



City of Chicago



SO2021-3111

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 7/21/2021

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 13-H at 1601-1717 W Winnemac Ave, 1614-1640 W Winnemac Ave, 4900-5028 N Ashland Ave, 1600-1614 W Ainslie St, 5001-5029 N Paulina St, 4916-5028 N Paulina St and 4901-4909 and 4917 N Paulina St - App No. 20787

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

#20787
INTRO DATE
July 21, 2021

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO: **FINAL FOR PUBLICATION**

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the Institutional Planned Development No. 17 symbols and indications and all the RS-3 Residential Single-Unit (Detached House) District symbols and designations as shown on Map Number 13-H in the area bounded by:

the alley next north of and parallel to West Winnemac Avenue, or the line thereof if extended where no alley exists; the alley next west of and parallel to North Ashland Avenue; West Winnemac Avenue; North Ashland Avenue; West Ainslie Street; the alley next west of and parallel to North Ashland Avenue; the alley next south of and parallel to West Winnemac Avenue; North Paulina Street; a line 334.0 feet south of and parallel to West Winnemac Avenue; a line beginning at a point 334.0 feet south of West Winnemac Avenue and 92.83 feet west of North Paulina Street, a distance of 10.50 feet at an angle of 155 degrees 2 minutes 42 seconds southwest of the line 334.0 feet south of and parallel to West Winnemac Avenue; a line 338.43 feet south of and parallel to West Winnemac Avenue; the public alley next west of and parallel to North Paulina Street; West Winnemac Avenue; and a line 297 feet west of the alley next west of and parallel to North Ashland Avenue

to those of Institutional Planned Development No. 17 as amended.

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

Common address of properties within the boundary of Institutional Planned Development No. 17, as hereby amended:

- 1601-1717 West Winnemac Avenue
- 1614-1640 West Winnemac Avenue
- 4900-5028 North Ashland Avenue
- 1600-1614 West Ainslie Street
- 5001-5029 North Paulina Street
- 4916-5028 North Paulina Street

Planned Development Statements

1. The area delineated herein as Institutional Planned Development Number 17, as amended by this Ordinance (Planned Development), consists of approximately 235,095 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is owned or controlled by Thorek Memorial Hospital, an Illinois not for profit corporation ("Thorek").
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon Thorek, its successors and assigns, and any legal title holder or ground lessor claiming by, through or under Thorek. All rights granted hereunder to Thorek shall inure to the benefit of Thorek's successors and assigns and any legal title holder or ground lessor claiming by, through or under Thorek. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time application for future 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 in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the legal title holder or any ground lessors, 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 legal title holder or any ground lessors, or its successors, assigns or grantees.

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

Ingress or egress shall be pursuant to the Planned Development 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.
4. This Plan of Development consists of these 15 Statements; a Bulk Regulations Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map prepared by Foster Dale Architects, Inc. and dated August 26, 2021 submitted herein. This Planned Development conforms to the intent and purpose of the Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.

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5. The following matters are unchanged by this amendment to the Planned Development and shall remain as specified in the Ordinance establishing Institutional Planned Development 17 and any amendments thereto adopted prior to the date hereof:
 - a. uses permitted;
 - b. regulation of on-premise signs and temporary signs, such as construction and marketing signs; and
 - c. prohibition of off-premise signs.

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

8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 235,905 square feet and a base FAR of 1.5.

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, 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 for Part II Review and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

10. Any future site and landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. 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. The legal title holders and any ground lessors (including Thorek, its successors and assigns, and any legal title holder or ground lessor claiming by, through or under Thorek) 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 13-32-085, or any other provision of the Municipal Code of Chicago.

12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the legal title holders and any ground lessors.

13. Thorek acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all

Applicant N Paulina Street Properties, LLC
Address 4901 N Paulina
Introduced: July 21, 2021
Plan Commission August 26, 2021

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applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

14. Thorek 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. Thorek shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

15. Thorek acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the legal title holders' and any ground lessors' proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the legal title holders and any ground lessors submission for Part II permit review for the project or any phase thereof, the legal title holders and any ground lessors must submit to DPD (a) updates (if any) to the legal title holders' and any ground lessors' preliminary outreach plan, (b) a description of the legal title holders' and any ground lessors' outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the legal title holders' and any ground lessors' outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the legal title holders and any ground lessors must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

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- 16 Prior to the Part II Approval (Sec. 17-13-0610 of the Zoning Ordinance), the applicant for Part II approval shall submit a site plan, landscape plan and building elevations for review and approval by the Department of Planning and Development (“DPD”). Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. If the Applicant is seeking approval for a portion of the Property that represents less than the entire Planned Development area, 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 Planned Development area. The site plan provided shall include all dimensioned and planned street Rights-of-Way. No Part II Approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development. After approval of the Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. 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)
 - 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.

Amendment to Institutional Planned Development 17 – Descriptive Narrative

Institutional Planned Development 17 (“IPD 17”) was approved by the Chicago City Council as a Residential Planned Development on October 11, 1962, upon application of The Bethany Home and Hospital of the Methodist Church, an Illinois not for profit corporation now known as Bethany Homes and Methodist Hospital (“Bethany”), and was amended December 28, 1978 on application of Bethany to establish IPD 17 as an Institutional Planned Development. A minor change to IPD 17 was approved on November 7, 1991 to allow for construction of a cancer treatment center within the IPD 17 boundary and a minor change was approved February 24, 2009 to permit conversion of a senior sheltered care facility to a supportive living facility for the elderly.

Bethany has since acquired additional property outside and adjacent to the boundary of IPD 17 and incorporated it into the planned development area as accessory parking and open space (the “Parcels To Be Added”); Bethany has also conveyed other properties not needed for the uses authorized in IPD 17 to N. Paulina Street Properties, LLC, an Illinois limited liability company and the Applicant herein, and to 4901 N. Paulina, LLC, an Illinois limited liability company under common control with the Applicant (the “Parcels To Be Removed”). Subsequently, Bethany has conveyed all the property within IPD 17 owned by Bethany, as well as the Parcels To Be Added, to Thorek Memorial Hospital, an Illinois not for profit corporation (“Thorek”).

Accordingly, the Applicant seeks to amend the boundary of IPD 17 to remove the Parcels To Be Removed; at the request of the Department of Planning and Development, the amendment also incorporates within the amended boundary of IPD 17 the Parcels To Be Added.

Upon and after adoption of the requested amendment, Thorek would be the sole owner of all property within the amended boundary of IPD 17, all property used in connection with the health care, elderly housing and other uses contemplated by IPD 17 would be within the amended boundary of IPD 17, and all property not owned by Thorek but within the current boundary of IPD 17 and not used in connection with the uses contemplated by IPD 17 would be outside the amended boundary of IPD 17.

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Bulk Regulation Table – Institutional Planned Development No, 17 As Amended

Net Site Area		General Description of Land Use and Type	Max F.A.R	Max % of Land Covered
Square Feet	Acres (net)			
236,079	5.42	Elderly housing (Home for Aged Persons), Medical and Related Uses, Laboratories (Clinical & Research), Physician's Offices, Off-street parking, Related Recreational Areas and Facilities	1.5	42%

THE ABOVE NOTED REGULATIONS RELATE TO THE ULTIMATE DEVELOPMENT WITHIN THE PLANNED DEVELOPMENT AREA. INTERIM STAGES OF DEVELOPMENT MAY EXCEED THESE PERMITTED STANDARDS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT.

Net Site Area = 5.42 acres plus area of right of ways of public streets and alleys = 7.47 acres (gross site area).

Future Population:

- A. Medical and Related Uses
 - 1. Number of Hospital Beds 204
 - 2. Number in Elderly Housing 300
 - 3. Number of Employees (maximum in one shift) 300
 - 4. Number of Staff Physicians 32

Minimum number of off-street parking spaces for Medical and Related Uses, Laboratories, Elderly Housing 222

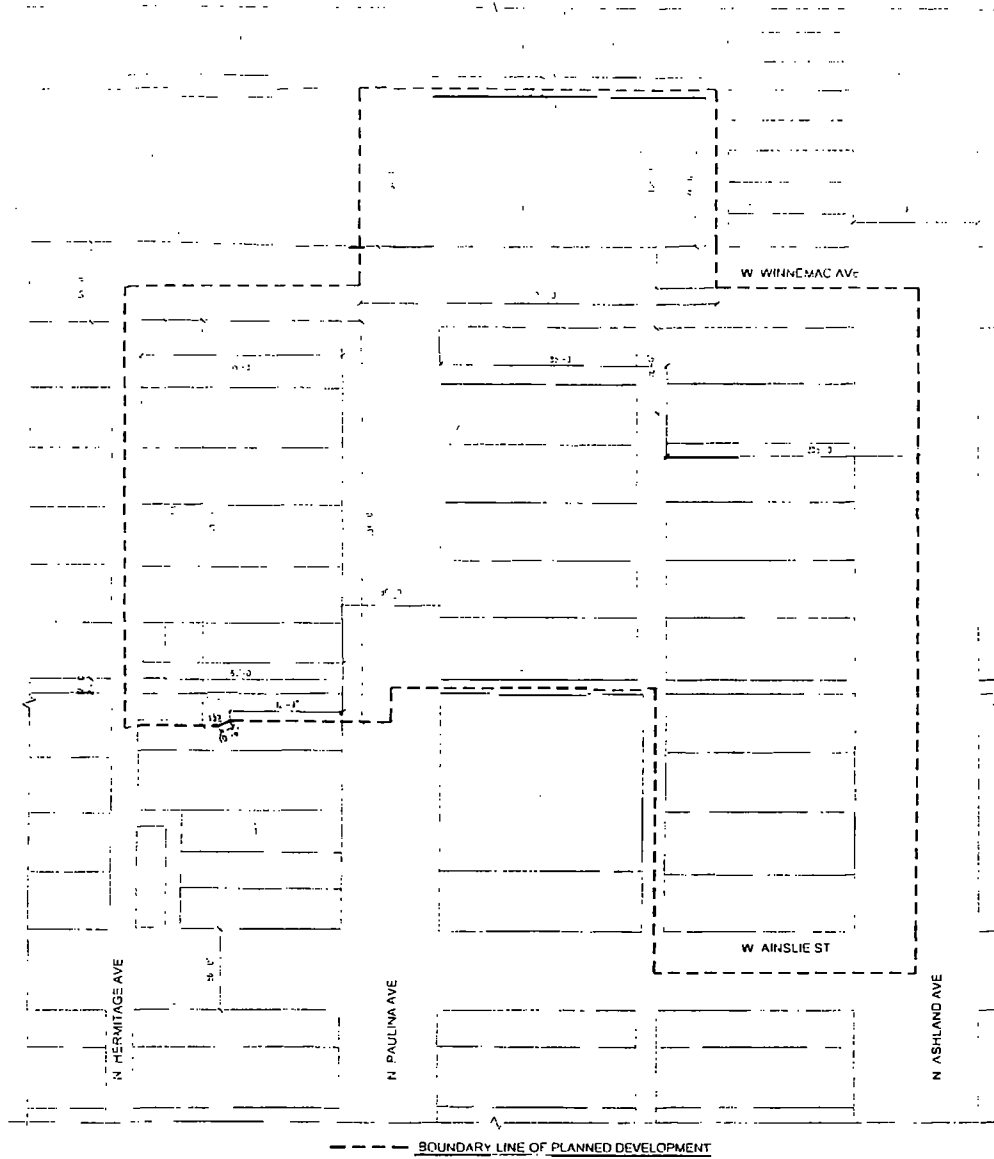
Off-street parking and loading requirements for proposed Medical and Related uses, Laboratories, Elderly Housing shall be provided as authorized by the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District Classification of the Chicago Zoning Ordinance.

Minimum Periphery Setbacks:

- A. Boundary and Front Yard Setbacks: 15 FEET
- B. Boundary and Side Yard Setbacks: 8 FEET
- C. Minimum Distances Between Patient Room Facings: 24 FEET
- D. Minimum Distance Between End and Face Walls: 24 FEET

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHEN NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT.

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Institutional Planned Development No. 17, as Amended



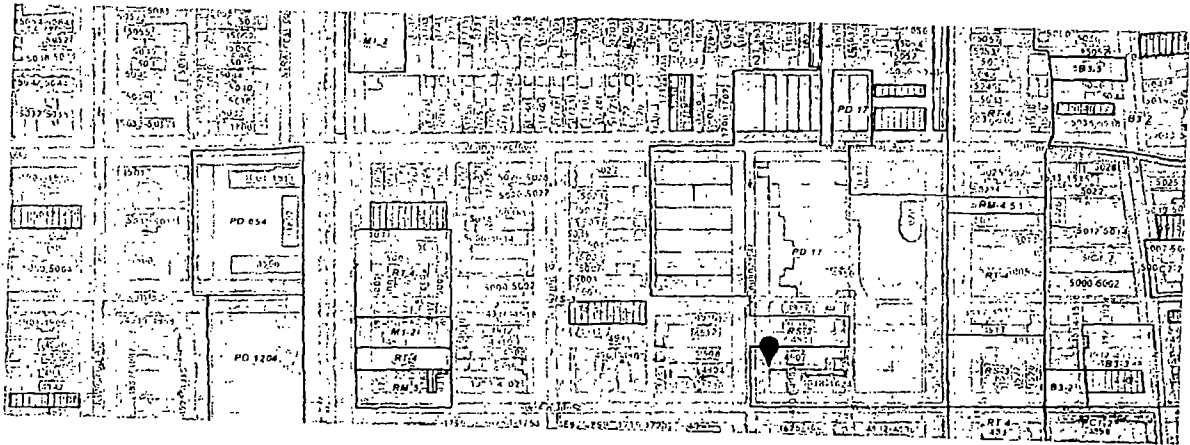
FOSTER DALE
ARCHITECTS

3717 North Ravenswood Suite 111
Chicago Illinois 60613
773 327 1000

5/6/2021

Institutional Planned Development
No. 17 / Boundary Amendment

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R&R Surveyors, LTD

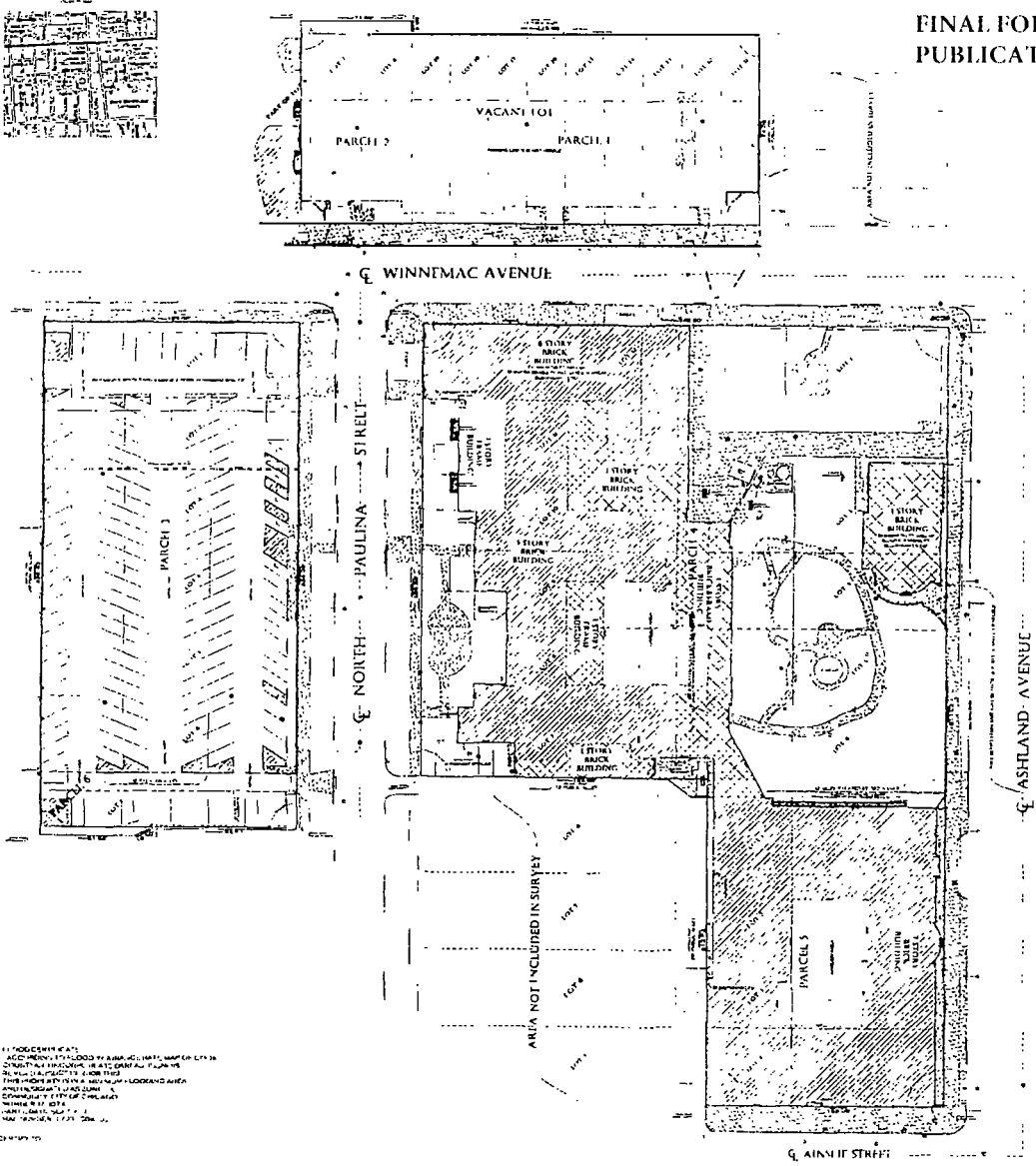
ALTA/ACSM LAND TITLE SURVEY

PROFESSIONAL SURVEYOR
REGISTERED IN ONTARIO
1978-1983

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEY ACT, R.S.O. 1990, CHAPTER S.5, AND THE REGULATIONS MADE THEREUNDER. THE SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMPLIES WITH THE REQUIREMENTS OF THE ACT AND REGULATIONS. I HEREBY CERTIFY THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE ACT AND REGULATIONS AND THAT I AM A REGISTERED PROFESSIONAL SURVEYOR IN ONTARIO.

DATE OF SURVEY: 2019-05-15
 COUNTY: FRANKLIN
 TOWNSHIP: NORTH BRANTFORD
 RURAL PLAN: 1000000000
 LOT: 1000000000
 SECTION: 1000000000
 TOTAL LOT AREA: 227,447.56 SQ. METERS (562,140.00 SQ. FT.)

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1:1 ACCURACY
 ALL DIMENSIONS SHOWN IN METERS AND DECIMALS THEREOF
 DIMENSIONS IN FEET AND DECIMALS THEREOF ARE FOR INFORMATION ONLY
 THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEY ACT, R.S.O. 1990, CHAPTER S.5, AND THE REGULATIONS MADE THEREUNDER.
 THE SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMPLIES WITH THE REQUIREMENTS OF THE ACT AND REGULATIONS.
 I HEREBY CERTIFY THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE ACT AND REGULATIONS AND THAT I AM A REGISTERED PROFESSIONAL SURVEYOR IN ONTARIO.
 DATE OF SURVEY: 2019-05-15
 COUNTY: FRANKLIN
 TOWNSHIP: NORTH BRANTFORD
 RURAL PLAN: 1000000000
 LOT: 1000000000
 SECTION: 1000000000
 TOTAL LOT AREA: 227,447.56 SQ. METERS (562,140.00 SQ. FT.)



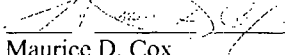
DATE: 2019-05-15
 SURVEYOR: [Signature]
 PROJECT: [Project Name]



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

From: 
Maurice D. Cox
Chicago Plan Commission

Date: August 26, 2021

Re: Proposed Amendment to Institutional Planned Development #17, for the property generally located at 4901 N Paulina

On August 26, 2021, the Chicago Plan Commission recommended approval of the proposed planned development submitted by, N Paulina Street Properties, LLC. A copy of the proposed planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

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