



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: SO2019-4340, Version: 1

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 B3-2 Community Shopping District and Institutional Planned Development No. 50 symbols and designations as shown on Map No. 7-G in the area bounded by

West Barry Avenue; a line 330.61 feet east of and parallel to North Wilton Avenue; a line 132.23 feet south of and parallel to West Barry Avenue; the center line of vacated North Dayton Street and North Dayton Street; a line 230.33 feet north of and parallel to West Wellington Avenue; North Halsted Street; West Wellington Avenue; North Mildred Avenue; West Oakdale Avenue; a line 103 feet west of and parallel to North Mildred Avenue; the alley next north of and parallel to West Oakdale Avenue; a line 189.6 feet east of and parallel to North Sheffield Avenue, a/k/a the east line of the Chicago Transit Authority Right of Way; West Wellington Avenue; North Sheffield Avenue; West Nelson Street; a line 189.6 feet east of and parallel to North Sheffield Avenue, a/k/a the east line of the Chicago Transit Authority Right of Way

to those of Institutional Planned Development No. 50, as amended and a corresponding use district is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

Property Address: 857-937 W. Barry Avenue; 3000-3020 N. Halsted Street; 3001-3021 N. Dayton Street; 3000-3024 N. Dayton Street; 800-956 West Wellington Avenue; 901-937 W. Wellington Avenue; 2934-2958 N. Mildred Avenue; 900-908 W. Oakdale Avenue; 3001-3029 N. Sheffield Avenue, Chicago Illinois.

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INSTITUTIONAL PLANNED DEVELOPMENT NO. 50, AS AMENDED PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Institutional Planned Development No. 50., as amended, ("the Planned Development") consists of approximately 576,137 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and Subareas A, B, C, and D are owned or controlled by the Applicant, Advocate North Side Health Network. Subarea E is owned or controlled by the Chicago Transit Authority.
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 then to the owners of record title to all of the Property and to any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control is defined in Sec. 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

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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's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter

- Pavement markings
- Sidewalks

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- 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 nineteen (19) Statements; Bulk Regulations and Data Table; Existing Land Use Area and Zoning Map; Planned Development Boundary, Property Line, Sub-Area and Right-of-Way Adjustment Map, Site Plan; Sub-Area D Enlarged Site Plan; Sub-Area D Landscape Plan; Sub-Area D Elevations; Sub-Area D 6th Level Floor Plan; Sheffield North Base; Sheffield North Middle; Sheffield

North Top; Sheffield South Base; Sheffield South Middle; Sheffield South Top; Sheffield East Base; Sheffield East Middle; Sheffield East Top; Sheffield West Base; Sheffield West Middle; Sheffield West Top; prepared by SmithGroup dated November 21, 2019. Also: Phase 1

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Enlarged Site & Roof Plan; Phase 1 Landscape/Green Roof Plan; Phase 1 Elevations; Phase I Roof Plan prepared by SmithGroup dated November 27, 2012. 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 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 permitted within the area herein delineated:

Sub-Area A: Hospital, Medical Service, Office, Dwelling Units (housing for nurses, interns, residents and other similar positions who service the hospital), Parking and related uses.

Sub-Area B: Hospital, Medical Service, Office, Parking and related uses.

Sub-Area C: Hospital, Medical Service, Office, Parking and related uses.

Sub-Area D: Hospital, Medical Service, Office, Parking and related uses.

Sub-Area E: Transit related uses including commuter rail line, and activities directly related to the provision of commuter rail service, major utilities and those customary and incidental accessory uses to any of the uses described above, as determined by the Zoning Administrator, and non-accessory parking.

6. • Skybridges shall be permitted at the following locations: (i) a skybridge shall be

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permitted across North Dayton Street to connect the medical office building development with the medical center complex, (ii) a skybridge shall be permitted across West Wellington Avenue to connect the proposed parking garage with the parking deck, and (iii) one skybridge shall be pennitted across vacated West Nelson Street to connect the education building to the medical center complex.

7. 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.
8. Loading Dock Management: In an effort to increase pedestrian safely, the applicant will train, dedicate and designate traffic safety employees to manage and monitor the Wellington Loading Dock. Said employees will monitor pedestrian and vehicular traffic and activity on Mildred Avenue and the Wellington Loading Dock. Furthermore, applicant will not permit any deliveries by new vendors at the Wellington Loading Dock unless

they use a truck which completely fits into the loading area.

9. For the purposes of measuring height, the definition 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.
10. 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

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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 576,137 square feet and a base FAR of 2.81.

11. 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 I approval.
12. Prior to 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 the specific project 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 (PD) 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 an entire Sub-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 nearest Sub-Area. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

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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. This planned development amendment constitutes site plan approval for the Sheffield Parking Garage.

After approval of the Site Plan, changes or modifications may be made pursuant to the provisions of Statement No. 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 Sub-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.

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New improvements to be located in Sub-Areas A and C shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The landscape improvements as depicted in the attached landscape plan shall govern all landscape requirements.

Prior to the Department of Planning and Development issuing a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance (a "Part II Approval") for development of Phase II in the attached planned development exhibits for Sub-Areas A and C, a site plan for the proposed development of such shall be submitted to the Department of Planning and Development for Site Plan Approval. Site Plan Approval for Phase II is intended to assure that the specific

development proposal substantially conforms with this Planned Development and to assist the City in monitoring ongoing development. A Site Plan may be submitted for all or part of Phase II for Sub-Areas A and C. Such Site Plan need only include the area within the Property for which approval is being sought by the Applicant. No Part II approval for such area shall be granted until an applicable Site Plan has been approved.

APPLICANT ADDRESS:

Requests for Site Plan Approval for Phase II shall be submitted to the Commissioner of the Department of Planning and Development who shall then submit the plans to the Chicago Plan Commission for review and approval. Applicant shall also submit an

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updated Traffic Study for Phase II at that time to the Department of Transportation and Department of Planning and Development. Notice of the hearing before the Chicago Plan Commission for Phase II shall be posted by the Applicant on the property in question (but no written notice pursuant to Section 17-13-0107-A of the Zoning Ordinance, by the Applicant, shall be required). Following approval of a Site Plan for Phase II by the Chicago Plan Commission, the Site Plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development.

After approval of a Site Plan Approval for Phase II by the Chicago Plan Commission or Part II Approval by Department of Planning and Development for Phase II, the same may be changed or modified pursuant to the

provisions of Statement No. 13 of this Planned Development, In the event of any inconsistency between the approved Site Plan for Phase II and the terms of this Planned Development (including any amendments hereto that may be in effect at the time of such approval), the terms of this Planned Development (as the same may be so amended) shall govern. 13. 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, including the transfer of FAR between Subareas, upon the application for such a modification by the Applicant, its successors and assigns and, if different than the

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Applicant, the legal title holders and any ground lessors.

14. 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.
15. 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 new buildings and improvements on the property 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 and to promote the highest standard of accessibility.

16. 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 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.

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17. 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 (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 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 to M/WBE contractor associations and the ward office of the

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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, 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 the

Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

18. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Streets and Sanitation, the Commissioner of the Fleet and Facility Management and the Commissioner of Buildings under Section 13-32-085 of the Municipal Code of Chicago or any other provision of that Code.
19. Unless substantial construction of the proposed building in Sub-Area D has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire.

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If this Planned Development expires under the provisions of this section, then the zoning of the property within Sub-Areas A, B, and C shall automatically revert to the Institutional Planned Development 50, as amended December 12, 2012, and the zoning of the property within Sub-Area D shall automatically revert to the underlying zoning of the property of B3-2 Community Shopping District..

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Sq. Ft. of Green Roof Area:

PROPERTY LINE

PLANNED DEVELOPMENT LINE (PD-50) GREEN ROOF AREA

ROOF AREA

APPLICANT: ADVOCATE NORTHSIDE HEALTH NETWORK
ADDRESS: 857-937 W. BARRY AVENUE; 3000-20 N. HALSTED STREET; 3001-21 N. DAYTON STREET; 3000-24 N. DAYTON STREET; 800-938 WEST WELLINGTON AVENUE; 901-39 W. WELLINGTON AVENUE; 2934-58 N. MILDRED AVENUE; 900-08 W OAKDALE AVENUE; 3052-58 N. WILTON AVENUE; 3033-59 N. WILTON AVENUE. CHICAGO ILLINOIS INTRO DATE: JUNE 20, 2012
CPC DATE: NOVEMBER 27, 2012

PERENNIALS:HPUSS/GR* C-5it& DRY mvtr; BE'D

11A,SITEI* »CEEDC.I. OREEFJ ROOF

Cityof Cr-ic'c Landci,* Otrnarr* GENERAL WJTES

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APPLICANT: ADVOCATE NORTHSIDE HEALTH NETWORK
ADDRESS: 857-937 W. BARRY AVENUE; 3000-20 N. HALSTED STREET; 3001-21 N. DAYTON STREET; 3000-24 N. DAYTON STREET; 800-938 WEST WELLINGTON AVENUE; 901-39 W. WELLINGTON AVENUE; 2934-58 N. MILDRED AVENUE; 900-08 W. OAKDALE AVENUE, 3052-58 N. WILTON AVENUE; 3033-59 N. WILTON AVENUE,
CHICAGO ILLINOIS INTRO DATE: JUNE 20, 2012 CPC DATE- NOVEMBER 27, 2012

PHASE 1 NORTH ELEVATION

Final for

PROPOSED PHASE 2 (TBD)'

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T/PROPOSED PHASE 2 ROOF "EL +240' - 3"!

l.

PROPOSED MASONRY OR METAL PANEL

PROPOSED-MASONRY

PROPOSED -PLANTED WALL

PROPOSED CURTAIN WALL

1 ~~CR-11~~

m

TEL+139'-4" | 3RD FLOOR

EL+121'-4" | 1ST FLOOR

EL+100'-0" | LOBBY MEZZ

EL +94' - 3"

\ GROUND FLOOR EL +86' - 0"

NORTH ELEVATION - Phase 1

SCALE: 1" = 50'-0"

APPLICANT: ADVOCATE NORTHSIDE HEALTH NETWORK
ADDRESS: 857-937 W. BARRY AVENUE; 3000-20 N. HALSTED STREET; 3001-21 N.
DAYTON STREET; 3000-24 N. DAYTON STREET; 800-938 WEST WELLINGTON AVENUE;
901-39 W. WELLINGTON AVENUE; 2934-58 N. MILDRED AVENUE, 900-08 W OAKDALE
AVENUE; 3052-58 N. WILTON AVENUE; 3033-59 N. WILTON AVENUE, CHICAGO ILLINOIS
INTRO DATE: JUNE 20, 2012 CPC DATE. NOVEMBER 27, 2012

PHASE 1 SOUTH ELEVATION

Final for Publics

T/PROPOSED PHASE
2 ROOF

EL
+240' -
3"

T/L3 ROOF

EL+139'-4" 3RD FLOOR
EL+100'-0" LOBBY MEZZ

EL +94' - 3" GROUND FLOOR

1ST FLOOR
EL+86'-0"

SOUTH ELEVATION - Phase 1

SCALE: 1" = 50'-0"

APPLICANT- ADVOCATE NORTHSIDE HEALTH NETWORK
ADDRESS: 857-937 W. BARRY AVENUE; 3000-20 N. HALSTED STREET, 3001-21 N.
DAYTON STREET; 3000-24 N. DAYTON STREET; 800-938 WEST WELLINGTON AVENUE;
901-39 W. WELLINGTON AVENUE; 2934-58 N. MILDRED AVENUE, 900-08 W. OAKDALE
AVENUE; 3052-58 N WILTON AVENUE; 3033-59 N. WILTON AVENUE, CHICAGO ILLINOIS
INTRO DATE. JUNE 20, 2012 CPC DATE: NOVEMBER 27, 2012

PHASE 1 EAST ELEVATION

T/PROPOSED PHASE 2 ROOF
EL +240' - 3"

PROPOSED PHASE 2 (TBD)

COOLING TOWER

PROPOSED CURTAIN WALL (BEYOND)

PROPOSED MASONRY OR METAL PANEL

T/L3 ROOF

EL +139' -4" 3RD FLOOR

/ EL+100'-0" LOBBY MEZZ

EL +94' - 3" \ GROUND FLOOR

EL+121'-4" 1ST FLOOR

EL +86' - 0"

PROPOSED PLANTED WALL

PROPOSED MASONRY

EAST ELEVATION - Phase 1

SCALE: 1" = 50'-0"

APPLICANT: ADVOCATE NORTHSIDE HEALTH NETWORK
ADDRESS: 857-937 W. BARRY AVENUE, 3000-20 N. HALSTED STREET; 3001-21 N.
DAYTON STREET; 3000-24 N. DAYTON STREET; 800-938 WEST WELLINGTON
AVENUE; 901-39 W. WELLINGTON AVENUE; 2934-58 N MILDRED AVENUE, 900-08 W.
OAKDALE AVENUE; 3052-58 N. WILTON AVENUE; 3033-59 N. WILTON AVENUE,
CHICAGO ILLINOIS INTRO DATE: JUNE 20, 2012 CPC DATE: NOVEMBER 27, 2012
PHASE 1 WEST ELEVATION

Final for Publication

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T/PROPOSED PHASE 2 ROOF
EL +240' - 3"
EL +86' - 0" PROPOSED MASONRY

WEST ELEVATION - Phase 1

SCALE: 1" = 50'-0"

APPLICANT: ADVOCATE NORTHSIDE HEALTH NETWORK
ADDRESS: 857-937 W. BARRY AVENUE; 3000-20 N. HALSTED STREET, 3001-21 N. DAYTON STREET; 3000-24 N DAYTON
STREET; 800-938 WEST WELLINGTON AVENUE; 901-39 W WELLINGTON AVENUE; 2934-58 N MILDRED AVENUE; 900-08 W.
OAKDALE AVENUE, 3052-58 N. WILTON AVENUE; 3033-59 N. WILTON AVENUE, CHICAGO ILLINOIS INTRO DATE: JUNE 20,
2012 CPC DATE: NOVEMBER 27, 2012
- PROPOSED PLANTED WALL

DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

MEMORANDUM

To: Alderman Tom Tunney

Chairman, City Council Committee on Zoning

From
Maurice Df Cox Chicago Plan Commission

Date: November 21, 2019

Re: Proposed Amendment to Institutional Planned Development No. 50 (3001 N. Sheffield)

On November 21, 2019, the Chicago Plan Commission recommended approval of a proposed amendment to Institutional Planned Development No. 50 submitted by Advocate North Side Health Network. The applicant proposed to rezone the subject property from B3-2 (Community Shopping District) to Institutional Planned Development 50, as amended, to construct a 74 ft. tall accessory parking garage with 408 parking spaces and ground floor clinic space. The planned development boundaries will be amended to accommodate the proposed parking garage (Subarea D) and the Chicago Transit Authority's right-of-way (Subarea E). A copy of the proposed ordinance, planned development statements, bulk table and exhibits are 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 recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-0756.

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

To; C/^/c

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