



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)
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
<http://www.cityofchicago.org>

April 11, 2011

Timothy Green
Tartan Associates, Ltd.
9601 River Street
Schiller Park, Illinois 60176

**Re: Administrative Relief request for Institutional Planned Development
Number 154, Roseland Hospital, 19-21 East 111th Street**

Dear Mr. Green:

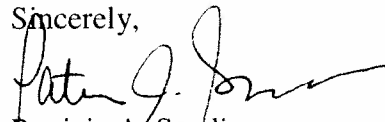
Please be advised that your request for a minor change to Institutional Planned Development No. 154, as amended, has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Roseland Community Hospital Association is planning on building a 1,126 square foot addition to the former Human Resources building located at 19-21 E. 111th St. The existing three-story building was utilized as office space and they are proposing to convert it into professional medical office space. You are requesting to reduce the rear yard setback from the existing setback of 45'-5 5/8" to 5'-5 5/8". There is no specific minimum setback required in the Planned Development however, this proposed reduction would be in conformance with the minimum setback requirement established by the Roseland Hospital building.

With regard to your request, the Department of Housing and Economic Development has determined that allowing this setback reduction 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. 154, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

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





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January 28, 2011

Earmon Irons, Jr.
Chief Executive Officer
Roseland Community Hospital
45 West 111th Street
Chicago, IL 60628

**Re: Administrative Relief request for Institutional Planned Development
No. 154, Roseland Community Hospital, 45 West 111th Street**

Dear Mr. Irons:

Please be advised that your request for a minor change to Institutional Planned Development No. 154, as amended, 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. 12 of the Planned Development.

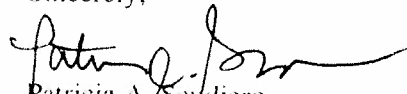
Institutional Planned Development No. 154, as amended, was approved by City Council on July 29, 2003, and pursuant to Statement No. 10, Phase II landscaping and fencing were to have been completed within 48 months (July 29, 2007) and Phase III landscaping and fencing was to be completed within 60 months (July 29, 2008). Financial hardships since completing Phase I, which included a \$7.5 million emergency room expansion, have resulted in the delay of completion of Phase II and III landscaping and fencing. Therefore, you are requesting a one-year extension to complete Phase II and III landscaping and fencing.

With regard to your request, the Department of Housing and Economic Development has determined that allowing an 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, will not change the character of the development, and therefore, would constitute a minor change.

We are granting you an 18-month extension from the date of this letter to complete your Phase II and III landscaping and fencing. However, please be advised that as of July 28, 2012, no further permits will be approved by the Department of Housing and Economic Development unless Phase II and Phase III landscaping and fencing is completed.

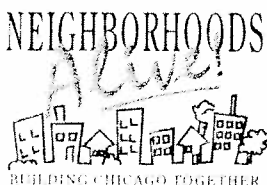
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 154, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Mary Bonome, Gerard Pascazio, Mike Marmo, Erik Glass, Ron Daye, Noah Szafraniec, Main file



7/29/2003

13983

Reclassification Of Area Shown On Map Number 26-F.
(Application Number A-5 144)

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 hereby amended by changing all of the R3 General Residence District symbols and indications as shown on Map Number 26-F in the area bounded by:

a line 45.82 feet north of and parallel to West 110th Street; the public alley next east of and parallel to South Wentworth Avenue; West 1 10th Street; and South Wentworth Avenue,

to those of a B4- 1 Restricted Service District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map Numbers 26-F And 28-F,
(As Amended)

(Application Number 13983) *IPD 154, as amended*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the underlying zoning of existing Institutional Planned Development Number 154 and R3 General Residence District, C1-1 Restricted Commercial District, B4-1 Restricted Service District, B4-2 Restricted Service District symbols and indications as shown on Map Numbers 26-F and 28-F in the area bounded by:

South Perry Avenue; the alley next north of and parallel to West 111th Street; a line 127.56 feet east of and parallel to South Perry Avenue; West 110th Place; a line 427.56 feet east of and parallel to South Perry Avenue; West 111th Street; a line 534.5 feet east of and parallel to South Perry Avenue; the alley next south of and parallel to West 111th Street; a line 3 18.5 feet east of and parallel to South Perry Avenue; the alley next south of and parallel to West 111th Street; South Perry Avenue; West 111th Place; a line 62.63 feet west of and parallel to South Perry Avenue; the alley next south of and parallel to West 111th Street; a line 263 feet west of and parallel to South Perry Avenue; and West 111th Street,

to those of a CI-1 Restricted Commercial District.

SECTION 2. That the Chicago Zoning Ordinance be further amended by changing the foregoing described symbols and indications to Institutional Planned Development Number 154, as amended, which is hereby established in the area described above and subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto 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 154, As Amended,
Plan of Development Statements.*

1. The area delineated herein as Institutional Planned Development Number 154, as amended (the "Planned Development") consists of approximately one hundred ninety-two thousand fifty-three (192,053) square feet (four and forty-one hundredths (4.4 1) acres) of 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, Roseland Community Hospital Association, except for right-of-way.
2. The applicant shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the applicant 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 11.1 I-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to the 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 the applicant.

4. This Plan of Development consists of fourteen (14) Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; a Site Plan; a Landscape Plan; a Phasing Plan; and Emergency Department Addition Building Elevations. These and no other zoning controls shall apply to the Property. This 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 are permitted in the Planned Development: hospital, research, medical, housing for health care personnel, medical offices and related uses, including parking, as authorized by the Chicago Zoning Ordinance.
6. Identification signing 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 also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Off-street parking shall be provided in compliance with the Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development.
8. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
9. In addition to maximum heights of the buildings and any appurtenance attached thereto prescribed in the Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The improvements on the Property shall be constructed in three (3)

phases, as depicted on the Phasing Plan. Phase I shall consist of the Emergency Room addition and associated areas including parking Lot "C" and the South Perry Avenue cul-de-sac. Phase I related landscaping and fencing shall be completed within thirty-six (36) months of approval of this amended Planned Development, Phase II landscaping and fencing shall be completed within forty-eight (48) months of approval of this amended Planned Development. Phase III landscaping and fencing shall be completed within sixty (60) months of approval of this amended Planned Development. All phases shall be maintained in substantial conformance with this Planned Development.

11. 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 ("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. No approvals shall be granted pursuant to Section 11.1 1-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
12. 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 request of the applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area established in this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclasses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase in the maximum percent of land coverage.
13. 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.

14. The applicant acknowledges that it is in the interests of the public and the environment to design, construct and maintain a green roof system on the Emergency Department addition. Subject to the availability of grant funds, applicant shall use its best and reasonable efforts to design, construct and maintain a green roof system involving up to twenty percent (20%) of the project's roof in order to promote these interests.

[Existing Zoning Map; Existing Land-Use Map; Boundary, Property Line and Right-Of-Way Adjustment Map; Site Plan; Site Landscape Plan; Phasing Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 6132 through 6138 of this Journal.]

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

Institutional Planned Development Number 154, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:	264,340 square feet	6.07 acres
Right-of-Way:	72,287 square feet	1.66 acres
Net Site Area:	192,053 square feet	4.41 acres
Building Coverage:		
Storage Building	780 square feet	
Finance Building	1,033 square feet	
Human Resources Building	1,033 square feet	
Hospital	33,885 square feet	

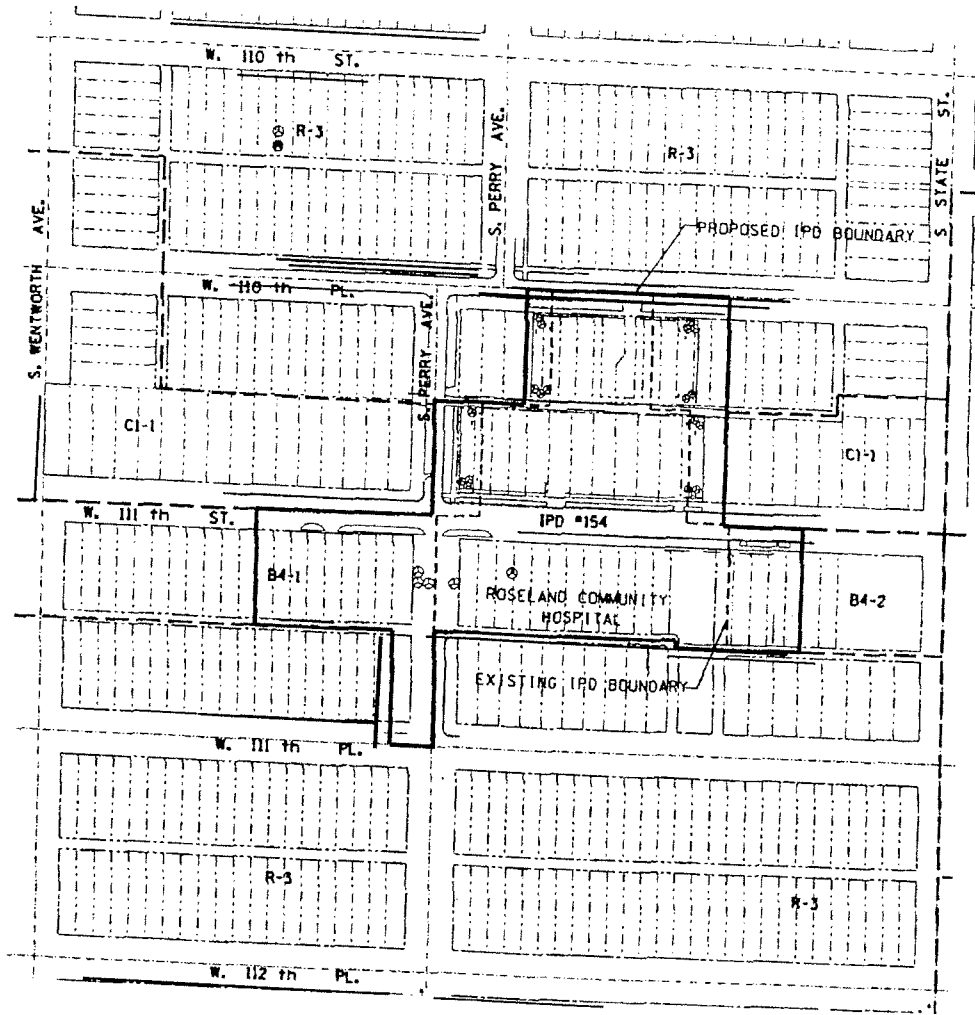
7/29/2003

REPORTS OF COMMITTEES

6131

Emergency Department Addition	14,400 square feet
TOTAL:	51,131 square feet
Maximum Building Coverage of Net Site Area:	32%
Hospital Beds:	162
Floor Area:	
Storage Building	780 square feet
Finance Building	3,100 square feet
Human Resources Building	3,100 square feet
Hospital	111,994 square feet
Emergency Department Addition	14,400 square feet
TOTAL:	133,374 square feet
Maximum Permitted Floor Area Ratio:	1.0
Minimum Off-Street Parking:	202 spaces
Minimum Off-Street Loading:	In accordance with the Site Plan
Minimum Building Setback:	In accordance with the Site Plan
Maximum Building Height:	70 feet

Existing Zoning Map.

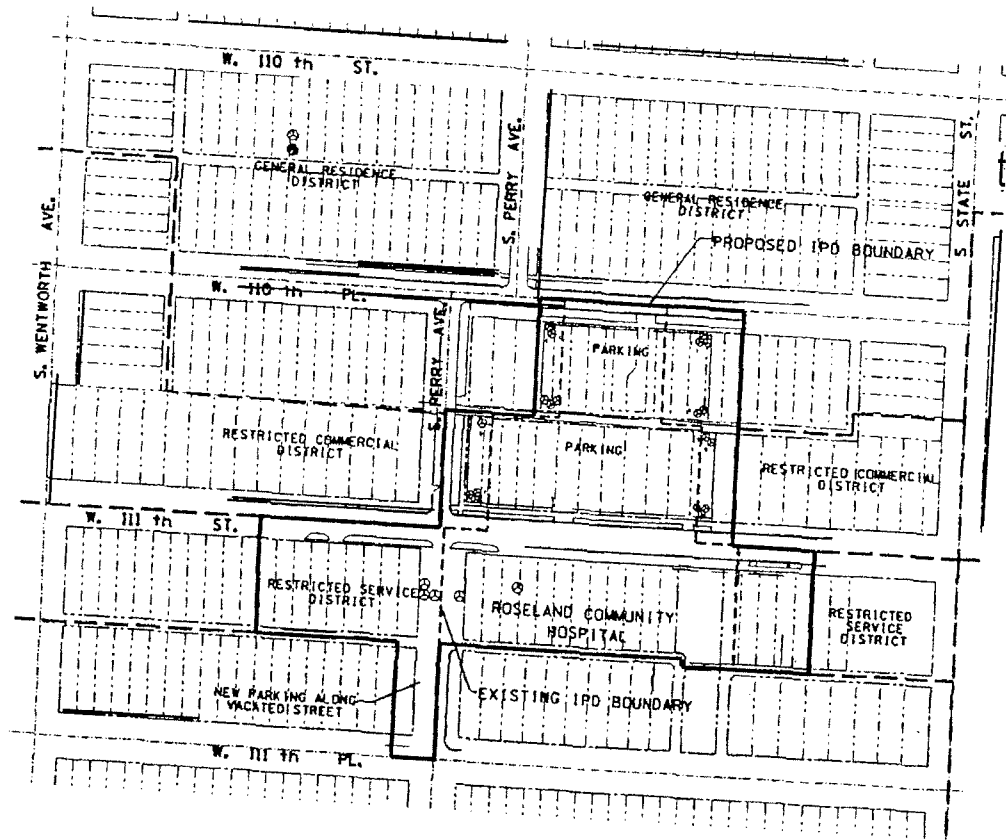


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REPORTS OF COMMITTEES

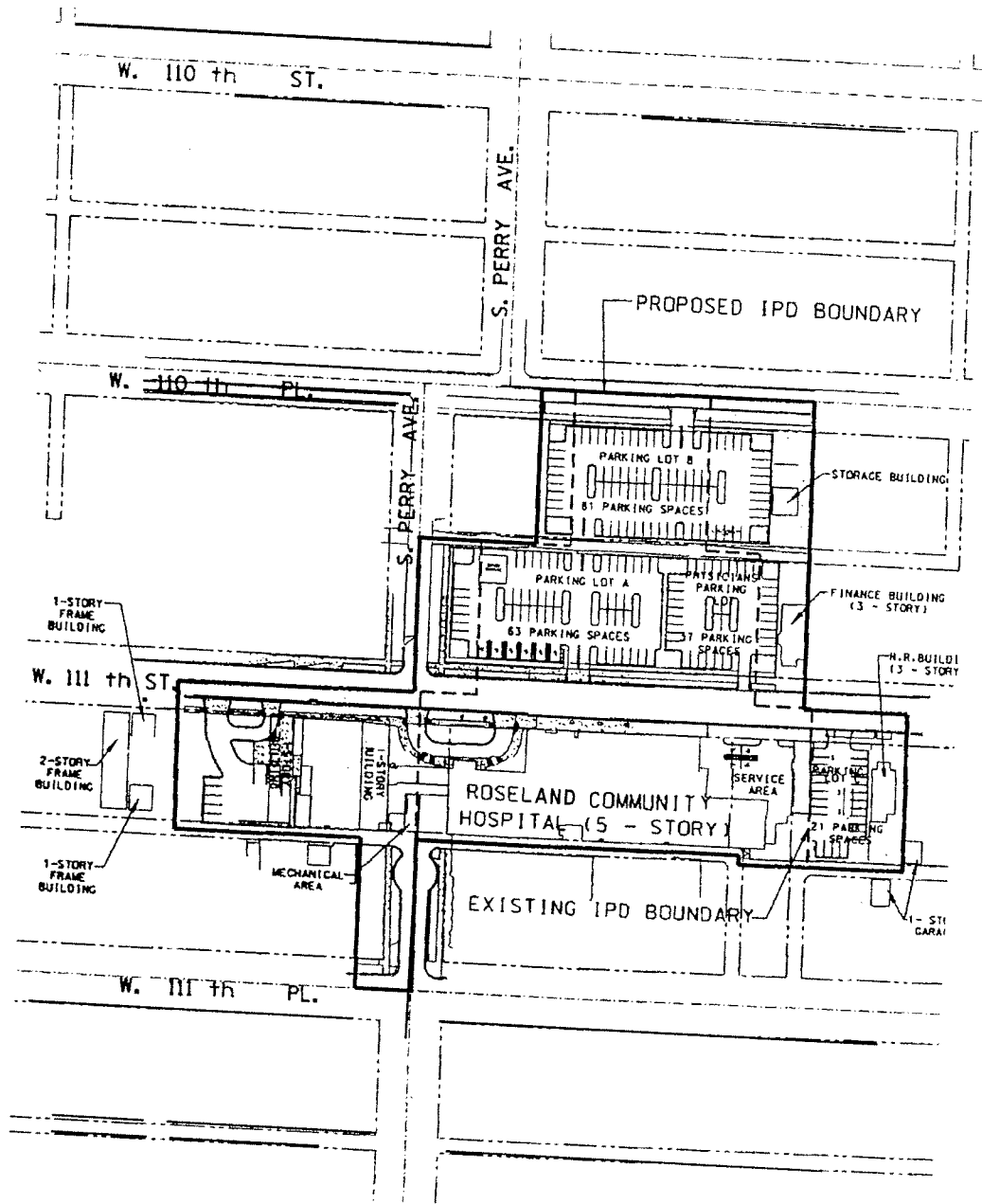
6133

Existing Land-Use Map.

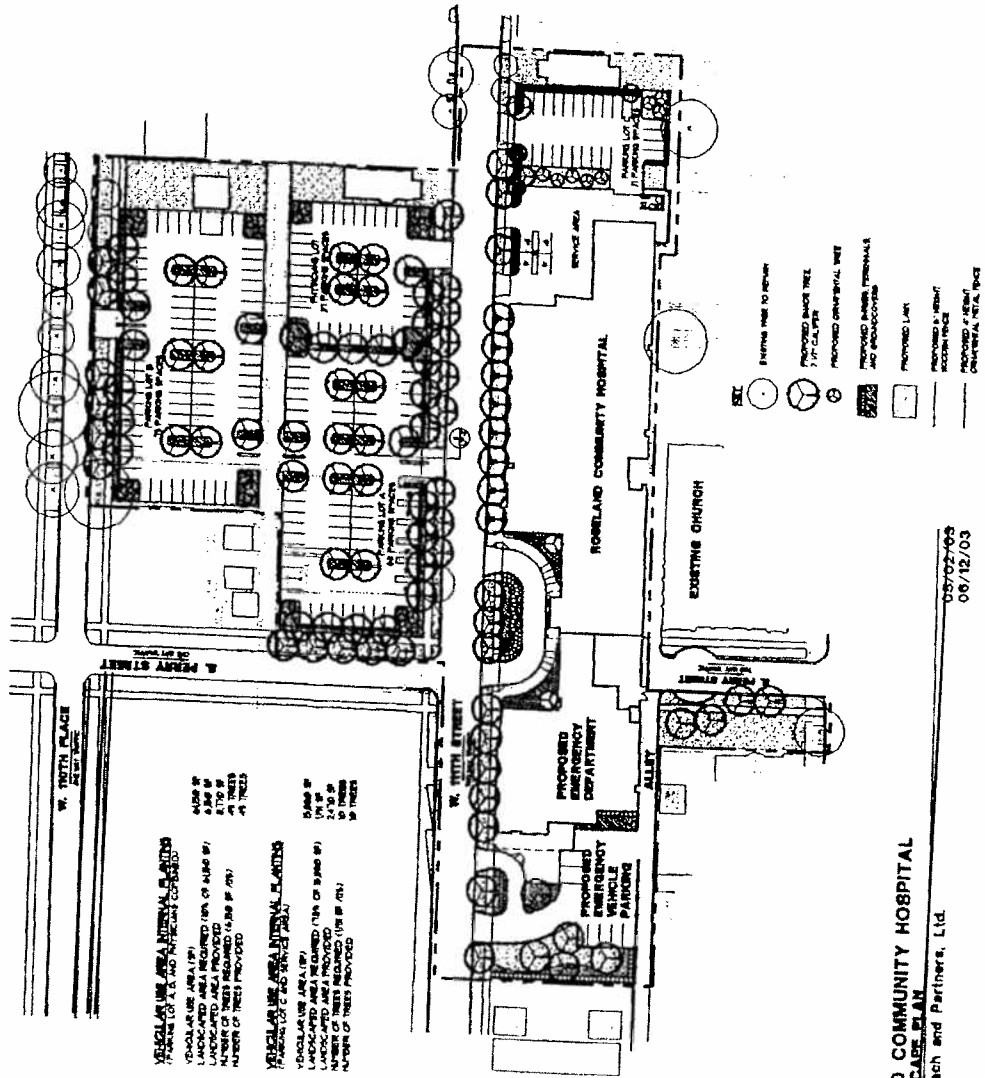


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Site Plan.



Site Landscape Plan.



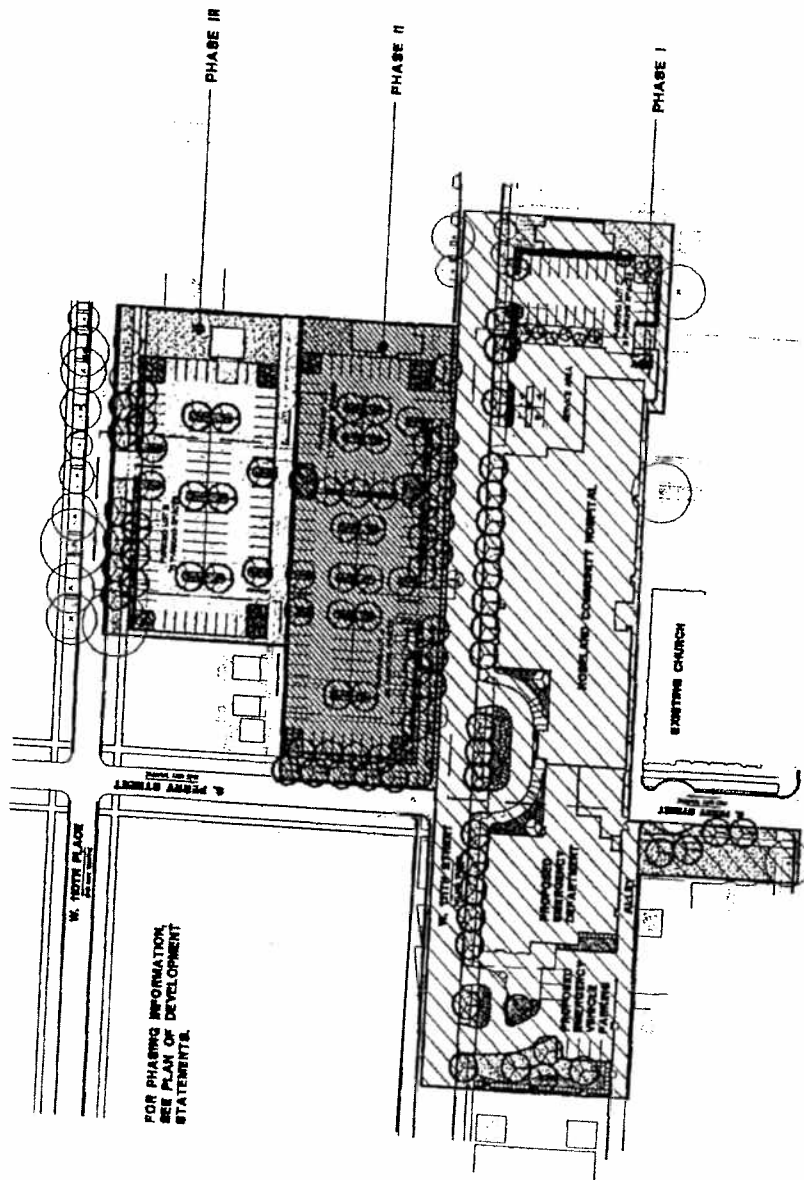
ROSELAND COMMUNITY HOSPITAL
 SITE LANDSCAPE PLAN
 Daniel Wembeh and Partners, Ltd.
 05/02/03
 06/12/03

7/29/2003

REPORTS OF COMMITTEES

6137

Phasing Plan.

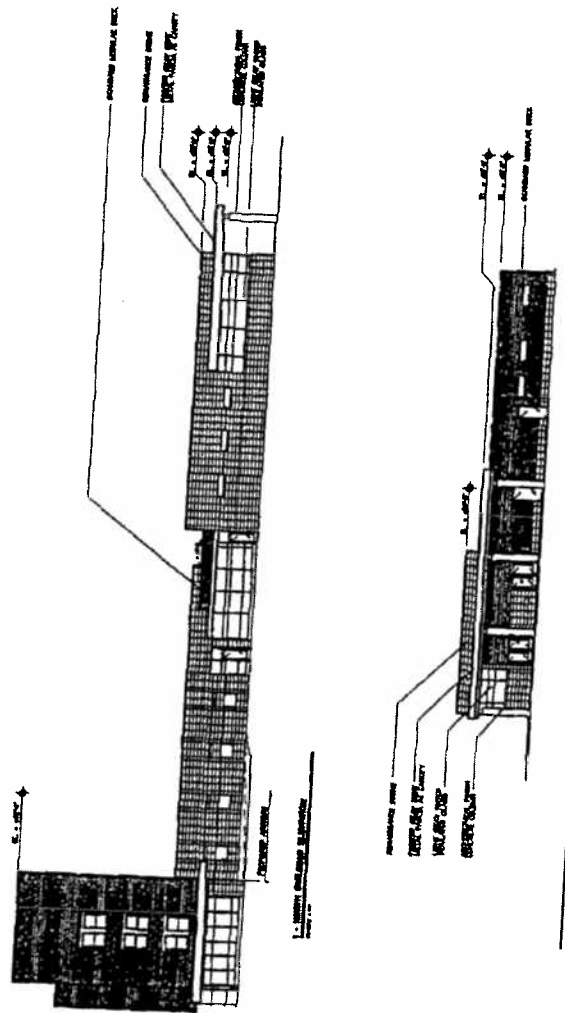


ROSELAND COMMUNITY HOSPITAL
PHASING PLAN

Daniel Wambach & Partners, Ltd.

05/02/03
06/12/03

Building Elevations.



Reclassification of Area Shown on Maps
No. 26-F and 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 R3 General Residence District, B4-2 Restricted Service District and C1-1 Restricted Commercial District symbols and indications as shown on Maps No. 26-F and 28-F in the area bounded by

W. 110th Place; a line 280.21 feet east of and parallel to S. Perry Avenue; a line 133.99 feet south of and parallel to W. 110th Place; a line 317.71 feet east of and parallel to S. Perry Avenue; W. 110th Place; a line 355.21 feet east of and parallel to S. Perry Avenue; a line 133.99 feet south of and parallel to W. 110th Place; a line 363 feet east of and parallel to S. Perry Avenue; W. 111th Street; a line 414 feet east of and parallel to S. Perry Avenue; a line 135 feet south of and parallel to W. 111th Street; a line 326.5 feet east of and parallel to S. Perry Avenue; the alley next south of and parallel to W. 111th Street, S. Perry Avenue; W. 111th Street; a line 33 feet east of and parallel to S. Perry Avenue; a line 133.99 feet south of and parallel to 110th Place; and a line 130.21 feet east of and parallel to S. Perry Avenue,

to the designation of an Institutional Planned Development 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
3438-3442 of this Journal]

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

Failed to Pass--Proposed Ordinances for Amendment of Chicago Zoning Ordinance to Reclassify Particular Areas.

(Adverse Committee Recommendations)

On motion of Alderman Vrdolyak the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of June 22, 1976, pages 3245-3246, recommending that the City Council Do Not Pass six proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Vrdolyak moved to Concur In the committee's recommendations. The question in reference to each proposed ordinance thereupon became: "Shall the proposed ordinance Pass, notwithstanding the Committee's adverse recommendation?"; and the several questions being so put, each of the said proposed ordinances Failed to Pass, by yeas and nays as follows:

Yeas--None.

Nays--Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Cousins, Adduci, Vrdolyak, Bilandic, Kwak, Madrzyk, Burke, Jaksy, Barden, Shannon, Kelley, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Washington, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Oberman, Simpson, Fifielski, Cohen, Schulter, Block, Stone--44.

Said proposed ordinances which Failed to Pass proposed to amend the Chicago Zoning Ordinance to reclassify particular areas, and are summarized as follows:

Reclassification of Area Shown on Map No. 9-G.

An ordinance to classify as a C2-1 General Commercial District instead of a B4-2 Restricted Service District, the area bounded by

a line 121.5 feet north of and parallel to W. Addison Street; N. Southport Avenue; W. Addison Street and the alley next west of and parallel to N. Southport Avenue (Map No. 9-G).

Reclassification of Area Shown on Map No. 9-K.

An ordinance to classify as an R4 General Residence District instead of an R3 General Residence District, the area bounded by

a line 100.10 feet north of and parallel to W. Waveland Avenue; the alley next east of and parallel to N. Keeler Avenue; W. Waveland Avenue and N. Keeler Avenue (Map No. 9-K).

Reclassification of Area Shown on Map No. 9-O.

An ordinance to classify as an R3 General Residence District instead of a C1-1 Restricted Commercial District, the area bounded by

the alley northeasterly of and parallel to W. Forest Preserve Drive; the alley west of and parallel to N. Ozanam Avenue; the alley north of and parallel to W. Addison Street; N. Ozanam Avenue and W. Addison Street to a line 440 feet west of and parallel to N. Ozanam Avenue (Map No. 9-O).

Reclassification of Area Shown on Map No. 11-L.

An ordinance to classify as an R4 General Residence District instead of an R3 General Residence District, the area bounded by

the alley north of and parallel to W. Windsor Avenue; a line 109 feet west of and parallel to N. Lockwood Avenue; W. Windsor Avenue and a line 150 feet north of and parallel to N. Lockwood Avenue (Map No. 11-L).

A1435

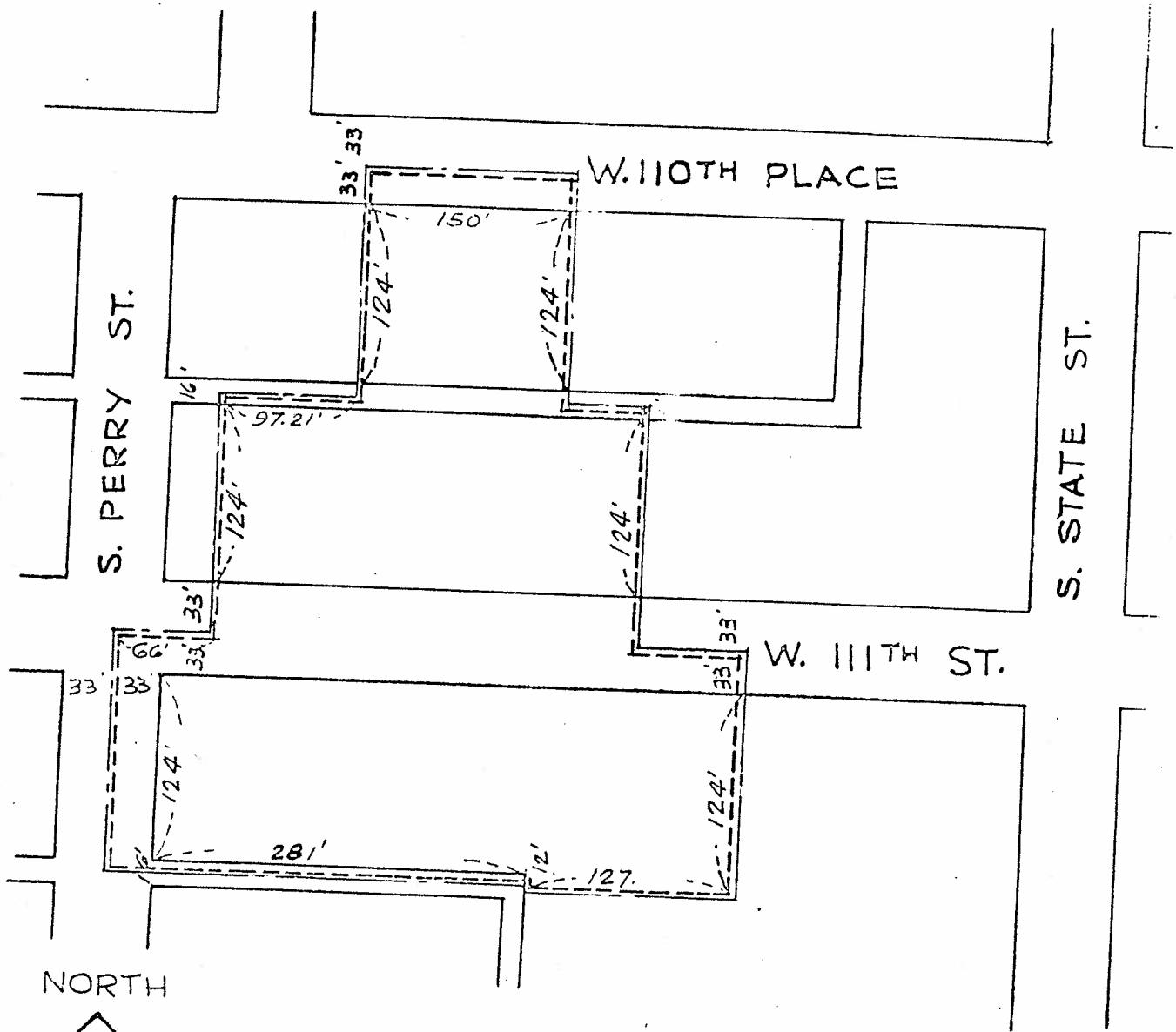
PLAN OF DEVELOPMENT
INSTITUTIONAL PLANNED DEVELOPMENT No. 154
STATEMENTS

1. The area delineated as an "Institutional Planned Development" is owned or controlled by Roseland Community Hospital, a not-for-profit corporation of Illinois.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R-4 General Residence District of the Chicago Zoning Ordinance.
3. Any dedication of streets or alleys or adjustments of the rights of way or consolidation or resubdivision of parcels will require a separate submittal on behalf of Roseland Community Hospital and approval by the City Council.
4. All applicable reviews, approvals or permits are required to be obtained by Roseland Community 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, research, medical, housing, medical offices and related uses as authorized by the Chicago Zoning Ordinance.
7. 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 as related to the R-4 General Residence District classification and with regulations hereby made applicable thereto.
8. Identification and other necessary signs may be permitted, subject to review of and approval by the Commissioner of Development and Planning.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Development and Planning.

APPLICANT: Roseland Community Hospital

DATE: April 23, 1976

PROPERTY LINE MAP



NORTH

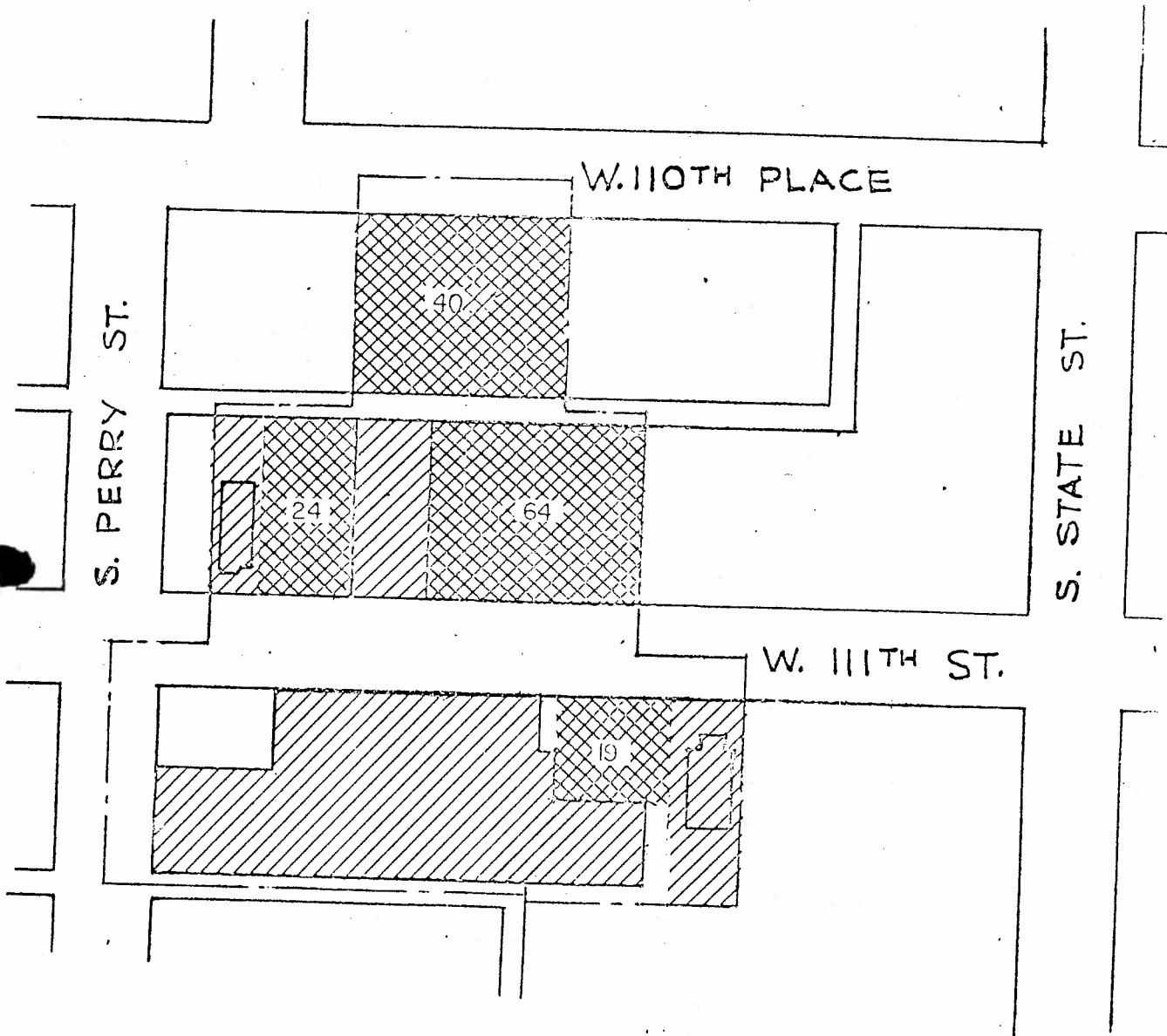




SCALE 1" = 100'

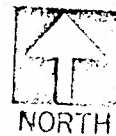
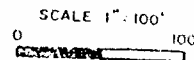


----- PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN
INSTITUTIONAL PLANNED DEVELOPMENT



-  HOSPITAL & RELATED USES
-  PARKING & NUMBER OF CARS



PLANNED DEVELOPMENT USE AND BULK REGULATIONS

INSTITUTIONAL PLANNED DEVELOPMENT

Net Site Area Square Feet Acres	General Description of Land Use and Type	Max. F.A.R.	Max % of Land Covered
122,565 2.81	Hospital, research, medical, housing, medical office, pharmacy and related uses	1.2	45%

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 and Planning.

Gross Site Area = Net Site Area (2.81) plus Area of public right-of-way (.56) = 3.37 Acres.

Maximum permitted F.A.R. for Total Net Site Area 1.2

Present Population:

- A. Medical and Related Uses
 1. Number of Beds (171)
 2. Number of Attending Doctors (30)
 3. Number of Employees (maximum in one shift) (220)
- B. Housing
 1. Nurses (10) Student (0)

Minimum number of off-street parking spaces to be provided - 147 spaces

Off-street parking and loading requirements for proposed Medical and Related Uses, Laboratories (Clinical and Research), Housing (Student Nurses), Pharmacy, shall be provided as authorized by R-4 General Residence District Classification of the Chicago Zoning Ordinance.

Minimum Periphery Setbacks:

- A. Boundary and Front Yard Setbacks (0)
- B. Boundary and Side Yard Setbacks (0)

Maximum percent of land covered (for total Net Site Area) - 45%

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 and Planning.

APPLICANT: Roseland Community Hospital
DATE: April 23, 1976