

# PD 1214

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

July 19, 2016

John J. George  
Schuyler, Roche, & Crisham, P.C.  
180 N. Stetson St., Suite 3700  
Chicago, IL 60601

**Re: Administrative Relief request for Institutional Planned Development No. 1214  
Landscaping for Rehabilitation Institute of Chicago, 630 N. McClurg Ct. and 355 E. Erie St.**

Dear Mr. George:

Please be advised that your request for a minor change to Institutional Planned Development No. 1214 ("PD 1214"), as amended, 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 PD 1214.

Your client and the owner of all of the property within PD 1214, the Rehabilitation Institute of Chicago, is seeking administrative relief to allow for modifications to the trees surrounding their newly constructed building at 630 N. McClurg Ct. and 355 E. Erie St. As shown on the attached, revised Landscape Plan, one tree has been eliminated along E. Erie St. and three trees have been eliminated at the corner of E. Ontario St. and N. McClurg Ct., in order to accommodate signage. Additionally, alternative tree species are proposed along E. Erie St. ("Skyline Honey Locust" instead of "Accolade Smoothleaf Elm") and along N. McClurg Ct. ("Triumph Elm" instead of "Sentry Ginko").

With regard to your request, the Department of Planning and Development has determined that allowing the proposed 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, 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. 1214, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (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

C: Mike Marmo, Erik Glass, Janice Hill, Main file



17638

5/8/2013

REPORTS OF COMMITTEES

53471

On motion of Alderman Solis, the said proposed ordinances and substitute ordinance transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Fioretti, Dowell, Burns, Hairston, Sawyer, Holmes, Harris, Beale, Pope, Balcer, Cárdenas, Quinn, Foulkes, Thompson, Thomas, Lane, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Chandler, Solis, Maldonado, Burnett, Ervin, Graham, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Sposato, Mitts, Cullerton, Laurino, P. O'Connor, M. O'Connor, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, Moore, Silverstein -- 48.

*Nays* -- None.

Alderman Pope moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and procedure disclosing that he had represented parties to these ordinances in previous and unrelated matters.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map No. 1-E.*  
(As Amended)  
(Application No. 17638)  
(Common Address: 630 N. McClurg Ct.)

IPD 1214

[SO2012-8202]

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the DX-12 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-E in the area bounded by:

East Erie Street; North McClurg Court; East Ontario Street; and a line 305.1 feet west of and parallel to North McClurg Court,

to those of Institutional Planned Development Number 1214, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part and to no others.

SECTION 2. 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 No. 1214.*

*Plan Of Development Statements.*

1. The area delineated herein as Institutional Planned Development Number 1214 consists of approximately 66,602 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, Rehabilitation Institute of Chicago.
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 titleholders 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 titleholder and 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 Section 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 alleys, or grants of easements, or adjustments of right-of-way, shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assignees, 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 Housing and Economic 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. In accord with CDOT's request, McClurg Court shall be widened by the applicant to 34 feet from face-of-curb to face-of-curb by moving the west curb line 4 feet to the west as shown in the plans; this work shall be complete prior to the granting of the Certificate of Occupancy. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation and include a work plan identifying a schedule of the following work:

Applicant to install Continental style pedestrian crosswalks at the following intersections.

- East Huron Street and North Fairbanks Court
- East Huron Street and North McClurg Court
- East Erie Street and North Fairbanks Court
- East Erie Street and North McClurg Court
- East Ontario Street and North McClurg Court
- East Ohio Street and North Fairbanks Court
- East Ohio Street and North McClurg Court

1. Install right-turn signal arrow (no actuation) for the eastbound to southbound traffic at East Erie Street and North Fairbanks Court.
  2. Install left-turn signal arrow (no actuation) for the eastbound to northbound traffic at East Ohio Street and North McClurg Court.
  3. Install video camera detection for the existing left-turn signal arrow for the northbound to westbound traffic at North Fairbanks Court and East Ontario Street.
  4. Install right-turn signal arrow (no actuation) for the westbound to northbound traffic at East Ontario Street and North McClurg Court.
  5. Install left turn signal arrow with video camera detection and a mast arm for the northbound to westbound traffic at North McClurg Court and East Ontario Street.
4. This plan of development consists of these seventeen (17) Statements; a Bulk Regulations and Data Table; an Existing Land-Use/Existing Zoning Map; a Planned Development Boundary/Property Line Map; a Site Plan; a Site Landscape Plan; a Sky Lobby Garden Landscape Plan; a Roof Plan/Green Roof Area; and Building Elevations prepared by HDR/Gensler dated April 24, 2013. Full size copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. 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 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 allowed within the area herein delineated as institutional planned development: hospital, medical service, outpatient medical care, outpatient medical services, office, retail, restaurant, accessory parking, accessory and related uses.

6. On-Premises 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-Premises 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 and Data 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 and Data Table has been determined using a Net Site Area of 66,602 square feet.

Base FAR:	12.0
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The improvements to be constructed on the Property will utilize the following series of FAR Bonuses:

Upper Level Setbacks:	1.23
Green Roofs:	<u>0.34</u>
TOTAL FAR:	13.57

9. Though this planned development is separate and distinct from Institutional Planned Development Number 3, applicant acknowledges that it shall enter into and be made a part of the Institutional Planned Development Number 3 Traffic Management Plan ("TMP").
10. Applicant shall adhere to a loading dock schedule as follows:
 

6:00 A.M. -- 9:00 A.M.:	No Scheduled Deliveries
9:00 A.M. -- 4:00 P.M.:	30% of Loading Dock Activity
4:00 P.M. -- 7:00 P.M.:	No Schedule Deliveries
7:00 P.M. -- 6:00 A.M.:	70% of Loading Dock Activity
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 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.

12. 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 Housing and Economic Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
13. 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.

No Part II Approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by the Department of Housing and Economic Development, the approved Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the planned development.

After approval of the Site Plan Review, changes or modifications may be made pursuant to the provisions of this statement. In the event of any inconsistency between approved plans and the terms of the planned development, the terms of the planned development shall govern. Any Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations and sections;
- fully-dimensioned landscape plan(s); and,
- Statistical information applicable to the subject Area, including floor area, the applicable FAR, uses to be established, building heights and setbacks.
- Updated traffic study to be submitted and reviewed by the Department of Transportation.

Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

14. 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 titleholders and any ground lessors.

Applicant shall seek administrative review and approval from the Zoning Administrator should the applicant desire to replace the allowed medical offices with additional hospital beds. Such a change (from medical office to additional hospital beds) shall be considered a minor change in accordance with Section 7-13-0611-A of the Zoning Ordinance and file a site plan approval request with the Department of Housing and Economic Development. The applicant shall submit a site plan, landscape plan and

building elevations for the specific area or project phase for review and approval by the Department of Housing and Economic Development. Review and approval by the Department of Housing and Economic Development is intended to assure that specific development components substantially conform with the planned development and to assist the City in monitoring ongoing development. Site Plan Approval Submittals (per Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the applicant. If the applicant is seeking approval for a portion of the Property that represents less than the entire site, the applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public or private rights-of-way or the boundary of the nearest building pad. The site plan provided shall include all dimensioned and planned street rights-of-way.

15. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enable 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 accessibility.
16. 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 use best and reasonable efforts to design, construct and maintain all new construction buildings to exceed the ASHRAE 90.1-2004 standards. The applicant shall provide a vegetated ("green") roof of at least seventy-five percent (75%) of the net roof area of the new construction buildings, approximately 19,273 square feet. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment.
17. Unless construction of the new improvements contemplated in this planned development 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 and the zoning of the property shall automatically revert to the DX-12 Downtown Mixed-Use District classification.

[Existing Land-Use and Zoning Map; Planned Development  
Boundary and Property Line; Site Plan; Site Landscape  
Plan; Sky Lobby Garden Landscape Plan; Roof Plan  
and Green Roof Area; North, South, East and  
West Building Elevations referred to in these  
Plan of Development Statements  
printed on pages 53478  
through 53487 of  
this *Journal*.]

17638

5/8/2013

REPORTS OF COMMITTEES

53477

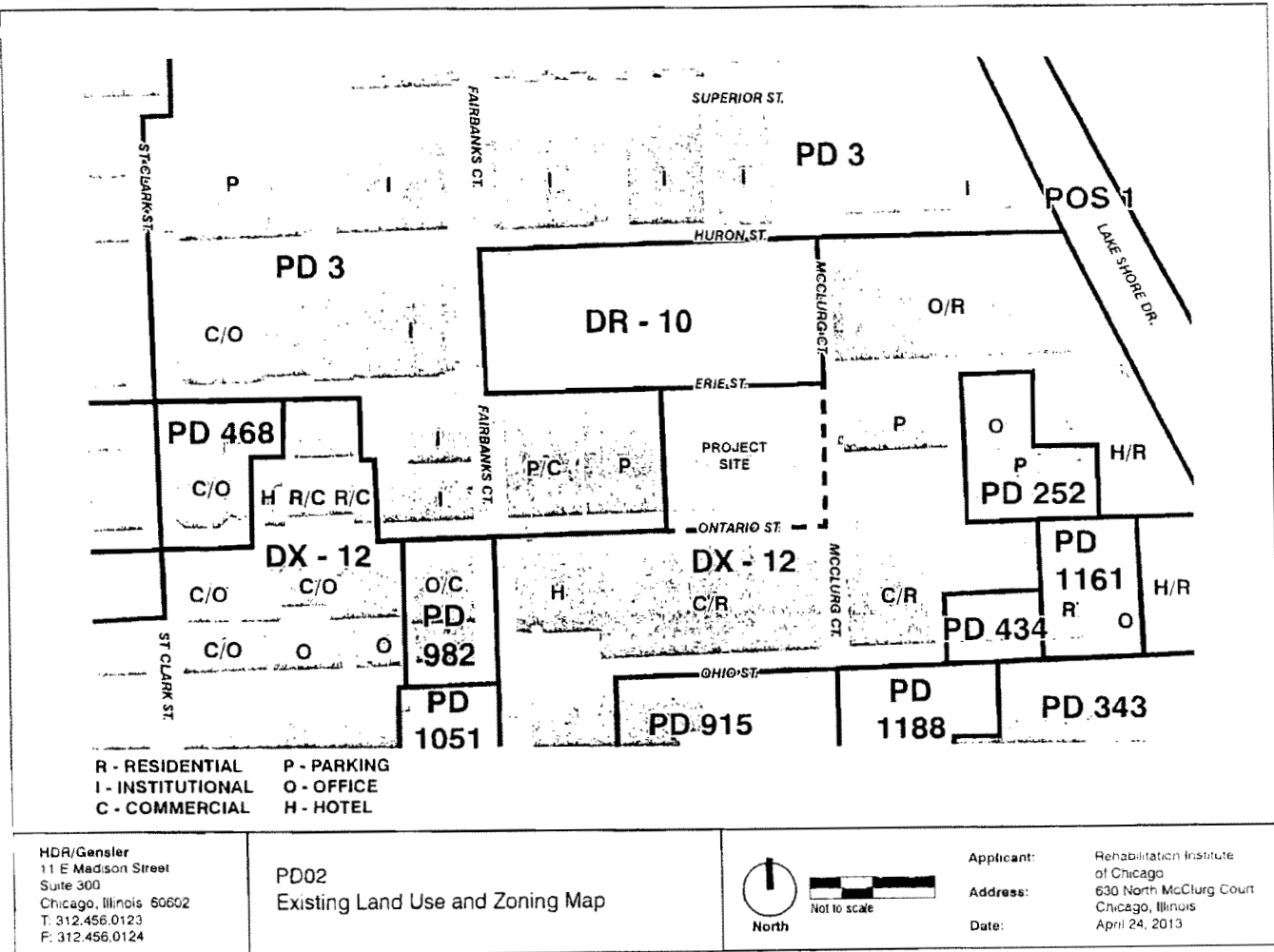
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Institutional Planned Development Number 1214.*

*Bulk Regulations And Data Table.*

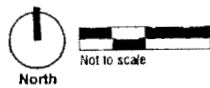
Gross Site Area:	96,486 square feet (2.20 acres)
Area in Public Right-of-Way	29,884 square feet (0.67 acres)
Net Site Area:	66,602 square feet (1.53 acres)
Permitted Floor Ratio:	
Base FAR:	12.0
Bonuses:	
Upper Level Setbacks:	1.23
Green Roofs:	0.34
Maximum FAR:	13.57
Permitted Uses:	Per statement Number 5
Number of Accessory Off-Street Parking Spaces:	691
Minimum Number of Bicycle Parking Spaces:	50
Minimum Number of Loading Spaces:	3 (10 feet by 25 feet) and 1 (10 feet by 50 feet)
Setbacks from Property Line:	Per approved Site Plan
Maximum Building Height:	445 feet

Existing Land Use And  
Zoning Map.



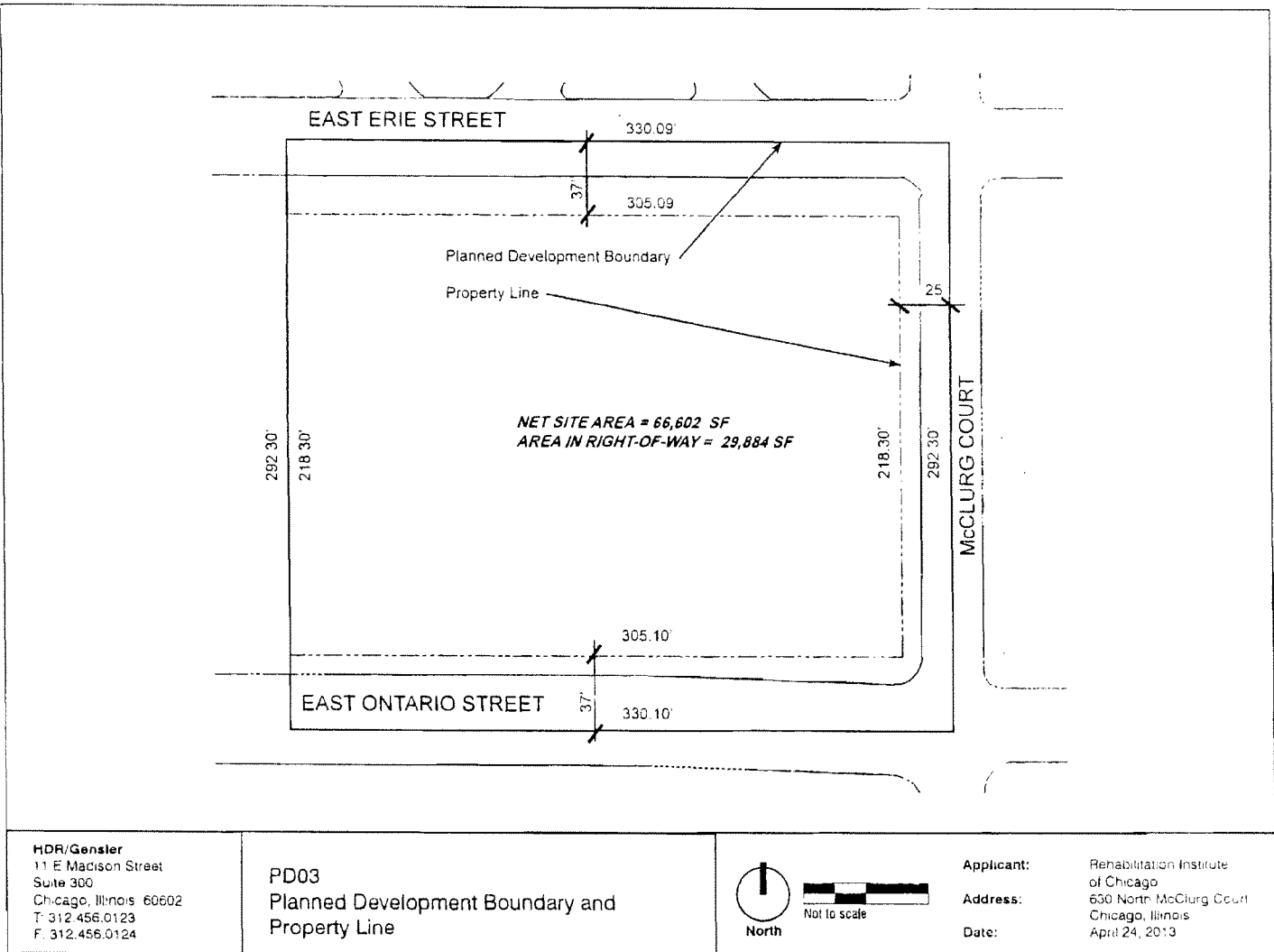
HDR/Gensler  
11 E Madison Street  
Suite 300  
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T: 312.456.0123  
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PD02  
Existing Land Use and Zoning Map

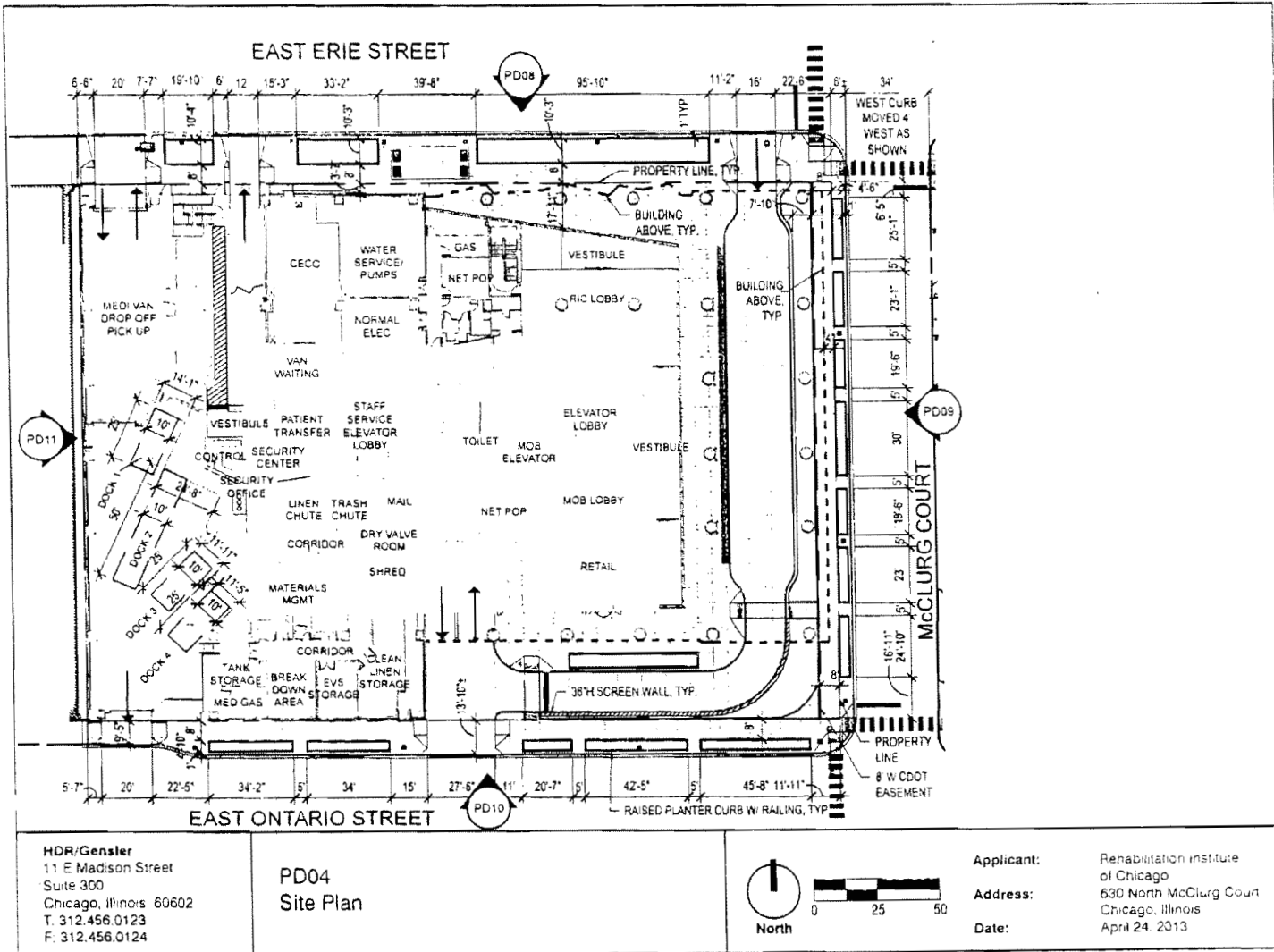


Applicant: Rehabilitation Institute of Chicago  
Address: 630 North McClurg Court, Chicago, Illinois  
Date: April 24, 2013

Planned Development Boundary  
And Property Line.



Site Plan.

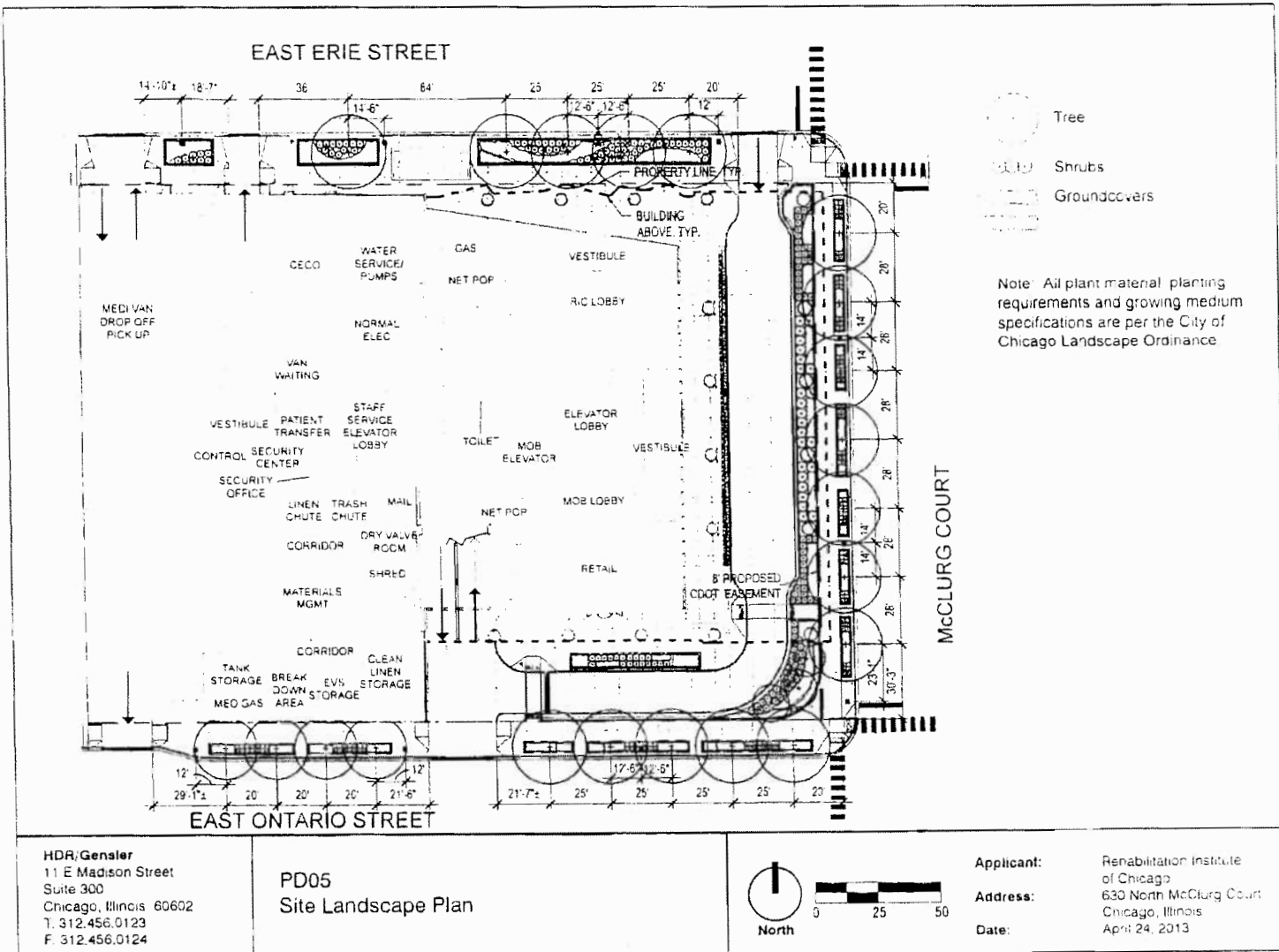


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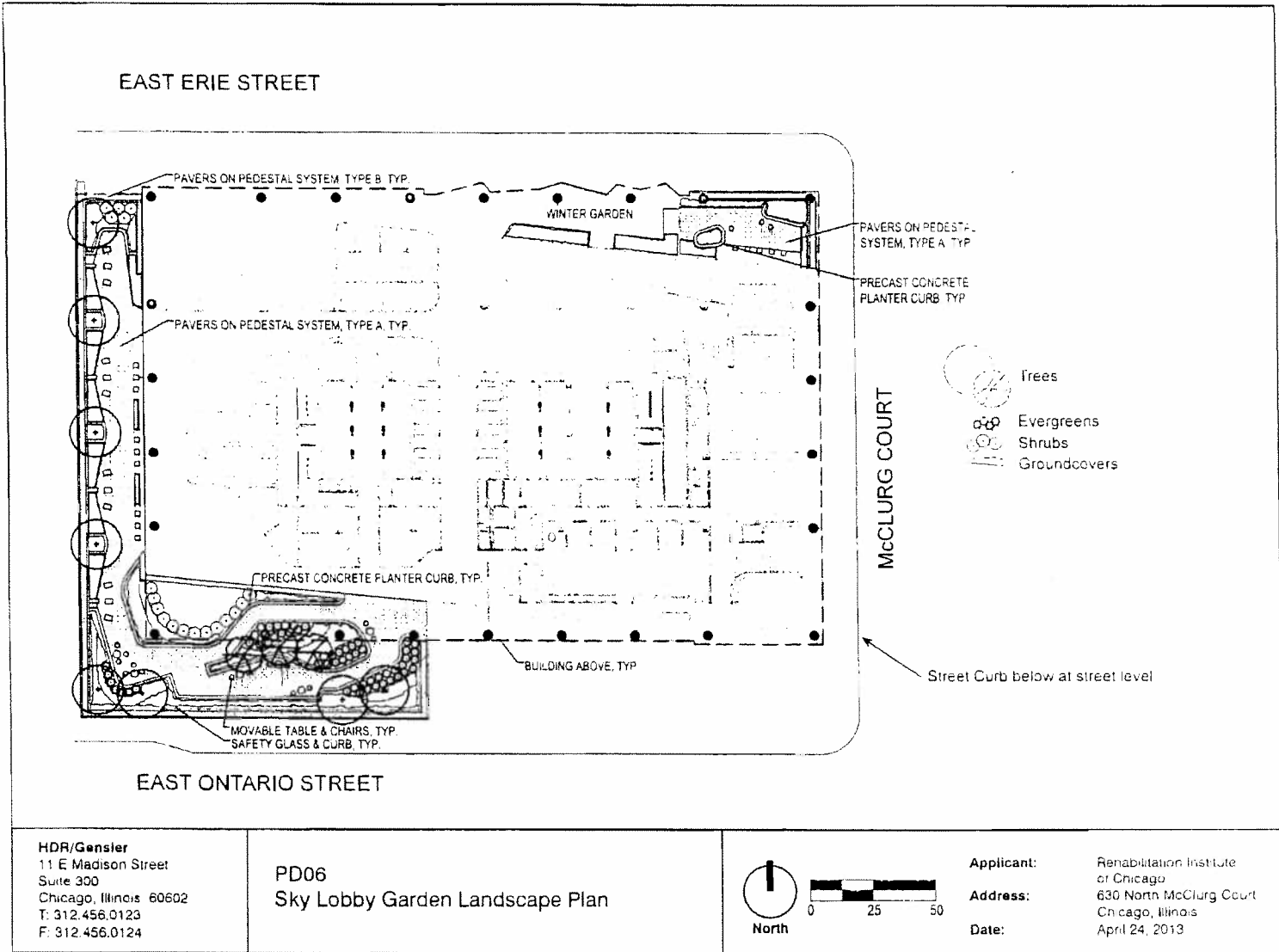
PD04  
 Site Plan

Applicant: Rehabilitation Institute of Chicago  
 Address: 630 North McClurg Court, Chicago, Illinois  
 Date: April 24, 2013

Site Landscape Plan.

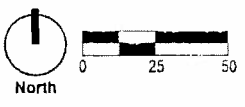


Sky Lobby Garden Landscape Plan.



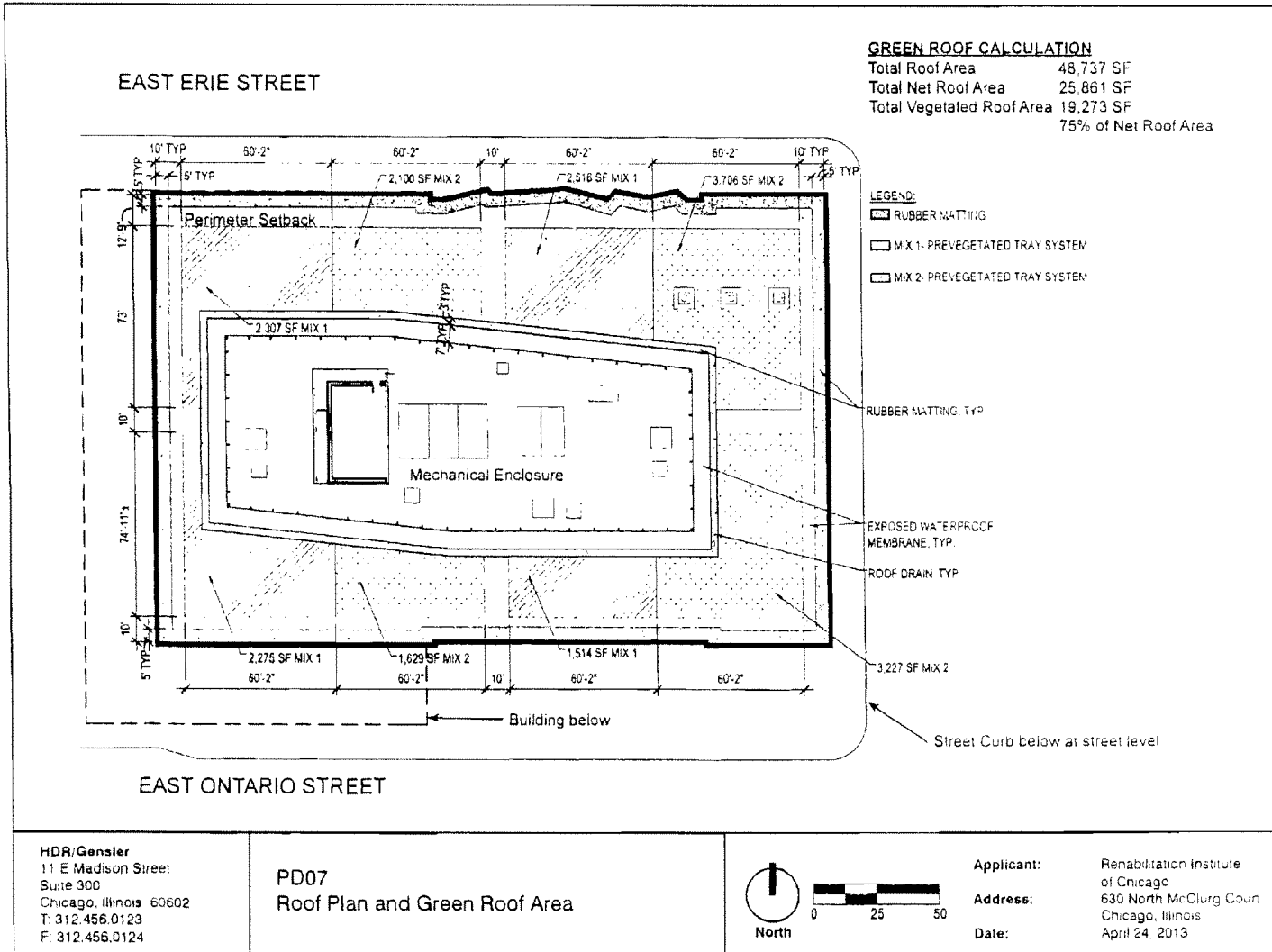
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PD06  
 Sky Lobby Garden Landscape Plan



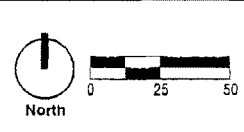
Applicant: Rehabilitation Institute of Chicago  
 Address: 630 North McClurg Court, Chicago, Illinois  
 Date: April 24, 2013

Roof Plan And Green  
Roof Area.



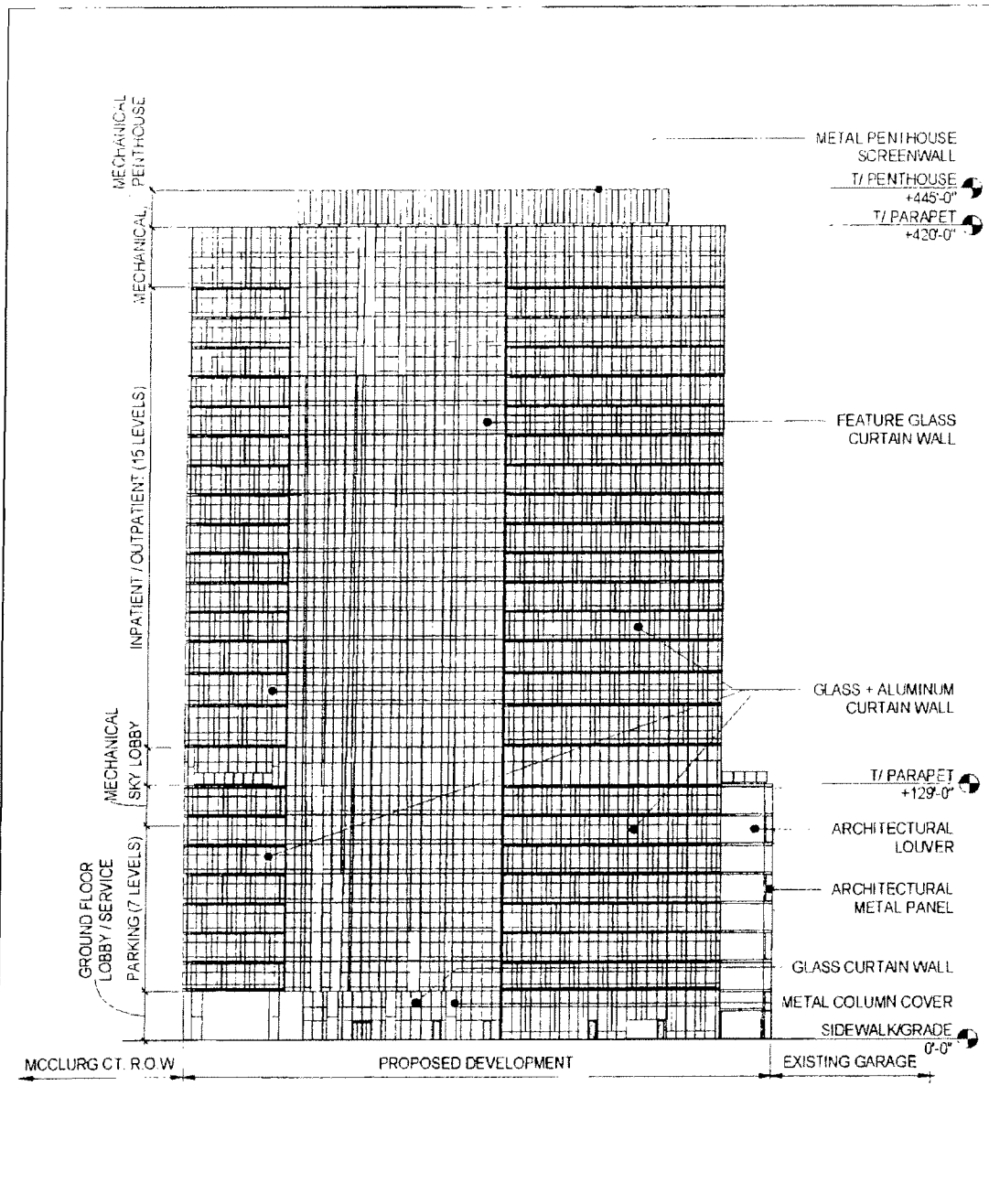
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PD07  
 Roof Plan and Green Roof Area



Applicant: Rehabilitation Institute of Chicago  
 Address: 630 North McClurg Court, Chicago, Illinois  
 Date: April 24, 2013

North Building Elevation.

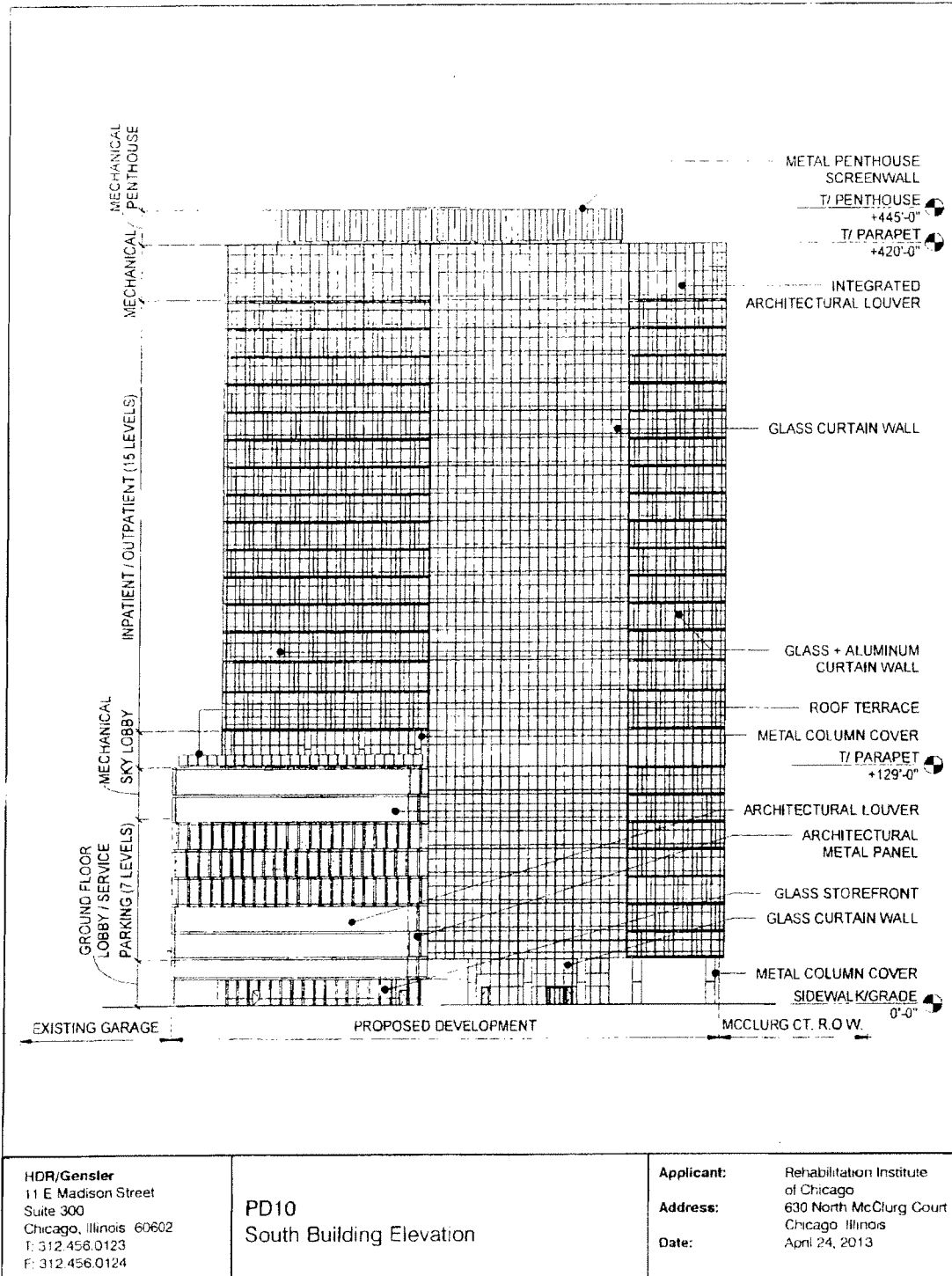


**HDR/Gensler**  
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**PD08**  
 North Building Elevation

**Applicant:** Rehabilitation Institute of Chicago  
**Address:** 630 North McClurg Court Chicago, Illinois  
**Date:** April 24, 2013

South Building Elevation.

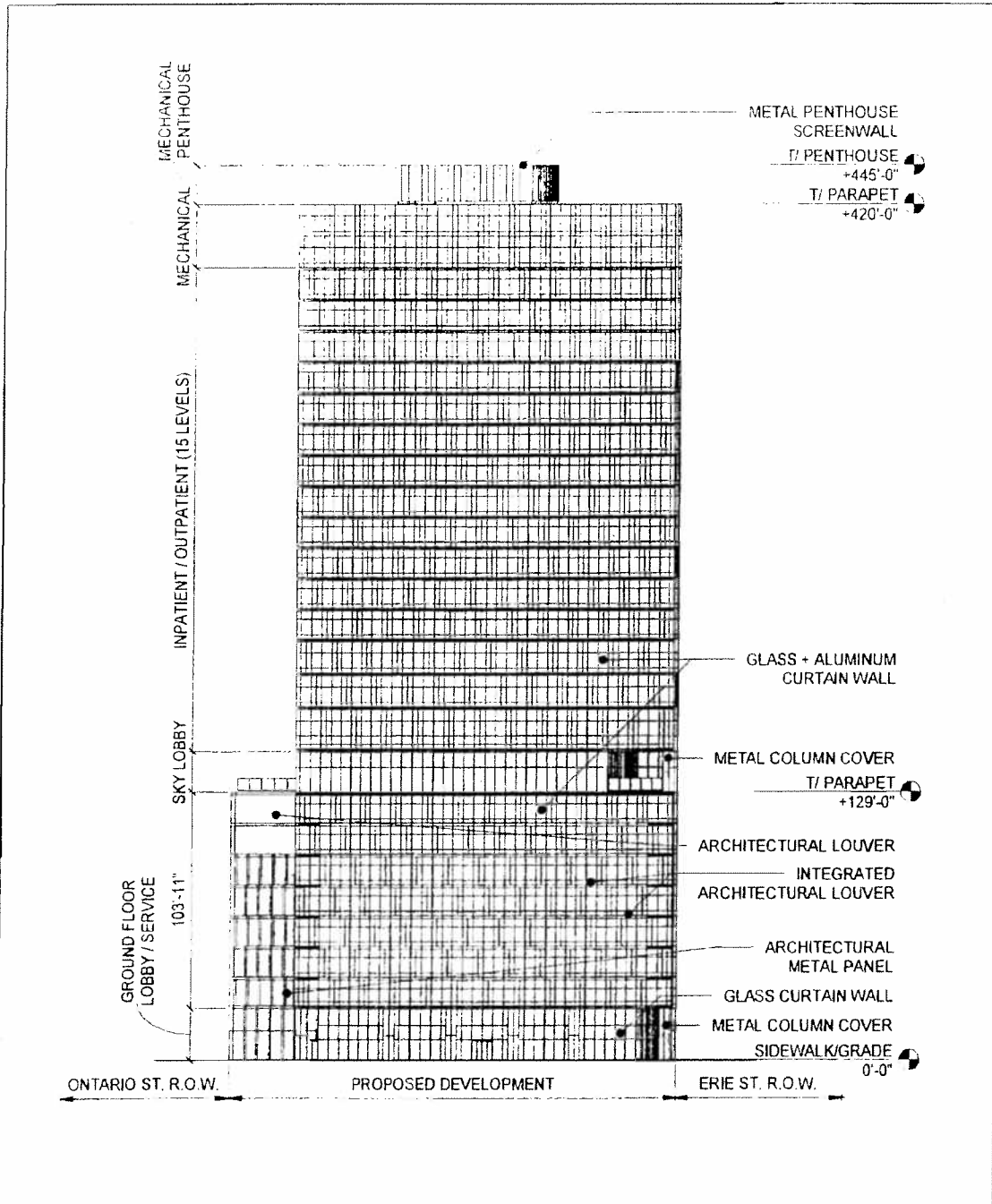


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PD10  
 South Building Elevation

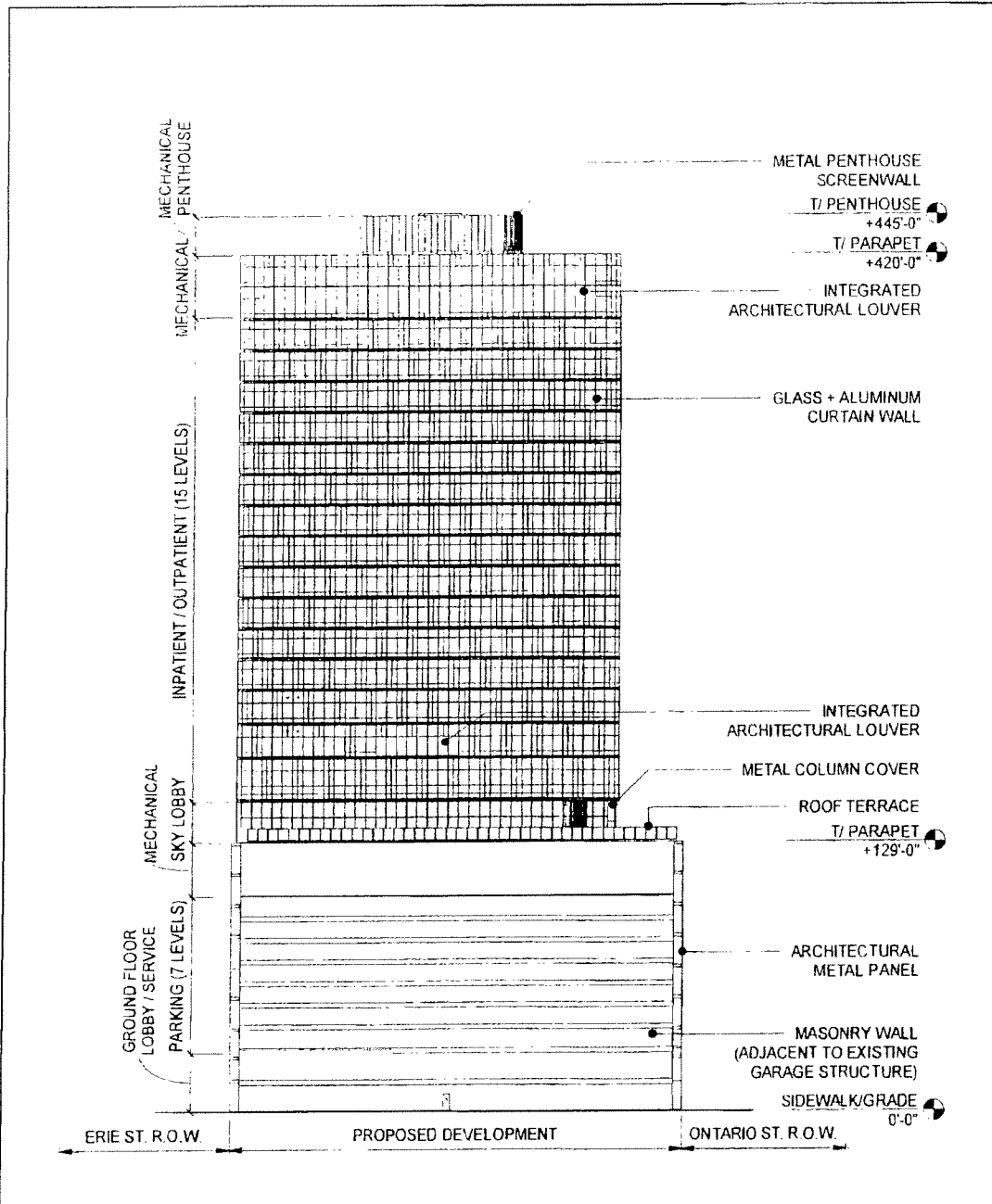
Applicant: Rehabilitation Institute of Chicago  
 Address: 630 North McClurg Court Chicago, Illinois  
 Date: April 24, 2013

East Building Elevation.



<p><b>HDR/Gensler</b>                  11 E Madison Street                  Suite 300                  Chicago, Illinois 60602                  T: 312.456.0123                  F: 312.456.0124</p>	<p><b>PD09</b>                  East Building Elevation</p>	<p><b>Applicant:</b> Rehabilitation Institute of Chicago  <b>Address:</b> 630 North McClurg Court                  Chicago, Illinois  <b>Date:</b> April 24, 2013</p>
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West Building Elevation.



<p><b>HDR/Gensler</b>                  11 E Madison Street                  Suite 300                  Chicago, Illinois 60602                  T: 312.456.0123                  F: 312.456.0124</p>	<p><b>PD11</b>                  West Building Elevation</p>	<p><b>Applicant:</b> Rehabilitation Institute of Chicago  <b>Address:</b> 630 North McClurg Court                  Chicago, Illinois  <b>Date:</b> April 24, 2013</p>
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