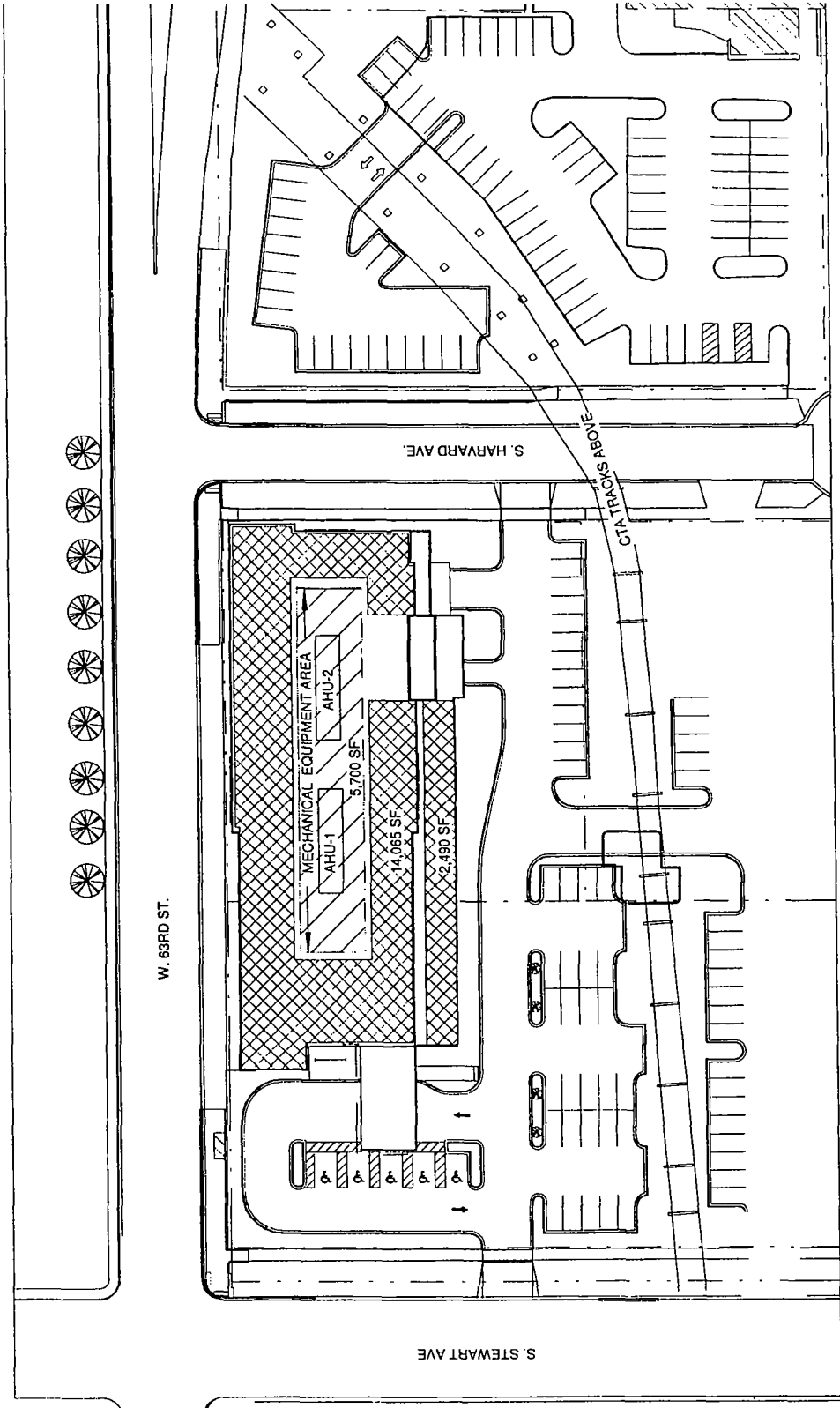
LANDSCAPE LAYOUT PLAN



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PERIMETER PLANTING SECTION

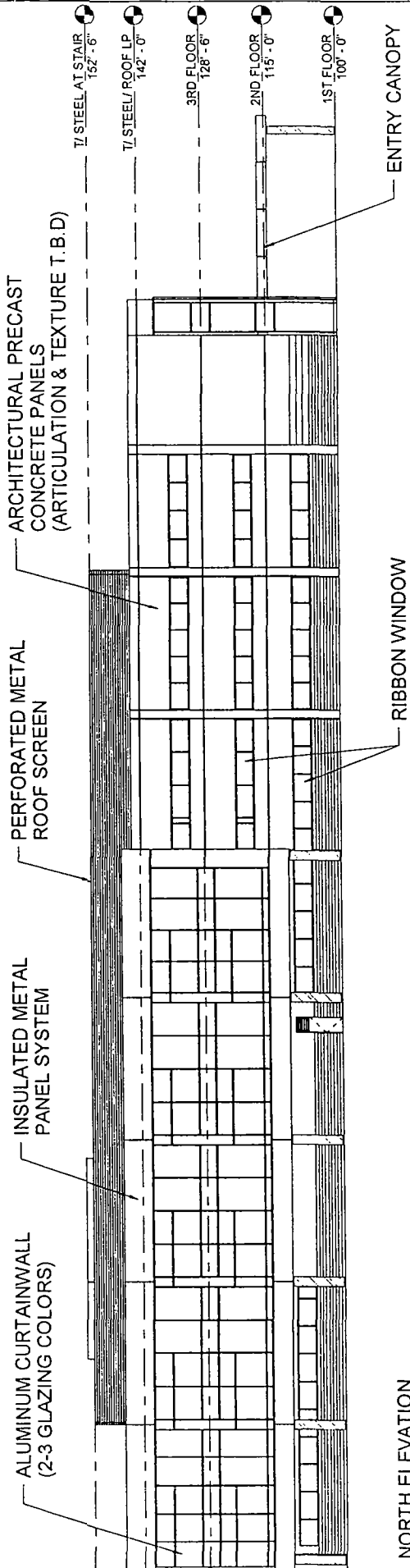
APPLICANT: ST. BERNARD HOSPITAL
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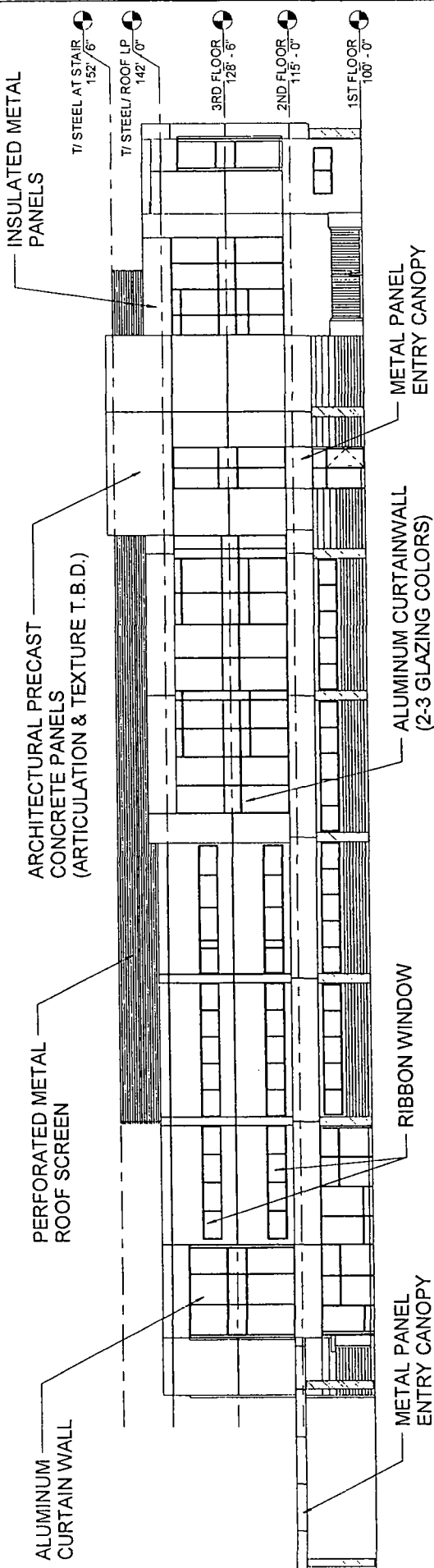
	TOTAL NET OPEN ROOF AREA 22,020 SF 75% OF 22,020 SF = 16,515 SF
	ROOFTOP MECHANICAL EQUIPMENT AREA 5,700 SF
	GREEN ROOF AREA AT HIGH ROOF 14,065 SF
	GREEN ROOF AREA AT 2ND FLOOR 2,490 SF
	TOTAL GREEN ROOF AREA 16,555 SF

GREEN ROOF PLAN

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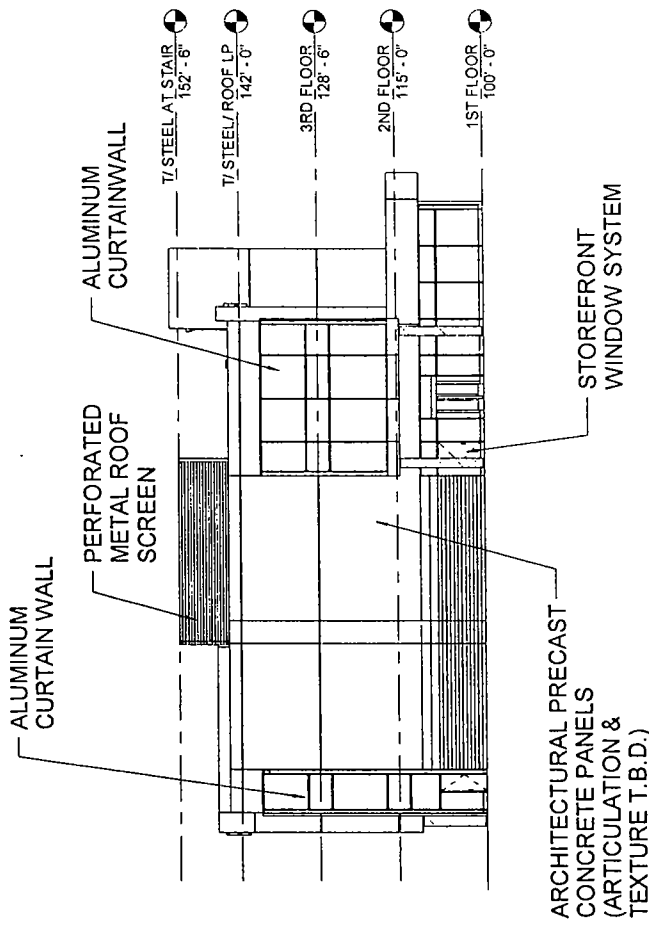
NORTH ELEVATION
1/32" = 1'-0"



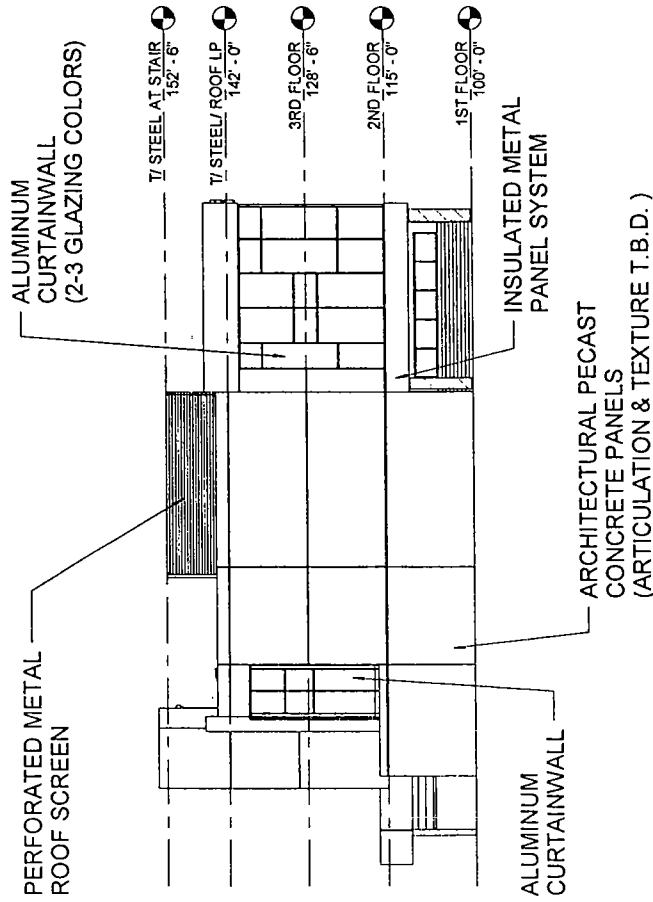
SOUTH ELEVATION
1/32" = 1'-0"

NORTH + SOUTH ELEVATIONS

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WEST ELEVATION
1/32" = 1'-0"



EAST ELEVATION
1/32" = 1'-0"

EAST + WEST ELEVATIONS

APPLICANT: ST. BERNARD HOSPITAL
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