



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 30, 2024

Ken Spiewak
Director of Facilities Management
Holy Cross Hospital
2701 W. 68th St.
Chicago, IL 60629

Re: **Minor change to PD 123, Signage at Holy Cross Hospital
2701 W. 68th Street**

Dear Mr. Spiewak:

Please be advised that your request for a minor change to Institutional Planned Development No. 123, ("PD 123"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Holy Cross Hospital Sinai Chicago, the sole property owner of PD 123, is seeking a minor change to allow for the addition of a dynamic image display sign along S. California Ave. (a CDOT designated through street). The proposed 40 SF sign, as shown on the attached exhibit, will allow the hospital to provide real time health information and announcements in both English and Spanish to the neighboring community.

Based on an underlying residential zoning, the hospital is currently allowed a maximum of 1 sign per building plus 1 sign per street frontage, for a total of 4 signs within the 6-acre campus. Per your request, there are 16 existing, static signs on site, including 10 incidental signs which do not require permits. The other 6 signs have permits applied for and/or issued.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed sign 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. Additionally, Section 17-12-0903-B of the Zoning Ordinance permits a dynamic display sign in an R district when such sign is a freestanding, on-premises sign for public and civic uses and located along a through street as classified by CDOT.

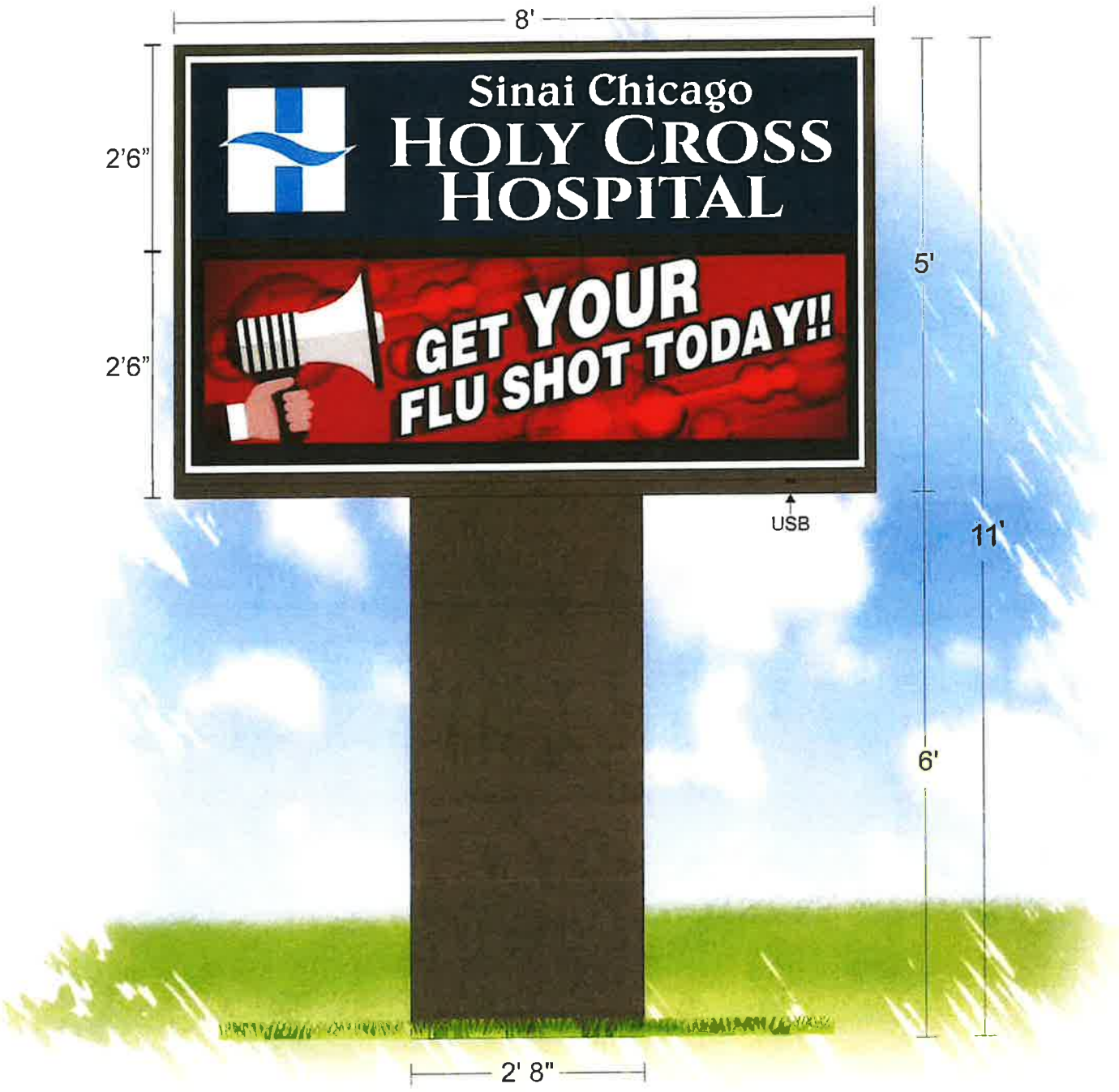
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 123, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor 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 sign 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,



Noah Szafraniec
Assistant Commissioner

NS:tm



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PALDO SIGN

& Display Company

8110 W. GRAND AVE.
RIVER GROVE, IL 60171

Tel: 708.456.1711
Fax: 708.456.3552

Client: Holy Cross Hospital Date: 8/13/2024 Rev: 1

Landlord Approval: _____ Customer Approval: _____

IMPORTANT: PLEASE EXAMINE THIS PROOF FOR ACCURACY, CONTENT & COLORS. SIGN YOUR APPROVAL IF O.K. ONCE THIS ORDER BEGINS PRODUCTION, NO CHANGES CAN BE MADE WITHOUT ADDITIONAL COST. WE WILL BEGIN PRODUCTION WHEN THE APPROVAL OF DESIGN IS RETURNED TO US. CUSTOMER IS RESPONSIBLE FOR LANDLORD APPROVAL. PLEASE NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK-BASED PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH BETWEEN INK, VINYL OR PAINT.



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4190
312 744-2271 (FAX)
312 744-2578 (TTY)

<http://www.cityofchicago.org>

November 29, 2007

Mr. John J. George
Daley and George LLP
Two First National Plaza
20 South Clark Street
Suite 400
Chicago, Illinois 60603-1835

**Re: Administrative Relief request for Institutional Planned Development
No. 123, Holy Cross Hospital, 2701 West 68th Street**

Dear Mr. George:

Please be advised that your request for a minor change to Institutional Planned Development No. 123, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Specifically, you are requesting to substitute revised plans and elevations as a result of Holy Cross Hospital's proposed 6,785 square foot addition to its Emergency Department and MRI facility. The revised Site and Landscape Plans reconfigure the Emergency Department parking area and include additional landscaping.

The following drawings, prepared by VOA Architects, and dated August 30, 2007, shall be inserted into the main file:

| | |
|-------|-------------------------------|
| A2.1S | Partial Site/First Floor Plan |
| A5.1 | Exterior Elevations |
| A5.2 | Exterior Elevations |
| L1.0 | Overall Site Plan |
| L1.2 | Landscape Plan |
| L1.2M | Landscape Plan & Details |
| L1.3 | Landscape Details & Notes |

With regard to your request, the Department of Planning and Development has determined that these revisions do not create an adverse impact on the Planned Development or surrounding neighborhood, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 123, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall
Commissioner

ALR:MRD:tm

cc: Judy Minor Jackson, Mike Marmo, Pat Haynes, Erik Glass, DPD files



Alderman Roti moved to *Concur In* the committee's recommendation, and *each* of the five proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Despres, Sawyer, Jones, Cousins, Adduci, Vrdolyak, Bilandic, Kwak, Madrzyk, Burke, Langford, Shannon, Hines, Kelley, Stemberk, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Filippini, Sande, Frost, Laskowski, Aiello, Casey, Cullerton, Simon, Pucinski, Natarus, Fifielski, Cohen, Stone—38.

Nays—None.

Said ordinances as passed, read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

Reclassification of Area Shown on Map No. 14-F.

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 B4-2 Restricted Service District symbols and indications as shown on Map No. 14-F in the area bounded by

W. Garfield Boulevard; S. State Street; a line 438 feet south of W. Garfield Boulevard; the alley next west of and parallel to S. State Street; the alley next south of and parallel to W. Garfield Boulevard; and S. Lafayette Avenue,

to those of a C1-2 Restricted Commercial District, and a corresponding use 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 No. 16-I.

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 R4 General Residence District and B2-2 Restricted Retail District symbols and indications as shown on Map No. 16-I in the area bounded by

S. California Avenue; the south line of W. 68th Street (previously vacated); a line 449.71 feet east of S. California Avenue; a line 180 feet north of W. 69th Street; a line 415.06 feet east of S. California Avenue; W. 69th Street; a line 83.58 feet east of S. California Avenue; and a line 125 feet south of W. 69th Street,

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

[Plan of Development printed on pages 9274 to 9278 of this Journal]

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

Reclassification of Area Shown on Map No. 17-H.

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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 17-H in the area bounded by

the alley next north of and parallel to W. Devon Avenue; a line 50 feet east of and parallel to N. Paulina Street; W. Devon Avenue and N. Paulina Street,

to those of an R4 General Residence District, and a corresponding use 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 No. 26-G.

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 M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 26-G in the area bounded by

a line 450 feet south of W. 107th Street; S. Glenroy Avenue; a line 540 feet south of W. 107th Street; and S. Vincennes Avenue,

to those of an R3 General Residence District, and a corresponding use 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 No. 28-F.

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 C1-1 Restricted Commercial District symbols and indications as shown on Map No. 28-F in the area bounded by

the alley next north of and parallel to W. 119th Street; S. Perry Avenue; W. 119th Street; and S. La Salle Street,

to those of an R3 General Residence District, and a corresponding use 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.

Issuance of Permits Authorized for Erection of Illuminated Signs.

On motion of Alderman Roti the City Council took up for consideration the report of the Committee on Buildings and Zoning, deferred and published in the Journal of Proceedings of November 15, 1974, page 9204, recommending that the City Council pass two proposed orders to authorize the issuance of permits for the erection and maintenance of illuminated signs.

On separate motions made by Alderman Roti, *each* of the said proposed orders was *Passed*, by yeas and nays as follows:

(continued on page 9279)

PD 103

PLAN OF DEVELOPMENTINSTITUTIONAL PLANNED DEVELOPMENT#
123STATEMENTS

1. The area delineated hereon as a "Institutional Planned Development" is owned or controlled by Holy Cross Hospital, an Illinois-Not-For-Profit Corporation.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
3. Any dedication of streets or alleys or adjustments of the rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the applicant: Holy Cross Hospital.
4. All applicable reviews, approvals, licences or permits are required to be obtained by the applicant: Holy Cross Hospital.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
6. Use of land will consist of hospital and related facilities, convent, and off-street parking as authorized by the Chicago Zoning Ordinance.

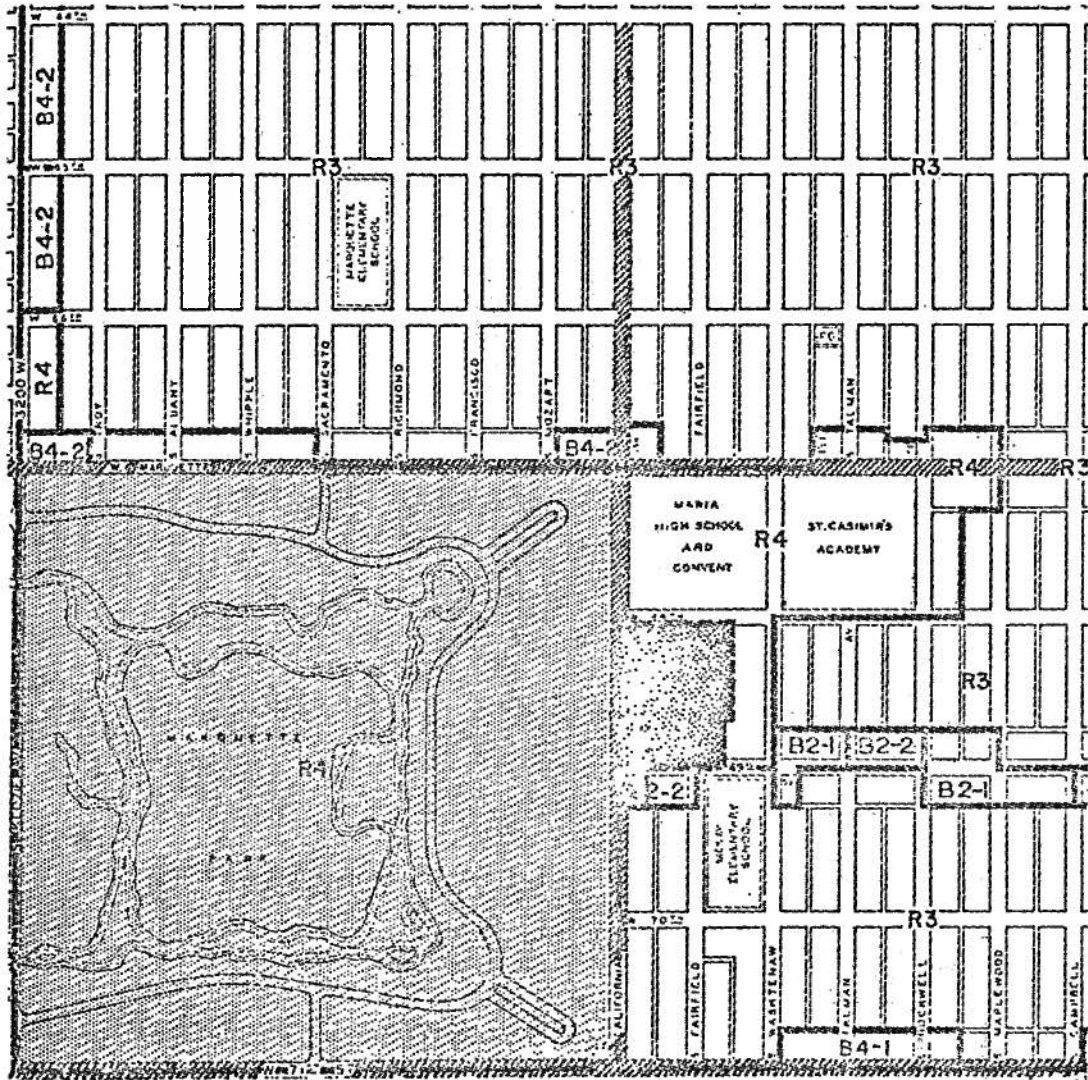
Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 zoning district of the Chicago Zoning Ordinance.

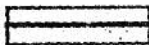


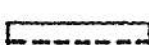

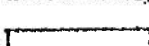
7. Identification and other necessary signs may be permitted, subject to review of and approval by the Department of Development and Planning and the Department of Buildings.
8. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance with regulations hereby made applicable thereto.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procudures in Relation to Planned Developments," as promulgated by the Commissioner of Development and Planning.

APPLICANT: HOLY CROSS HOSPITAL

DATE: AUGUST 21, 1974

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM INSTITUTIONAL PLANNED DEVELOPMENT

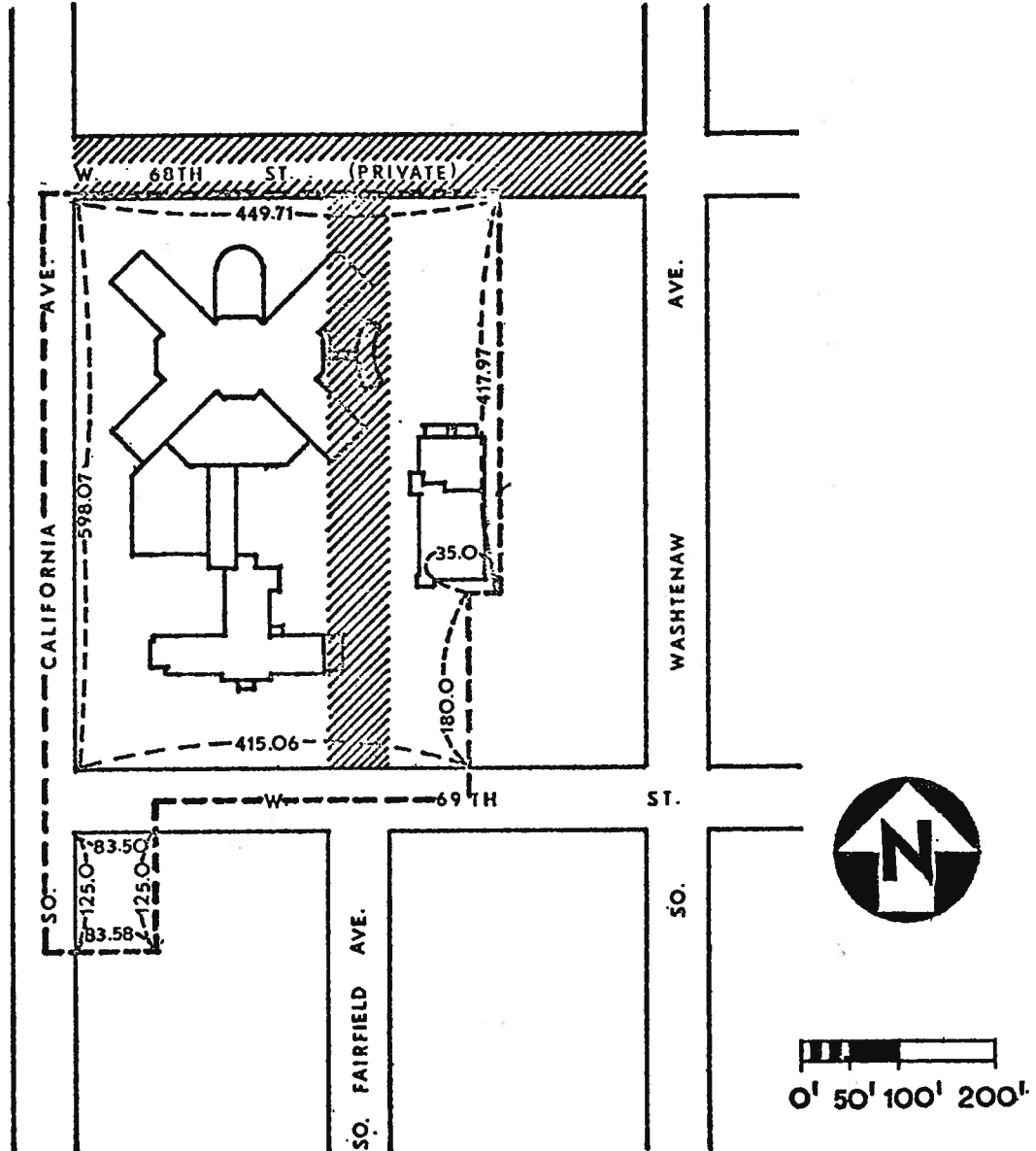


-  ZONING DISTRICTS
-  PREFERENTIAL STREET SYSTEM
-  PROPOSED INSTITUTIONAL PLANNED DEVELOPMENT
-  PROPOSED PLANNED DEVELOPMENT BOUNDARY
-  PUBLIC PARKS
-  OTHER PUBLIC, QUASI-PUBLIC, AND PRIVATE INSTITUTIONS AND FACILITIES



APPLICANT: HOLY CROSS HOSPITAL
 DATE: AUGUST 21, 1974

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS INSTITUTIONAL PLANNED DEVELOPMENT



PLANNED DEVELOPMENT BOUNDARY

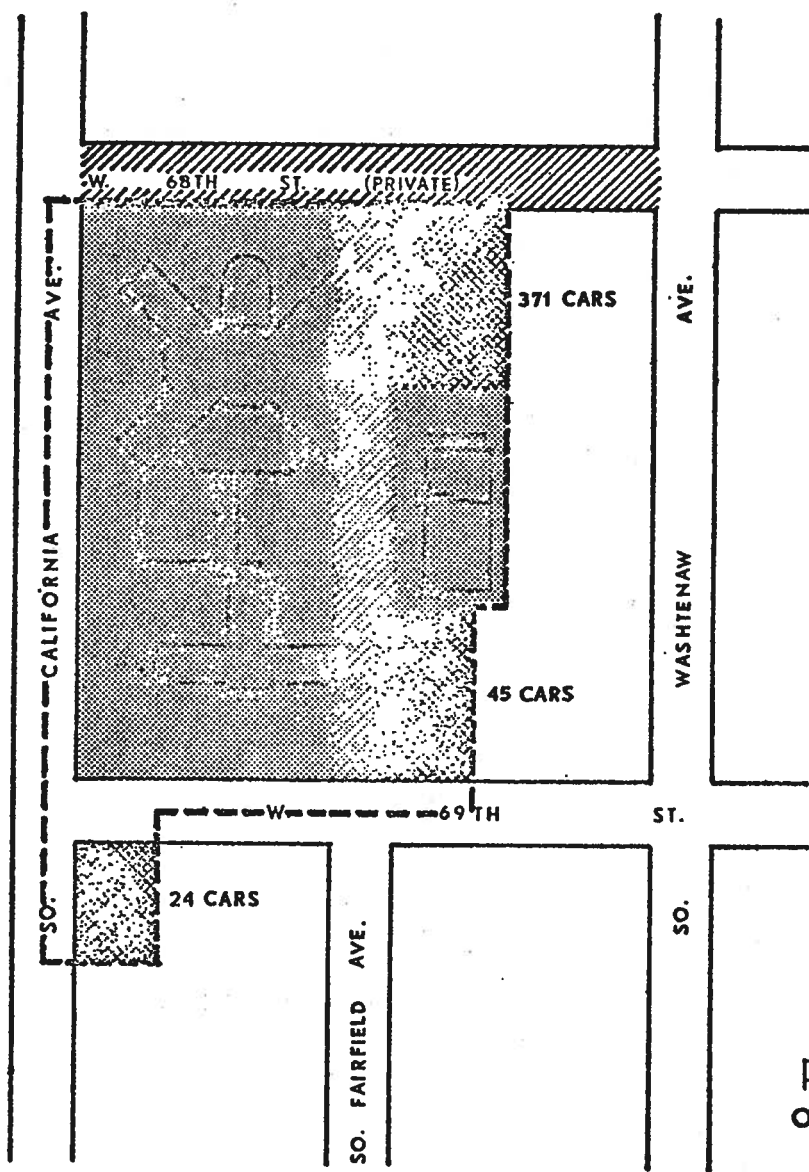





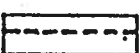
PRIVATELY-OWNED VACATED STREETS

APPLICANT: HOLY CROSS HOSPITAL

DATE: AUGUST 21, 1974

GENERALIZED LAND USE PLAN INSTITUTIONAL PLANNED DEVELOPMENT



-  PRIVATELY-OWNED VACATED STREETS
-  HOSPITAL & RELATED FACILITIES
-  HOSPITAL PARKING
-  PLANNED DEVELOPMENT BOUNDARY

APPLICANT: HOLY CROSS HOSPITAL
 DATE: AUGUST 21, 1974

PLANNED DEVELOPMENT USE AND BULK REGULATIONS
INSTITUTIONAL PLANNED DEVELOPMENT

| Net Site Area | | General Description of Land Use and Type | F.A.R. | Max. % of Land Covered |
|---------------|-------|--|--------|-------------------------------------|
| Square Feet | Acres | | | |
| 273,259 | 6.27 | Hospital & Related Facilities Convent & Parking | 1.6 | (Including Parking Facility) 52% |

THE ABOVE NOTED REGULATIONS RELATE TO THE ULTIMATE DEVELOPMENT WITHIN THE PLANNED DEVELOPMENT AREA. INTERIM STAGES OF DEVELOPMENT MAY EXCEED THESE PERMITTED STANDARDS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT & PLANNING.

Gross Site Area = Net Site Area (273,259) plus Area of Right-of-Way of Public Streets and Alleys (42,498) = 7.25 Acres.

Maximum permitted F.A.R. for Total Net Site Area = 1.6

Present population:

A. Hospital and Related Facilities

- | | |
|--|-----|
| 1. Number of Hospital Beds | 428 |
| 2. Number of Attending Doctors | 70 |
| 3. Number of Employees (Maximum in one shift) | 800 |

Future Population:

A. Hospital and Related Facilities

- | | |
|--|-----|
| 1. Number of Hospital Beds | 578 |
| 2. Number of Attending Doctors | 72 |
| 3. Number of Employees (Maximum in one shift) | 875 |

Minimum number of off-street parking spaces; 440

Off-street loading requirements shall be provided as required by R-4 General Residence District Classification of the Chicago Zoning Ordinance.

Minimum Periphery Setbacks:

- | | |
|-----------------------|---------|
| A. North Yard Setback | 15 Feet |
| B. South Yard Setback | 15 Feet |
| C. East Yard Setback | 12 Feet |
| D. West Yard Setback | 20 Feet |

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 DEVELOPMENT & PLANNING.

Maximum percent of land covered (for total Net Site Area) = 52%

APPLICANT: HOLY CROSS HOSPITAL

DATE: August 21, 1974

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INSTITUTIONAL PLANNED DEVELOPMENT

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APPLICANT: HOLY CROSS HOSPITAL

DATE: August 21, 1974