



# Office of the City Clerk

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

## Legislation Text

File #: SO2022-277, Version: 1

### FINAL FOR PUBLICATION

#### 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 RS-3 Residential Single-Unil (Detached House) District and Institutional Planned Development No. 599 symbols and indications as shown on Map 3-1 in the area bounded by:

NORTH MOZART STREET, BETWEEN WEST CORTEZ STREET AND WEST THOMAS STREET; WEST THOMAS STREET, BETWEEN NORTH MOZART STREET AND NORTH FRANCISCO AVENUE; NORTH FRANCISCO AVENUE (NORTH OF WEST THOMAS STREET); A LINE 246.36 FEET NORTH OF WEST THOMAS STREET, RUNNING BETWEEN WEST THOMAS STREET AND THE PUBLIC ALLEY THAT RUNS PARALLEL TO AND BETWEEN NORTH RICHMOND STREET AND WEST THOMAS STREET; A LINE 75.09 FEET NORTH OF WEST THOMAS STREET, BETWEEN NORTH RICHMOND STREET AND THE PUBLIC ALLEY THAT RUNS PARALLEL TO AND BETWEEN NORTH RICHMOND STREET AND WEST THOMAS STREET; NORTH RICHMOND STREET, NORTH OF WEST THOMAS STREET; A LINE 439.25 FEET NORTH OF WEST THOMAS STREET, BETWEEN WEST THOMAS STREET AND THE PUBLIC ALLEY THAT RUNS PARALLEL TO AND BETWEEN NORTH SACRAMENTO BOULEVARD AND NORTH RICHMOND STREET; WEST DIVISION STREET; NORTH RICHMOND STREET; THE FIRST PUBLIC ALLEY SOUTH OF WEST DIVISION STREET; AND A LINE 175 FEET WEST OF NORTH RICHMOND STREET; THE PUBLIC ALLEY BETWEEN NORTH SACRAMENTO BOULEVARD AND NORTH RICHMOND STREET; A LINE 50.05 FEET NORTH OF WEST THOMAS STREET AND BETWEEN NORTH SACRAMENTO BOULEVARD AND THE PUBLIC ALLEY THAT RUNS PARALLEL TO AND BETWEEN NORTH SACRAMENTO BOULEVARD AND NORTH RICHMOND STREET; NORTH SACRAMENTO BOULEVARD, BETWEEN A LINE 50.05 FEET NORTH OF WEST THOMAS STREET AND A LINE 113.14 FEET SOUTH OF WEST CORTEZ STREET; A LINE 113.14 FEET SOUTH OF WEST CORTEZ STREET, BETWEEN NORTH SACRAMENTO BOULEVARD AND THE PUBLIC ALLEY THAT RUNS PARALLEL TO AND BETWEEN NORTH SACRAMENTO BOULEVARD AND NORTH RICHMOND STREET; A LINE 163.21 FEET SOUTH OF WEST CORTEZ STREET, BETWEEN NORTH RICHMOND STREET AND THE PUBLIC ALLEY THAT RUNS PARALLEL TO AND BETWEEN NORTH RICHMOND STREET AND NORTH SACRAMENTO BOULEVARD; A LINE 200.36 FEET SOUTH OF WEST CORTEZ STREET, BETWEEN NORTH RICHMOND STREET AND THE PUBLIC ALLEY THAT RUNS PARALLEL TO AND BETWEEN NORTH RICHMOND STREET AND NORTH FRANCISCO AVENUE; A LINE 100.19 FEET SOUTH OF WEST CORTEZ STREET, FROM NORTH FRANCISCO AVENUE TO THE PUBLIC ALLEY THAT RUNS BETWEEN NORTH FRANCISCO AVENUE AND THE PUBLIC ALLEY THAT RUNS PARALLEL TO AND BETWEEN NORTH FRANCISCO AVENUE AND NORTH RICHMOND STREET; A LINE 150.27 FEET SOUTH OF WEST CORTEZ STREET, BETWEEN NORTH FRANCISCO AVENUE AND THE PUBLIC ALLEY THAT RUNS PARALLEL TO AND BETWEEN NORTH FRANCISCO AVENUE AND NORTH MOZART STREET; AND WEST CORTEZ

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EASTM 87515597.1

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STREET, BETWEEN NORTH MOZART STREET AND THE PUBLIC ALLEY THAT RUNS PARALLEL TO AND BETWEEN NORTH MOZART STREET AND NORTH FRANCISCO AVENUE,

to those of the Cl-2 Neighborhood Commercial District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the Cl-2 , Neighborhood Commercial District symbols and indications as shown on Map 3-1 in the area bounded by:

NORTH MOZART STREET, BETWEEN WEST CORTEZ STREET AND WEST THOMAS STREET; WEST THOMAS STREET, BETWEEN NORTH MOZART STREET AND NORTH FRANCISCO AVENUE; NORTH FRANCISCO AVENUE (NORTH OF WEST THOMAS STREET); A LINE 246.36 FEET NORTH OF WEST THOMAS STREET, RUNNING BETWEEN WEST THOMAS' STREET AND THE PUBLIC ALLEY THAT RUNS PARALLEL TO AND BETWEEN NORTH RICHMOND STREET AND WEST THOMAS STREET; A LINE 75.09 FEET NORTH OF WEST THOMAS STREET, BETWEEN NORTH RICHMOND STREET AND THE PUBLIC ALLEY THAT RUNS PARALLEL TO AND BETWEEN NORTH RICHMOND STREET AND WEST THOMAS STREET; NORTH RICHMOND STREET, NORTH OF WEST THOMAS STREET; A LINE 439.25 FEET NORTH OF WEST THOMAS STREET, BETWEEN WEST THOMAS STREET AND THE PUBLIC ALLEY THAT RUNS PARALLEL TO AND BETWEEN NORTH SACRAMENTO BOULEVARD AND NORTH RICHMOND STREET; WEST DIVISION STREET; NORTH RICHMOND STREET; THE FIRST PUBLIC ALLEY SOUTH OF WEST DIVISION STREET; AND A LINE 175 FEET WEST OF NORTH RICHMOND STREET; THE PUBLIC ALLEY BETWEEN NORTH SACRAMENTO BOULEVARD AND NORTH RICHMOND STREET; A LINE 50.05 FEET NORTH OF WEST THOMAS STREET AND BETWEEN NORTH SACRAMENTO BOULEVARD AND THE PUBLIC ALLEY THAT RUNS PARALLEL TO AND BETWEEN NORTH SACRAMENTO BOULEVARD AND NORTH RICHMOND STREET; NORTH SACRAMENTO BOULEVARD, BETWEEN A LINE 50.05 FEET NORTH OF WEST THOMAS STREET AND A LINE 113.14 FEET SOUTH OF WEST CORTEZ STREET; A LINE 113.14 FEET SOUTH OF WEST CORTEZ STREET, BETWEEN NORTH SACRAMENTO BOULEVARD AND THE PUBLIC ALLEY THAT RUNS PARALLEL TO AND BETWEEN NORTH SACRAMENTO BOULEVARD AND NORTH RICHMOND STREET; A LINE 163.21 FEET SOUTH OF WEST CORTEZ STREET, BETWEEN NORTH RICHMOND STREET AND THE PUBLIC ALLEY THAT RUNS PARALLEL TO AND BETWEEN NORTH RICHMOND STREET AND NORTH SACRAMENTO BOULEVARD; A LINE 200.36 FEET SOUTH OF WEST CORTEZ STREET, BETWEEN NORTH RICHMOND STREET AND THE PUBLIC ALLEY THAT RUNS PARALLEL TO AND BETWEEN NORTH RICHMOND STREET AND NORTH FRANCISCO AVENUE; A LINE 100.19 FEET SOUTH OF WEST CORTEZ STREET, FROM NORTH FRANCISCO AVENUE TO THE PUBLIC ALLEY THAT RUNS BETWEEN NORTH FRANCISCO AVENUE AND THE PUBLIC ALLEY THAT RUNS PARALLEL TO AND BETWEEN NORTH FRANCISCO AVENUE AND NORTH RICHMOND STREET; A LINE 150.27 FEET SOUTH OF WEST CORTEZ STREET, BETWEEN NORTH FRANCISCO

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AVENUE AND THE PUBLIC ALLEY THAT RUNS PARALLEL TO AND BETWEEN NORTH FRANCISCO AVENUE AND NORTH MOZART STREET; AND WEST CORTEZ STREET, BETWEEN NORTH MOZART STREET AND THE PUBLIC ALLEY THAT RUNS PARALLEL TO AND BETWEEN NORTH MOZART STREET AND NORTH FRANCISCO AVENUE.

to those of Institutional Planned Development No. 599, as amended.

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

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### **INSTITUTIONAL PLANNED DEVELOPMENT NO. 599, AS AMENDED PLANNED DEVELOPMENT STATEMENTS**

The area delineated herein as Institutional Planned Development Number 599, as amended ("Planned Development") consists of approximately 348,897 square feet which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Humboldt Park Health.

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 designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

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.

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.

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.

This Plan of Development consists of 16 Statements: a Bulk Regulations Table; an Existing Zoning Map; a PD Subarea Map; an Existing Land Use Map; a Property Line and Boundary Map; an Existing Site Plan; a Proposed Site Plan and Building Elevations (North, East, South, West) prepared by JGMA and dated March 17, 2022; and a Site Plan; Right of Way Adjustment Map; Landscape Map and Building Elevations prepared by Pappageorge Haymes dated December 18, 2014 and published in the City Council Journal of Proceedings for the January 21, 2015 City Council meeting on pages 102253-102259. 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

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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 in the area delineated herein as an Institutional Planned Development #599, as amended:  
Subarea A: Detached House; Elderly Housing; Two-Flat, Townhouse and Multi-Unit (3+ units) Residential.  
Subarea B: Hospitals, participant sports and recreation; medical and dental clinics; clinical and research laboratories; medical and related offices; housing for nurses, interns, residents and physicians; accessory retail; accessory parking and other accessory uses, including broadcast and telecommunications structures, equipment and installations, including parabolic transmitting and receiving antennae such as earth station antennae which may be up to eight (8) feet in diameter. Please note that these uses were permitted under Institutional Planned Development #599 and shall remain as permitted uses under the Amendment to PD #599.
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 Housing and Economic Development. Off-Premise signs are prohibited within the boundary 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, if any, 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 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 348,897 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 Housing and Economic 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. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim

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reviews associated with site plan review or Part II reviews are conditional until final Part II approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the ■ Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning 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.
13. 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.
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. Building certification will be LEED, Energy Star or Chicago Green Homes. For the building located in Subarea B at 2933 W Division, 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 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 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

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inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part N 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 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 foregoing, 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.

This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to the original Institutional Planned Development #599.

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### INSTITUTIONAL PLANNED DEVELOPMENT #599, AS AMENDED BULK REGULATIONS TABLE

**Net Site Area:**

Subarea A: Subarea B:

348,897 42,102 306,795

SF SF Si-

**Area in the Public Right of Way:**

Subarea A: Subarea B:

219,656 34,063 185,543

SF SF SF

**Gross Site Area:**

Subarea A: Subarea B:

568,553 76,165 492,338

SF SF SF

**Maximum Floor Area Ratio:**

Subarea A: Subarea B:

1.33 1.51 1.3

**Maximum Number of Dwelling Units:**

Subarea A: Subarea B:

49 0

**Maximum Building Height:**

Subarea A: Subarea B:

**55' 75'**

**Minimum Number of Parking Spaces:**

Subarea A: Subarea B:

506

38

468

**Minimum Number of Loading Berths:**

Subarea A: Subarea B:

**Minimum Number of Bicycle Parking:**

Subarea A: Subarea B:

25 (17-10-0207-C) 94

In accordance with the Site Plan

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**PD APP #20911**

DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

**MEMORANDUM**

Alderman Thomas Tunney  
Chairman, City Council Committee on Zoning

From  
Maurice D. Cox / Chicago Plan Commission

Date: March 17, 2022

Re: Proposed rezoning and amendment to Institutional Planned Development //599 for the property generally located at 2933 W. Division St.

On March 17, 2022, the Chicago Plan Commission recommended approval of the Zoning Map Amendment submitted by Humboldt Park Health. A copy of the proposed Zoning Map Amendment is attached. I would 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 312-744-944766. '

Cc: Steve Valenziano

PD Master File (Original PD, copy of memo)

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