



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: SO2021-1955
Type: Ordinance **Status:** Passed
File created: 5/26/2021 **In control:** City Council
 Final action: 10/14/2021
Title: Zoning Reclassification Map No. 2-G at 1401-1555 W Congress Pkwy, 500-532 S Loomis St, 1400-1554 W Harrison St and 501-531 S Ashland Ave - App No. 20702
Sponsors: Misc. Transmittal
Indexes: Map No. 2-G
Attachments: 1. O2021-1955.pdf, 2. SO2021-1955.pdf

Date	Ver.	Action By	Action	Result
10/14/2021	1	City Council	Passed as Substitute	Pass
10/12/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
5/26/2021	1	City Council	Referred	

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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 the Residential Planned Development Number 168 symbols and indications as shown on Map Number 2-G in the area bounded by:

South Ashland Avenue; West Congress Parkway; South Loomis Street and West Harrison Street,

to those of C3-5, Commercial, Manufacturing and Employment District.

SECTION 2: That the Chicago Zoning Ordinance be amended by changing all of the C3-5, Commercial, Manufacturing and Employment District symbols and indications as shown on Map Number 2-G in the area bounded by:

South Ashland Avenue; West Congress Parkway; South Loomis Street and West Harrison Street,

Institutional Planned Development Number 168, 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 force and effect from and after its passage and due publication.

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INSTITUTIONAL PLANNED DEVELOPMENT NUMBER 168, AS AMENDED PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Institutional Planned Development Number 168, as amended, (the "Planned Development" or "PD") consists of a net site area of approximately 367.396.90 square feet (8.4342 acres) of property, as depicted on the attached Property and Planned Development Boundary Map (the "Property"). The Applicant and owner of the Property is Rush University Medical Center, an Illinois nonprofit corporation.
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 "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 in Section 17-8-0400.
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, 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation^ Division of Infrastructure Management:

APPLICANT: Rush University Medical Center
ADDRESS: 1401 1555 West Congress Parkway; 500-532 South Loomis Avenue; 1400-1554 West Harrison Street; 501-531 South Ashland Avenue DATE INTRODUCED: May 26, 2021
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- Full width of streets
- Full width of alleys
- , • Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of these seventeen (17) Statements and the following exhibits prepared by HDR, Inc. and GWG3 Architecture, PLLC collectively, the "Plans"):

- a) Bulk Regulations Table;
- b) Existing Zoning Map;
- c) Right-of-way Adjustment Map;
- d) Existing Land-Use Map;
- e) Property and Planned Development Boundary Map;
- f) Phase 1 Site plans, landscape plans, and building elevations; and
- g) Phase 2 Site plans, landscape plans and building elevations.

Full-sized copies of the Phase 1 and 2 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.

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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.

- 5. The following uses shall be allowed in this Planned Development: Hospital, Office, Medical Service, Ambulatory, Educational, Residential, Research, Medical, Accessory Parking and non-accessory parking, Financial Services, Personal Services, Retail Sales (General); Eating and Drinking Establishments, Medium Venues, Indoor Special Events, and Institutional Uses, and accessory and incidental uses.
- 6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
- 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 367,396.90 square feet and a base FAR of 4.0.
- 9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by DPD. 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, including Section 17-13-0800. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. Future development, which shall follow construction of the Hospital Building, will be subject to Site Plan Approval by the Zoning Administrator, following review and comment by DPD design review and Chicago Plan Commission, subject to this Statement 11 and 17-13-0610 of the Chicago Zoning Ordinance.

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Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance), the Applicant shall submit a site plan, landscape plan and building elevations for review and approval by 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. Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than the total site area of the Property, 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 adjacent property. 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 PD.

After approval of the Site Plan, changes or modifications may be made pursuant to the provisions of Statement 13. In the event of any inconsistency between approved plans and the terms of the PD, the terms of the PD 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 area, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the PD. Furthermore, Applicant and the Department, at either party's request, may continue to evolve the design of the parking garage building elevations; changes to such elevations, if any, shall, if mutually agreed, be approved by the Department administratively as a part of a Site Plan Approval.

12. 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 13-32-085, or any other provision of the Municipal Code of Chicago.

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13. The terms, conditions and exhibits of the Planned Development may be modified, administratively, by the Commissioner of the DPD upon the application for such a modification by Applicant or legal titleholder of the Property and after a determination by the Commissioner of the DPD that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development. Any such modification of the requirements of the Planned Development by the Commissioner of the DPD shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
14. The Applicant 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 applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall 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.
16. The Applicant 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 20% 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 Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters

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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 Applicant's 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 Applicant 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, DPL) 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 the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. Any and all of the Applicant's development rights as contained in this Planned Development shall fully vest, and shall be enforceable upon the Applicant's commencement of any portion of the proposed improvements that are contemplated herein. Should this Planned Development ordinance lapse pursuant to the terms of Section 17-13-0612, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to Planned Development No. 168, dated September 20, 2018.

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PLANNED DEVELOPMENT NO. 168, AA BULK REGULATIONS AM) DATA

TABLE

Site Area

Gross Site Area Public Right-of-way: Net Site Area: Maximum Height

488,230.40 SF 120,833.50 SF 367,396.90 SF 205'

Floor Area Ratio & Buildable Area

Overall Maximum FAR:

Overall Maximum Buildable Area:

4.0

1,469,587.60 SF

Gross Building Area: Setbacks:

Along Harrison Street: Along South Ashland Avenue: Along West Congress Parkway: Along South Loomis Street:

Minimum Bicycle Spaces:

Minimum Parkins Spaces:

Minimum Loadimi Spaces:

Existing Phase I Development

487,591 SF

12' 22' 0'

N/A 50 900 3

Phase 2 Development

134,907 SF

10' N/A 0' 10'

12

70

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Remaining For Future Development

854,896.60 SF

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Street; 501-531 South Ashland Avenue DATE INTRODUCED: May 26.
2021 PLAN COMMISSION: September 16, 2021

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DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

MEMORANDUM

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

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From: y >' "■ \ ■ -'■/. j
Maurice D. Cox Chicago Plan Commission

Date: September 16, 2021

Re: Proposed Amendment to Planned Development f/168 for the property generally located at located at 1401-1555 West Congress Parkway, 500-532 South Loomis Avenue, 1400-1554 West Harrison Street, and 501-531 South Ashland Avenue.

On September 16, 2021, the Chicago Plan Commission recommended approval of the Zoning Map Amendment submitted by Rush University Medical Center. A copy of the proposed Zoning Map Amendment 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 312-744-9476

Cc: Steve Valenziano

PD Master File (Original PD, copy of memo)

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602