

February 9, 2022

Angelique L. Richard  
Rush University Medical Center  
Professional Office Building  
1725 W. Harrison St., Suite 364  
Chicago, IL 60612

**Re: One-year sunset extension for PD 1310, 301 S. Damen Ave.**

Dear Ms. Richard:

Please be advised that your request for a one-year extension to the six-year construction period for Residential Business Planned Development No. 1310 ("PD 1310") has been considered by the Department of Planning and Development pursuant to Section 17-13-0612-B of the Zoning Ordinance and Statement No. 9 and No. 17 of the Planned Development. Rush University Medical Center ("Rush") is the sole property owner of PD 1310.

PD 1310 was approved by the Chicago City Council on Feb.10, 2016. Statement No. 9 of the PD states that construction of the Pre-Phase 1 temporary parking lot and Phase 1 construction shall be initiated within six years of Feb. 10, 2016. Additionally, Statement No. 17 states that the PD shall be governed by Section 17-13-0612 of the Zoning Ordinance, which requires substantial construction of the improvements contemplated on the property within six years of the effective date of the ordinance.

According to your request letter, the Covid pandemic has put a significant burden on Rush's ability to initiate construction of the proposed plans, and many planning efforts have been paused during this time. Rush has continued to move forward with a new facility scheduled to open at Ashland and Harrison in the spring of 2023, and a new rehabilitation hospital is scheduled to open in 2024 at Loomis and Harrison. Rush is seeking a one-year extension to allow additional time to initiate construction at the subject site.

Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1310, I hereby approve a one-year sunset extension from February 10, 2022, to February 10, 2023.

Sincerely,



Patrick Murphey  
Zoning Administrator

C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file

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. 2-H,*

(As Amended)

(Application No. 18584)

(Common Address: 301 -- 339 S. Damen Ave., 1853 -- 1959 W. Jackson Blvd.  
And 1840 -- 1958 W. Van Buren St.)

IPD 1310

[SO2015-8469]

*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, is amended by changing all the B3-3 Community Shopping District symbols and indications as shown on Map Number 2-H in the area bounded by:

West Jackson Boulevard; a line 751.97 feet east of and parallel to the east right-of-way line of South Damen Avenue; a line 267.52 feet south of and parallel to the south right-of-way line of West Jackson Boulevard; a line 878.9 feet east of and parallel to the east right-of-way line of South Damen Avenue; West Van Buren Street; and South Damen Avenue,

to those of a C1-5 Neighborhood Commercial District, which is hereby established in the area described.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is amended by changing all the C1-5 Neighborhood Commercial District symbols and indications as shown on Map Number 2-H in the area bounded by:

West Jackson Boulevard; a line 751.97 feet east of and parallel to the east right-of-way line of South Damen Avenue; a line 267.52 feet south of and parallel to the south right-of-way line of West Jackson Boulevard; a line 878.9 feet east of and parallel to the east right-of-way line of South Damen Avenue; West Van Buren Street; and South Damen Avenue,

to those of an Institutional Planned Development, which is hereby established in the area described, subject to such use and bulk regulations as are set forth in the attached Plan of Development.

SECTION 3. This ordinance shall take effect upon its passage and due publication.

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

*Institutional Planned Development No. 1310.*

*Planned Development Statements.*

1. The area delineated herein as Institutional Planned Development Number 1310 ("Planned Development") consists of approximately 314,519 net square feet (7.22 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, Rush University Medical Center and the City 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 of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or 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 any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans, and subject to review and approval by the Department of Business Affairs and Consumer Protection.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

A traffic study must be conducted and submitted to the Department of Transportation prior to initiation of each project phase, including Phase 1. This traffic study may recommend infrastructure improvements or modifications to site access that must be implemented as part of the construction of that phase.

4. This Plan of Development consists of these 17 Statements and:

Bulk Regulations and Data Table, Existing Zoning Map, Existing Land-Use Map, Planned Development and Property Line Map, Site Plan, Site Plan -- Phase 1 Building Landscape Plan, Green Roof Plan, and Building Elevation; Phase 1 Building -- East, South, West and North; Phasing -- Pre-Phase 1 Temporary Parking Lot, Phasing Plan: Phase 1; Phasing -- Phase 2, Phasing -- Phase 3, Phasing -- Phase 4, all prepared by Ayers Saint Gross Architects and dated January 21, 2016.

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 are permitted in the area delineated herein as an Institutional Planned Development:

colleges and universities; cultural exhibits and libraries; daycare; hospital; parks and recreation; business support services; eating and drinking establishments; financial services, including but not limited to ATM facility; food and beverage retail sales; medical service; office; parking -- accessory and non-accessory; personal service; retail sales, general; children's play center; wireless communication facilities.

Housing for medical students, used primarily for student housing, which will be classified in the 'group living' category, but may provide in-unit kitchens.

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 Planning and 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 established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 314,519 square feet.

9. Development shall occur in phases, as follows:

Pre-Phase 1 Temporary Parking Lot:

- Construction shall be initiated within six years of the effective date of this Planned Development.
- The Temporary Parking Lot shall have a maximum of 300 parking spaces.

Phase 1:

- Construction shall be initiated within six years of the effective date of this Planned Development.
- Phase 1 will include a mixed-use building of approximately 350,000 square feet with educational, office, community health, conference and meeting uses with ground floor service and food oriented retail.

Phase 2:

- Construction shall be initiated within three to five years of the effective date of completion of Phase 1.
- Phase 2 will include a mixed-use building of approximately 350,000 square feet with educational, office, community health, conference and meeting uses with ground floor service and food oriented retail.

Phase 3:

- Construction shall be initiated within three to five years of the effective date of completion of Phase 2.
- Phase 3 will include a building of approximately 375,000 square feet with student housing.

Phase 4:

- Construction shall be initiated within three to five years of the effective date of completion of Phase 3.
- Phase 4 will include a mixed-use building of approximately 350,000 square feet with educational, office, community health, conference and meeting uses with ground floor service and food oriented retail. The fully developed site will also include the creation of open space at its center.

Prior to review and determination pursuant to Section 17-13-0610 of the Zoning Ordinance (other than alterations to existing buildings which do not increase their height or alter their footprint), a site plan for proposed phases or development areas, including parking areas (a "Site Plan"), shall be submitted by the applicant or with the applicant's written approval. No Part II Approval for work for which a Site Plan must be submitted to the Zoning Administrator shall be granted until the Site Plan has been approved by the Zoning Administrator ("Site Plan Approval").

After Site Plan Approval, an approved Site Plan may be changed or modified pursuant to the provisions of Statement 13.

Following Site Plan Approval, an approved Site Plan shall be kept on permanent file with the Department of Planning and Development and shall be an integral part of this Planned Development.

If an approved Site Plan (including proposed signs) conflicts with these Statements, the Bulk Regulations and Data Table or the Planned Development Exhibits, the approved Site Plan shall control, provided that the overall maximum FAR shall not be increased. Except as otherwise provided in these Statements, a Site Plan and the Site Plan Approval process shall comply with Section 17-13-0800 of the Zoning Ordinance. Site Plans may be limited to specific areas.

10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
11. The site and landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
12. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Department of Streets and Sanitation and the Department of Fleet and Facility Management, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively (including permitted uses), 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.

The Zoning Administrator may administratively add permitted uses, before or after Site Plan Approval (notwithstanding the timing provisions contained in Section 9).

The Zoning Administrator may administratively allow signage (notwithstanding Section 6).

14. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. 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. All phases of the project will satisfy the requirements of the current Sustainable Development Policy. Aspects of the proposed Planned Development that bring it into compliance with the Sustainable Development Policy include the following:

Building(s) shall obtain LEED, Energy Star, Chicago Green Homes, or Green Globes certification and will include a green roof for at least 25 percent of the net roof area (excluding parking decks with rooftop parking).
16. The site will contain apartment dormitories (including married student apartments) used primarily for student housing and will be classified in the 'group living' category, but may provide in-unit kitchens and need not provide communal dining areas. Also, the units may be used for non-student housing on an as-needed bases, for example for residence advisors, prospective student visitors, visiting lecturers, and temporary staff accommodations.
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to the pre-existing C1-5 Neighborhood Commercial District.

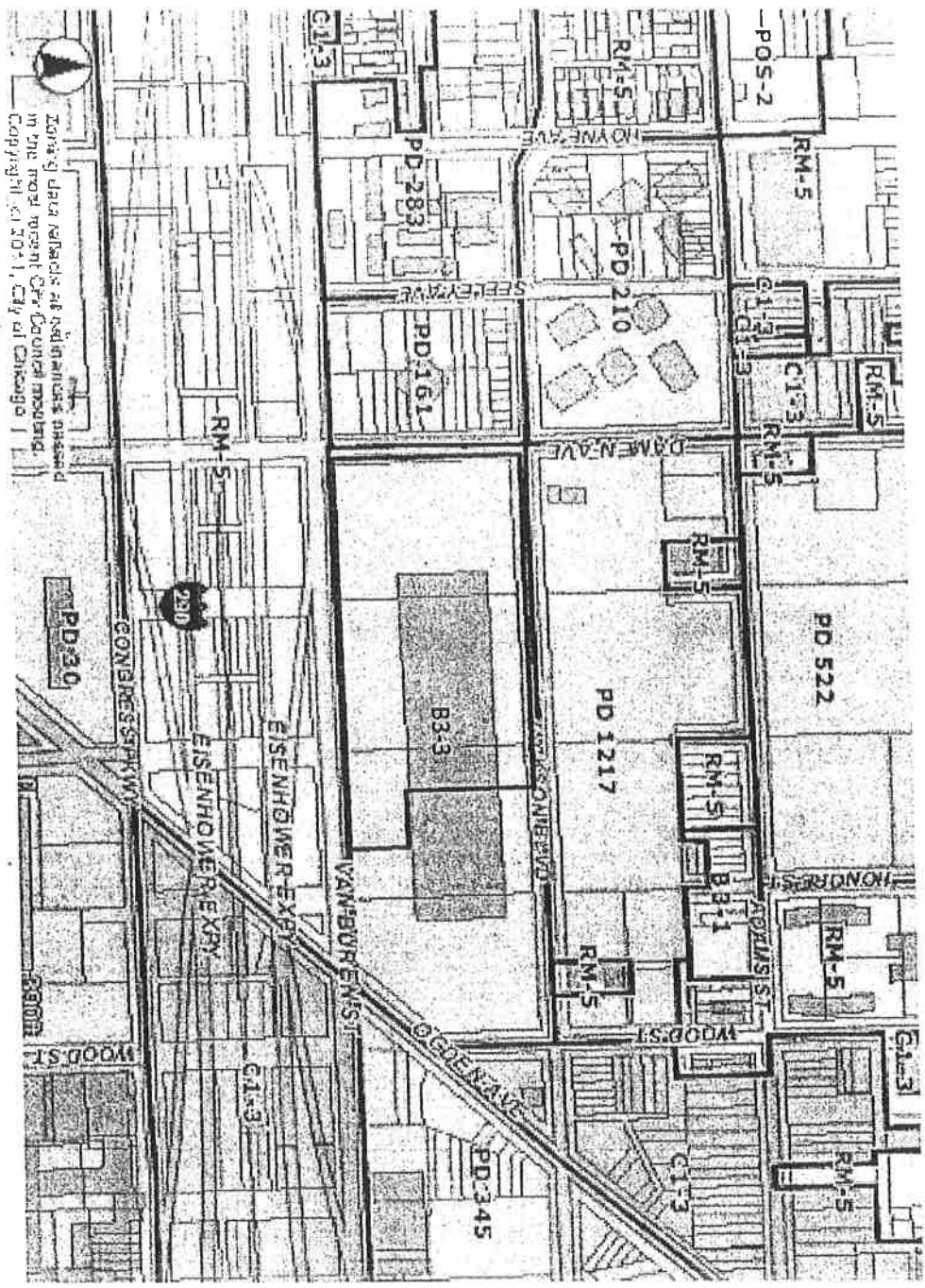
[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Site Plans; Landscape Plan; Green Roof Plan -- Phase 1; Building Elevations -- Phase 1 Building; Phasing -- Pre-Phase 1 Temporary Parking Lot; and Phases 1, 2, 3 and 4 Phasing referred to in these Plan of Development Statements printed on pages 18876 through 18891 of this *Journal*.]

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

*Institutional Planned Development No. 1310**Bulk Regulations And Data Table.*

Gross Site Area:	383,594 square feet (8.81 acres)
Area in Adjoining Right-of-Way:	69,075 square feet (1.59 acres)
Net Site Area:	314,519 square feet (7.22 acres)
Maximum Floor Area Ratio (FAR):	5.0
Maximum Number of Dormitory Units:	
Phases 2, 3 and 4:	300
Temporary Parking:	
Maximum Number of Off-Street Parking Spaces for Temporary Parking Lots:	
Pre-Phase 1 Parking Lot:	300 spaces maximum
Phase 1 Temporary Parking Lot:	200 spaces maximum
Phase 2 Temporary Parking Lot:	125 spaces maximum
Phase 3 Temporary Parking Lot:	125 spaces maximum
Permanent Parking:	
Minimum Number of Off-Street Parking Spaces:	
Phase 1 Building:	200 spaces minimum
Subsequent Phases (collectively):	600 spaces minimum

Minimum Permanent Parking Spaces (entire PD):	800 spaces minimum
Minimum Number of Loading Berths:	
Phase 1:	2 berth(s) per building (10 feet x 25 feet)
Subsequent Phases:	1 berth(s) per building (10 feet x 25 feet)
Minimum Number of Bicycle Spaces:	
Phase 1:	50 spaces
Subsequent Phases (collectively):	150 spaces
Maximum Number of Bicycle Spaces (entire PD):	200 bicycle spaces
Minimum Setbacks from Peripheral (public way adjoining) Property Lines:	
Front (Jackson Boulevard):	0 feet
Side (east):	0 feet
Side (Damen Avenue):	0 feet
Rear (Van Buren Street):	0 feet
Maximum Building Height:	
Phase 1:	250 feet
Subsequent Phases:	275 feet
Green Roof:	
Phase 1:	25 percent of net roof area
Subsequent Phases (collectively):	25 percent of net roof area



Zoning data reflects all amendments passed in the most recent City Council meeting. Copyright © 2011, City of Chicago



EXISTING ZONING MAP

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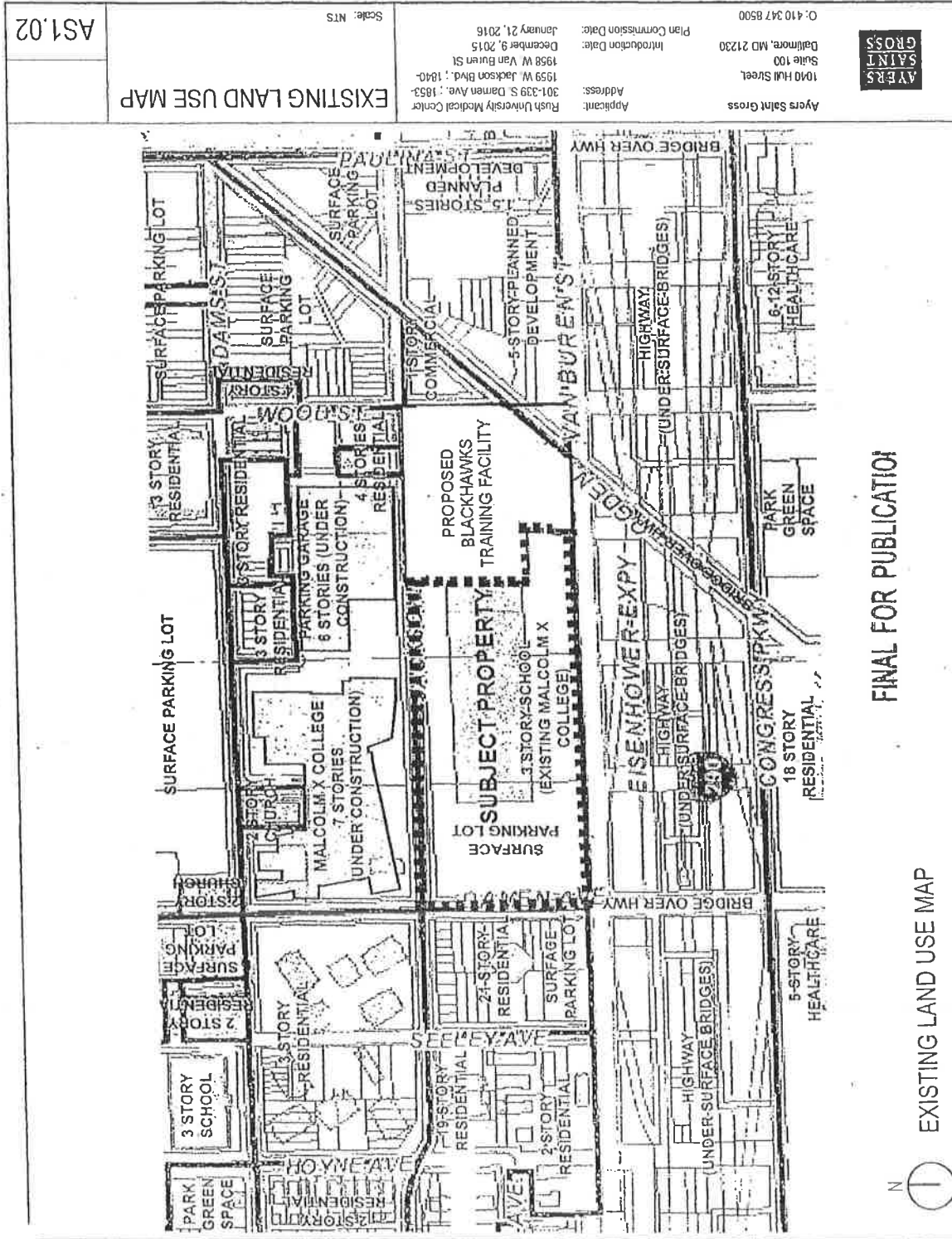
**Ayers Saint Gross**  
 1040 Hull Street,  
 Suite 100  
 Baltimore, MD 21230  
 O: 410 347 8500

**Applicant:** Rush University Medical Center  
**Address:** 301-339 S. Damen Ave.; 1853-1959 W. Jackson Blvd.; 1840-1958 W. Van Buren St.  
**Introduction Date:** December 9, 2015  
**Plan Commission Date:** January 21, 2016

EXISTING ZONING MAP

Scale: NTS

AS1.01



**AYERS SAINT GROSS**  
 1040 Hill Street  
 Suite 100  
 Baltimore, MD 21230  
 O: 410 347 8500

Applicant: Ayers Saint Gross  
 Address: 301-339 S. Damen Ave. ; 1853.  
 1958 W Van Buren St  
 1959 W Jackson Blvd. ; 1840.  
 December 9, 2015  
 January 21, 2016

Plan Commission Date: January 21, 2016  
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Scale: NTS

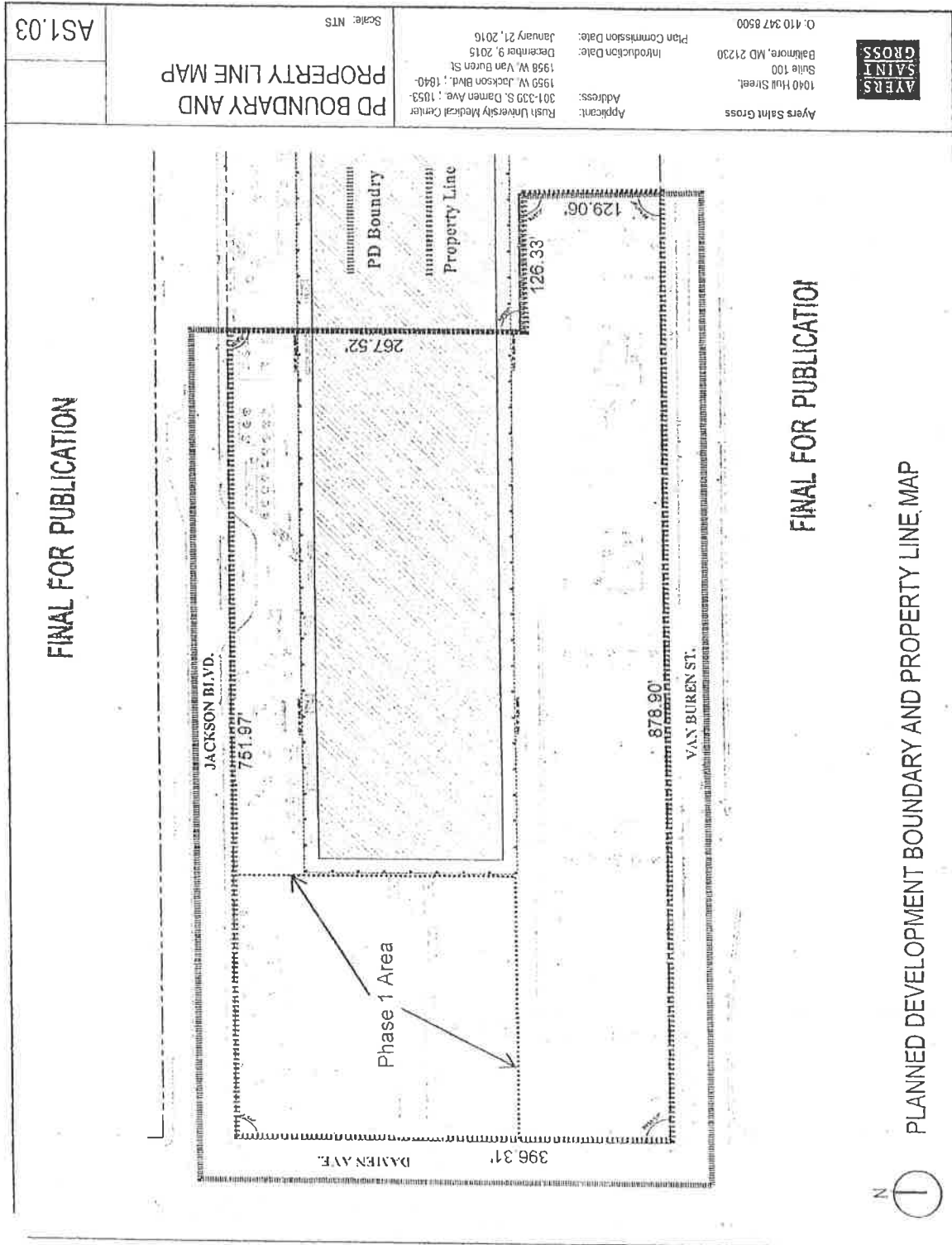
**EXISTING LAND USE MAP**

AS1.02

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EXISTING LAND USE MAP

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PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP



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 Suite 100  
 Baltimore, MD 21230  
 O: 410 347 8500

Applicant: Rush University Medical Center  
 Address: 301-330 S. Damen Ave. : 1053,  
 1959 W. Jackson Blvd. : 1040,  
 1958 W. Van Buren St.  
 Introduction Date: December 9, 2015  
 Plan Commission Date: January 21, 2016

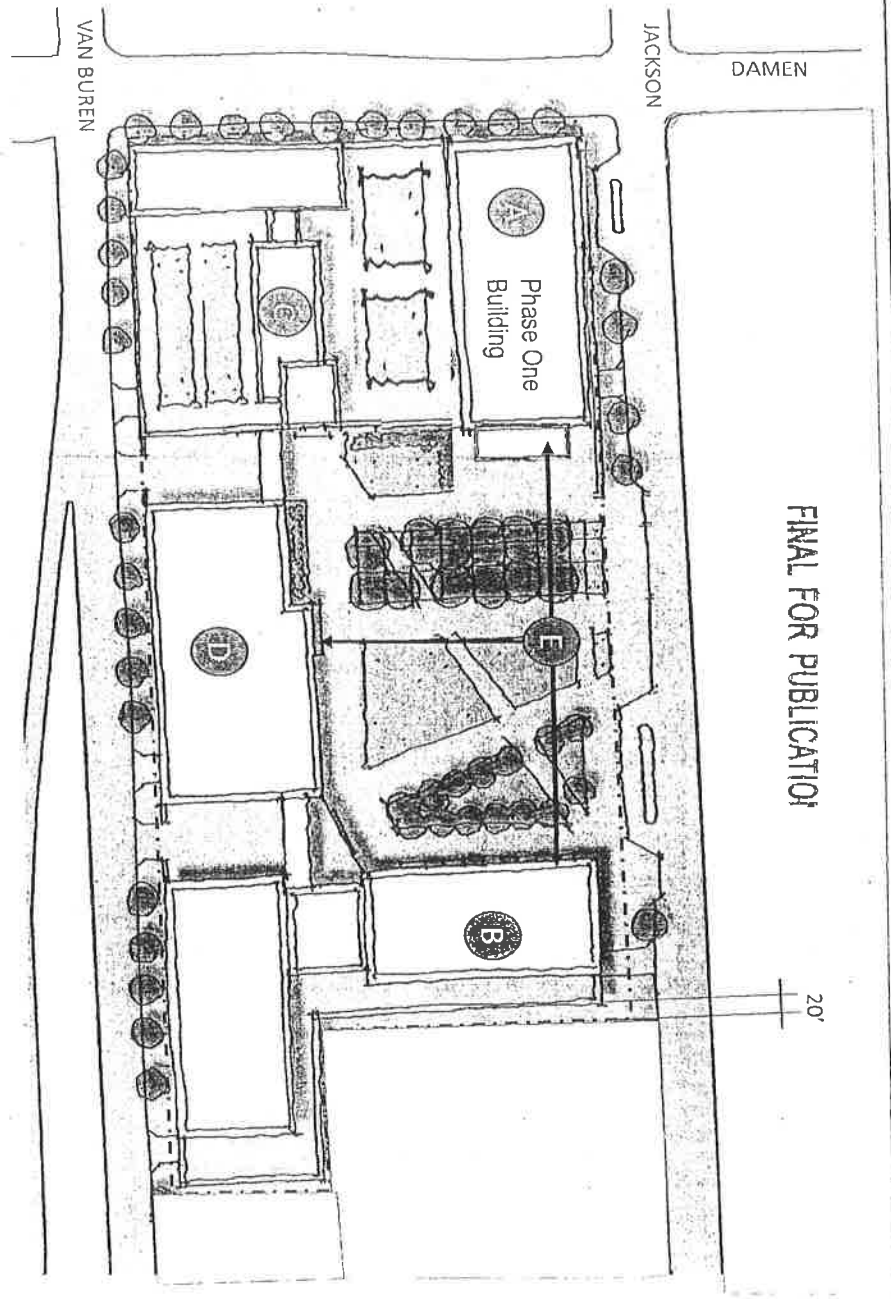
Scale: NTS  
 PD BOUNDARY AND  
 PROPERTY LINE MAP

AS1.03

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SITE PLAN



- A. Phase One Building - Research / Office / Community Health 375,000 GSF
- B. Rush University - 350,000 GSF
- C. Residential - 350,000 GSF
- D. Research / Office / Retail - 375,000 GSF
- E. First Floor Food Service, Retail, Meeting / Conference - 50,000 GSF

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20'



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SITE PLAN

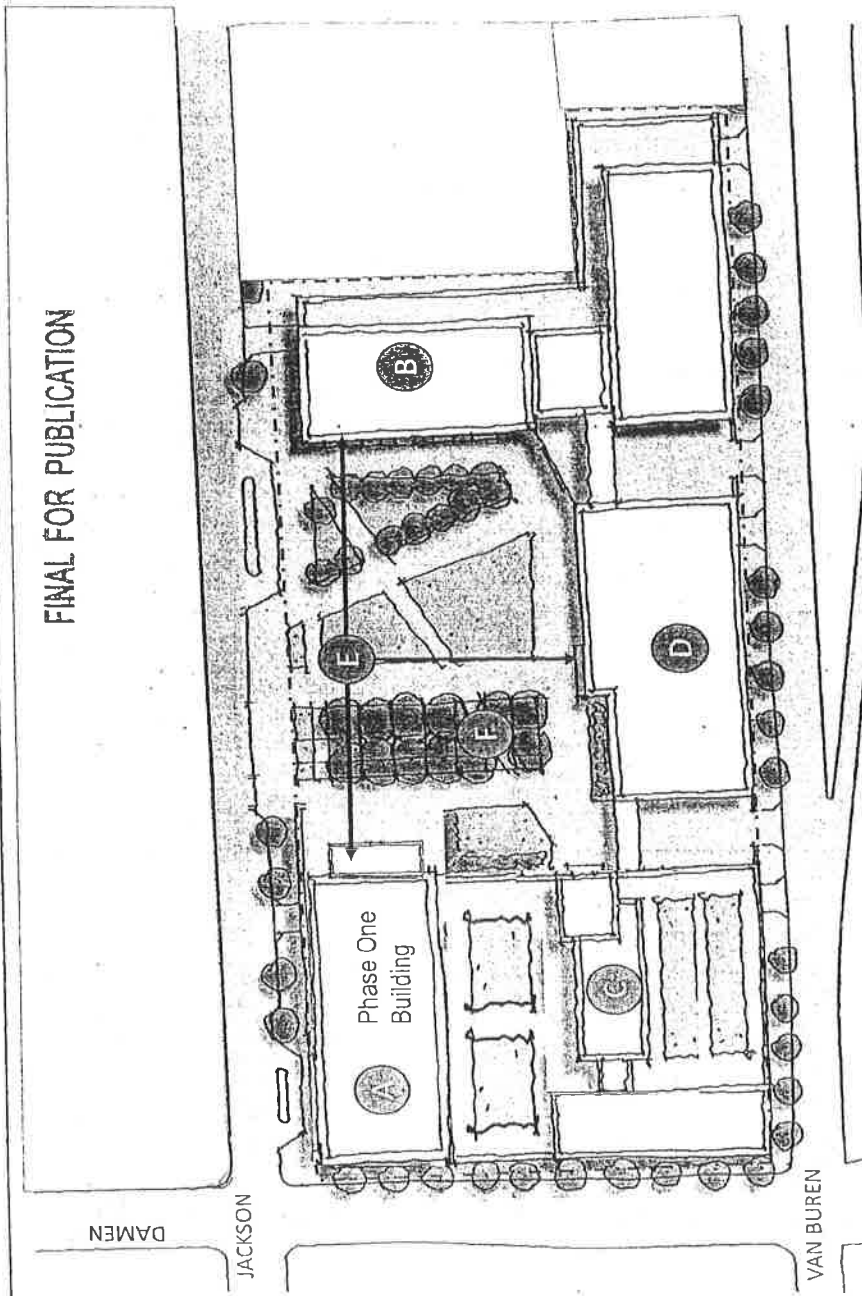
Scale: NTS

AS1.04



AS1.05	Scale: NTS	LANDSCAPE PLAN
Applicant: Rush University Medical Center Address: 301-339 S. Damen Ave. ; 1853-1959 W. Jackson Blvd. ; 1040-1958 W. Van Buren St. Introduction Date: December 9, 2015 Plan Commission Date: January 21, 2016		Ayers Saint Gross 1040 Hull Street Suite 100 Baltimore, MD 21230 O-410 347 8503

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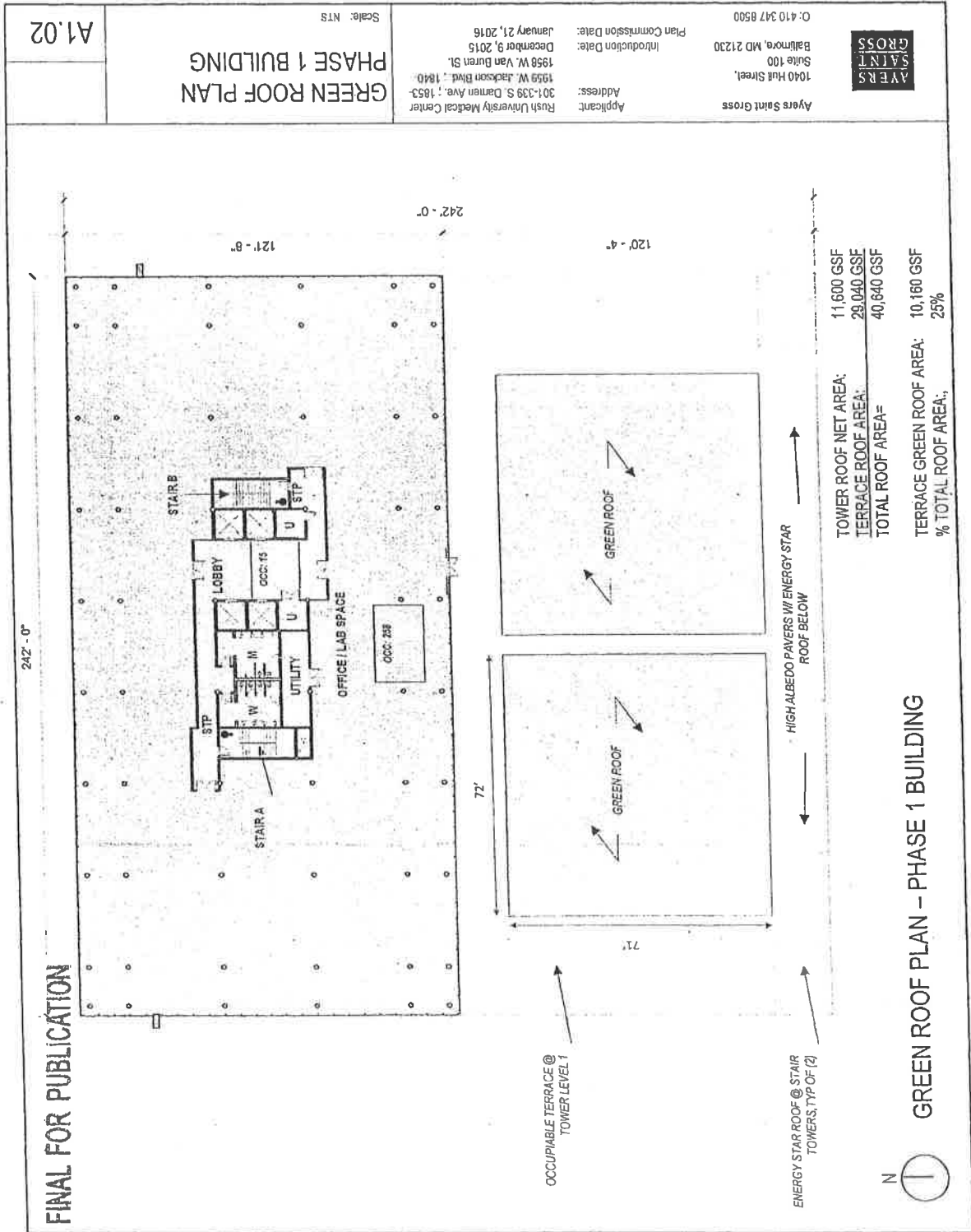


- A. Phase One Building - Research / Office / Community Health 375,000 GSF
- B. Rush University - 350,000 GSF
- C. Residential - 350,000 GSF
- D. Research / Office / Retail - 375,000 GSF
- E. First Floor Food Service, Retail, Meeting / Conference - 50,000 GSF
- F. Approximately 20 Shade Trees, Grass, and Scored Concrete Pathways

LANDSCAPE PLAN



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**GREEN ROOF PLAN - PHASE 1 BUILDING**

Scale: NTS

Applicant: Rush University Medical Center  
 Address: 301-339 S. Damen Ave. : 1853-1959 W. Jackson Blvd. : 1840-1956 W. Van Buren St.  
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**GREEN ROOF PLAN - PHASE 1 BUILDING**



OCCUPABLE TERRACE @ TOWER LEVEL 1

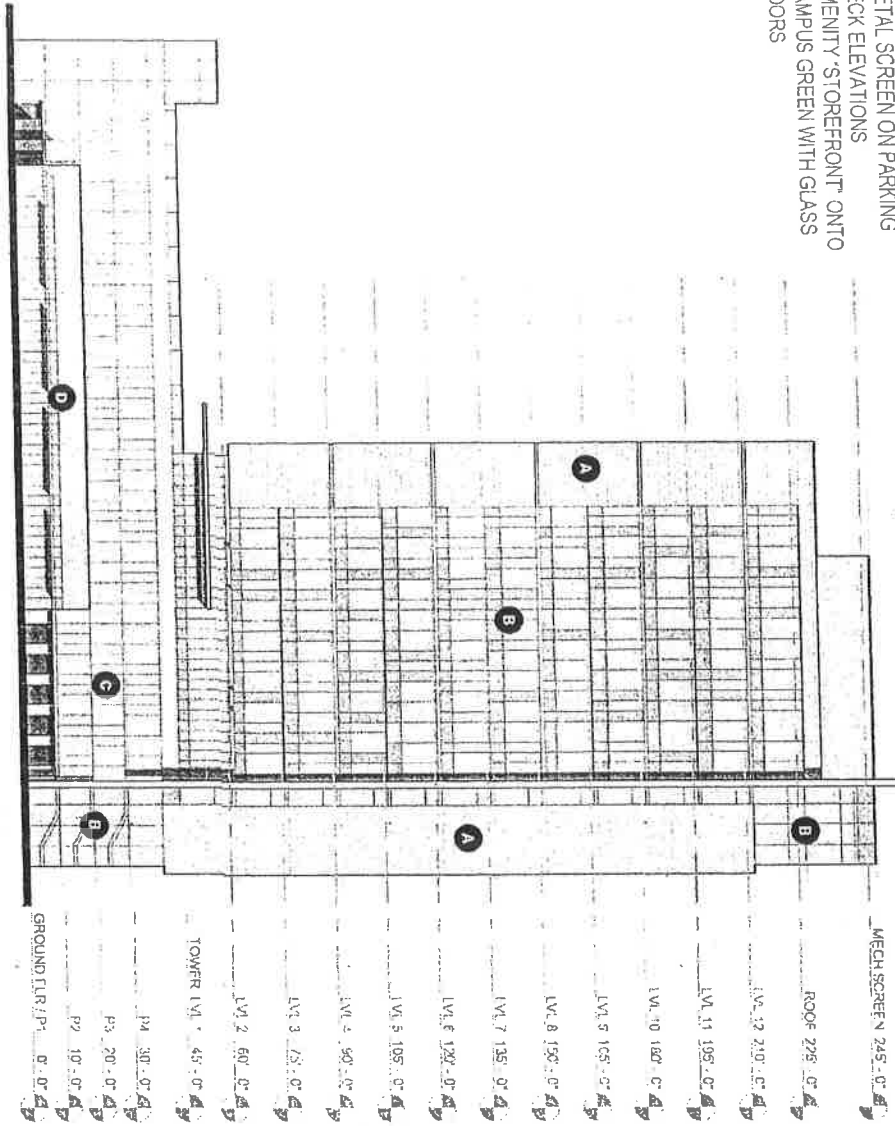
ENERGY STAR ROOF @ STAIR TOWERS, TYP OF (2)

HIGH ALBEDO PAVERS W/ ENERGY STAR ROOF BELOW

- MATERIALS LEGEND:**
- A. METAL PANELS
  - B. GLASS FAÇADE WITH COLORED GLASS PANELS
  - C. METAL SCREEN ON PARKING DECK ELEVATIONS
  - D. AMENITY STOREFRONT ONTO CAMPUS GREEN WITH GLASS DOORS

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BUILDING ELEVATION – PHASE 1 BUILDING – EAST



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 1040 Hull Street,  
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BUILDING ELEVATION – PHASE 1 BUILDING – EAST

Scale: NTS

A2.01

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**MATERIALS LEGEND:**

- A. METAL PANELS
- B. GLASS FAÇADE WITH COLORED GLASS PANELS
- C. METAL SCREEN ON PARKING DECK ELEVATIONS
- D. AMENITY "STOREFRONT" ONTO CAMPUS GREEN WITH GLASS DOORS

**LEVELS:**

- ROOF SCREEN 245'-0" A
- LVL 12 215'-0" A
- LVL 11 195'-0" A
- LVL 10 180'-0" A
- LVL 9 165'-0" A
- LVL 8 150'-0" A
- LVL 7 135'-0" A
- LVL 6 120'-0" A
- LVL 5 105'-0" A
- LVL 4 90'-0" A
- LVL 3 75'-0" A
- LVL 2 60'-0" A

**APPLICANT:** Rush University Medical Center  
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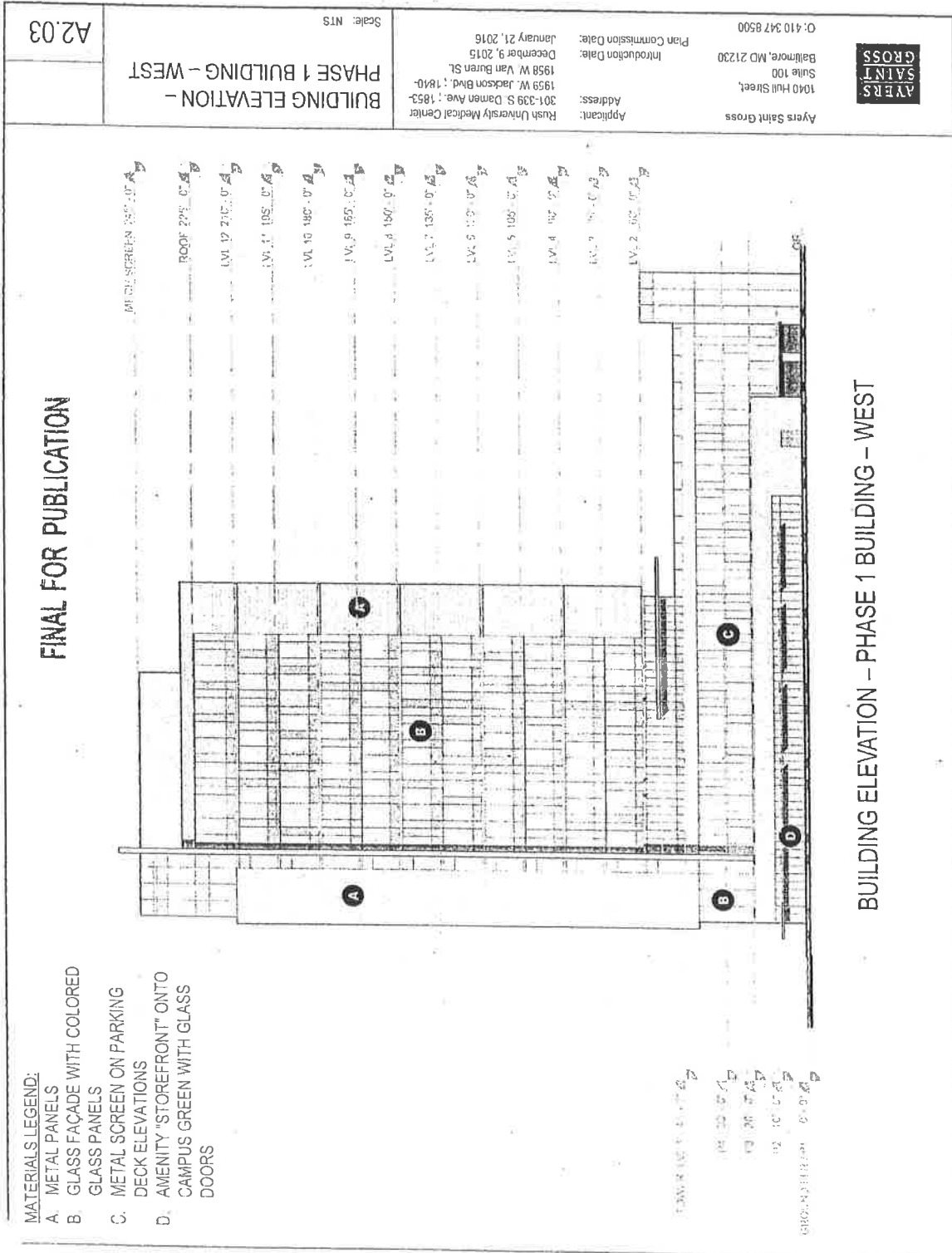
**INTRODUCTION DATE:** December 9, 2015  
**PLAN COMMISSION DATE:** January 21, 2016

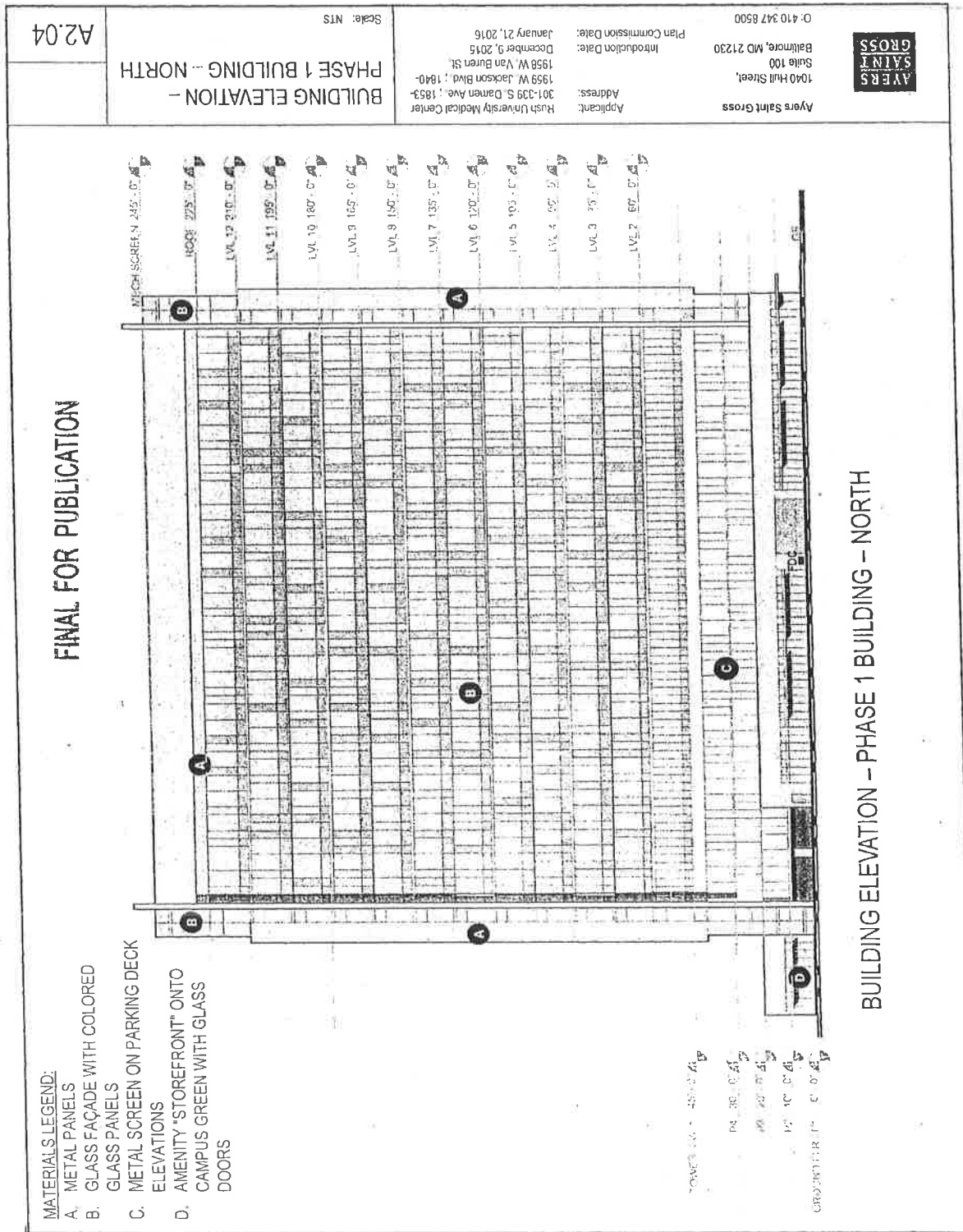
**AYER'S SAINT GROSS**

**PHASE 1 BUILDING - SOUTH**

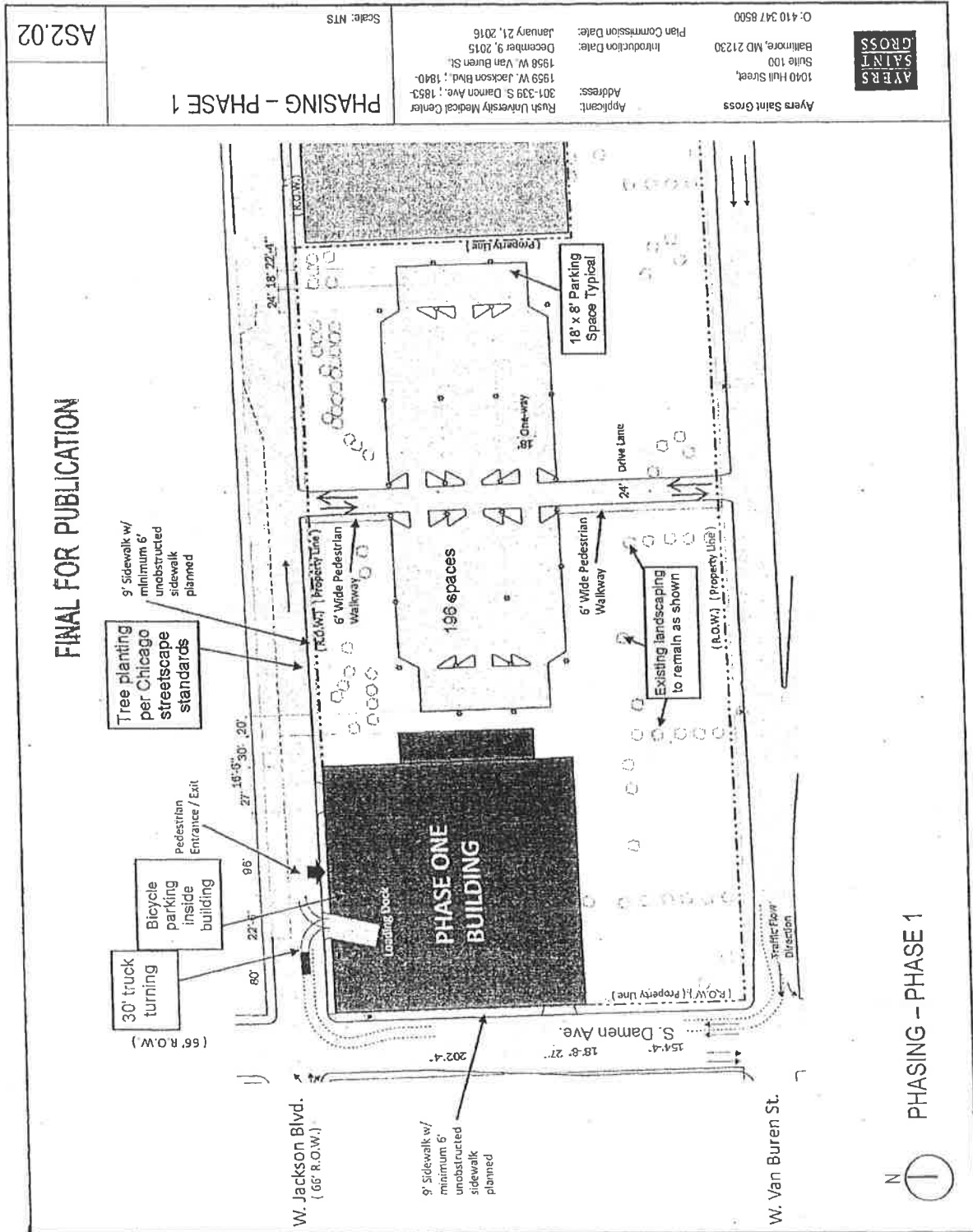
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**A2.02**







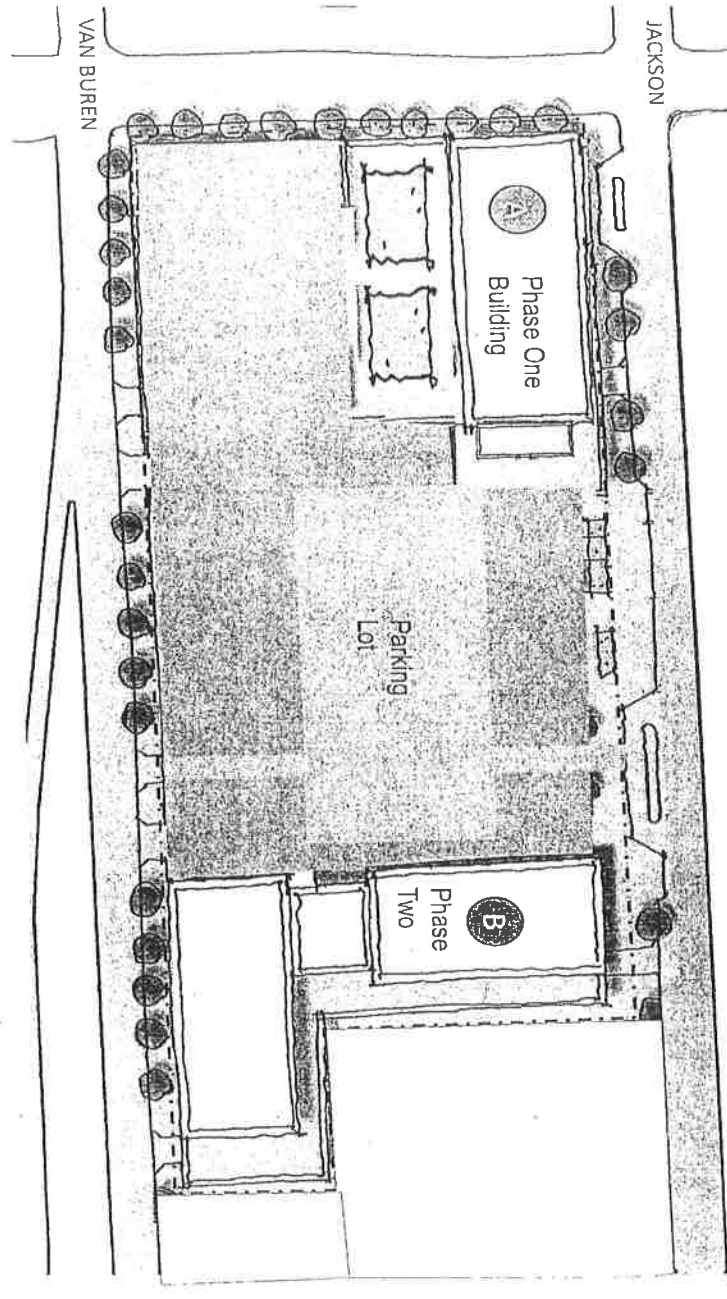


PHASING - PHASE 1



PHASING - PHASE 2

- A. Phase One Building - Research / Office / Community Health 375,000 GSF
- B. Rush University - 350,000 GSF



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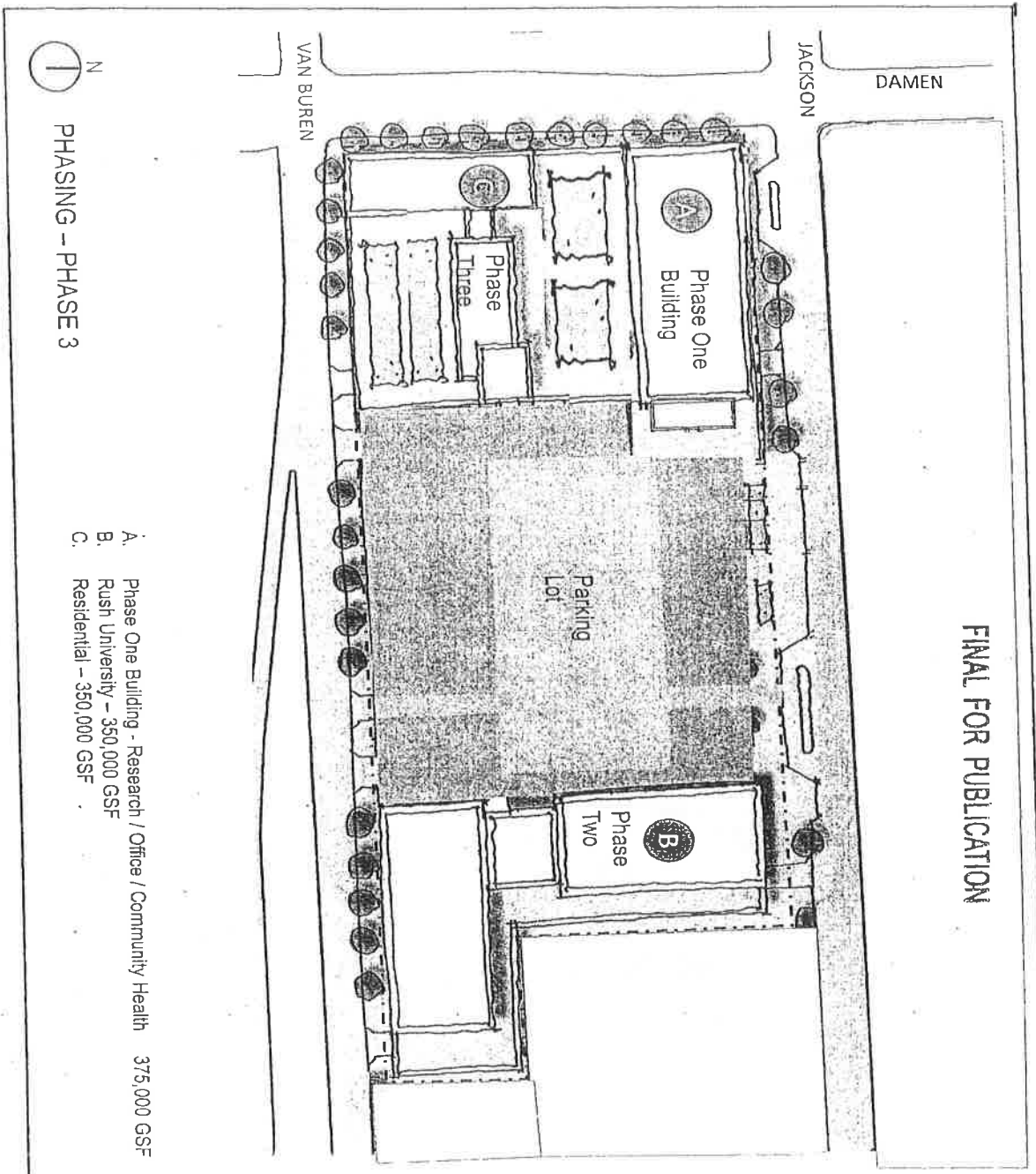
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PHASING - PHASE 2

Scale: NTS

AS2.03



PHASING - PHASE 3

- A. Phase One Building - Research / Office / Community Health 375,000 GSF
- B. Rush University - 350,000 GSF
- C. Residential - 350,000 GSF



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 Baltimore, MO 21230  
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PHASING - PHASE 3

Scale: NTS

AS2.04

