

PD 1019

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DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

June 4, 2013

Donna J. Pugh
Foley & Lardner LLP
321 North Clark Street
Suite 2800
Chicago, IL 60654-5313

**Re: Administrative Relief request for Institutional Planned Development No. 1019
St. Joseph Hospital**

Dear Ms. Pugh:

Please be advised that your request for a minor change to Institutional Planned Development No. 1019 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

Your firm represents Presence Health Network (formerly known as Resurrection Health Care Corporation) and its affiliate Presence Saint Joseph Hospital-Chicago, an Illinois not-for-profit corporation (formerly known as Saint Joseph Hospital). You are seeking design modifications and a landscape extension for a proposed medical office building on a site bounded by N. Commonwealth Ave., W. Surf St., N. Sheridan Rd. and the residential towers at 330 and 340 W. Diversey to the south. The building uses will include ambulatory care services, physician office space, supporting retail, and enclosed, structured parking.

You are seeking approval for the following design modifications to the proposed building:

1. The elimination of two vertical columns on the West Elevation.
2. The shifting of the sky bridge approximately 19 feet to the south so that it aligns with the existing hospital corridor on the East Elevation.
3. The addition of overhead doors on the entrance of the parking garage on the East Elevation of the ground floor, in order to provide security for the building.
4. The elimination of 13 parking spaces from the parking garage due to the addition of a corridor in the building. The PD requires a minimum of 1,150 parking spaces upon completion of the proposed building. The existing and proposed parking spaces are as follows: Sub area 1 - 756 spaces existing, no change proposed; Sub area 2 - 187 existing

spaces on the surface lot will be eliminated due to the proposed building construction on this site, 337 spaces proposed in the new parking garage; Sub area 3 - 22 spaces existing on the MRI surface lot will be eliminated due to the demolition of the MRI building and surface lot, 133 spaces proposed on the new valet lot which will replace the MRI building and surface lot. Therefore, the total existing parking spaces is 965 + 85 leased at the Park District boat lot = 1,050 and the total parking spaces upon completion of the proposed building will be 1,226 + 85 = 1,311.

5. Landscaping revisions as follows: one parkway tree has been eliminated from N. Sheridan Rd., two trees have been eliminated from W. Surf St., one tree has been added to N. Commonwealth Ave., interior landscaping has been adjusted (adding plantings under the sky bridge, adding a seating area toward the northwest portion of the lot, and other slight modifications) and modifications to the landscaping south of the building.
6. An increase in the green roof from approximately 41.9% + ASHRAE to 75% + LEED Silver certification, in order to accommodate the City of Chicago's Green Building Permit process. (On April 20, 2011, an administrative relief was approved which included an increase in the green roof from 26% to 41%).

The following drawings and renderings shall be inserted into the main file:

- West Elevation, Original and New
- East Elevation, Original and New
- Northwest Rendering, Original and New
- Southwest Rendering, Original and New
- Site Plan, Original and New
- Level 3-Parking, Original and New
- Landscape Plan, Original and New
- Landscape Plan at Roof/Green Roof (New)

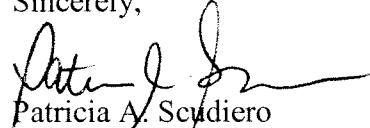
You are also seeking an extension of the landscape deadline from June 28, 2013 to June 28, 2014, to allow time for the building to be permitted and for construction to commence. The proposed building's projected start date is late July 2013. (The deadline to landscape the existing parking lot if building improvements were not undertaken was previously extended from June 28, 2011 to June 28, 2013).

With regard to your request, the Department of Housing and Economic Development has determined that allowing these modifications and landscape extension will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 1019, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for 12 months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



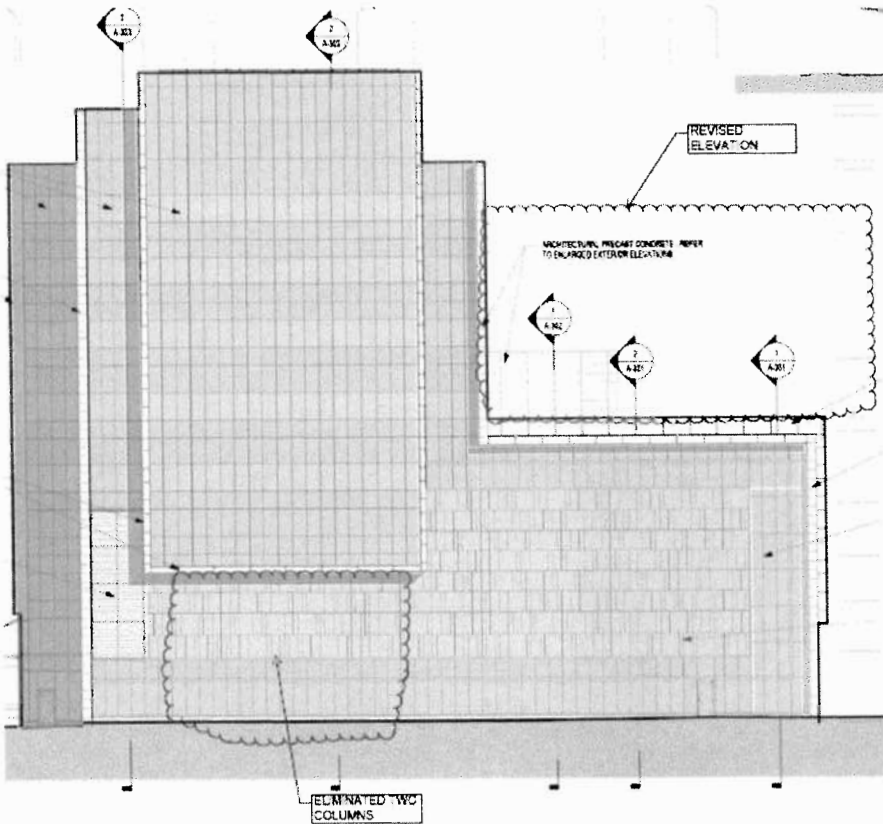
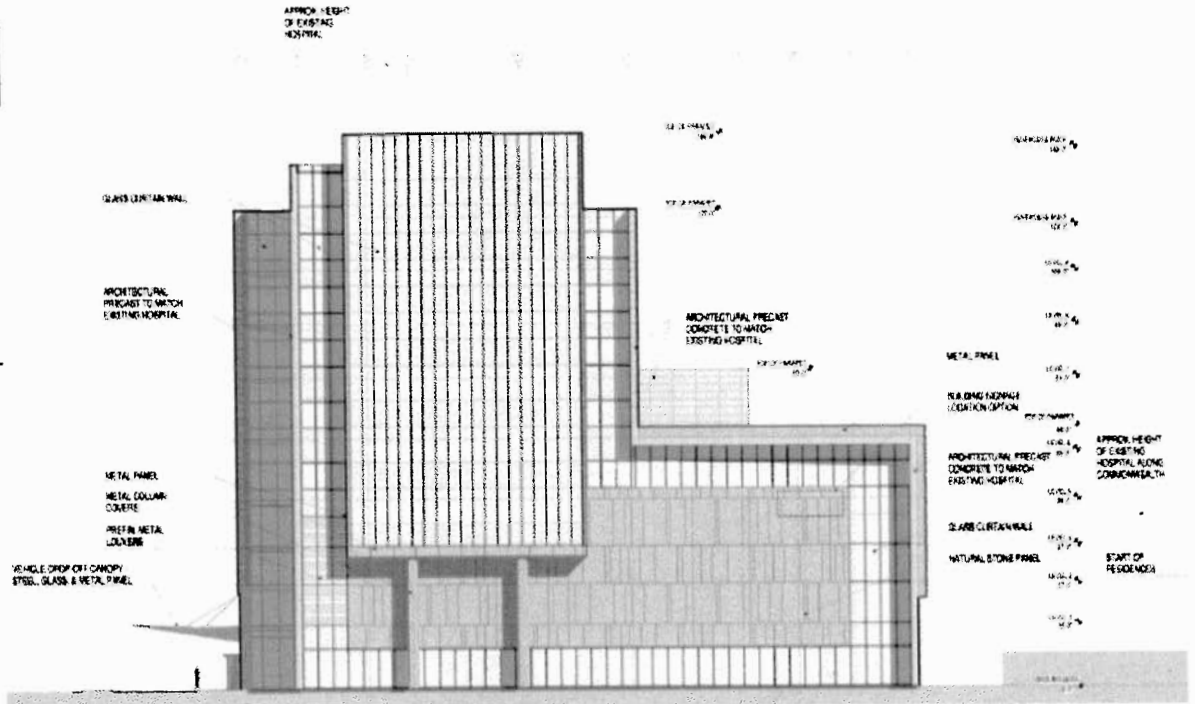
Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Ron Daye, Michael Berkshire, Main file

West Elevation

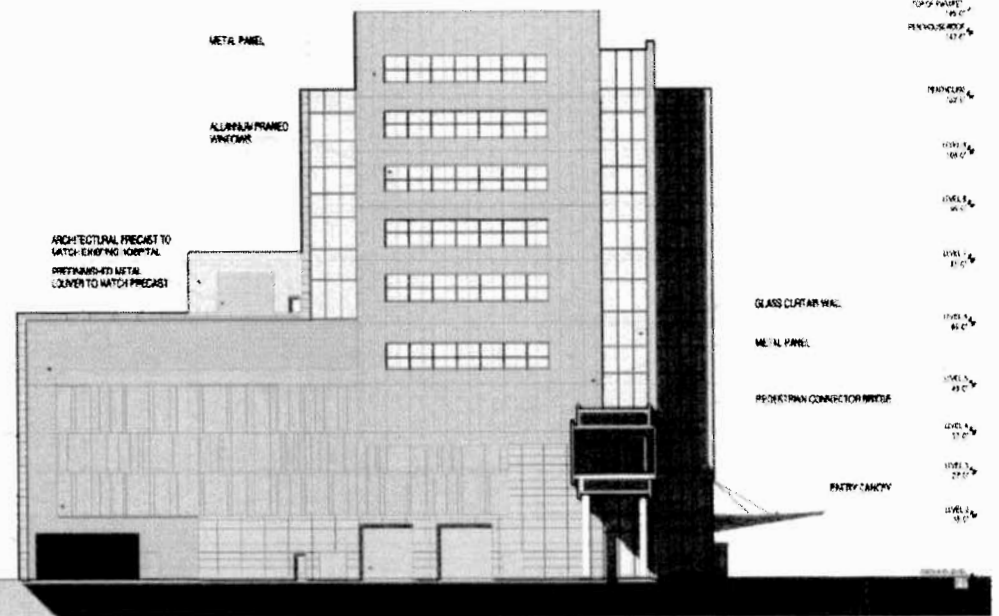
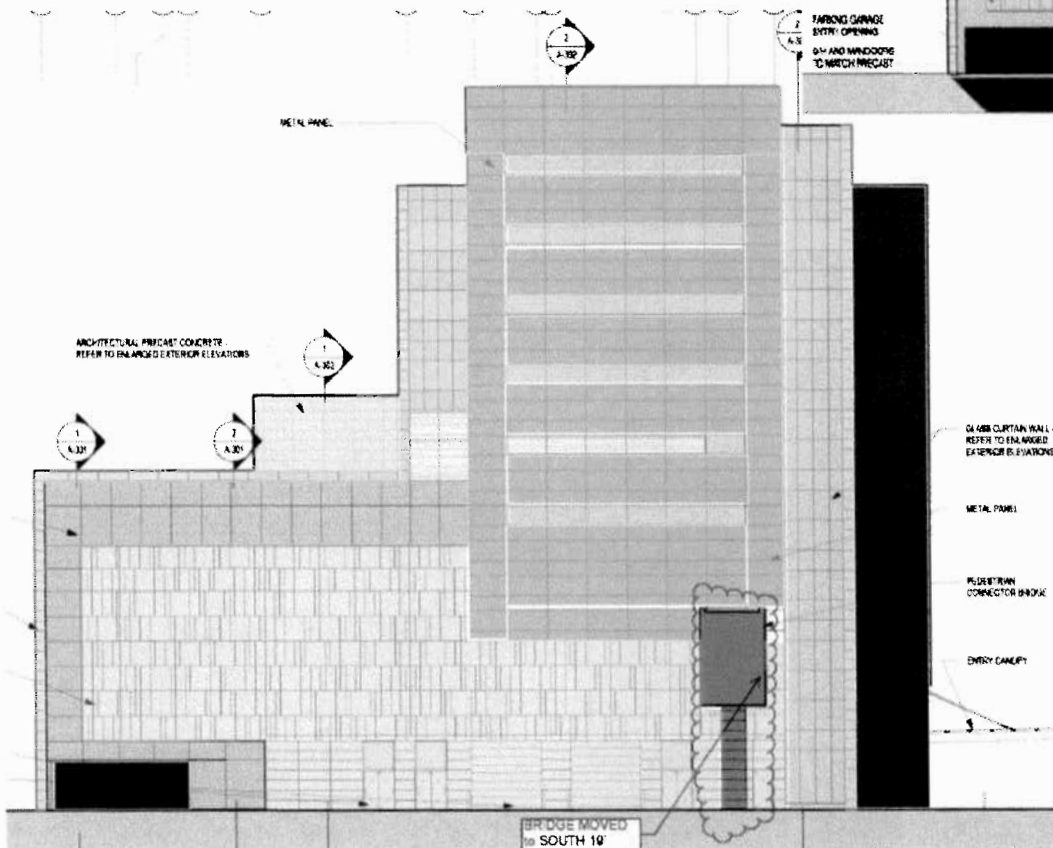
Original →



← New

East Elevation

Original →



← New

BRIDGE MOVED
to SOUTH 10

Northwest Rendering



Original Plan, Approved at April 21, 2011
Plan Commission

New Plan

Southwest Rendering

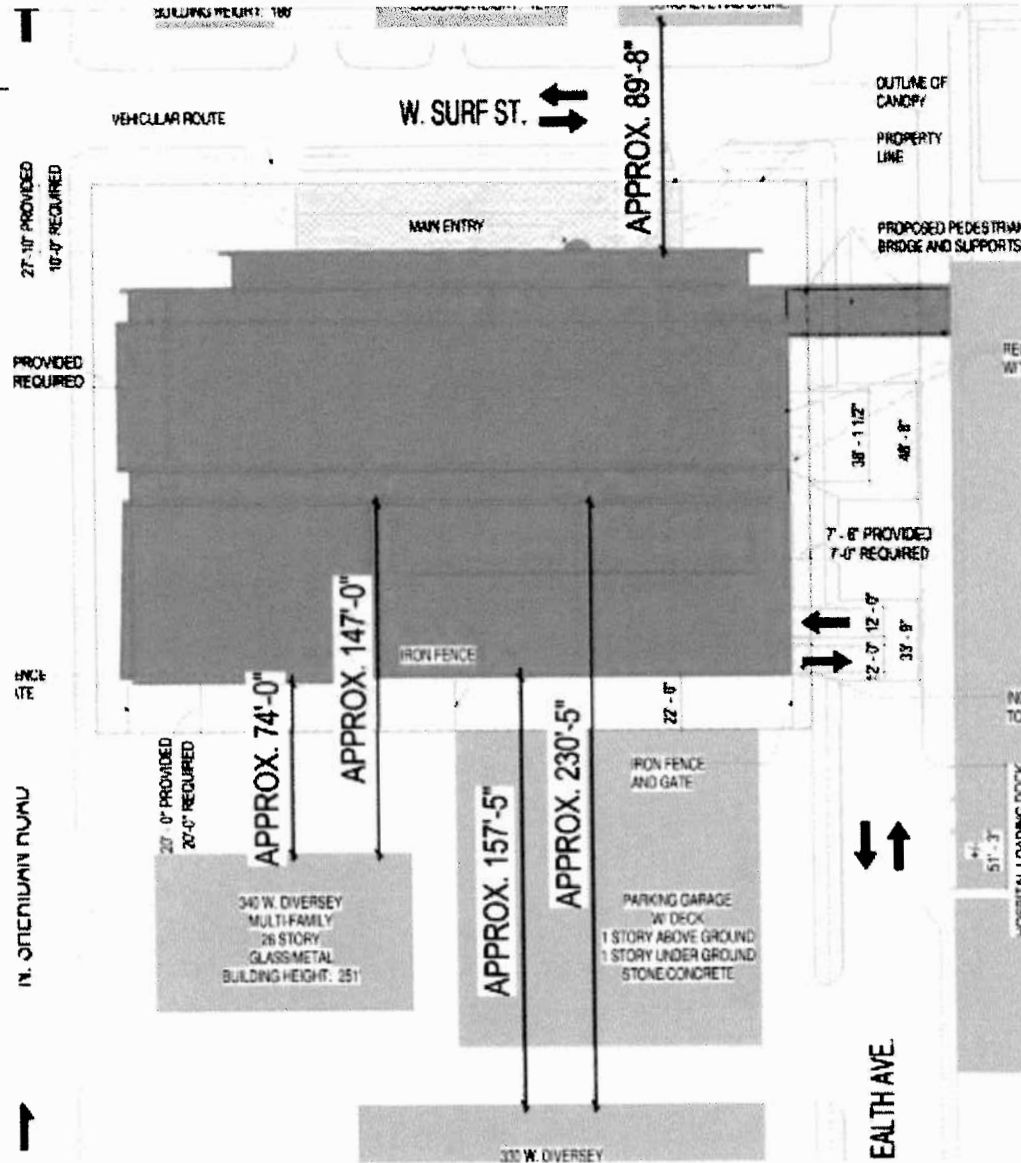


Original Plan, Approved at April 21, 2011
Plan Commission

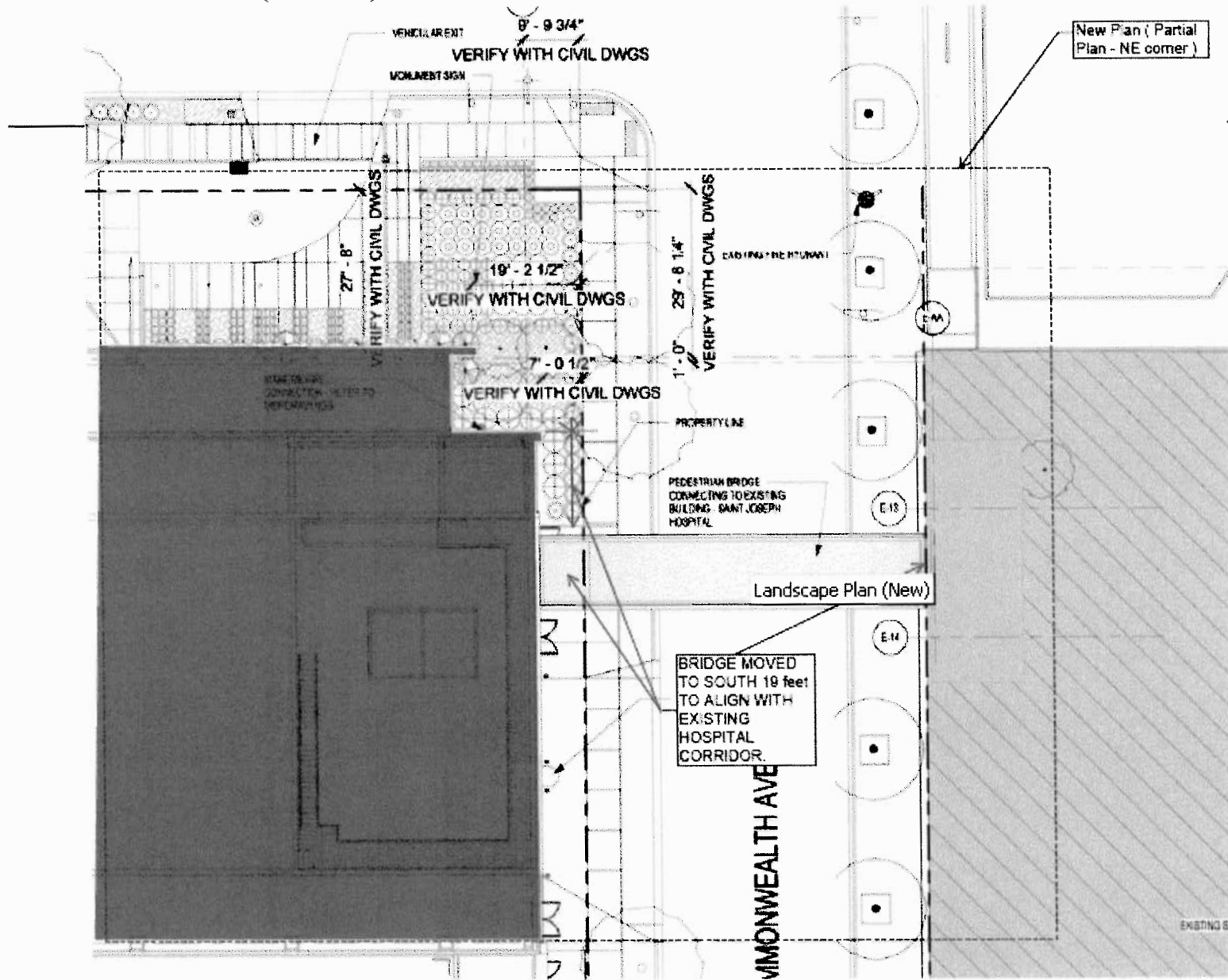


New Plan

Site Plan (original, approved at 4/21/11 Plan Commission)

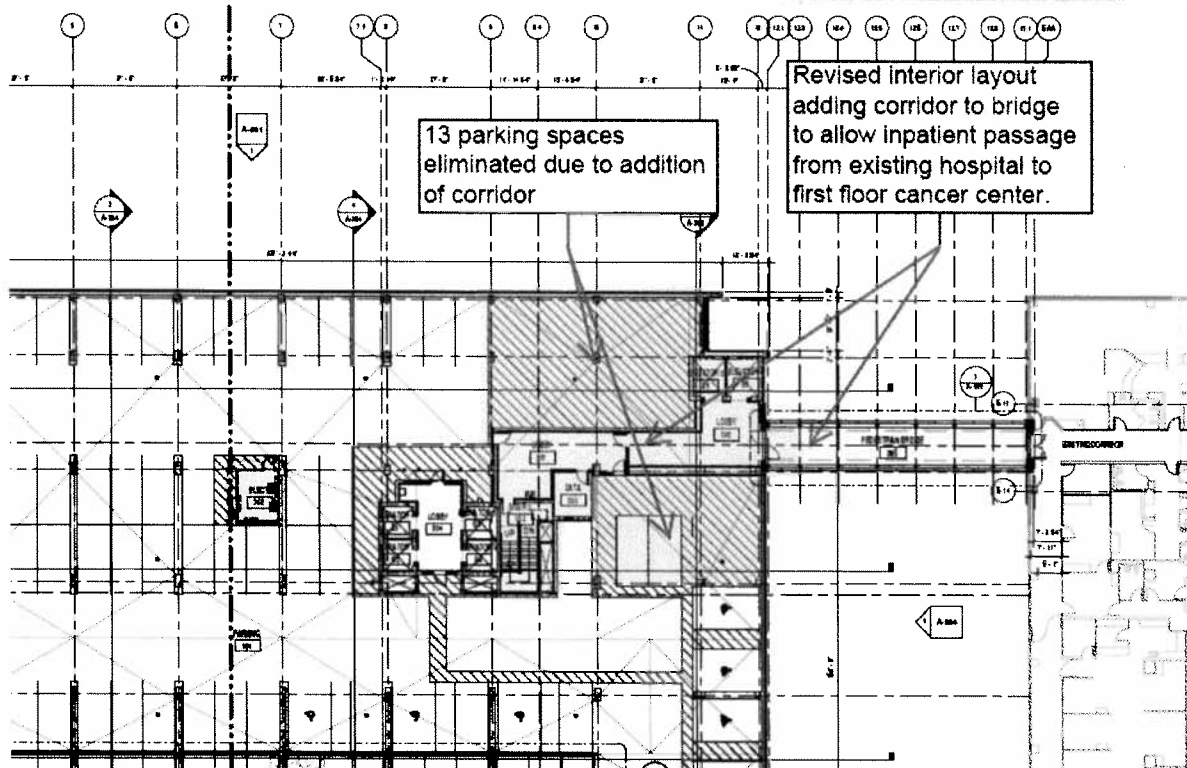
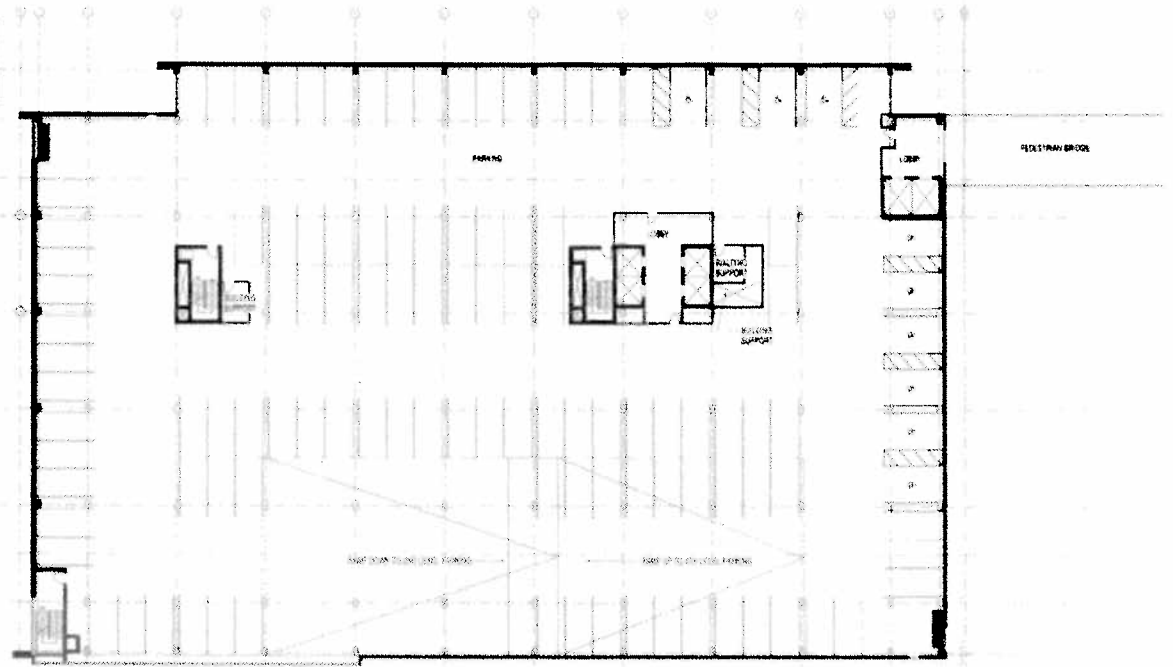


Site Plan (new)



Level 3-Parking

Original →

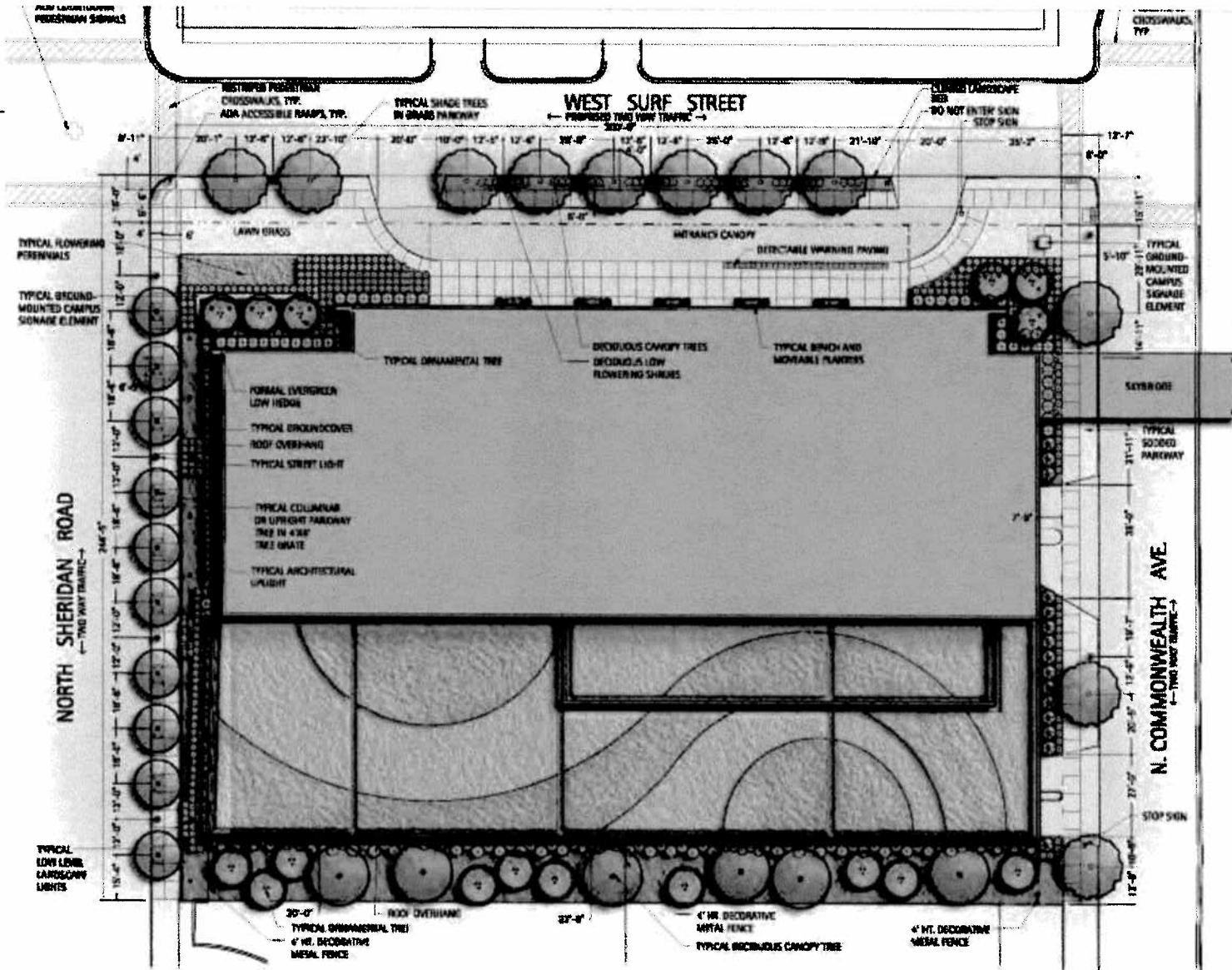


13 parking spaces eliminated due to addition of corridor

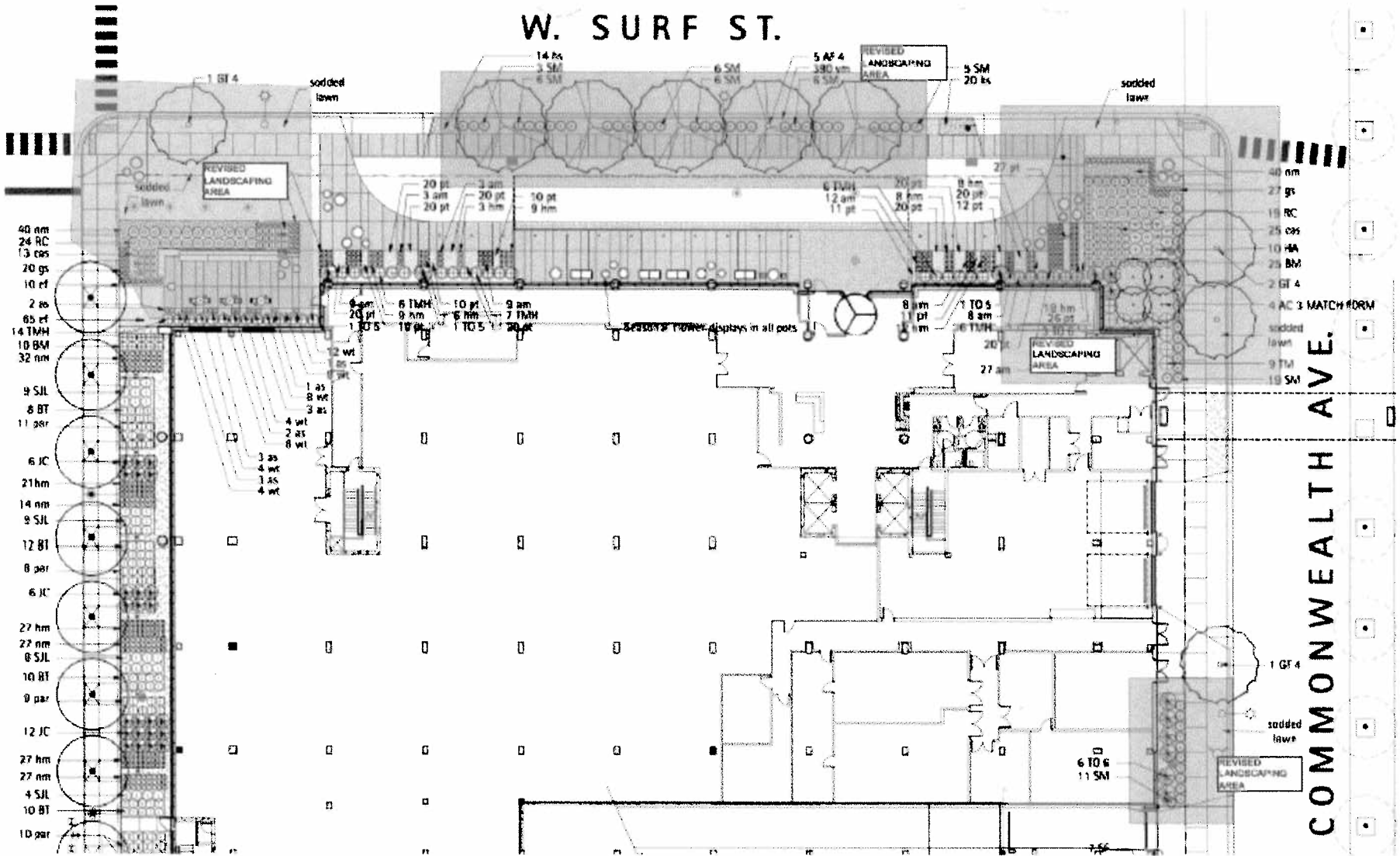
Revised interior layout adding corridor to bridge to allow inpatient passage from existing hospital to first floor cancer center.

← New Plan

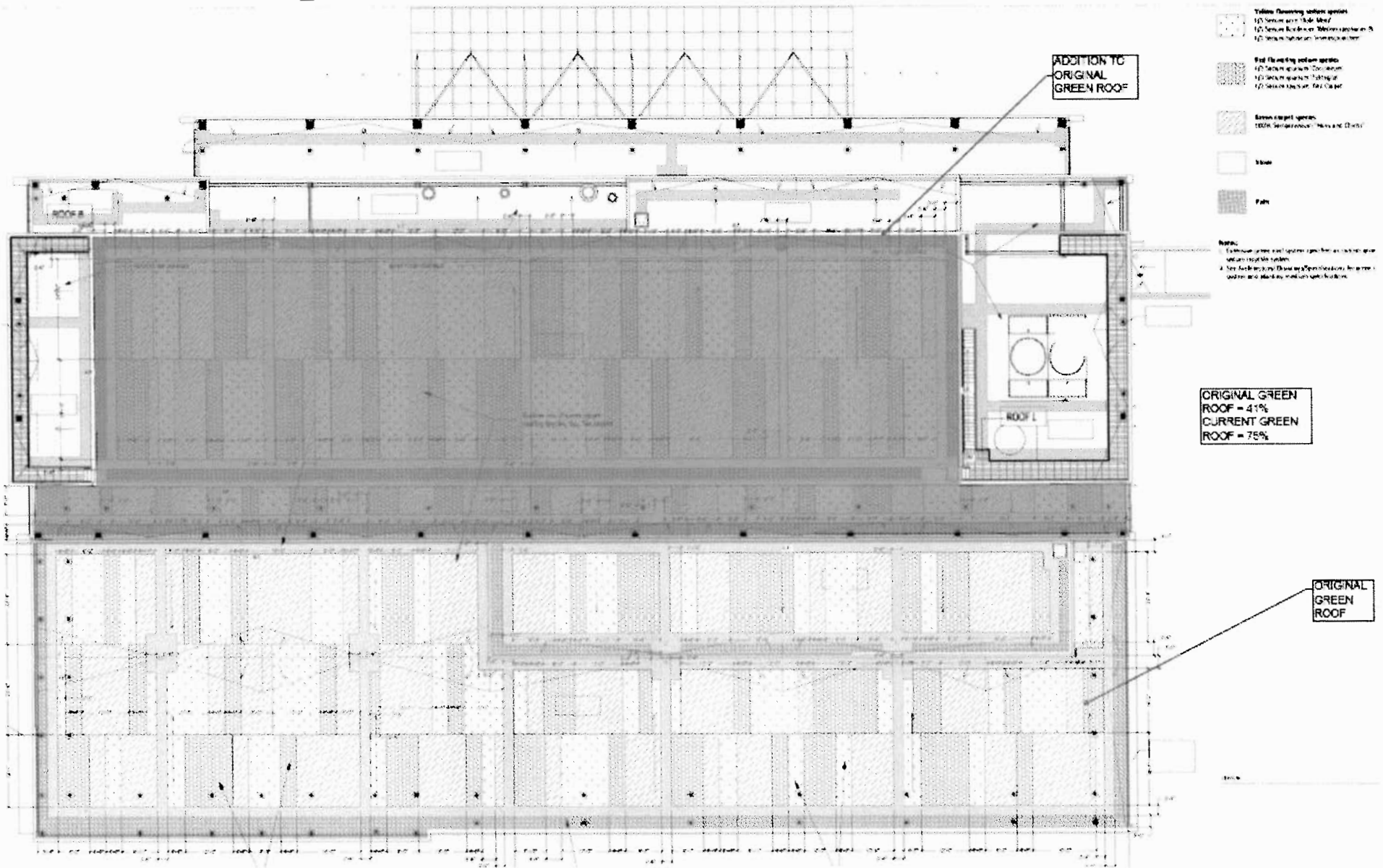
Landscape Plan (Original)



Landscape Plan at Ground (New)



Landscape Plan at Roof/Green Roof (New)





City of Chicago
Richard M. Daley, Mayor

Department of Housing
and Economic Development

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190 (Voice)
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April 20, 2011

Donna J. Pugh
Foley & Lardner LLP
321 North Clark Street, Suite 2800
Chicago, IL 60654-5313

**Re: Administrative Relief request for Institutional Planned Development
No. 1019, Saint Joseph Hospital**

Dear Ms. Pugh:

Please be advised that your request for a minor change to Institutional Planned Development No. 1019 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

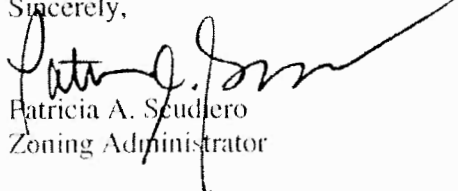
Institutional Planned Development No. 1019 was passed by the City Council on June 28, 2006 to allow for Saint Joseph Hospital to build a new building on a site bounded by N. Commonwealth Avenue to the east, W. Surf Street to the north, N. Sheridan Road to the west and the residential tower at 330 and 340 W. Diversey to the south. The building will consist of ambulatory care services, physician office space, supporting retail, and structured parking.

You are requesting to:

- Extend the deadline to upgrade and enhance the perimeter site and streetscape landscaping of the existing Surf Street parking lot if no building improvements are undertaken before June 28, 2011 to June 28, 2013. Although building construction is imminent, construction of the proposed building will not begin until after June 28, 2011.
- Change the green roof requirement from the approved 26% to approximately 41%.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 1019, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Patricia A. Scudero
Zoning Administrator

PAS: HG: tm
C: Mike Marmo, Erik Glass, Main file





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

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Chicago, Illinois 60602
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<http://www.cityofchicago.org>

July 26, 2006

Ms. Donna J. Pugh
Foley & Lardner LLP
321 North Clark Street
Suite 2800
Chicago, Illinois 60610-4764

**Re: Administrative Relief request for Institutional Planned
Development No. 1019 and Chicago Lakefront and Lake Michigan
Protection Application No. 461, St. Joseph Hospital, 2900 N. Lake
Shore Drive**

Dear Ms. Pugh:

Please be advised that your request for a clarification and an administrative adjustment in the nature of a minor change to the recently approved St. Joseph Hospital Institutional Planned Development has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

Specifically, you requested to clarify that the negotiated 10 foot minimum setback from North Commonwealth Avenue does not apply to additions to the existing hospital, including the additions approved by the Plan Commission and City Council.

The approved Bulk Regulation and Data Table identifies a 10 foot minimum setback along North Commonwealth Ave. in Sub-Area 1. However, the existing hospital building is built to the lot line and the proposed addition is to continue along that same zero lot line, resulting in a zero lot line setback from the South periphery property line of Sub-Area 1 to the North line of vacated Surf Street. The Department of Planning and Development follows a 50% or more demolition rule on existing structures before the bulk table is applied. This addition to the existing hospital along Commonwealth Avenue qualified for that exemption.

With regard to your request, the Department of Planning and Development has determined that this change does not create an adverse impact on the Planned Development or surrounding neighborhood, and does not change the character of the development and therefore, maintaining the existing zero lot line along Commonwealth Avenue for the addition to the existing hospital would clarify the bulk table requirement and constitute a permitted minor change.

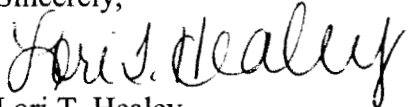
This minor change does not result in a reduction in the minimum required distance in periphery setback in violation of Section 17-13-0611-A.4 of the Chicago Zoning Ordinance. Not only does that section permit minor change approval of a reduction in the minimum required setback "when necessary to permit consistency with the typical pattern or architectural arrangement of surrounding



structures," but also the approved Bulk Regulations and Data Table states that "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." I find that the stated 10 foot minimum periphery setback within Sub-Area 1 between the South periphery property line of Sub-Area 1 to the North line of vacated Surf Street may be adjusted to permit conformance to typical pattern and the architectural arrangement of the surrounding and existing structures.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and St. Joseph Hospital Institutional Planned Development No. 1019, I hereby approve the foregoing minor change, but no other changes to Institutional Planned Development No. 1019, and I find that this minor change adjustment does not violate section 17-13-0611-A.4.

Sincerely,


Lori T. Healey
Commissioner

LTH:MRD:tm

cc: Danita Childers, Mike Marmo, DPD files

6/28/2006

REPORTS OF COMMITTEES

14252
79889

and Employment District symbols and indications as shown on Map Number 5-N in the area bounded by:

the alley next north of and parallel to West North Avenue; North Nagle Avenue; West North Avenue; and a line 107.01 feet west of and parallel to North Nagle Avenue,

to those of a B2-2 Neighborhood Mixed-Use District and a corresponding uses district is hereby established in the area above described.

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

Reclassification Of Area Shown On Map Number 7-F.

(As Amended)

(Application Number 14252) *IPD 1019*

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 RM6.5 Residential Multi-Unit District and RM5 Residential Multi-Unit District and indications as shown on Map Number 7-F in the area bounded by (see attached sketch):

Subareas 1 and 2:

West Oakdale Avenue; a curved line, abutting the Chicago Park District land, commencing at a point approximately 230 feet east of North Commonwealth Avenue continuing south to a point approximately 354.36 feet east of North Commonwealth Avenue; a line 166.08 feet north of and parallel to West Diversey Parkway, North Commonwealth Avenue; a line 227.10 feet north of and parallel to West Diversey Parkway; North Sheridan Road; West Surf Street; and North Commonwealth Avenue,

to those of an RM6 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described;

and changing all the RM6.5 Residential Multi-Unit District and B3-5 Community Shopping District and indications as shown on Map Number 7-F in the area bounded by (see attached sketch):

Subarea 3:

a line 150 feet north of and parallel to the east/west public alley just north of and parallel to West Diversey Parkway; North Sheridan Road; West Diversey Parkway; a line 193 feet west of and parallel to North Sheridan Road; the east/west public alley just north of and parallel to West Diversey Parkway; and the north/south public alley west of and parallel to North Sheridan Road,

to those of a B3-5 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be further amended by changing all the RM6 Residential Multi-Unit District and B3-5 Community Shopping District and indications in the area bounded by (see attached sketch):

Subareas 1 and 2:

West Oakdale Avenue; a curved line, abutting the Chicago Park District land, commencing at a point approximately 230 feet east of North Commonwealth Avenue continuing south to a point approximately 345.36 feet east of North Commonwealth Avenue; a line 166.08 feet north of and parallel to West Diversey Parkway, North Commonwealth Avenue; a line 227.10 feet north of and parallel to West Diversey Parkway; North Sheridan Road; West Surf Street; and North Commonwealth Avenue, and

Subarea 3:

a line 150 feet north of and parallel to the east/west public alley just north of and parallel to West Diversey Parkway; North Sheridan Road; West Diversey Parkway; a line 193 feet west of and parallel to North Sheridan Road, the east/west public alley just north of and parallel to West Diversey Parkway; and the north/south public alley west of and parallel to North Sheridan Road,

to the designation of an Institutional Planned Development and corresponding use districts are hereby established in the area above described, subject to the 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 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Institutional Planned Development Number 1019.

Plan Of Development Statements.

1. The area delineated herein as Institutional Planned Development Number 1019 (the "Planned Development") consists of approximately three hundred nineteen thousand one hundred nineteen (319,119) net square feet (approximately seven and thirty-three hundredths (7.33) acres) of real property which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map (the "Property"), and is owned or controlled by the Applicant, Resurrection Health Care, an Illinois not-for-profit corporation ("Applicant").
2. The proposed plans contemplate the addition of skybridges crossing North Commonwealth Avenue and the east/west alley north of West Diversey Parkway. All applicable official reviews, approvals, or permits required in connection with this Planned Development shall be obtained by the Applicant, its successors, assignees or grantees. Any dedication or vacation of streets and alleys, or easements or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant, its successors, assignees, or grantees and approval by the City Council.
3. 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 2005 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 for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by Applicant. However, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interest or obligations therein.

4. This Plan of Development consists of seventeen (17) statements; a Bulk Regulations and Data Table; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; an Existing Land-Use Area Map;

an Existing Zoning Map; a Subarea Map; a Site Plan; a Landscape Phasing Exhibit; an Existing Landscape Conditions Plan; an Existing Vehicular & Pedestrian Circulation Map; a Main Entrance -- Preliminary Enhancements Plan; a North Lake Shore Drive and West Oakdale Avenue Preliminary Landscape Enhancements Plan; a West Surf Street Parking Lot Preliminary Landscape Enhancement Plan; Site and Conceptual Landscape Plan for M.O.B.; Conceptual Landscape Plan for Valet Lot; and Building Elevations (6 sheets); Contextual Elevations (4 sheets). Full-size copies of the Site Plan, Landscape Plans and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The following uses shall be permitted in this Planned Development:
 - A. Subarea 1: Hospital and related medical uses, educational and academic uses, research and medical facilities, adult and child day care centers for use by hospital staff and visitors, home health care services, nursing facilities, professional medical offices, limited commercial uses accessory to the principal use as a hospital, banking facilities, parking (accessory and non-accessory), related uses, accessory uses and interim uses as provided for in Statement Number 11.
 - B. Subarea 2: Hospital and related medical uses, educational and academic uses, research and medical facilities, home health care services, nursing facilities, professional medical offices, limited commercial uses accessory to the principal use as a medical office building or hospital, banking facilities, parking (accessory and non-accessory), related uses, accessory uses and interim uses as provided for in Statement Number 11.
 - C. Subarea 3: Hospital and related medical uses, education and academic uses, research and medical facilities, adult and child day care centers for use by hospital staff and visitors, home health care services, nursing facilities, professional medical offices, limited accessory commercial uses, banking facilities, parking (accessory and non-accessory), related uses, accessory uses, interim uses as provided for in Statement Number 11, and other uses as set forth in the B3-5 General Service District of the 2005 Chicago Zoning Ordinance.

6. Identification and other necessary signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs shall be permitted.
7. Off-street parking and loading facilities shall be in compliance with this Planned Development, subject to the review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all parking spaces shall be accessible parking.
8. Any service drive or any other means of ingress or egress, including for emergency vehicles, shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas or within fire lanes. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
9. In addition to the maximum height of the proposed buildings or any appurtenance thereto, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions of the 2005 Chicago Zoning Ordinance shall apply. In addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor area in excess of five thousand (5,000) square feet devoted to mechanical/electrical equipment in a single location, regardless of placement in the building, shall be excluded.
11. The improvements on the Property, including the on-site exterior landscaping and 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 plans listed in Statement Number 4 and the Bulk Regulations and Data Table. In addition, parkway trees shall be installed, if feasible, and maintained in accordance with the parkway tree planting provisions of the 2005 Chicago Zoning Ordinance and corresponding regulations and guidelines, except as provided herein and on the aforementioned plans.
 - A. In Subarea 2, all ground floor accessory retail or commercial uses, as permitted in Statement Number 5 above, fronting directly on the east side of North Sheridan Road shall be accessible to the public only through the building's lobby. However, this shall not prohibit the construction of an entrance to the building and its lobby on the east side of North Sheridan Road.

- B. Green Roof. Applicant shall install a vegetative green roof of approximately twelve thousand seven hundred twenty (12,720) square feet (representing approximately twenty-six percent (26%) of the building's roof surface) in substantial conformance with the Conceptual Landscape Plan for M.O.B.
- C. Parking. In an effort to accommodate the community's request, Applicant has arranged to lease eighty-five (85) parking spaces for a period of three (3) years commencing July 1, 2005, from the Chicago Park District. These off-site parking spaces shall count in the calculation of the Minimum Number of Off-Street Parking Spaces, as necessary. Moreover, this off-site parking, although not required parking, shall be allowed under the Planned Development and no further approvals, other than any necessary Park District approvals or permits, shall be required.
- D. Interim Uses:
- i. Subarea 2. Although the plans attached to this planned development for Subarea 2 provide for the future development of a medical office building with parking, accessory uses and a skybridge, the existing use of surface parking may remain indefinitely. Should the existing surface parking lot remain, the following landscaping schedule shall control. For the five (5) years following adoption of this Planned Development, Applicant shall have no obligation to further enhance the existing landscaping. After five (5) years from the date of adoption of this Planned Development, if construction of the proposed building has not yet commenced, then Applicant shall be required to provide perimeter landscaping in accordance with the West Surf Street Parking Lot Preliminary Landscape Enhancement Plan. Upon construction of the proposed building and skybridge, the Conceptual Landscape Plan for the M.O.B. shall control.
 - ii. North Portion Of Subarea 3. That portion of Subarea 3 located north of the existing public alley is currently used as an MRI facility with on-site parking. Although the current use may remain indefinitely, the improvements depicted on the Conceptual Landscape Plan for Valet Lot, which are hereby granted relief from full compliance with the Chicago Zoning Ordinance as it relates to landscaping, are hereby approved.
 - iii. Although the Conceptual Landscape Plan for Valet Lot attached to this Planned Development provides for the

future development of a valet parking lot with certain landscaping on the north portion of Subarea 3, the current use may remain indefinitely.

- E. The Applicant shall continue to coordinate with the alderman, Chicago Department of Transportation and the Department of Planning and

Development to monitor parking and traffic activity expected to occur as a result of the development of any parcel located within the Planned Development. The Applicant agrees to meet a minimum of four (4) times annually during the construction process through the first year after construction is completed, with the alderman, the Department of Planning and Development, the Chicago Department of Transportation and the surrounding community. After that time, the Applicant agrees to meet a minimum of once annually with the aforementioned parties. In the event the Department of Transportation determines that the measures taken by the Applicant to provide effective circulation and parking within the Plan of Development are insufficient, the Department of Transportation may request additional traffic management or control measures as needed to mitigate or eliminate traffic interference. Such modifications and approvals shall be kept on file with the Department of Transportation and the Department of Planning and Development.

- F. Rooftop mechanical penthouses may only hold mechanical and electrical equipment and may not be used for any other purpose, in accordance with applicable code requirements.
- G. All rooftop mechanical equipment shall have acoustic baffling, in accordance with applicable code requirements.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the Project in a manner that promotes, enables, and maximizes access throughout the Property. Therefore, at the time when Part II approvals are sought, the plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
13. Except for those plans which are approved and are referenced in Statement 4 above (which shall specifically include but not be limited

to construction of the one and one-half (1½) story garage addition in Subarea 1), prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 17-13-0610 of the 2005 Chicago Zoning Ordinance ("Part II Approval") for development or redevelopment of any development parcels within the Planned Development, a site plan for any proposed development, including parking areas and street access, shall be submitted to the Commissioner of the Department of Planning and Development for processing pursuant to the terms of this section. The proposed development shall be the subject of a public hearing before the Chicago Plan Commission, with required legal notice being provided. Approval of the Plan Commission shall be required before a Part II approval shall be issued. Following approval of a site plan as outlined above, the approved 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. The approved site plan may be changed or modified pursuant to the minor change provisions of Section 17-13-0611 of the 2005 Chicago Zoning Ordinance and Statement Number 14 of this Plan of Development.

A site plan shall, at a minimum, provide the following information with respect to the proposed improvements:

- A. the boundaries of the Property;
- B. the footprint of the improvements;
- C. location and dimensions of all loading berths;
- D. preliminary landscaping plan prepared by a landscape architect with final landscaping plan to be approved at Part II stage;
- E. all pedestrian circulation routes;
- F. the location of any adjacent public improvements;
- G. preliminary elevations of the improvements; and
- H. statistical information applicable to the Property limited to the following:
 - i. floor area and floor area ratio;
 - ii. uses to be established;
 - iii. building heights; and
 - iv. all setbacks, required and provided.

A site plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development.

14. The terms, conditions and exhibits of this Planned Development may be modified administratively, by the Commissioner of the Department of Planning and Development, upon the application for such modification by the Applicant and after a determination by the Commissioner of Planning and Development that such modification is minor in nature, appropriate, and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the 2005 Chicago Zoning Ordinance.
 15. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the Property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development. See Statement Number 11.B in reference to green roof requirements.
 16. Approval of this Planned Development by the City Council constitutes approval of the elevated connection across vacated Surf Street, such vacation being pursuant to a certain ordinance passed by City Council on May 28, 1958, vacating a portion of West Surf Street and an adjacent alley. Further, no additional approvals shall be required (other than any required building permit approvals).
 17. Lapse Of Approval Provision. Pursuant to Section 17-13-0612 of the 2005 Chicago Zoning Ordinance, this Planned Development Ordinance will lapse and be null and void unless construction, as authorized by a building permit, has commenced within six (6) years of the date of City Council approval of this Planned Development Ordinance and is thereafter diligently pursued to completion. Improvements in this multi-phase development which shall proceed according to the following schedule:
 - A. Improvements to the main entrance or construction of a new canopy as depicted on the Main Entrance Preliminary Enhancements Plan, shall be commenced within six (6) years of
-

14252

the date of City Council approval of this Planned Development Ordinance; or

- B. Landscape improvements as depicted in the Landscape Phasing Exhibit for Subarea 1, Phase 2, shall be commenced within six (6) years of the date of City Council approval of this Planned Development Ordinance.

If no project is completed within the six (6) year period following the adoption of this Planned Development, then the Planned Development shall expire and the zoning shall automatically revert to the RM6.5 zoning classification for Subarea 1, RM5 zoning classification for Subarea 2 and to the RM6.5 and B3-5 zoning classifications for Subarea 3. However, upon completion of any of the improvements listed above, no further lapse of approval, expiration or sunset provision shall apply to this Planned Development.

[Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Existing Land-Use Area Map; Existing Zoning Map; Subarea Map; Existing Vehicular and Pedestrian Circulation; Main Entrance Enhancement; Street Landscape Enhancements; Conceptual Landscape Plans for Medical Office Building and Valet Lot; Landscape Phasing Exhibits; Building Elevations; Site Sections; and Existing Landscape Conditions referred to in these Plan of Development Statements printed on pages 79906 through 79937 of this Journal.]

Bulk Regulations and Data Table and Phasing Exhibits Narrative referred to in these Plan of Development Statements read as follows:

Institutional Planned Development Number 1019.

Bulk Regulations And Data Table.

- 1. Net Site Area: 319,119 square feet (approximately 7.33 acres)

2. Subarea 1:

Maximum Floor Area Ratio (floor area shall not be transferable between Subareas):	4:4
Maximum Percentage of Land Coverage for Buildings:	88%
Minimum Periphery Setbacks (for Buildings):	
North Lake Shore Drive West:	0 feet
North Commonwealth Avenue:	10 feet
South Periphery Property Line of Subarea 1:	10 feet
West Oakdale Avenue:	0 feet
Maximum Building Height:	
North of the centerline of vacated West Surf Street:	125 feet (plus mechanical penthouses, stair towers and other appurtenances)
South of the centerline of vacated West Surf Street:	175 feet (plus mechanical penthouses, stair towers and other appurtenances)

3. Subarea 2:

Maximum Floor Area Ratio (floor area shall not be transferable between Subareas):	3.2
Maximum Percentage of Land Coverage for Buildings:	88%
Minimum Periphery Setbacks (for Buildings):	
North Commonwealth Avenue:	7 feet; except for the proposed skybridge traversing North

	Commonwealth Avenue for which the setback shall be 0 feet
West Surf Street:	10 feet
North Sheridan Road:	10 feet
South Periphery Property Line of Subarea 2:	20 feet
Maximum Building Height:	125 feet (plus mechanical penthouses, stair towers and other appurtenances)

4. Subarea 3:

Maximum Floor Area Ratio (floor area shall not be transferable between Subareas):	4.4
Maximum Percentage of Land Coverage for Buildings:	88%
Minimum Periphery Setbacks (for Buildings):	
North Sheridan Road:	0 feet
West Periphery Property Line of Subarea 3:	0 feet
West Diversey Parkway:	0 feet
North Periphery Property Line of Subarea 3:	0 feet
Maximum Building Height:	
North of the centerline of the public alley:	150 feet (plus mechanical penthouses, stair towers and other appurtenances)
South of the centerline of the public alley:	80 feet (plus mechanical penthouses, stair towers and other appurtenances)

5. Minimum Number of
Off-Street Parking
Spaces:

1,150 (upon completion of the proposed Medical Office Building)

Any and all off-site parking spaces under contract with the Chicago Park District, or its designee, shall count towards the calculation of the minimum number of parking spaces. In the event that these spaces are no longer under contract, the Applicant must nonetheless provide the minimum number of required parking spaces within the Planned Development, subject to allowance for interim stages, as provided below.

6. Minimum Number of
Off-Street Loading
Spaces:

Hospital and related uses (except for medical or professional office use): for each 25,000 to 199,000 square feet of floor area, one off-street loading space shall be provided, plus one additional loading space for each additional 200,000 square feet of floor area or portion thereof shall be provided within the planned development. No loading spaces are required for a gross floor area between 0 and 24,999 square feet.

Medical or Professional Office use: for each 25,000 -- 499,000 square feet of floor area, one off-street loading space shall be provided for each 100,000 square feet of floor area, or portion thereof, plus one additional loading space for each additional 500,000 square feet of floor area or fraction thereof shall be provided within the planned development. No loading spaces are required for a gross floor area between 0 and 24,999 square feet.

Loading regulations shall be imposed on a campus-wide basis, rather than by Subarea.

7. Permitted Obstructions**In All Yards:**

Parking, signage, skybridges and supports, loading, canopies, statuary, transformers/ electrical vaults, fences, stairways, window mullions and steps.

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.

These regulations relate to the ultimate development within the planned development area. Interim stages of development may exceed these permitted standards for up to three (3) years, subject to the approval of the Department of Planning and Development.

Planned Development Improvement Phasing Exhibits Narrative.

Phasing Exhibit 1.

Existing Conditions.

This exhibit illustrates the existing building and landscape/site conditions present at Resurrection Saint Joseph Hospital at the time of the Planned Development submittal. For all phasing exhibits, please note the boundary lines included in the legend, which outline the Proposed Planned Development Area Boundary, the Proposed Planned Development Subarea Division and the Chicago Park District Boundary limits along North Lake Shore Drive. These boundaries are repeated on each of the attached Planned Development Exhibits, including the Site Context Subarea Exhibit dated April 20, 2006.

Subarea 1 -- Phase 1.

Hospital Canopy And Entrance Landscape Improvements.

Resurrection Saint Joseph Hospital is initiating simultaneous construction of a new entry, entry canopy and related site and landscape enhancements to the main

hospital building's North Lake Shore Drive entry. These new improvements will enhance the visitor experience of the hospital's main entry by improving the site and streetscape appearance.

As depicted on the Main Entrance Preliminary Enhancement Plan dated April 20, 2006, new ornamental tree plantings, shrub and perennial massings, and hardscape improvements are to be implemented upon construction of the entrance. While most of these site landscape improvements occur within or on Saint Joseph property, some landscape work will take place on the City of Chicago Park District Property (see boundary limits).

Subarea 1 -- Phase 2.

Overlook Landscape Improvements.

Representing the visual terminus to West Surf Street, the 'overlook' caps the pedestrian link between the higher elevation on Commonwealth and the lower area between the existing hospital and parking structure. This area currently has some landscaping which will be embellished with a new seating area featuring a decorative railing, benches, and pots and improved lighting. Vegetation will be renewed with in-filled street trees, and evergreen and deciduous shrubs and flowering perennials at the overlook and along the existing pedestrian ramp. Plans for this phase can be found on the Conceptual Landscape Plan for M.O.B. exhibit.

Subarea 1 -- Phase 3.

Commonwealth/Oakdale Landscape Enhancements.

The existing landscape beds at the southern entry to the manor building along North Commonwealth Avenue, as well as along West Oakdale Avenue, north of the Manor Building and existing parking deck are to be refurbished at the time of construction of the overhead pedestrian walkway between the parking structure and the hospital. As seen on the North Lake Shore Drive and West Oakdale Avenue Preliminary Landscape Enhancements exhibit, new landscaping will include ornamental trees, evergreen and deciduous shrubs, flowering perennials and groundcovers.

Subarea 1 -- Phase 4.

North Lake Shore Drive Parking Structure
Base Landscape Improvements.

Also found on the North Lake Shore Drive and West Oakdale Avenue Preliminary Landscape Enhancements exhibit, the building foundation to the east of the North Lake Shore Drive parking structure is to be heavily planted with evergreen trees for visual softening and screening at the time of construction of a one and one-half (1½) story vertical addition to the existing parking structure. Ornamental trees, deciduous shrubs and flowering perennial pockets will add color to the landscape.

Subarea 2 -- Phase 1A.

Surf Street Parking Lot Perimeter Landscape
Enhancement Plan At Five Year Interval.

As noted in the Planned Development documents, Resurrection Saint Joseph Hospital intends to upgrade and enhance the perimeter site and streetscape landscape of the existing Surf Street parking lot if no building improvements are undertaken on the site before the fifth (5th) anniversary of the adoption of the Planned Development Agreement.

The improvements shall be consistent with the perimeter screening and street tree plantings depicted in the West Surf Street Parking Lot Preliminary Landscape Enhancement Exhibit dated April 20, 2006. These improvements comply to the extent possible with the City of Chicago Landscape Standards for perimeter parking lot screening and street tree requirements. This plan does not comply with the internal parking lot requirements set forth in the Chicago Landscape Ordinance. Rather, it is Resurrection Healthcare's intent to provide the maximum amount of needed off-street visitor parking, as is currently available at the Surf Street lot.

Subarea 2 -- Phase 1B.

Medical Office Building Landscape Improvements.

Resurrection Saint Joseph Hospital envisions the development of a new Medical Office Building (M.O.B.) and above ground enclosed pedestrian bridge connection

on the existing Surf Street parking lot site. This building will include several "green roof" components which will be incorporated on both the upper level of the parking garage and on several lower roof levels of the Medical Office Building. These "green roof" elements will provide visual green spaces which meet or exceed the City of Chicago green roof matrix requirement of twenty-five percent (25%) of the total building coverage.

As illustrated on the attached exhibit and Supplemental Conceptual Landscape Plan for the Medical Office Building dated April 20, 2006, the green roof elements cover approximately twenty-five and seven-tenths percent (25.7%) of the total building roof and top parking level. In addition, the perimeter of the south and east parking garage roof parapet includes an attached "green planter box" element, as noted.

At the ground level of the new Medical Office Building, extensive landscape shrub and perennial color pockets supplement both deciduous and ornamental shade trees. A twenty (20) foot wide landscaped buffer area will be provided along the south setback line.

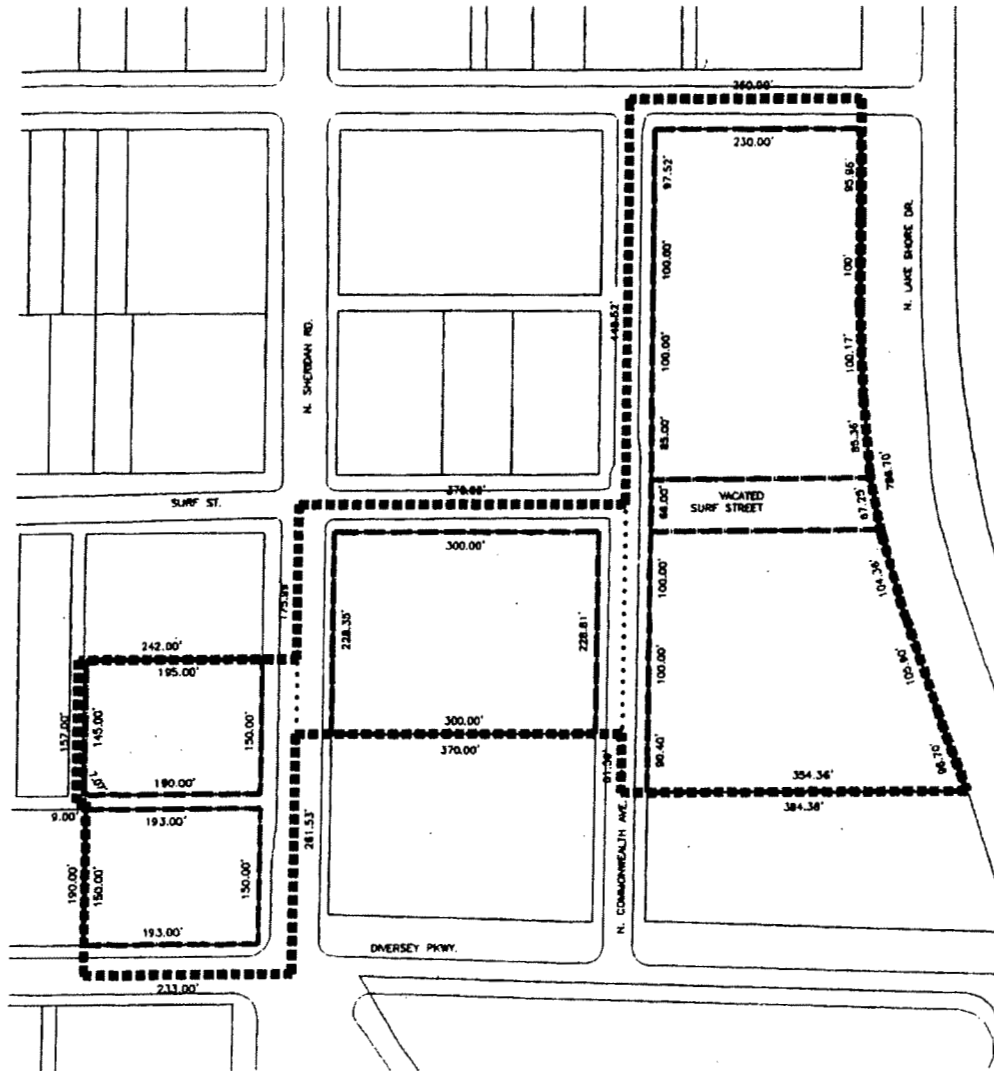
As per all of the proposed plans, the streetscape/street tree planting scheme strives to incorporate the maximum amount of street trees allowable by the Chicago Landscape Ordinance. The Conceptual Landscape Plan and Plant Palette for the proposed Medical Office Building dated April 20, 2006 highlights additional particulars of the landscape plan.

Subarea 3 -- Phase 1.

Valet Lot Landscape Improvements.

The existing MRI site on the west side of North Sheridan Road will be demolished to make way for a small valet parking lot intended to serve the parking needs of Saint Joseph Hospital and the planned Medical Office Building. This parking lot, as depicted in the Conceptual Landscape Plan for Valet Lot Exhibit dated April 20, 2006, consists of a paved parking lot with supplemental perimeter solid screen fencing and several internal deciduous shade trees. While the plan does not meet the internal parking landscape standards set forth in the Chicago Landscape Ordinance, the North Sheridan Road setback landscape buffer and street tree plantings seek to fulfill the requirements. The plan seeks to minimize internal plantings due to the nature of the valet lot, and long-term maintenance, snow removal and vehicular maneuvering needs.

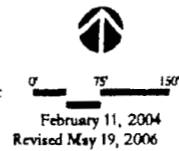
Planned Development Boundary, Property Line And Right-Of-Way Adjustment Map.



LEGEND

- PROPERTY LINE
- PLANNED DEVELOPMENT BOUNDARY
- SUB-AREA BOUNDARY LINE

Resurrection Health Care
St. Joseph Hospital Chicago, IL **LAKOTA**
THE LAKOTA GROUP INC
Planned Development Boundary, Property Line and
R.O.W. Adjustment Map



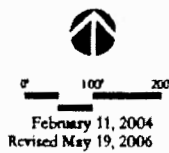
Existing Land-Use Area Map.



Legend

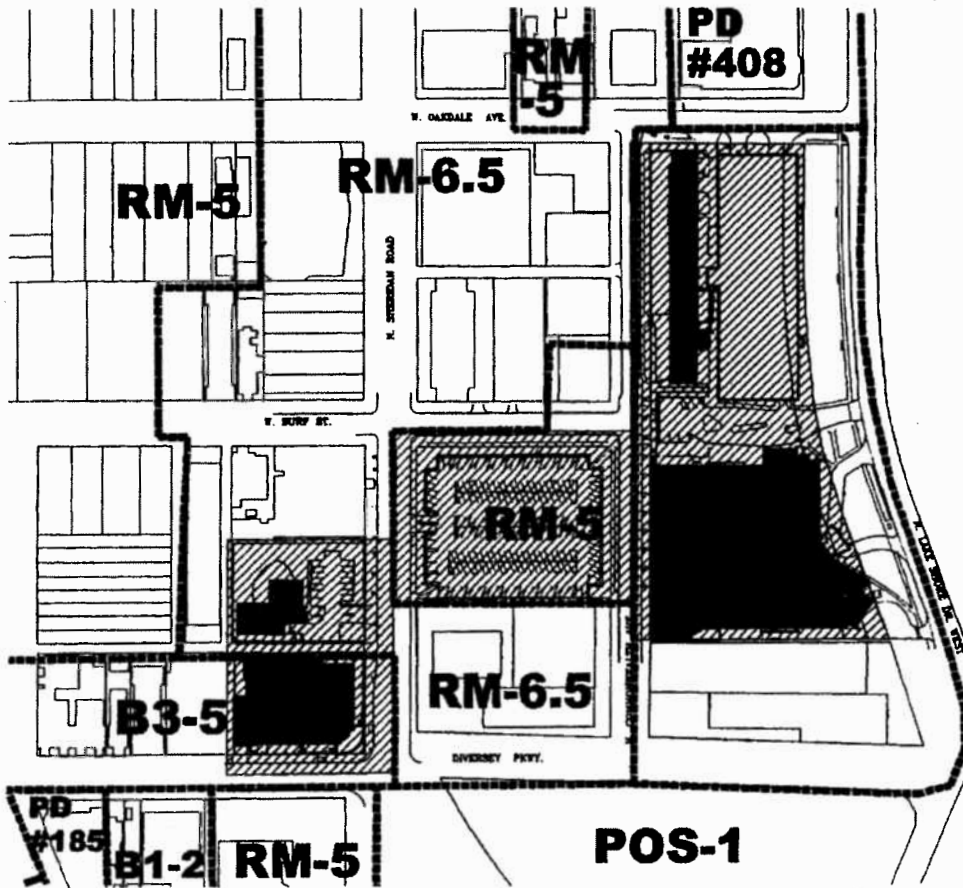
— P.D. Boundary

Resurrection Health Care
St. Joseph Hospital Chicago, IL **LAKOTA**
THE LAKOTA GROUP INC
 Existing Land Use Area Map





February 11, 2004
Revised May 19, 2006


Existing Zoning Map.



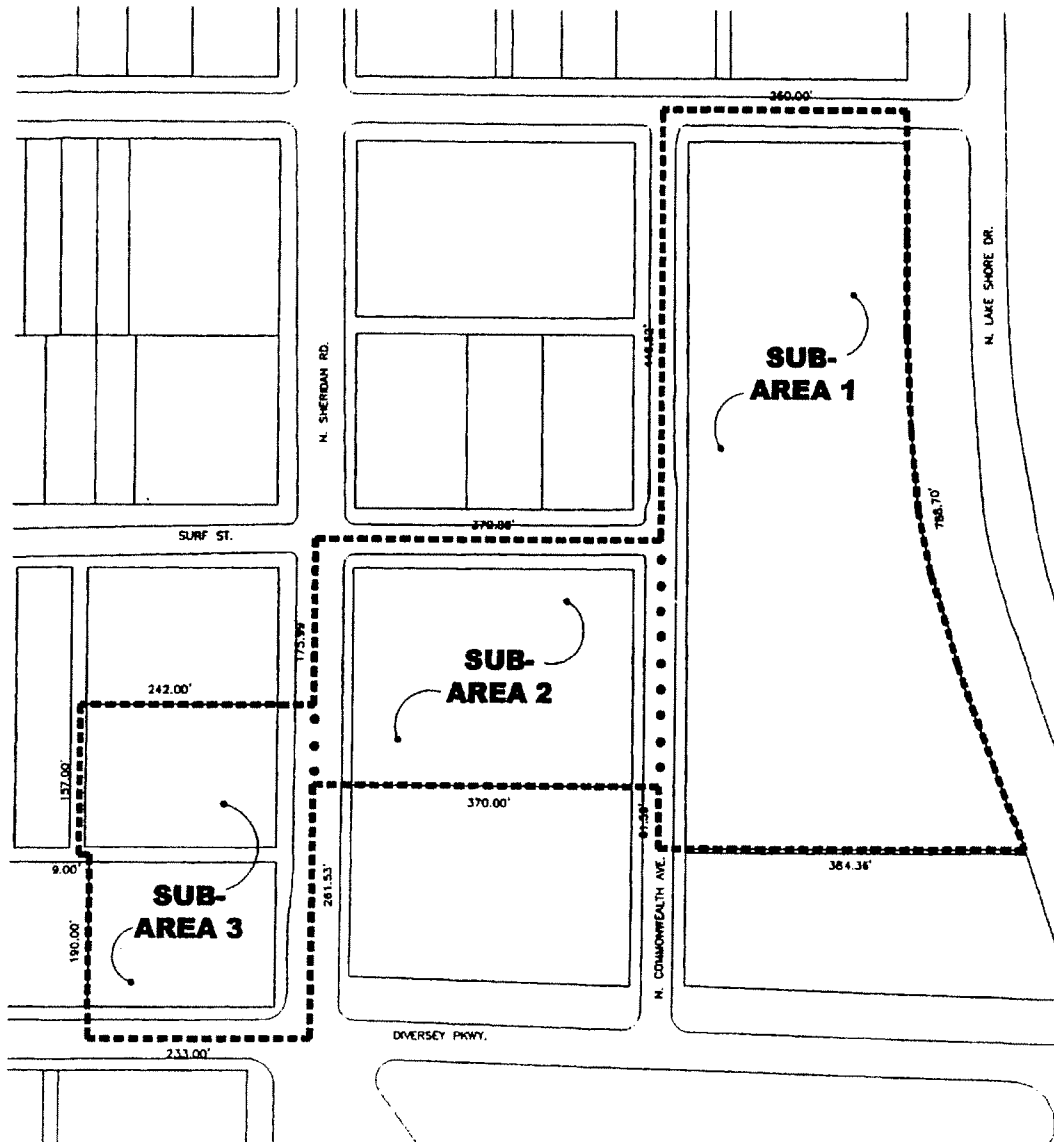
Legend

-  Zoning District Boundary
-  Proposed Development Boundary

Resurrection Health Care
St. Joseph Hospital Chicago, IL **LAKOTA**
THE LAKOTA GROUP INC
 Existing Zoning Map


 0' 100' 200'
 February 11, 2004
 Revised May 19, 2006

Subarea Map.
(Page 1 of 2)



LEGEND

- PROPERTY LINE
- PLANNED DEVELOPMENT BOUNDARY
- SUB-AREA BOUNDARY LINE

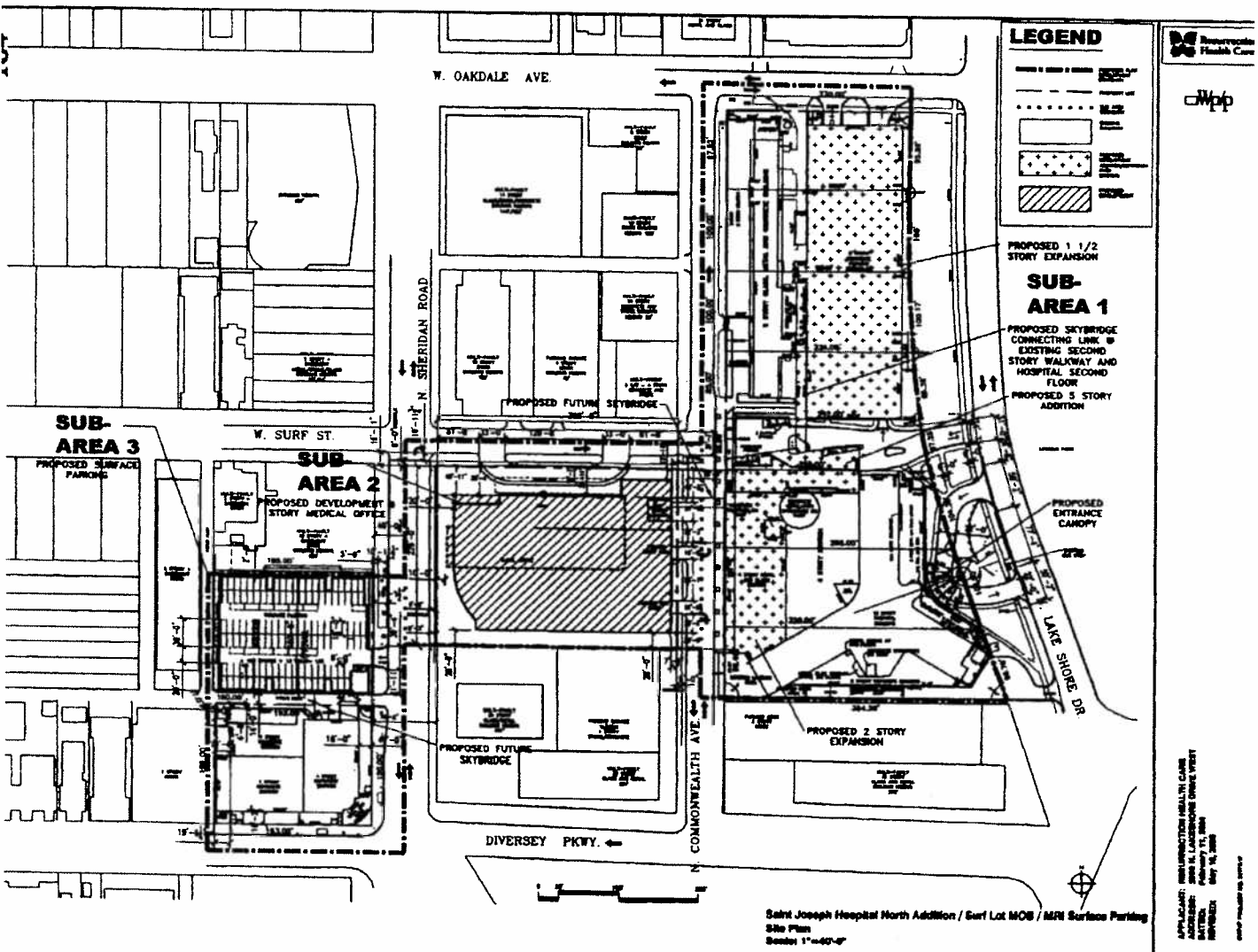
Resurrection Health Care
St. Joseph Hospital Chicago, IL **LAKOTA**
 Sub-Area Map



0' 75' 150'

February 11, 2004
 Revised May 19, 2006

THE LAKOTA GROUP INC

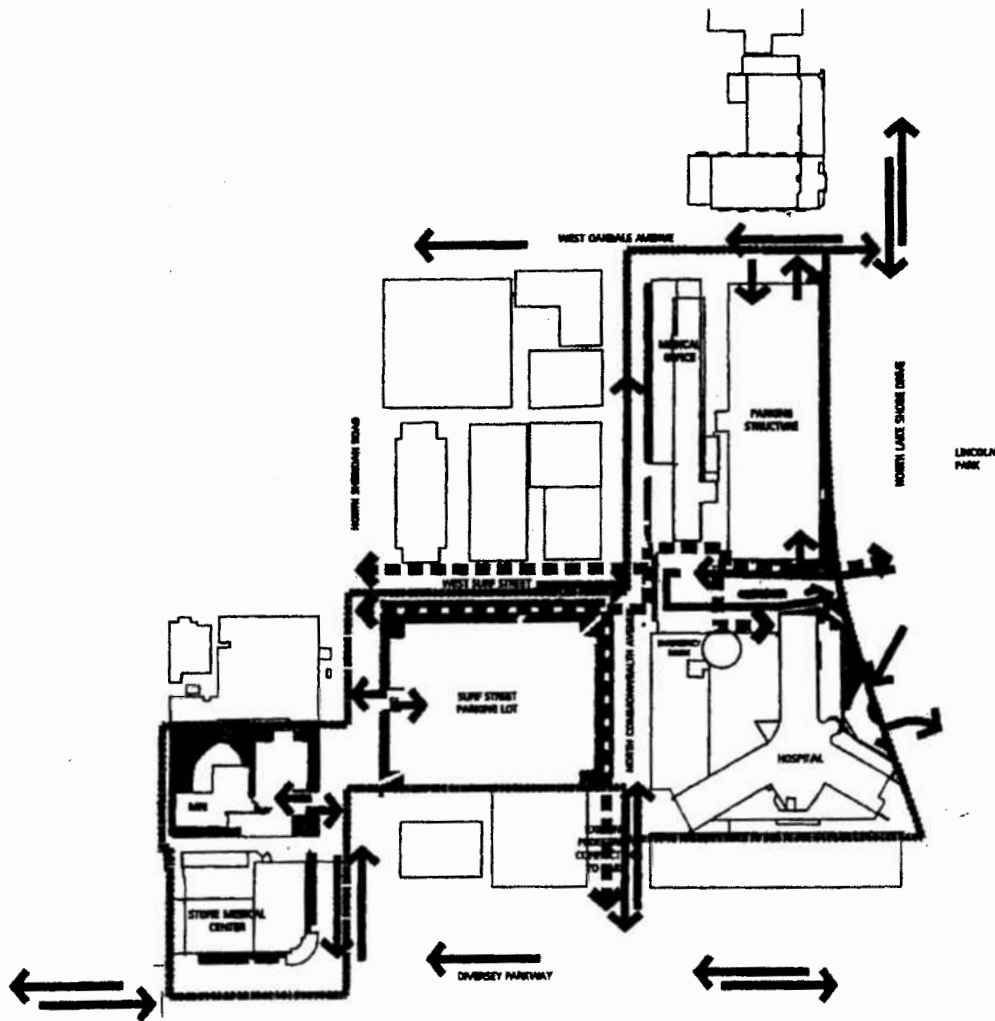


Subarea Map.
(Page 2 of 2)

Existing Vehicular And Pedestrian Circulation.

Legend

- ◀ Existing Pedestrian Route
- ← Vehicular Ingress/Egress Points
- Chicago Park District Green Space
- Saint Joseph Hospital Green Space
- ⊞ Proposed Planned Development Area



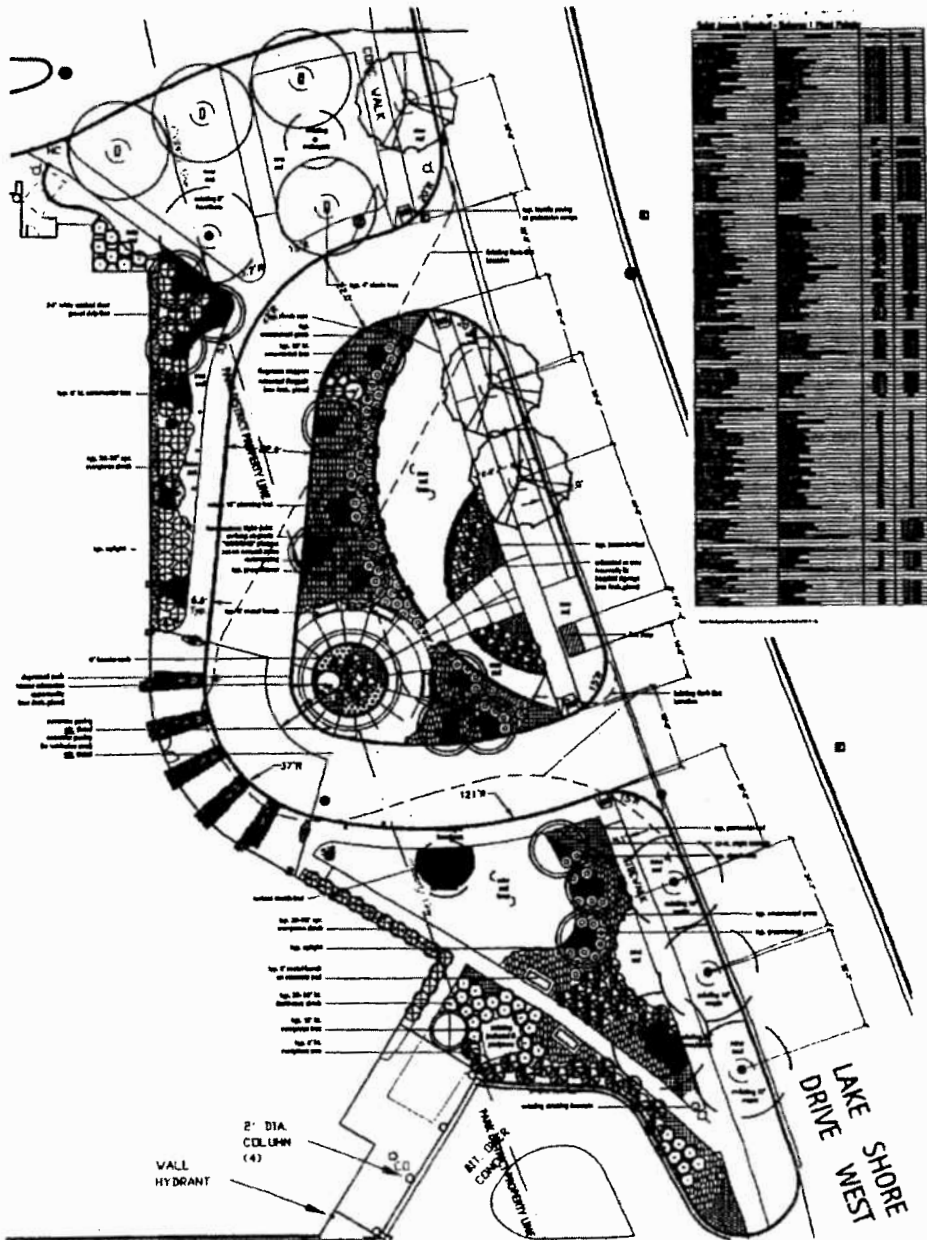
Resurrection Healthcare
Saint Joseph Hospital Chicago, Illinois

LAKOTA
 THE LAKOTA GROUP, INC.

0' 80' 160'
 February 11, 2004
 Revised May 19, 2006

Existing Vehicular & Pedestrian Circulation

Main Entrance -- Preliminary Enhancements.

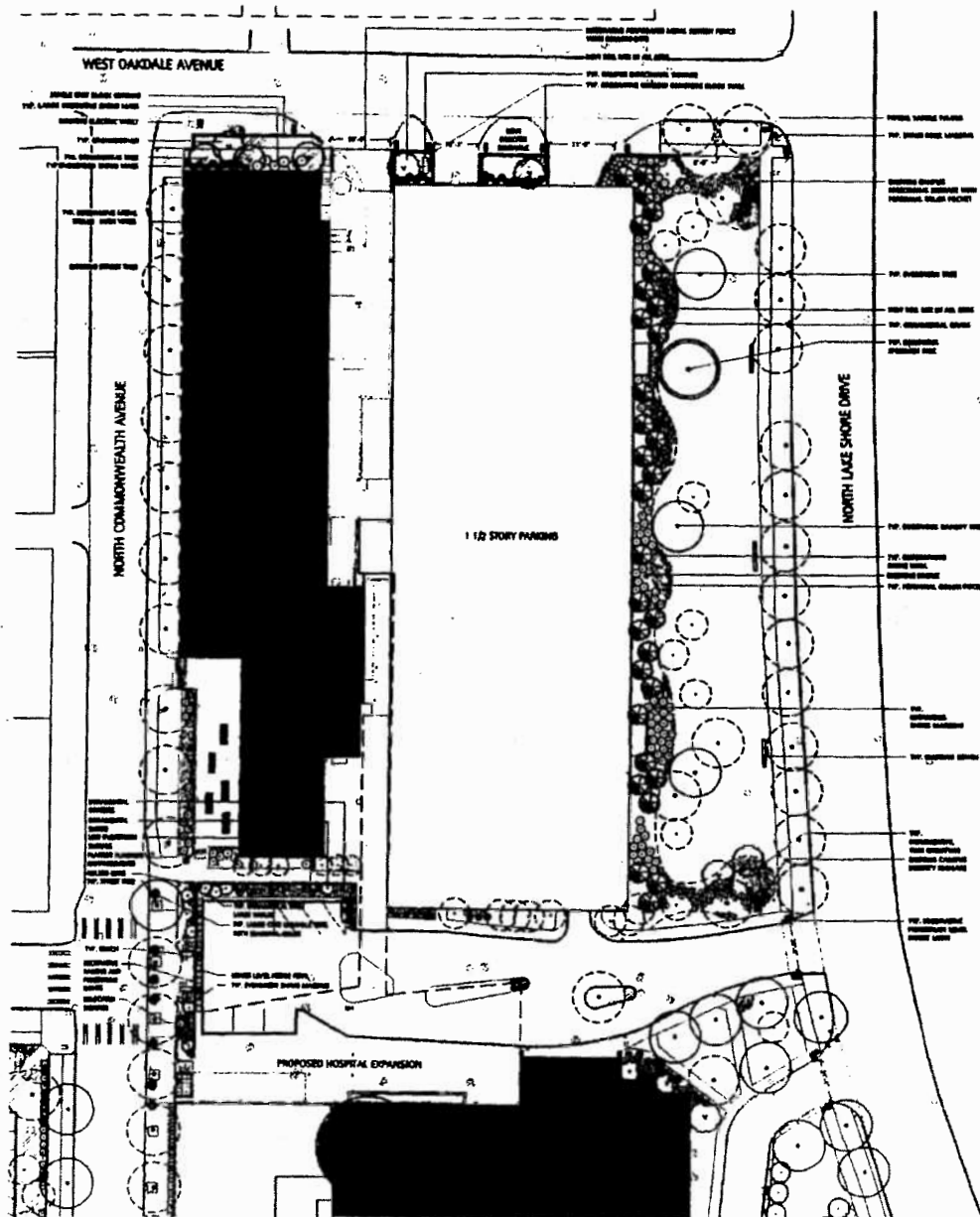


Applicant:
Resurrection Health Care
Saint Joseph Hospital Chicago, Illinois
 Main Entrance - Preliminary Enhancements

LAKOTA
 THE LAKOTA GROUP, INC.

February 11, 2004
 Revised May 15, 2006

North Lake Shore Drive And West Oakdale Avenue Preliminary Landscape Enhancements.

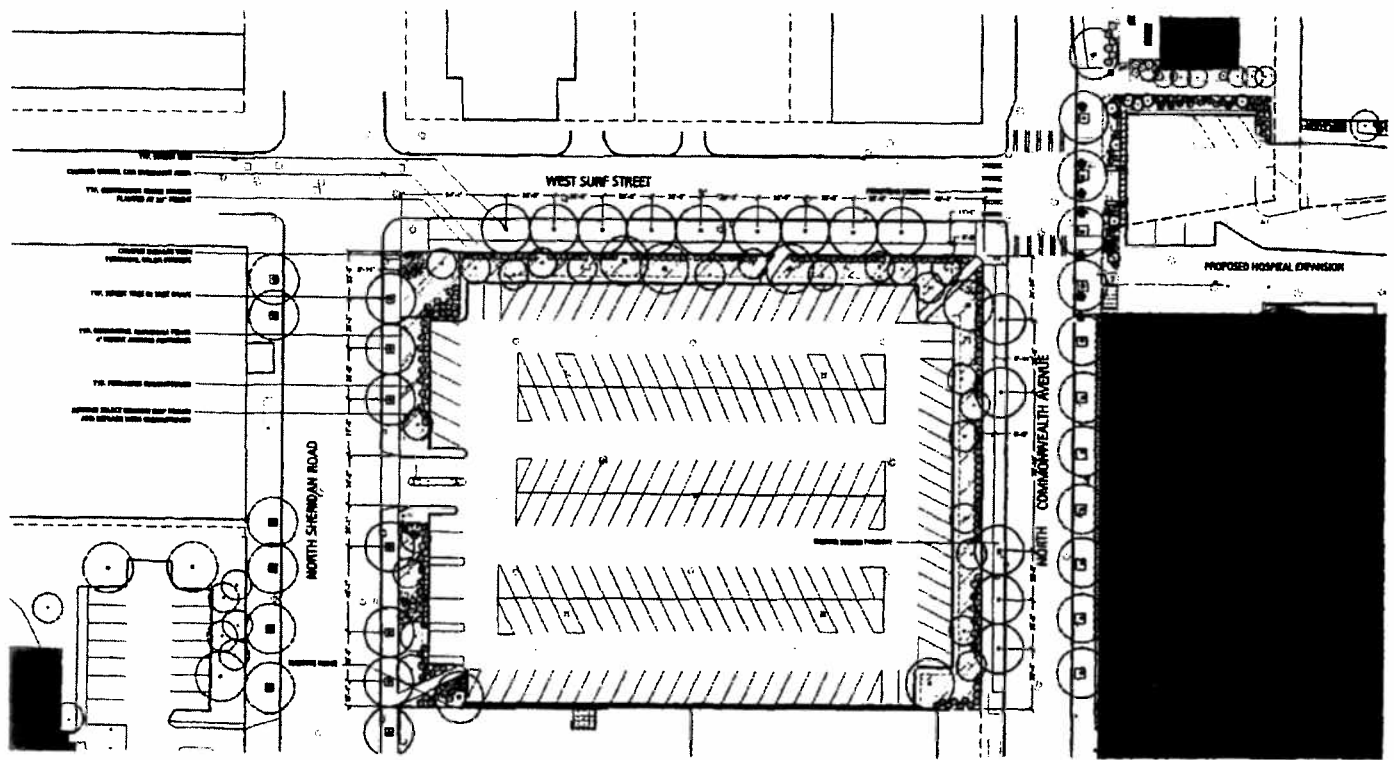


Applicant:
Resurrection Health Care
Saint Joseph Hospital Chicago, Illinois
North Lake Shore Drive and West Oakdale Avenue
Preliminary Landscape Enhancements

LAKOTA
The Landscape Architect

February 11, 2004
Revised May 19, 2004

West Surf Street Parking Lot Preliminary Landscape Enhancements.



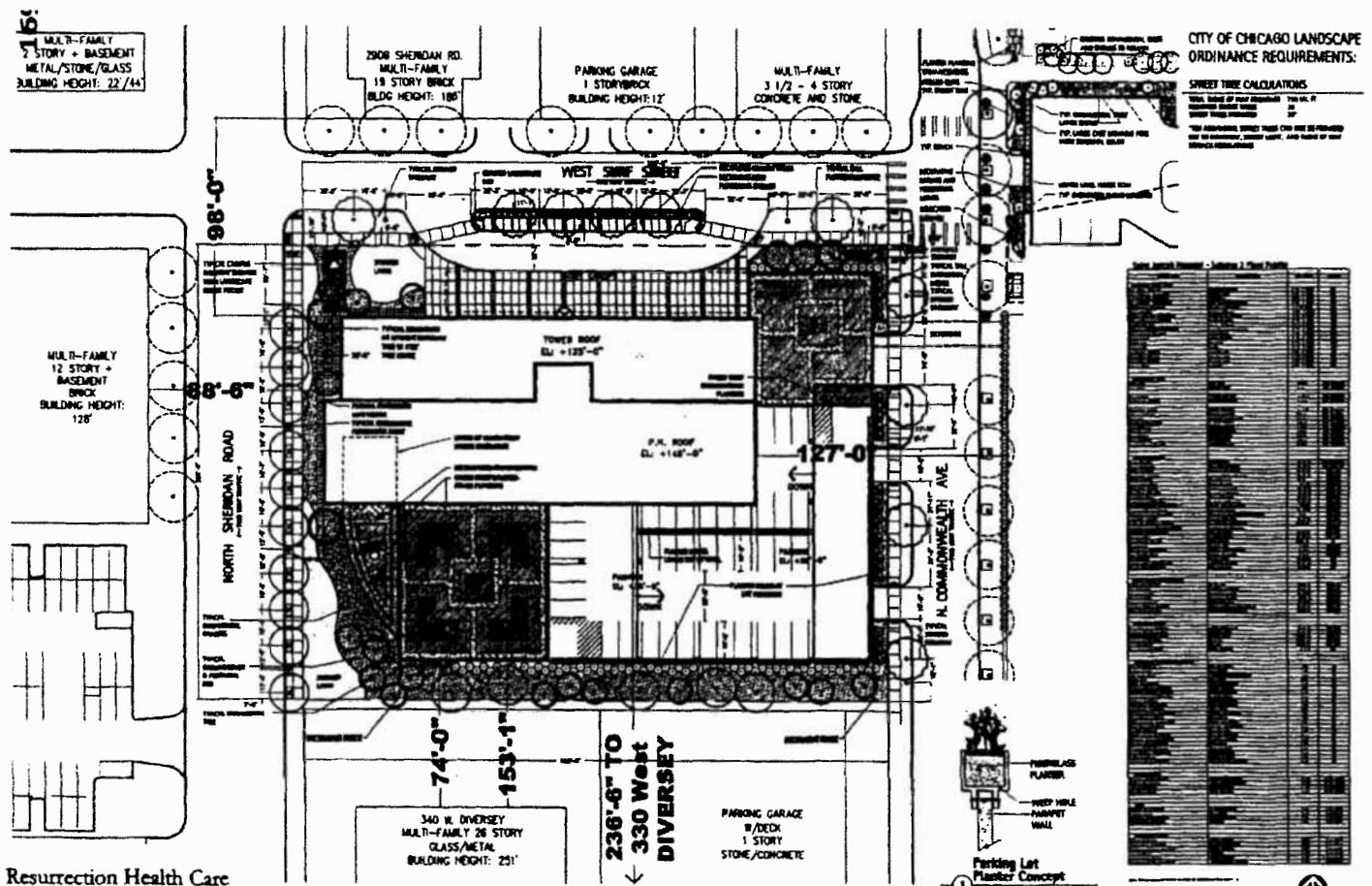
CITY OF CHICAGO LANDSCAPE ORDINANCE REQUIREMENTS:

PARKING LOT GREENSPACE CALCULATIONS		STREET TREE CALCULATIONS	
Minimum Tree Area	1000 sq. ft.	Minimum Tree Area	1000 sq. ft.
Minimum Green Space	100 sq. ft.	Minimum Tree Area	1000 sq. ft.
Minimum Tree Area	1000 sq. ft.	Minimum Tree Area	1000 sq. ft.
Minimum Green Space	100 sq. ft.	Minimum Tree Area	1000 sq. ft.
Minimum Tree Area	1000 sq. ft.	Minimum Tree Area	1000 sq. ft.
Minimum Green Space	100 sq. ft.	Minimum Tree Area	1000 sq. ft.

Applicant
Resurrection Healthcare
Saint Joseph Hospital Chicago, Illinois
 West Surf Street Parking Lot Preliminary Landscape Enhancement



Conceptual Landscape Plan For Medical Office Building.








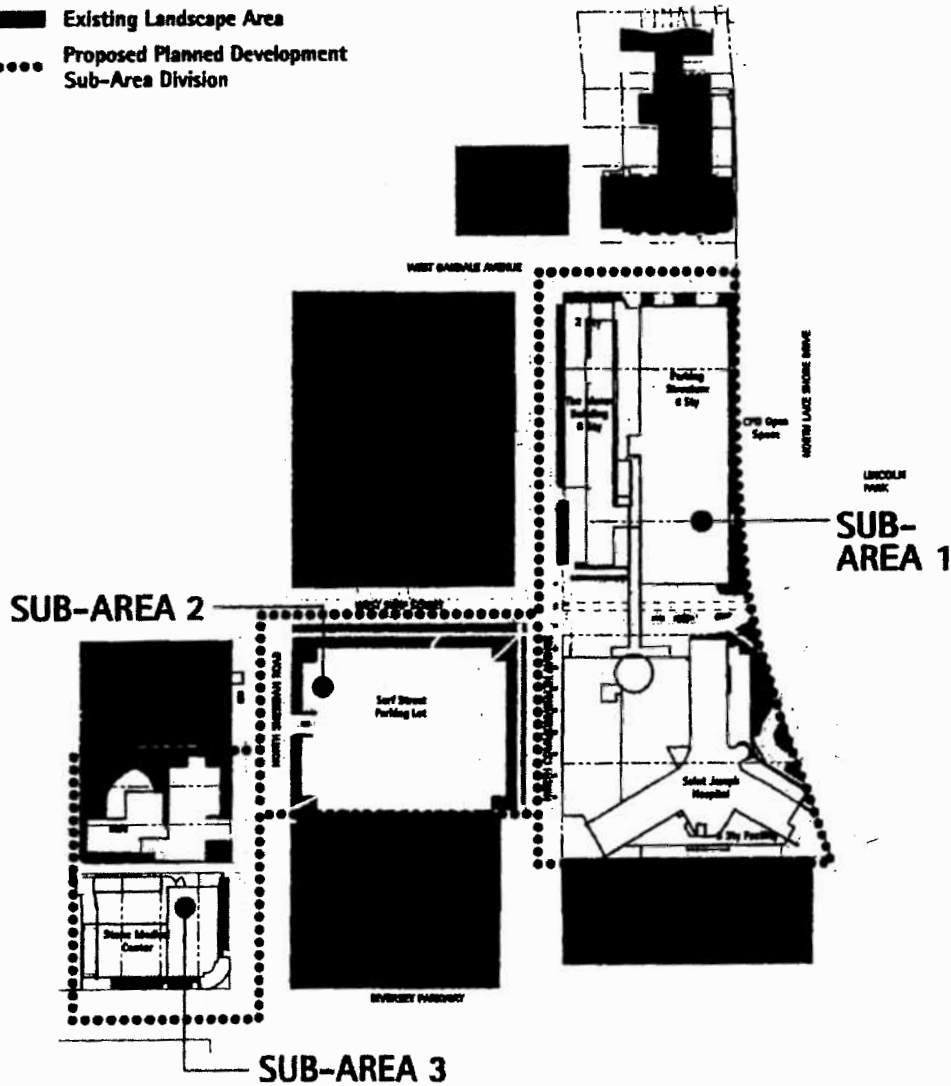
Resurrection Health Care
Saint Joseph Hospital Chicago, Illinois
 Conceptual Landscape Plan for M.O.B.

LAKOTA
 February 11, 2004
 Revised May 18, 2006

Landscape Phasing Exhibit.
(Page 1 of 10)

Legend

-  Existing Hospital Facilities / Parking Structure
-  Residential
-  Existing Landscape Area
-  Proposed Planned Development
-  Sub-Area Division



Resurrection Healthcare
Saint Joseph Hospital Chicago, Illinois

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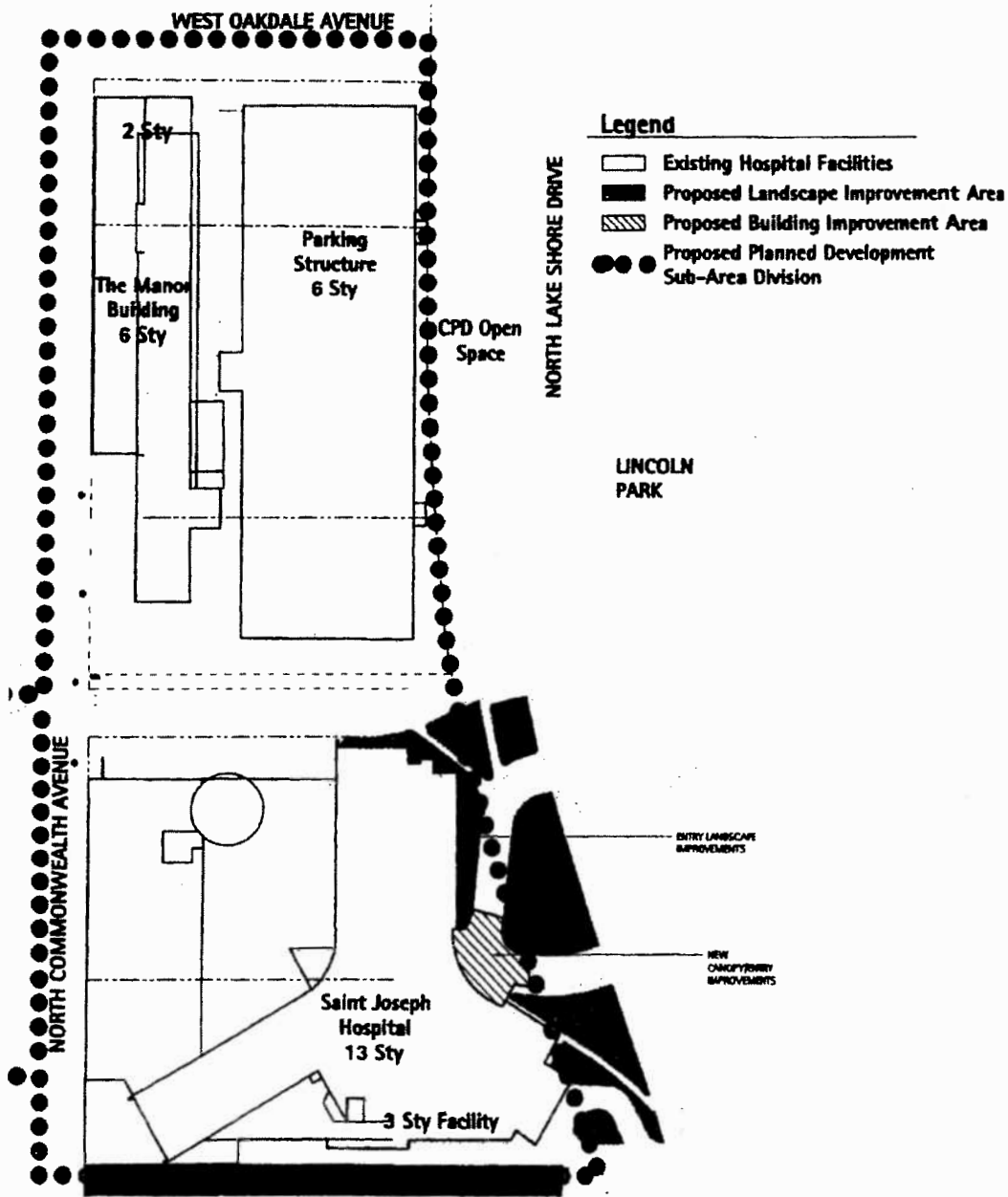
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May 19, 2006

Phasing Exhibit 1 - Existing Conditions

Note: Please see individual Building or Landscape Plan Exhibits for more detail.

Landscape Phasing Exhibit.
(Page 2 of 10)



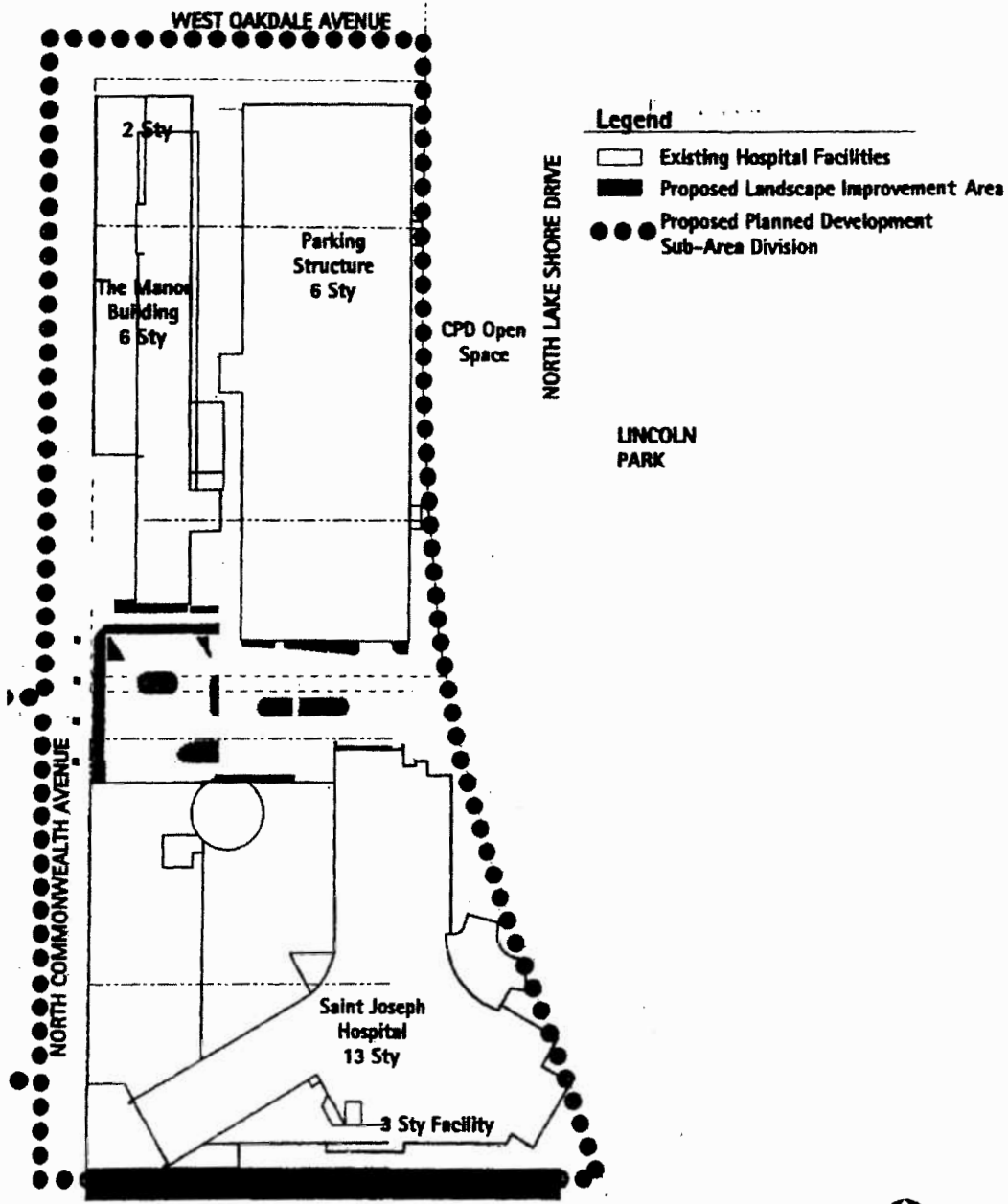
Resurrection Healthcare
Saint Joseph Hospital Chicago, Illinois

LAKOTA
THE LAKOTA GROUP, INC.
0' 40' 80'
May 19, 2006

Sub-Area 1
Phase 1 - Hospital Canopy and Entrance Landscape Improvements

Note: Please see individual Building or Landscape Plan Exhibits for more detail.

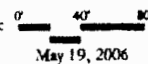
Landscape Phasing Exhibit.
(Page 3 of 10)



Resurrection Healthcare
Saint Joseph Hospital Chicago, Illinois

LAKOTA

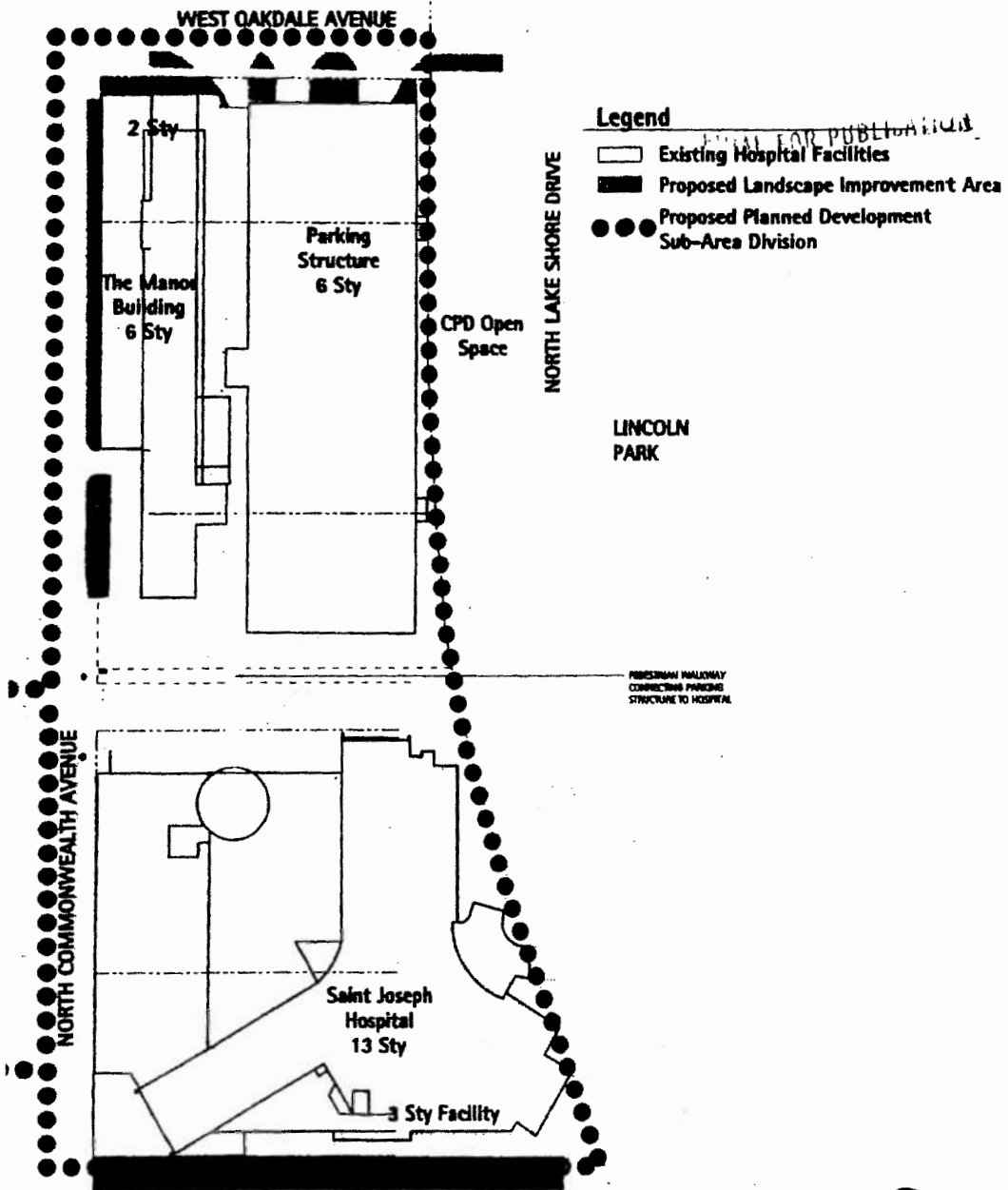
THE LAKOTA GROUP, INC.



Sub-Area 1
Phase 2 - Overlook Landscape Improvements

Note: Please see individual Building or Landscape Plan Exhibits for more detail.

Landscape Phasing Exhibit.
(Page 4 of 10)



Resurrection Healthcare
Saint Joseph Hospital Chicago, Illinois

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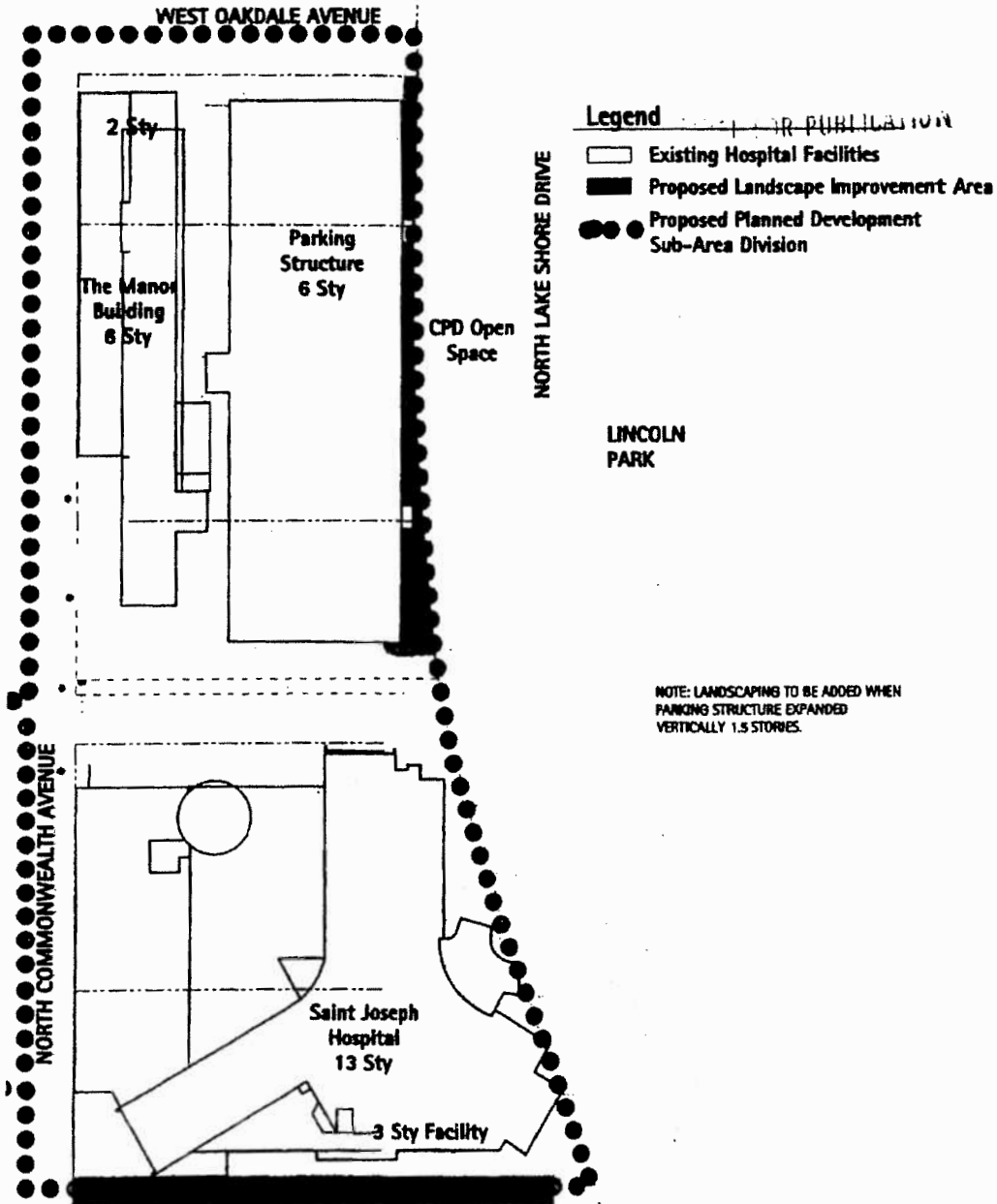
0 40 80

May 19, 2006

Sub-Area 1
Phase 3 - Commonwealth / Oakdale Buffer Landscape Enhancements

Note: Please see individual Building or Landscape Plan Exhibits for more detail.

Landscape Phasing Exhibit.
(Page 5 of 10)



Resurrection Healthcare
Saint Joseph Hospital Chicago, Illinois




LAKOTA
THE LAKOTA GROUP, INC.
0' 40' 80'
May 19, 2006

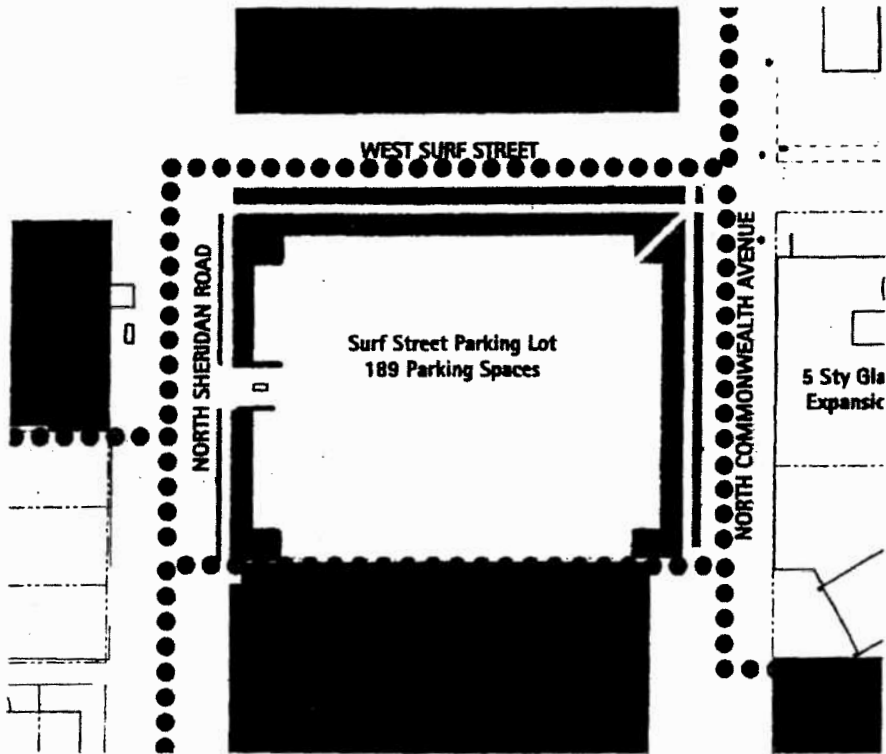
Sub-Area 1
Phase 4 - N. L. S. D. Parking Structure Base Landscape Improvements

Note: Please see individual Building or Landscape Plan Exhibits for more detail.

Landscape Phasing Exhibit.
(Page 6 of 10)

Legend

-  Residential
-  Existing Hospital Facilities
-  Proposed Landscape Improvement Area
-  Proposed Planned Development
-  Sub-Area Division



Resurrection Healthcare
Saint Joseph Hospital Chicago, Illinois

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1" = 40'






May 19, 2006

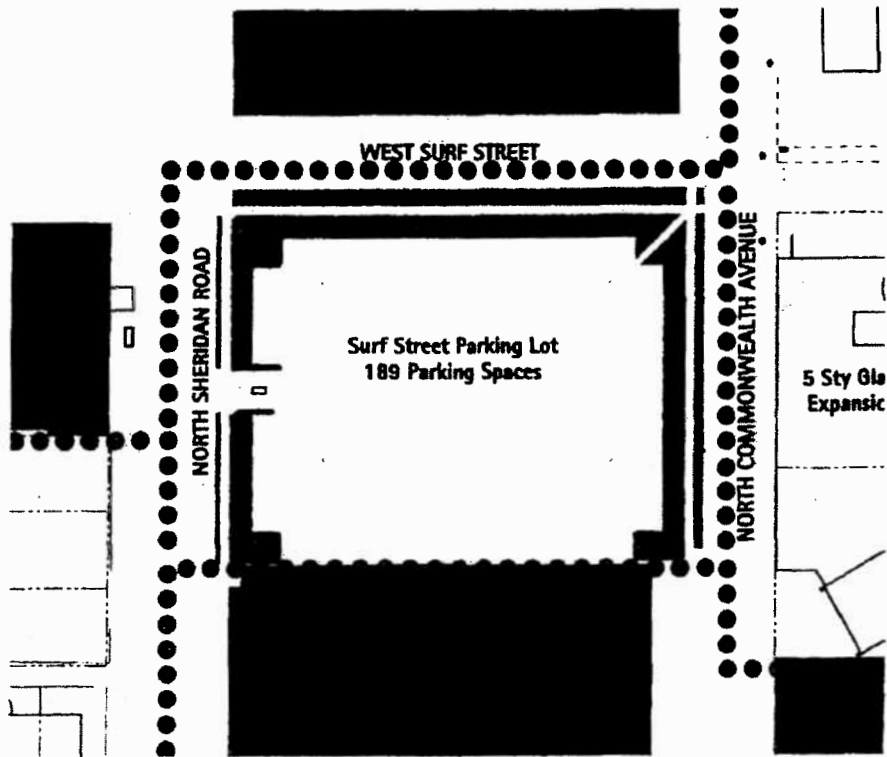
Sub-Area 2
Existing Conditions

Notes: 1. Please see individual Building or Landscape Plan Exhibits for more detail.

Landscape Phasing Exhibit.
(Page 7 of 10)

Legend

-  Residential
-  Existing Hospital Facilities
-  Proposed Landscape Improvement Area
-  Proposed Planned Development
-  Sub-Area Division



Resurrection Healthcare
Saint Joseph Hospital Chicago, Illinois

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0' 40' 80'

May 19, 2006






Sub-Area 2

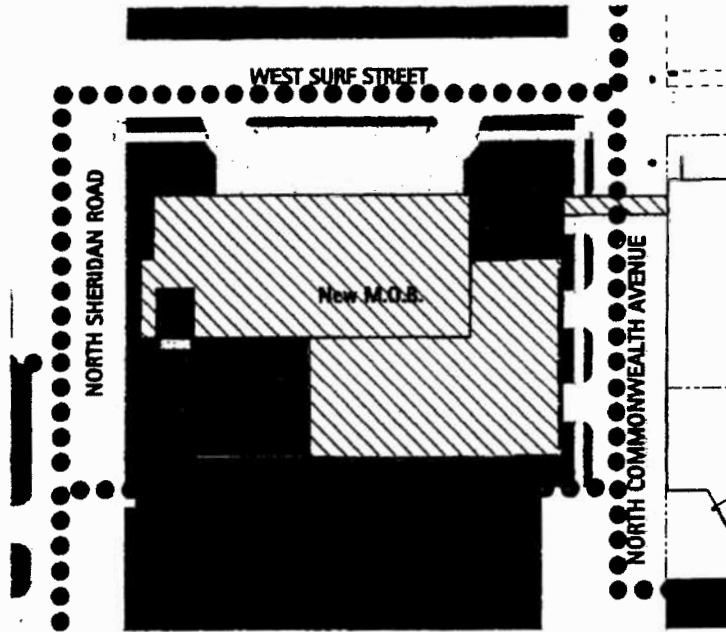
Phase 1A - Existing Lot Perimeter Landscape Enhancements Post Year 5

- Notes: 1. Please see individual Building or Landscape Plan Exhibits for more detail.
 2. In the instance where no planned M.O.B. facility is constructed within 5 years.

Landscape Phasing Exhibit.
(Page 8 of 10)

Legend

-  Residential
-  Existing Hospital Facilities
-  Proposed Building Improvement Area
-  Proposed Landscape Improvement Area
-  Proposed Planned Development Sub-Area Division



Resurrection Healthcare
Saint Joseph Hospital Chicago, Illinois








Sub-Area 2
Phase 1B - Proposed M.O.B. Site and "Green Roof" Landscape Improvements

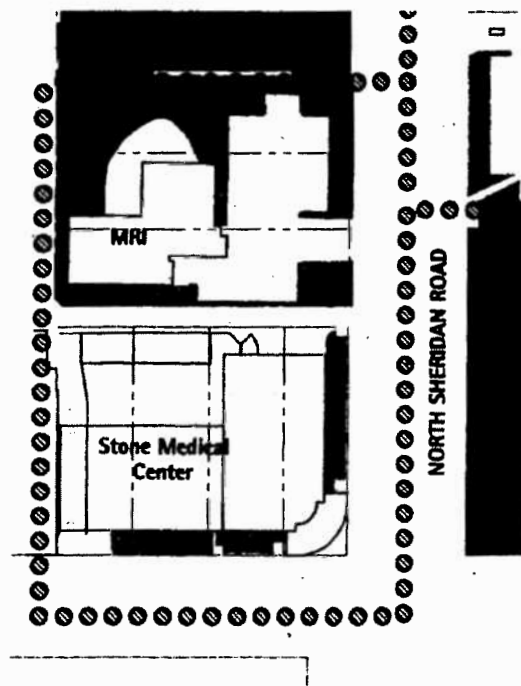
- Notes: 1. Please see individual Building or Landscape Plan Exhibits for more detail.
2. Landscape Improvements in conjunction with the development of new M.O.B.

May 19, 2006

Landscape Phasing Exhibit.
(Page 9 of 10)

Legend

-  Existing Hospital Facilities / Parking Structure
-  Residential
-  Existing Landscape Area
-  Proposed Planned Development
-  Sub-Area Division



Resurrection Healthcare
Saint Joseph Hospital Chicago, Illinois

LAKOTA
THE LAKOTA GROUP, INC.



0' 40' 80'


May 19, 2006

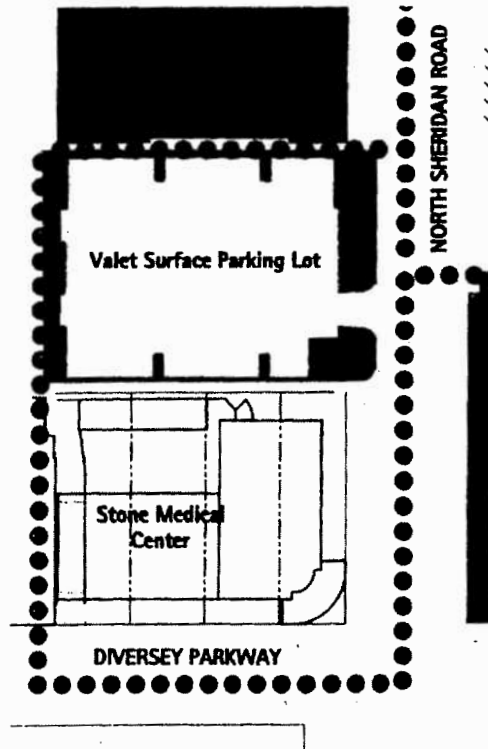
Sub-Area 3
Existing Conditions

Note: Please see individual Building or Landscape Plan Exhibits for more detail.

Landscape Phasing Exhibit.
(Page 10 of 10)

Legend

-  Residential
-  Existing Hospital Facilities
-  Proposed Landscape Improvement Area
-  Proposed Planned Development
-  Sub-Area Division



Resurrection Healthcare
Saint Joseph Hospital Chicago, Illinois

LAKOTA
THE LAKOTA GROUP, INC.



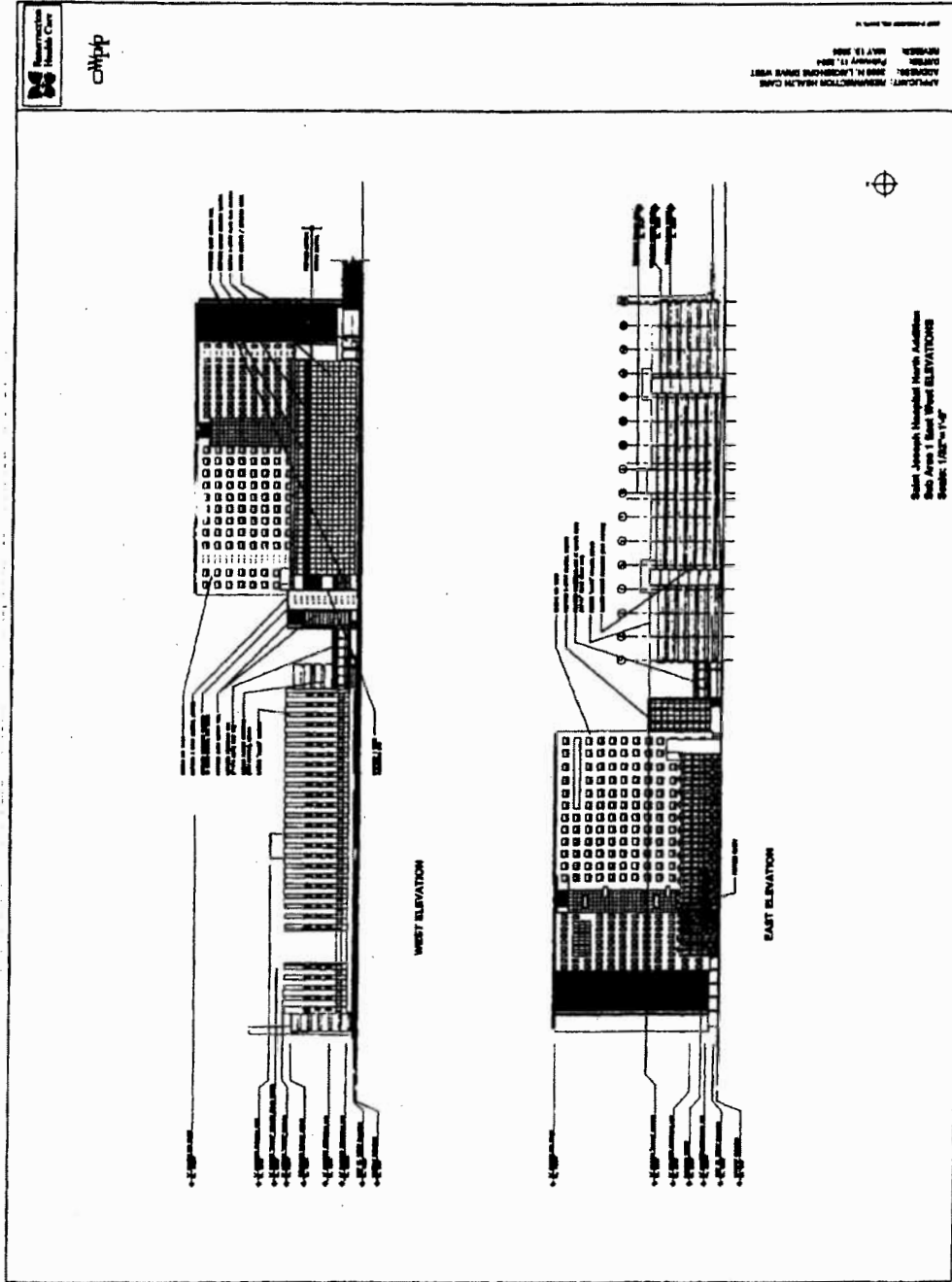
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May 19, 2006

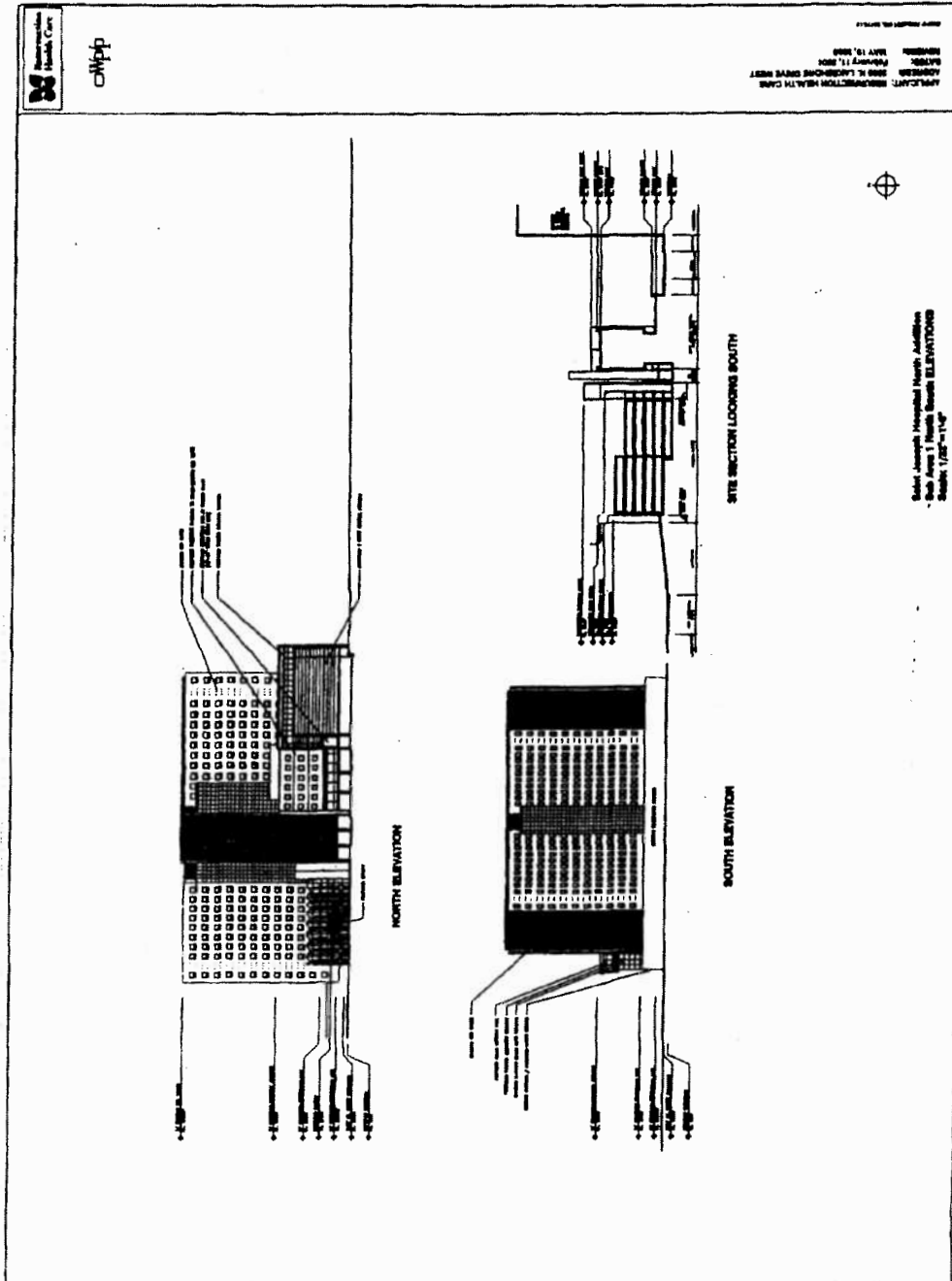
Sub-Area 3
Phase 1 - Valet Lot Landscape Improvements

- Notes: 1. Please see individual Building or Landscape Plan Exhibits for more detail.
2. Landscape Improvements in the event existing M.R.I. is removed for the proposed Valet Parking Lot.

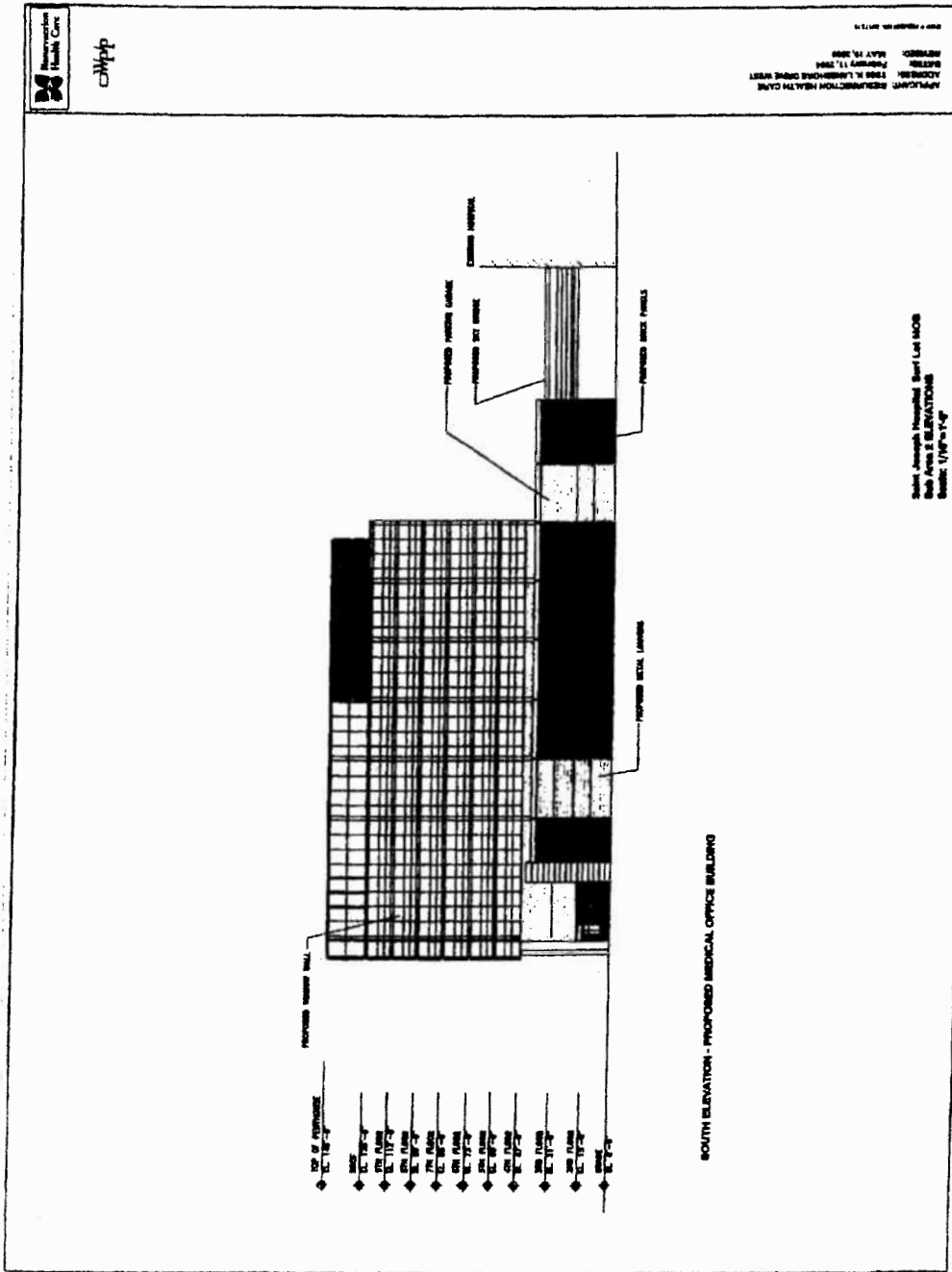
Building Elevations.
(Page 1 of 6)



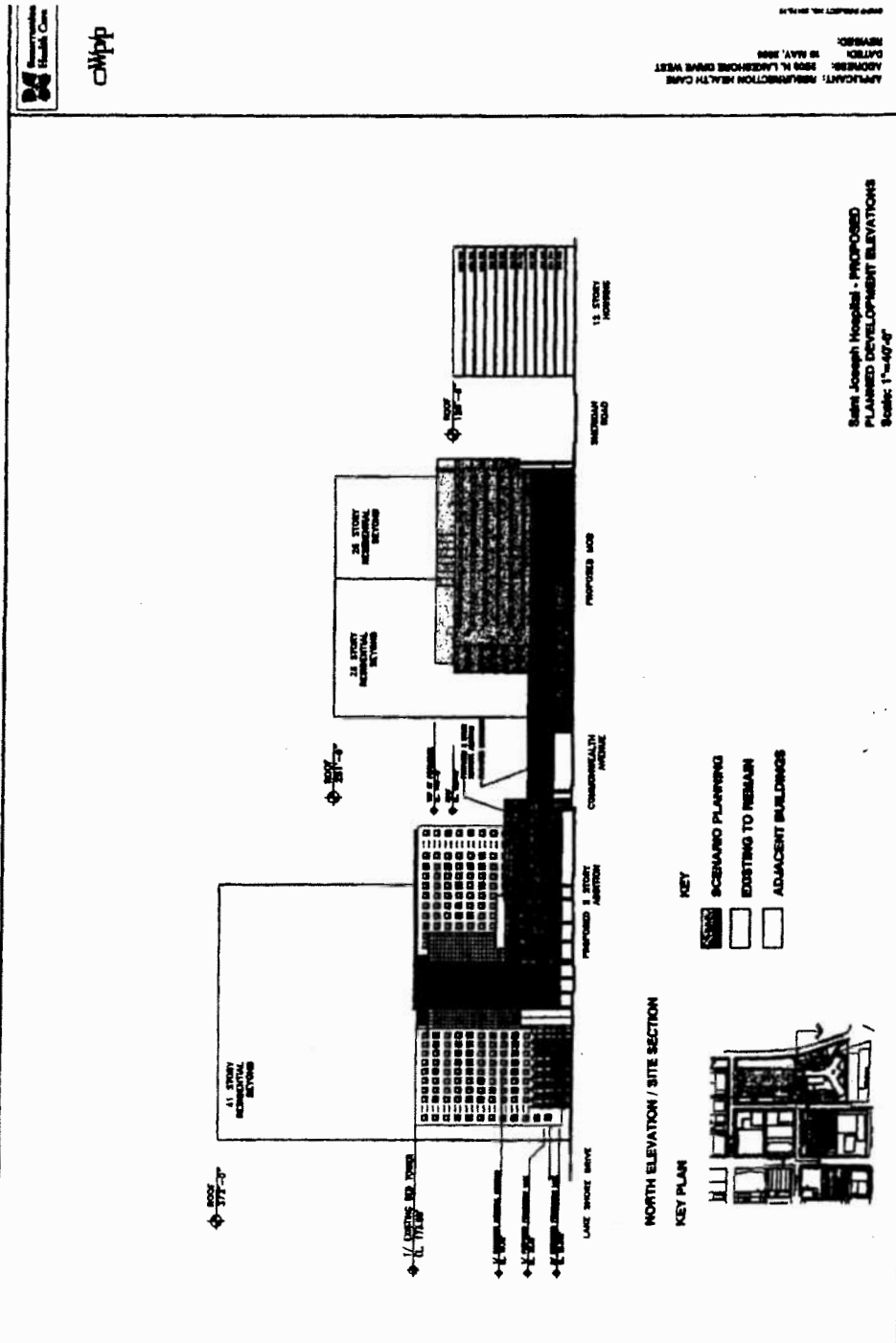
Building Elevations.
(Page 2 of 6)



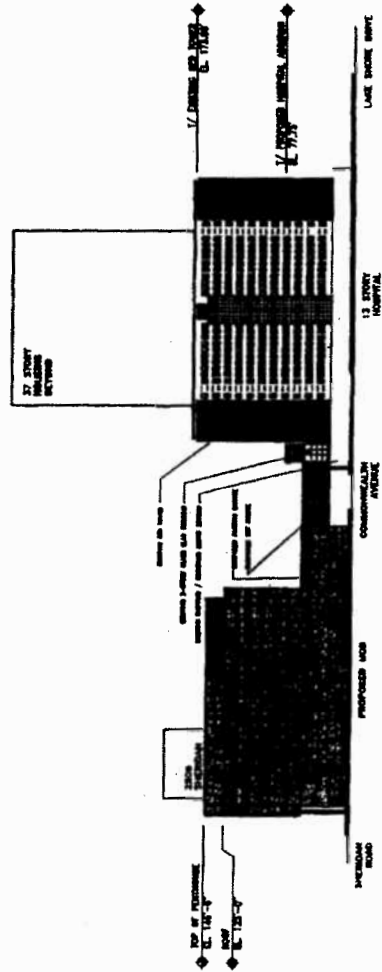
Building Elevations.
(Page 4 of 6)



North Elevation/Site Section.



South Elevation/Site Section.



SOUTH ELEVATION / SITE SECTION

KEY PLAN

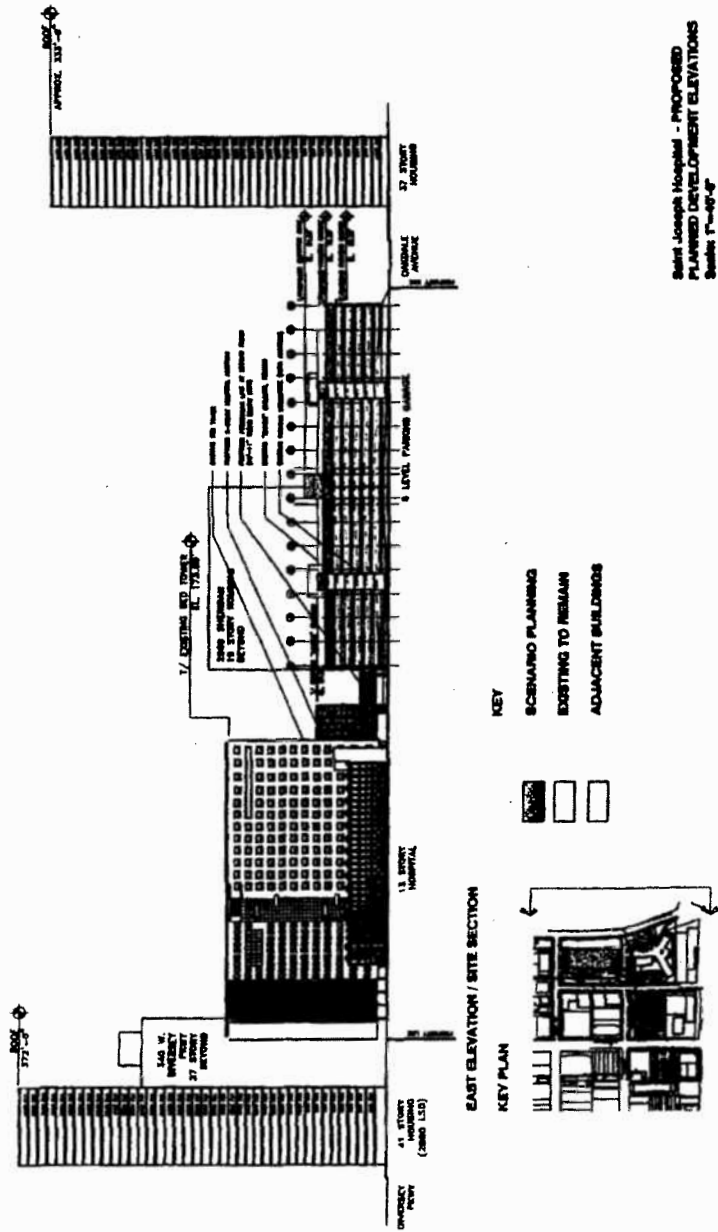


KEY

- SCENARIO PLANNING
- EXISTING TO REMAIN
- ADJACENT BUILDINGS

Saint Joseph Hospital - PROPOSED
 PLANNED DEVELOPMENT ELEVATIONS
 Scale: 1"=40'-0"

East Elevation/Site Section.



Existing Landscape Conditions.

Existing Tree Inventory




Deciduous Shade Trees:	72
Ornamental Trees:	56
Total Trees:	128

- | | |
|-----------------|-------------------|
| (A) Ash | (G) Crabapple |
| (B) Maple | (H) Poplar |
| (C) Honeylocust | (I) Austrian Pine |
| (D) Hackberry | (J) Sumac |
| (E) Hawthorn | (K) Serviceberry |

Open Space Area

St. Joseph Property:	±40,100 sq. ft.
Park District Property:	±28,700 sq. ft.
Total Open Space:	±68,800 sq. ft.

Legend

-  Chicago Park District Green Space
-  Saint Joseph Hospital Green Space
-  Proposed Planned Development Area

