



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

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

December 12, 2007

Mr. John Hennelly
Vice President
Saint Anthony Hospital
2875 West 19th Street
Chicago, IL 60623

Re: **Administrative Relief request for Institutional Planned Development
No. 189, as amended, Saint Anthony Hospital**

Dear Mr. Hennelly:

Please be advised that your request for a minor change to Institutional Planned Development No. 189, 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. 11 of the Planned Development.

Specifically, you are requesting:

- Modifications of the fence locations along the perimeter of the lots to reduce the impact of it's location on parking.
- Modifications and relocations of green spaces within the lots to maximize the impact of the greenery while concurrently reducing the impact on parking capacity.
- Retention of tandem parking for employee and valet parking.

These changes are illustrated on revised Partial Site Plans, prepared by Schmidt Piper Markham Architects, Inc. and dated September 17, 2007.

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

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 189, as amended, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall
Commissioner

ALR:MRD:tm

cc: Mary Bonome, Mike Marmo, Pat Haynes, Erik Glass, Ron Daye, DPD files



11/6/2002

REPORTS OF COMMITTEES

13711
96353

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

Reclassification Of Area Shown On Map Number 4-I.

(As Amended)

(Application Number 13711) *IPD 189,00*

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 the M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 4-I in the area bounded by:

the north side of West 19th Street; South California Avenue; the north boundary line of Chicago Burlington and Quincy Railroad right-of-way; and a line 509.51 feet west of and parallel to South California Avenue,

to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the R5 General Residence District and Institutional Planned Development Number 189 symbols and indications as shown on Map Number 4-I in the area bounded by:

the north side of West 19th Street; South California Avenue; the north boundary line of Chicago Burlington and Quincy Railroad right-of-way; and the west line of South Marshall Boulevard,

to those of Institutional Planned Development Number 189, as amended, and a corresponding use district is hereby established in the area described above.

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 189,

As Amended.

Plan Of Development Statements.

1. The area delineated herein as an Amendment to Institutional Planned Development Number 189, as amended, consists of a net site area of approximately one hundred twenty-seven thousand three hundred ninety-four (127,394) square feet (two and ninety-four hundredths (2.94) acres) of property and is owned or controlled by Saint Anthony's Hospital -- Catholic Health Partners (the "Applicant").
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Amended Plan of Development. Any dedication or vacation of streets or alleys or easements or adjustments of right-of-ways or consolidation or resubdivision of parcels shall require separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations, and conditions applicable within this Amended 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 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Amended 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 Amended Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, the owners of all property within the Amended Planned Development, or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the Amended Planned Development.

4. This Amended Plan of Development consists of fourteen (14) statements; Bulk Regulations and Data Table; an Existing Zoning Map; Site Plan; a Planned Development Boundary and Property Line Map; Landscape Plan; Partial South Elevation, and Section/Elevation prepared by Schmidt, Piper and Markham Architects, Inc., dated September 19, 2002. Full size sets of the Site Plan, Landscape Plan, Partial South Elevation and Section/Elevation are on file with the Department of Planning and Development. This Amended Plan of Development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of an Amended Planned Development. These and no other zoning controls shall apply to the area delineated herein.
5. The following uses shall be permitted within the areas delineated herein: hospital and accessory uses, convent and accessory parking.
6. Identification and business identification signs shall be permitted within the Amended Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted within the Amended Planned Development subject to review and approval of the Department of Planning and Development.
7. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking or storage of garbage receptacles within such paved areas, except as noted on the site plan, or within fire lanes. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street parking and off-street loading facilities shall be provided in compliance with this Amended Plan of Development subject to review of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review of the Chicago Department of Transportation.

8. In addition to the maximum height of any building or any appurtenance attached thereto prescribed in this Amended Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions of the City of Chicago Zoning Ordinance shall apply.
10. The improvements of the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The terms, conditions and exhibits of this Amended Planned Development Ordinance may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the written request for such modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development, that such a modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this Amended Planned Development. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Amended Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of sub-clauses 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, an increase in the maximum percent of land covered, or subsequent setback reductions pertaining to individual residential units.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manor which promotes, enables, and maximizes universal access throughout the property. Plans for all building 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 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant will use reasonable efforts to design, construct and maintain all buildings located within this Amended Planned Development in an energy efficient manner consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
14. Within eighteen (18) months of the passage of this ordinance, the Applicant shall have completed substantial construction of the improvements indicated on the Landscape Plan attached hereto. Should the Subject Property of this Institutional Planned Development cease to function as a hospital, any occupation of the public way in South Marshall Boulevard within the boundaries of this Institutional Planned Development shall terminate and the Applicant shall restore the right-of-way of South Marshall Boulevard to standards acceptable to the Chicago Park District.

[Existing Zoning Map; Site Plan; Planned Development
Boundary and Property Line Map; Landscape Plan;
and Building Elevations referred to in these
Plan of Development Statements
printed on pages 96359
through 96364 of
this *Journal*.]

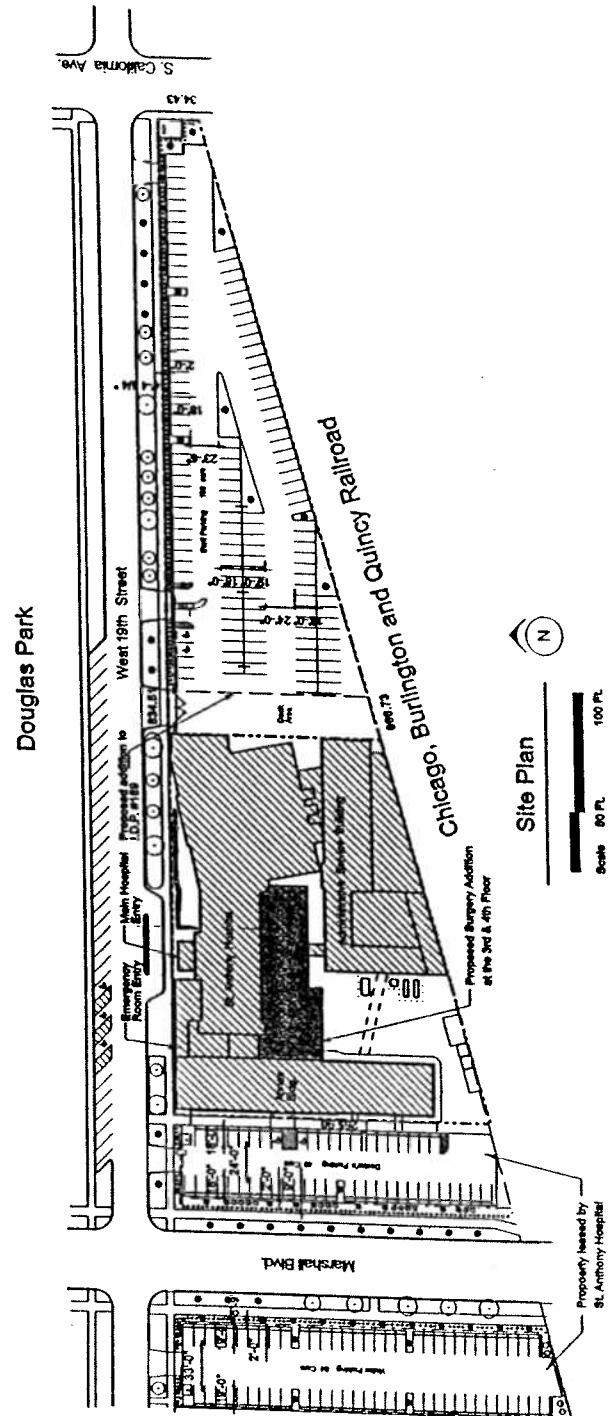
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Institutional Planned Development Number 189,
As Amended.*

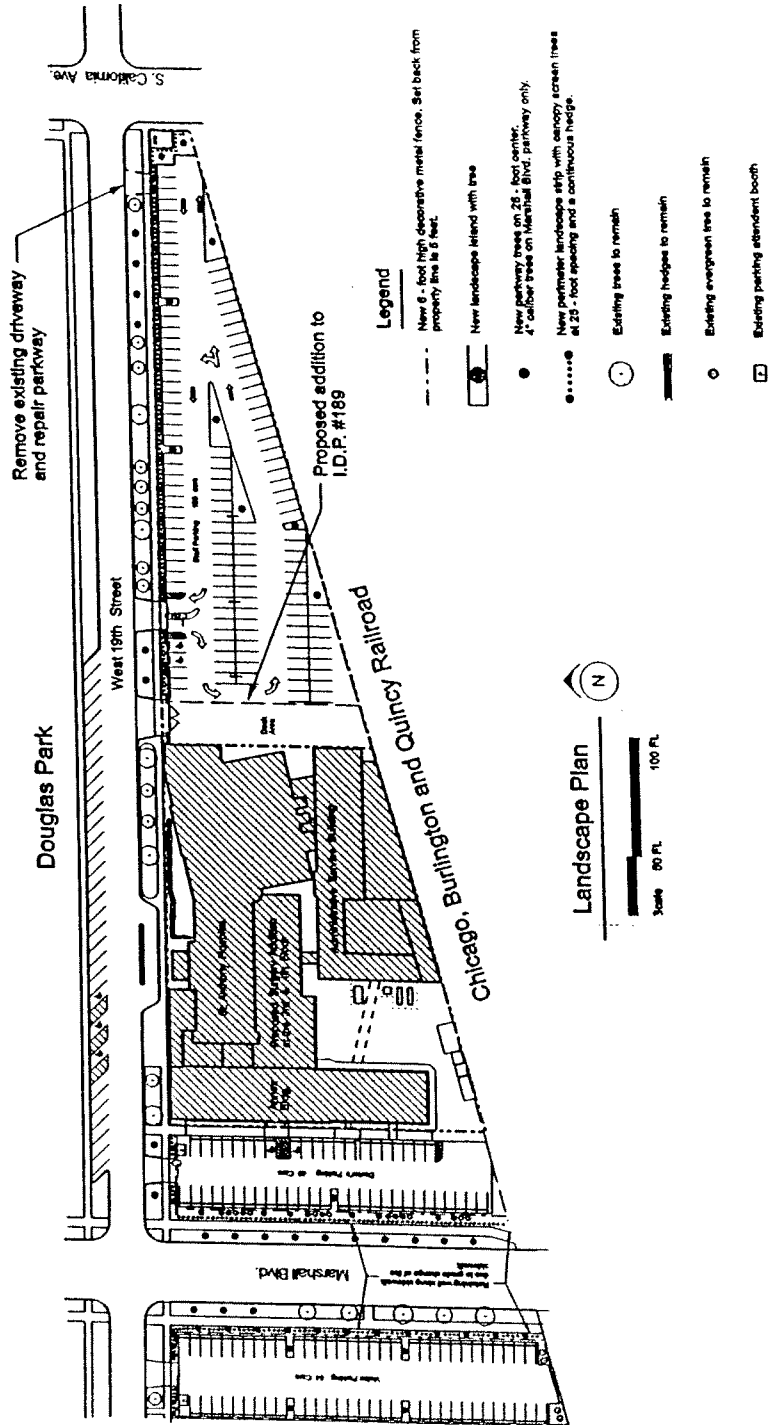
Bulk Regulations And Data Table.

Gross Site Area:	283,622 square feet.
Area in Public Right-of-Way:	156,228 square feet.
Net Site Area:	127,394 square feet.
Maximum Floor Area Ratio:	2.05.
Maximum Site Coverage:	In accordance with the Site Plan.
Minimum Off-Street Parking:	243 parking spaces.
On Site:	130 parking spaces.
On Public Right-of-Way within 250 feet of Planned Development Property Line:	113 parking spaces.
Minimum Number of Off-Street Loading Areas:	1.
Minimum Building Setbacks:	In accordance with the Site Plan.
Maximum Building Height:	In accordance with Building Elevations.

Site Plan.



Landscape Plan.



Legend

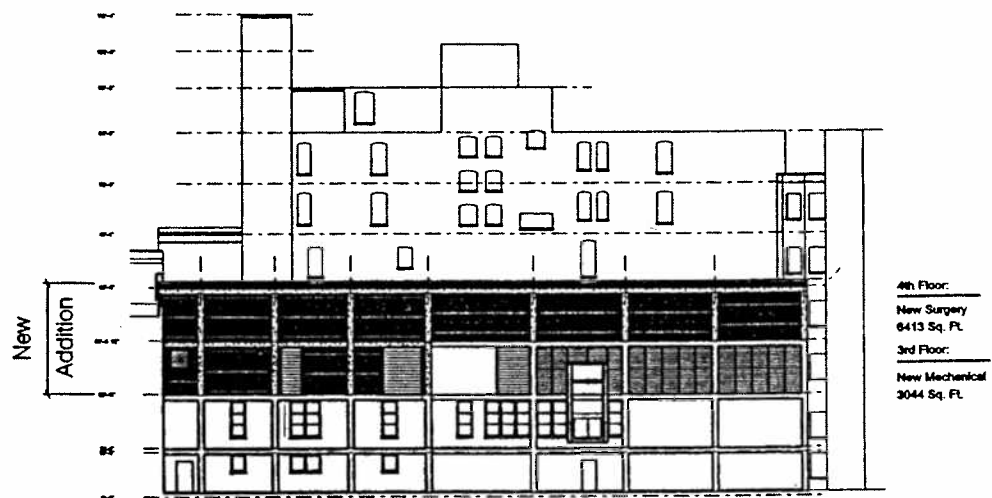
- - - - - New 6-foot high decorative metal fence. Set back from property line 5 feet.
- ◻ New landscape island with tree
- New pathway trees on 28-foot center. 4' caliper trees on Marshall Blvd. pathway only.
- New perimeter landscape strip with energy screen trees at 25-foot spacing and a continuous hedge.
- Existing trees to remain
- ▬ Existing hedges to remain
- Existing evergreen trees to remain
- ◻ Existing parking attendant booth

N

Landscape Plan

Scale 00 Ft. 100 Ft.

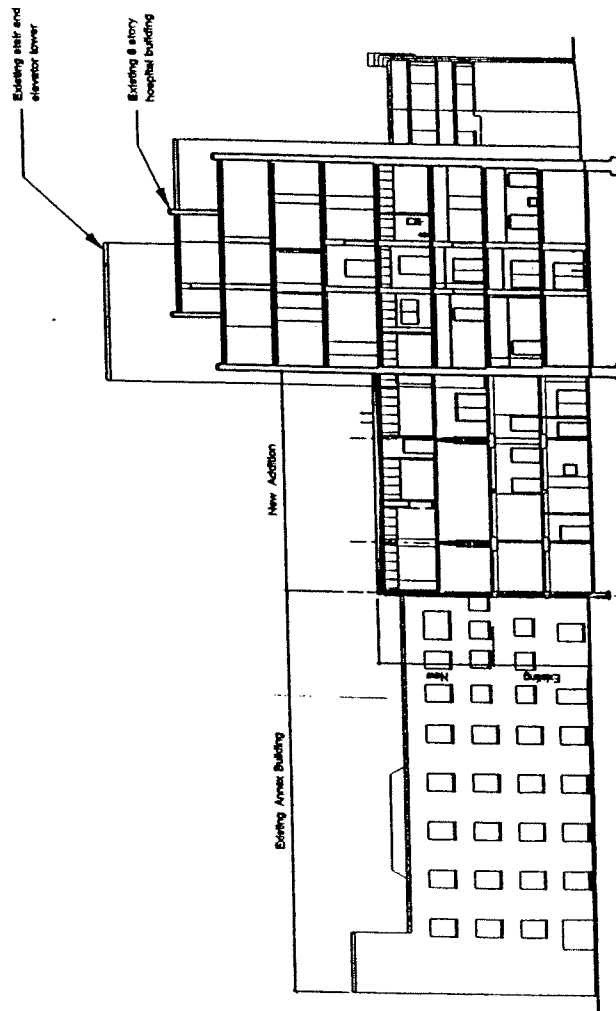
Partial South Elevation.



Partial South Elevation

SCALE: 1/32" = 1'-0"

Section/Elevation.



Reclassification of Area Shown on Map No. 3-J.
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 symbols and indications as shown on Map No. 3-J in the area bounded by

the alley next north of and parallel to W. Potomac Avenue; a line 320 feet west of and parallel to N. St. Louis Avenue; W. Potomac Avenue; and N. Central Park Avenue

to those of an M1-2 Restricted Manufacturing 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. 4-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 Planned Development symbols and indications as shown on Map No. 4-G in the area bounded by

W. Maxwell Street; S. Morgan Street; W. 14th Place; S. Racine Avenue; and S. Blue Island Avenue

to the designation of a Residential Planned Development No. 85, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan Development herewith attached and made a part hereof and to no others.

[Plan of Development attached to this ordinance printed on pages 7645-7649 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. 4-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 R4 General Residence District symbols and indications as shown on Map No. 4-G in the area bounded by

W. Roosevelt Road; S. Morgan Street; W. Maxwell Street, or the line thereof extended where no street exists; a line 205.45 feet west of S. Morgan Street; a line 262.31 feet north of W. Maxwell Street, or the line thereof extended where no street exists; S. Blue Island Avenue; a line 192.50 feet south of W. Roosevelt Road and a line 490 feet west of S. Morgan Street

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 attached to this ordinance printed on pages 7650-7654 of this Journal]

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

pp 189
Reclassification of Area Shown on Map No. 4-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 R5 General Residence District symbols and indications as shown on Map No. 4-I in the area bounded by

the north line of W. 19th Street; a line 324.9 feet east of S. Marshall Boulevard; the north line of the right of way of the Chicago, Burlington and Quincy Railroad; and the west line of S. Marshall Boulevard

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 attached to this ordinance printed on pages 7655-7659 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. 12-D.
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 Planned Development symbols and indications as shown on Map No. 12-D in the area bounded by

E. 47th Street; a line 490.42 feet south of E. 47th Street along the westerly line of S. Lake Park Avenue; S. Dorchester Avenue; E. 47th Place; the east line of the alley next east of and parallel to S. Kenwood Avenue; a line 422.25 feet south of E. 47th Street; S. Kenwood Avenue; E. 48th Street; a line 132.37 feet west of S. Kenwood Avenue; a line 332.36 feet north of E. 48th Street; S. Kimbark Avenue; a line 245.5 feet south of E. 47th Street; S. Woodlawn Avenue; a line 49 feet south of E. 47th Street; a line 118 feet west of S. Woodlawn Avenue; a line 180.52 feet south of E. 47th Street; a line 291.71 feet west of S. Woodlawn Avenue; a line 204.92 feet south of E. 47th Street; a line 423.71 feet west of S. Woodlawn Avenue; a line 109.67 feet south of E. 47th Street; a line 106.7 feet east of S. Greenwood Avenue; a line 54.67 feet south of E. 47th Street; S. Greenwood Avenue; the alley next south of and parallel to E. 47th Street; and S. Ellis Avenue

to the designation of a Residential-Business Planned Development No. 62, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan Development herewith attached and made a part hereof and to no others.

[Plan of Development attached to this ordinance printed on pages 7660-7664 of this Journal]

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

PLAN OF DEVELOPMENTINSTITUTIONAL PLANNED DEVELOPMENT No. 189STATEMENTS

1. The area delineated hereon as a "Institutional Planned Development" is owned or controlled by St. Anthony Hospital.
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 right-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the applicant: St. Anthony Hospital.
4. All applicable reviews, approvals, licenses or permits are required to be obtained by the applicant: St. Anthony 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.

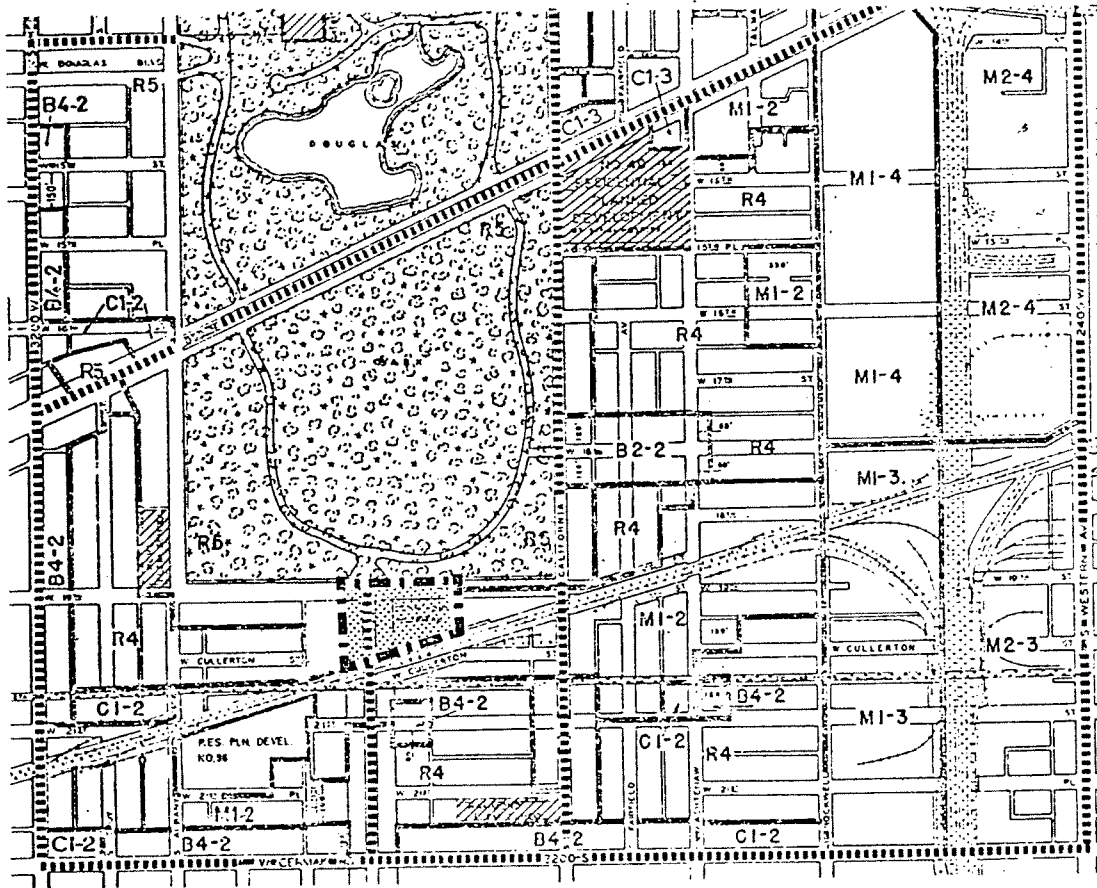
Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 zoning district of the Chicago Zoning Ordinance.

7. Identification and other necessary signs may be permitted, subject to review of and approval by the Department of Planning, City and Community Development 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 the regulations hereby made applicable thereto.
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 Planning, City and Community Development.

APPLICANT: St. Anthony Hospital

DATE: February 15, 1978

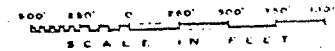
INSTITUTIONAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



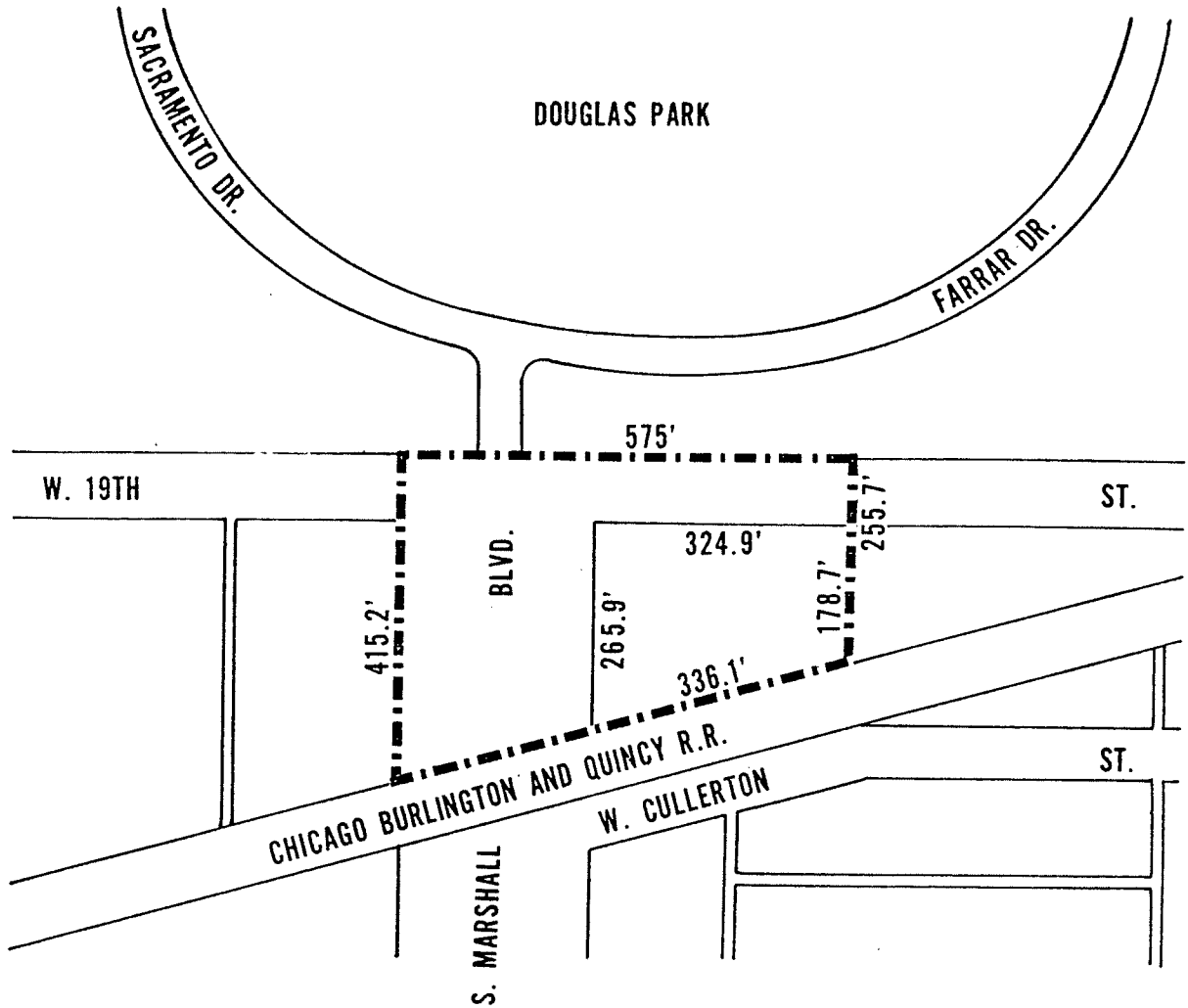
- PROPOSED PLANNED DEVELOPMENT
- ZONING DISTRICTS
- PREFERENTIAL STREETS
- PUBLIC PARK
- PUBLIC, QUASI PUBLIC

APPLICANT: ST. ANTHONY HOSPITAL

DATE: FEBRUARY 15, 1978



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



----- PLANNED DEVELOPMENT BOUNDARY

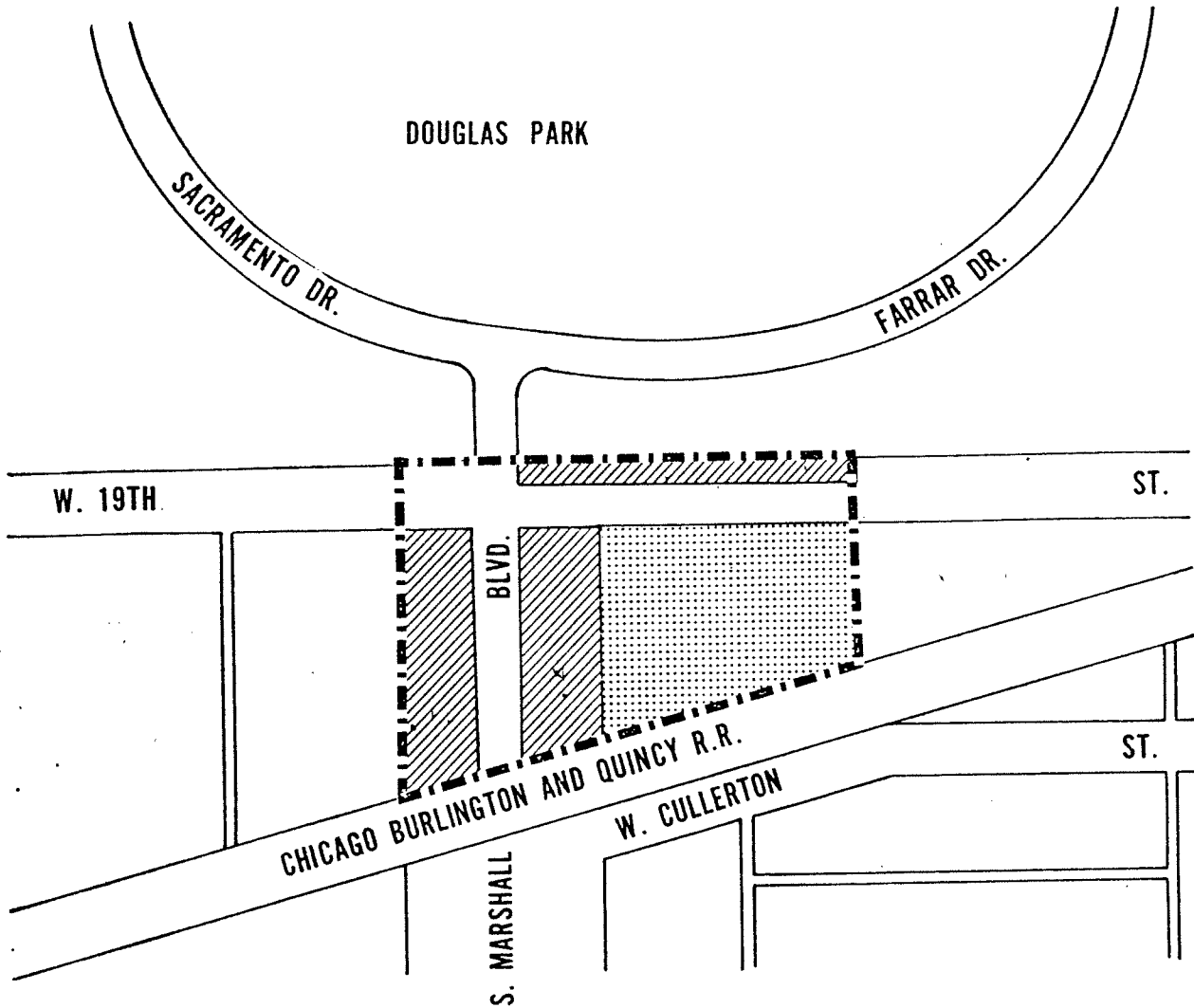
APPLICANT: ST. ANTHONY HOSPITAL

DATE: FEBRUARY 15, 1978



SCALE: 1"=200'

INSTITUTIONAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



- PLANNED DEVELOPMENT BOUNDARY
- ▨ PARKING
- ▤ CONVENT, HOSPITAL AND RELATED FACILITIES

APPLICANT: ST. ANTHONY HOSPITAL

DATE: FEBRUARY 15, 1978



SCALE: 1"-200'

1978

April 21, 1978

UNFINISHED BUSINESS

7659

PLANNED DEVELOPMENT USE AND BULK REGULATIONS
INSTITUTIONAL PLANNED DEVELOPMENT

	Square Feet	Acres	General Description of Land Use and Type	F.A.R.	Maximum Percent of Land Covered
Net Site Area	71,825	1.65	Hospital and related facilities convent and parking	3.06	71%
Gross Site Area	192,949	4.43		1.12	27%

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 PLANNING, CITY AND COMMUNITY DEVELOPMENT.

Gross Site Area = Net Site Area (71,825 sq. ft.) plus Area for Parking (64,125 sq. ft.) plus Area of Right-of-Way of Public Streets and Alleys (59,999 sq. ft.) = 192,949 sq. ft. or 4.43 acres

Maximum permitted F.A.R. for Total Net Site Area = 3.06

Maximum population:

A. Hospital and Related Facilities

- 1. Number of Hospital Beds 192
- 2. Number of Attending Doctors 100
- 3. Number of Employees (Maximum 225
in one shift)
- 4. Number of Sisters 25

Minimum number of off-street parking spaces: 155

Off-street loading requirements shall be provided as required by R5 General Residence District Classification of the Chicago Zoning Ordinance.

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO EXISTING STRUCTURES, OR WHEN NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF PLANNING, CITY AND COMMUNITY DEVELOPMENT.

Maximum percent of land covered (for total Net Site Area) = 71%

APPLICANT: St. Anthony Hospital

DATE: February 15, 1978