



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 3, 2023

Kristin Faust
Executive Director
Illinois Housing Development Authority
111 E. Wacker Drive, Suite 1000
Chicago, Illinois 60601

Re: **PD 599, 2902 W Thomas Street**

Dear Ms. Faust:

This letter is intended to fulfill the Illinois Housing Development Authority's ("IHDA") zoning requirement for the affordable housing financing application being submitted by Humboldt Park Health, aka Norwegian American Hospital ("HPH") for the purpose of constructing a multifamily use development at 2902 W Thomas St.

The property is currently zoned Institutional Planned Development No. 599 ("PD 599"). HPH is proposing to rezone the property to PD 559, as amended. According to their request, they are proposing the construction of a multifamily, mixed-use building with first floor space reserved for a clinic and a daycare and 103 residential units above. The subject property is already included in PD 599; however, the proposed development requires an amendment to it.

HPH met with our Department for a PD amendment intake meeting in October 2022 to present their proposal and again in January 2023 to discuss next steps. Once their application is filed with the Department of Planning and Development, it will be reviewed in order to be placed on a future Chicago Plan Commission agenda. The Plan Commission and the City Council Committee on Zoning, Landmarks and Building Standards will then consider the application and make a recommendation to the full City Council, which has final approval. The City will be working with the applicant throughout these steps to inform the public, collect feedback, address any comments, and complete the Planned Development amendment process.

Sincerely,

Patrick Murphey
Zoning Administrator

C: Janice Hill, Noah Szafraniec, Katie Jahnke Dale, Christine Raguso, Main File



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 9, 2023

Katherine C. Jahnke Dale
DLA Piper
444 West Lake Street, Suite 900
Chicago, IL 60606

Subject: Minor change to PD No. 599, Subarea B, 2933 W. Division St.

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Institutional Planned Development No. 599 (“PD #599”) for the property generally located at 2933 W. Division St., known as the Humboldt Park Health Wellness Center, has been considered by the Department of Planning and Development (“DPD”) pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 12 of PD #599. The property is in Subarea B of the planned development and the project was previously approved at the Chicago Plan Commission in March 2023.

You have requested a minor change to revise the site plan, setbacks, building elevations and to reduce the proposed building height for the Wellness Center. You are proposing to make the following specific changes to the setbacks and height:

- Decrease the rear/southern setback from 8’- 9” to 5’- 4”
- Decrease the side/western setback from 13’-11” at the base and 5’-7” at the upper floors to 3’- 3”
- Increase the front/northern setback for the first floor from 3’-1” to 5’- 1”
- Decrease the maximum building height from 62’ to 60’
- Adjust the building elevations in a manner that alters the amount of brick veneer at the ground floor of the building on the north, west and south facades, and additional alterations to the glazing with rain curtain system on all facades.

The following revised drawings, dated December 16, 2022, are attached:

- List of included changes
- Setback Changes Plan
- Building Elevations – South and West
- Building Elevations – North and East

PD No. 599, Sub-Area B
Minor Change
January 9, 2023
Page 2

Based on the conditions of your request, the Department of Planning and Development has determined that the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, consistent with the criteria for a minor change. Pursuant to the authority granted by the Chicago Zoning Ordinance and PD #599, 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 and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Noah Szafraniec
Assistant Commissioner
Department of Planning and Development

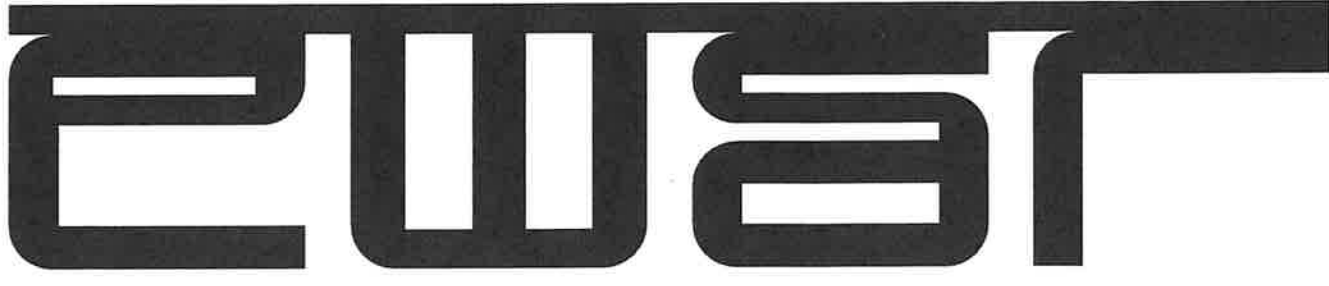
Cc: Christine Raguso, Erik Glass, Brian Hacker, Michael Marmo, PD Main File

HUMBOLDT PARK HEALTH WELLNESS CENTER

2022 dec 16

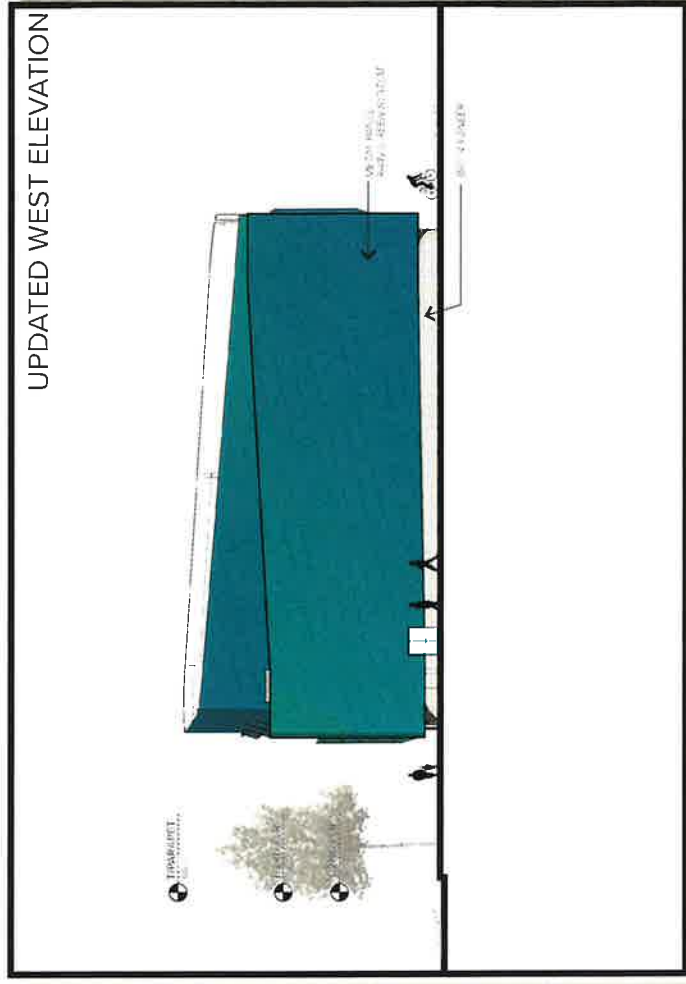
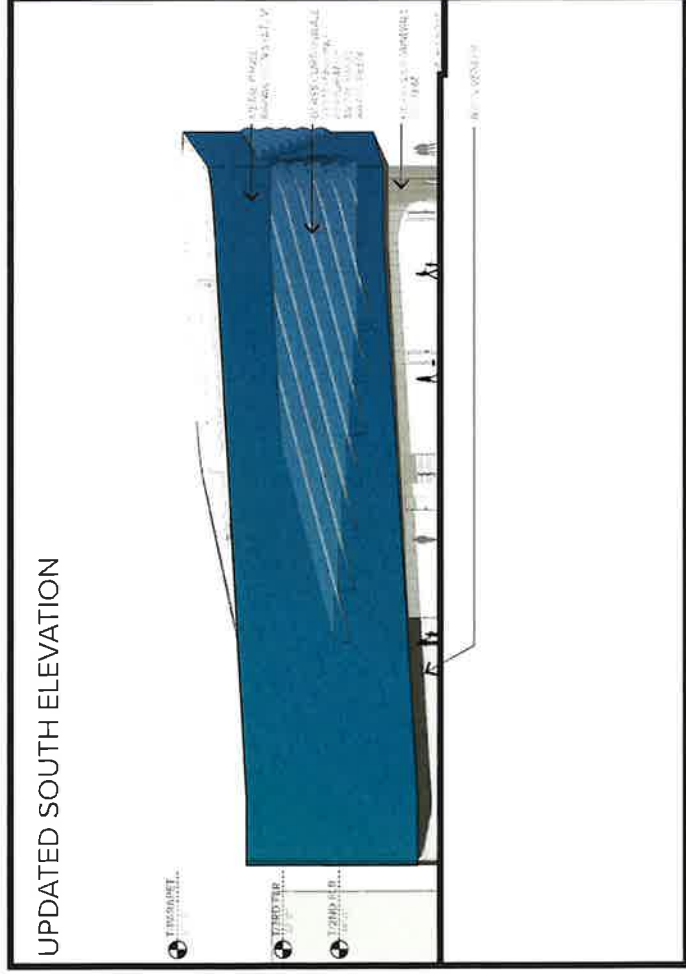
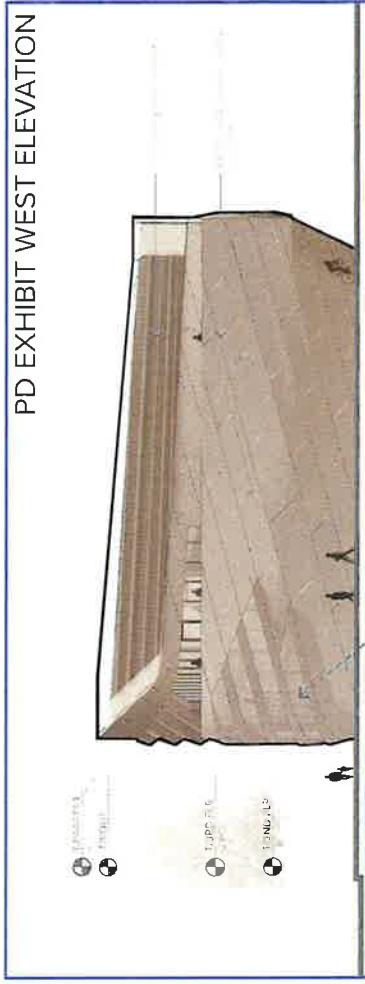
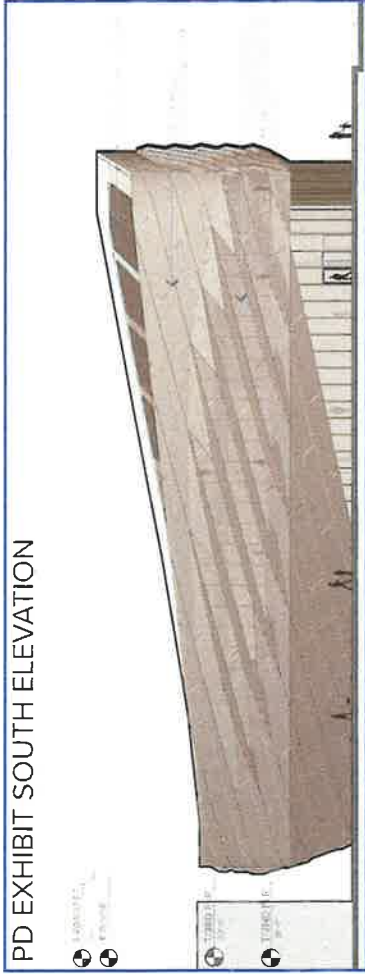
UPDATES FROM PD EXHIBITS TO PERMIT APPLICATION

- FIRST FLOOR BUILDING FOOTPRINT HAS GROWN TO ACCOMMODATE NATATORIUM NEEDS.
- SOUTHERN FAÇADE SETBACK (REAR) HAS DECREASED ALONG THE FIRST FLOOR TO BE 5'-4". UPPER LEVELS REMAIN THE SAME.
 - ORIGINAL SOUTHERN SETBACK WAS APPROVED AS 8'-9" AT BASE AND ANGLED TO 0'-6" AT UPPER FLOORS.
- WESTERN FAÇADE SETBACK (SIDE) HAS DECREASED TO BE 3'-3". UPPER LEVEL FLUSH.
 - ORIGINAL WEST SETBACK WAS APPROVED AS 13'-11" AT BASE AND ANGLED UP TO 5'-7" AT UPPER FLOORS.
- NORTHERN FAÇADE SETBACK (FRONT) HAS INCREASED ALONG FIRST FLOOR TO 5'-1". UPPER LEVELS REMAIN THE SAME.
 - ORIGINAL NORTHERN SETBACK WAS APPROVED AS 3'-1" AT BASE AND ANGLED TO 0'-4" AT UPPER FLOORS.
- OVERALL BUILDING SQUARE FOOTAGE HAS INCREASED FROM 45,600 TO 46,860
- MAXIMUM BUILDING HEIGHT HAS DECREASED 62FT TO 60FT
- BRICK VENEER WAS ADDED TO BASE OF NORTH, WEST AND SOUTH FAÇADES. HEIGHT VARIES, AVERAGE HEIGHT 4FT.
- MINOR ADJUSTMENTS TO GLAZING SIZES ON UPPER FLOORS, ALL ELEVATIONS.



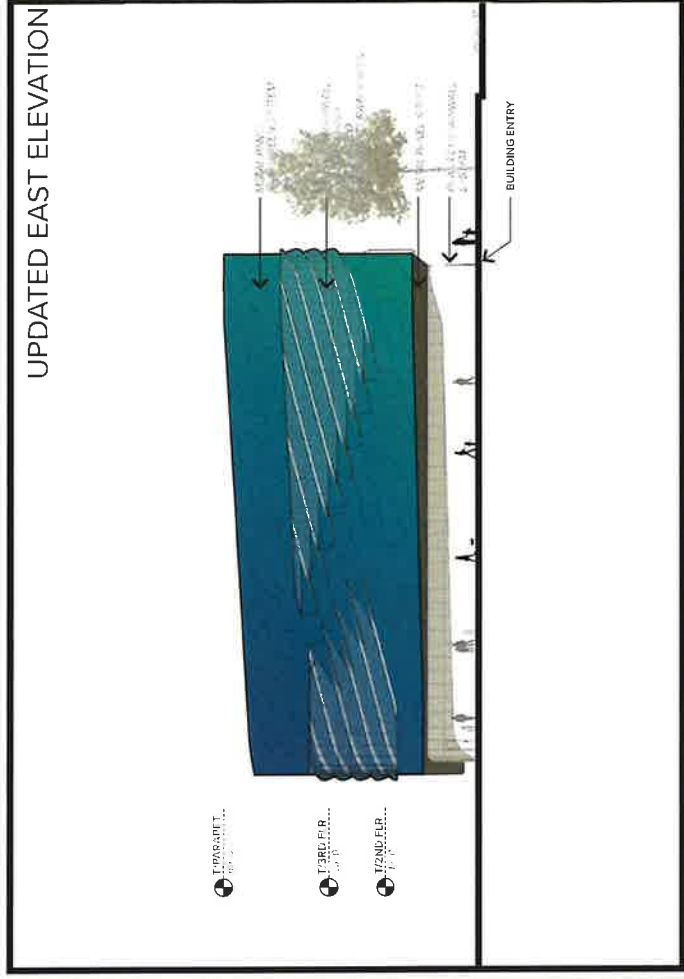
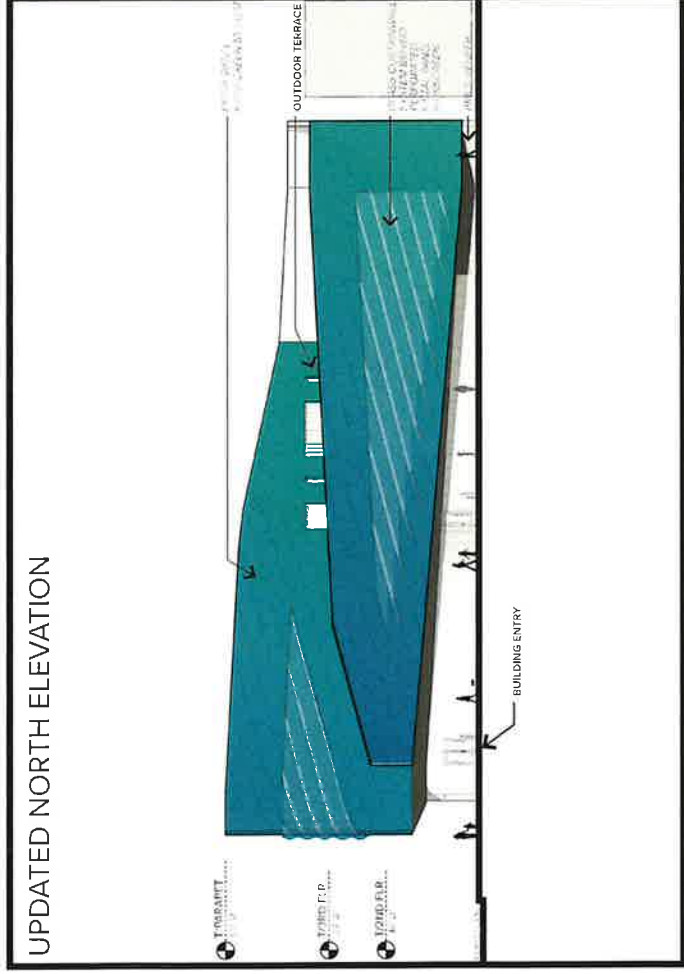
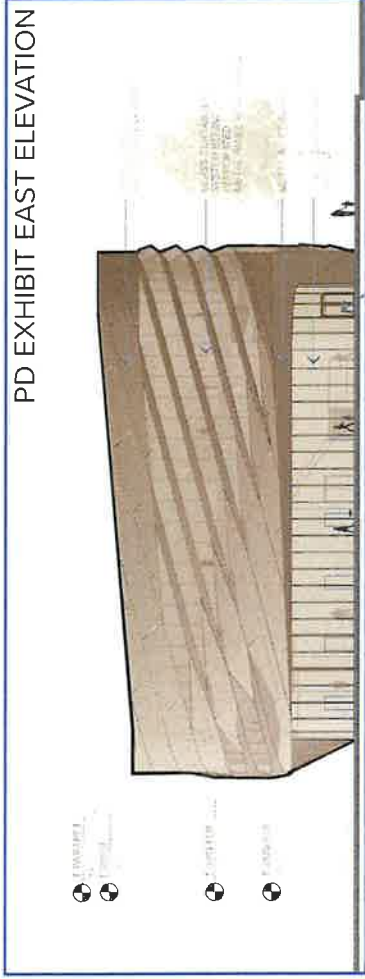
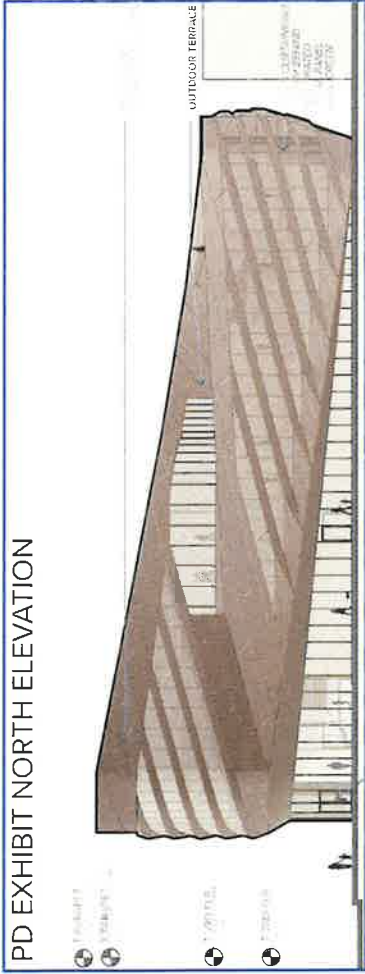
HPH WELLNESS CENTER

ELEVATIONS - FACADE UPDATES



HPH WELLNESS CENTER

ELEVATIONS - FACADE UPDATES



3/23/2022

REPORTS OF COMMITTEES

20911
45747

Reclassification Of Area Shown On Map No. 3-1.
(As Amended)
(Application No. 20911)
(Common Address: 2933 W. Division St.)

IPD 599,00

[SO2022-277]

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 RS3 Residential Single-Unit (Detached House) District and Institutional Planned Development Number 599 symbols and indications as shown on Map Number 3-1 in the area bounded by:

North Mozart Street, between West Cortez Street and West Thomas Street; West Thomas Street, between North Mozart Street and North Francisco Avenue; North Francisco Avenue (north of West Thomas Street); a line 246.36 feet north of West Thomas Street, running between West Thomas Street and the public alley that runs parallel to and between North Richmond Street and West Thomas Street; a line 75.09 feet north of West Thomas Street, between North Richmond Street and the public alley that runs parallel to and between North Richmond Street and West Thomas Street; North Richmond Street, north of West Thomas Street; a line 439.25 feet north of West Thomas Street, between West Thomas Street and the public alley that runs parallel to and between North Sacramento Boulevard and North Richmond Street; West Division Street; North Richmond Street; the first public alley south of West Division Street; a line 175 feet west of North Richmond Street; the public alley between North Sacramento Boulevard and North Richmond Street; a line 50.05 feet north of West Thomas Street and between North Sacramento Boulevard and the public alley that runs parallel to and between North Sacramento Boulevard and North Richmond Street; North Sacramento Boulevard, between a line 50.05 feet north of West Thomas Street and a line 113.14 feet south of West Cortez Street; a line 113.14 feet south of West Cortez Street, between North Sacramento Boulevard and the public alley that runs parallel to and between North Sacramento Boulevard and North Richmond Street; a line 163.21 feet south of West Cortez Street, between North Richmond Street and the public alley that runs parallel to and between North Richmond Street and North Sacramento Boulevard; a line 200.36 feet south of West Cortez Street, between North Richmond Street and the public alley that runs parallel to and between North Richmond Street and North Francisco Avenue; a line 100.19 feet south of West Cortez Street, from North Francisco Avenue to the public alley that runs between North Francisco Avenue and the public alley that runs parallel to and between North Francisco Avenue and North Richmond Street; a line 150.27 feet south of West Cortez Street, between North Francisco Avenue and the public alley that runs parallel to and between North Francisco Avenue and North Mozart Street; and West Cortez Street, between North Mozart Street and the public alley that runs parallel to and between North Mozart Street and North Francisco Avenue,

to those of the C1-2 Neighborhood Commercial District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the C1-2 Neighborhood Commercial District symbols and indications as shown on Map 3-1 in the area bounded by:

North Mozart Street, between West Cortez Street and West Thomas Street; West Thomas Street, between North Mozart Street and North Francisco Avenue; North Francisco Avenue (north of West Thomas Street); a line 246.36 feet north of West Thomas Street, running between West Thomas Street and the public alley that runs parallel to and between North Richmond Street and West Thomas Street; a line 75.09 feet north of West Thomas Street, between North Richmond Street and the public alley that runs parallel to and between North Richmond Street and West Thomas Street; North Richmond Street, north of West Thomas Street; a line 439.25 feet north of West Thomas Street, between West Thomas Street and the public alley that runs parallel to and between North Sacramento Boulevard and North Richmond Street; West Division Street; North Richmond Street; the first public alley south of West Division Street; a line 175 feet west of North Richmond Street; the public alley between North Sacramento Boulevard and North Richmond Street; a line 50.05 feet north of West Thomas Street and between North Sacramento Boulevard and the public alley that runs parallel to and between North Sacramento Boulevard and North Richmond Street; North Sacramento Boulevard, between a line 50.05 feet north of West Thomas Street and a line 113.14 feet south of West Cortez Street; a line 113.14 feet south of West Cortez Street, between North Sacramento Boulevard and the public alley that runs parallel to and between North Sacramento Boulevard and North Richmond Street; a line 163.21 feet south of West Cortez Street, between North Richmond Street and the public alley that runs parallel to and between North Richmond Street and North Sacramento Boulevard; a line 200.36 feet south of West Cortez Street, between North Richmond Street and the public alley that runs parallel to and between North Richmond Street and North Francisco Avenue; a line 100.19 feet south of West Cortez Street, from North Francisco Avenue to the public alley that runs between North Francisco Avenue and the public alley that runs parallel to and between North Francisco Avenue and North Richmond Street; a line 150.27 feet south of West Cortez Street, between North Francisco Avenue and the public alley that runs parallel to and between North Francisco Avenue and North Mozart Street; and West Cortez Street, between North Mozart Street and the public alley that runs parallel to and between North Mozart Street and North Francisco Avenue,

to those of Institutional Planned Development Number 599, as amended.

SECTION 3. This ordinance shall be in force and effect from and after its passage and publication.

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

Institutional Planned Development No. 599, As Amended.

Planned Development Statements.

1. The area delineated herein as Institutional Planned Development Number 599, as amended ("Planned Development"), consists of approximately 348,897 square feet which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Humboldt Park Health.
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 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.

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's 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.

4. This plan of development consists of 16 Statements; a Bulk Regulations Table; an Existing Zoning Map; a P.D. Subarea Map; an Existing Land-Use Map; a Property Line and Boundary Map; an Existing Site Plan; a Proposed Site Plan and Building Elevations (North, East, South, West) prepared by JGMA and dated March 17, 2022;

and a Site Plan; Right-of-Way Adjustment Map; Landscape Map and Building Elevations prepared by Pappageorge Haymes dated December 18, 2014 and published in the City Council *Journal of the Proceedings* for the January 21, 2015 City Council meeting on pages 102253 -- 102259. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The following uses shall be permitted in the area delineated herein as an Institutional Planned Development Number 599, as amended:

Subarea A:

Detached house; elderly housing; two-flat, townhouse and multi-unit (3+ units) residential.

Subarea B:

Hospitals; participant sports and recreation; medical and dental clinics; clinical and research laboratories; medical and related offices; housing for nurses, interns, residents and physicians; accessory retail; accessory parking and other accessory uses, including broadcast and telecommunications structures, equipment and installations, including parabolic transmitting and receiving antennae such as earth station antennae which may be up to eight (8) feet in diameter. Please note that these uses were permitted under Institutional Planned Development Number 599 and shall remain as permitted uses under the amendment to P.D. Number 599.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Housing and Economic Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations 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 348,897 square feet.

9. Upon review and determination, "Part II review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II review fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. 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.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. 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.
14. 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. Building certification will be LEED, Energy Star or Chicago Green Homes. For the building located in Subarea B at 2933 West Division Street, the Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. 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 original Institutional Planned Development Number 599.

* Editor's Note: Numbering sequence error; (i) missing in original document.

[Existing Zoning Map; Subarea Map; Existing Land-Use Map; Property Line and Boundary Map; Existing Site Plan; Proposed Site Plan; Landscape/Site Plan; North, South, East and West Building Elevations; Aerial View Rendering; and Pedestrian View Rendering referred to in these Plan of Development Statements printed on pages 45755 through 45767 of this *Journal*.]

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

Business Planned Development No. 599, As Amended.

Bulk Regulations And Data Table.

| | |
|----------------------------------|---------------------|
| Net Site Area: | 348,897 square feet |
| Subarea A: | 42,102 square feet |
| Subarea B: | 306,795 square feet |
| Area in the Public Right-of-Way: | 219,656 square feet |
| Subarea A: | 34,063 square feet |
| Subarea B: | 185,543 square feet |
| Gross Site Area: | 568,553 square feet |
| Subarea A: | 76,165 square feet |
| Subarea B: | 492,338 square feet |
| Maximum Floor Area Ratio: | 1.33 |
| Subarea A: | 1.51 |

Subarea B: 1.3

Maximum Number of Dwelling Units:

Subarea A: 49

Subarea B: 0

Maximum Building Height:

Subarea A: 55 feet

Subarea B: 75 feet

Minimum Number of Parking Spaces: 506

Subarea A: 38

Subarea B: 468

Minimum Number of Loading Berths:

Subarea A: 1

Subarea B: Per RT4 requirements

Minimum Number of Bicycle Parking:

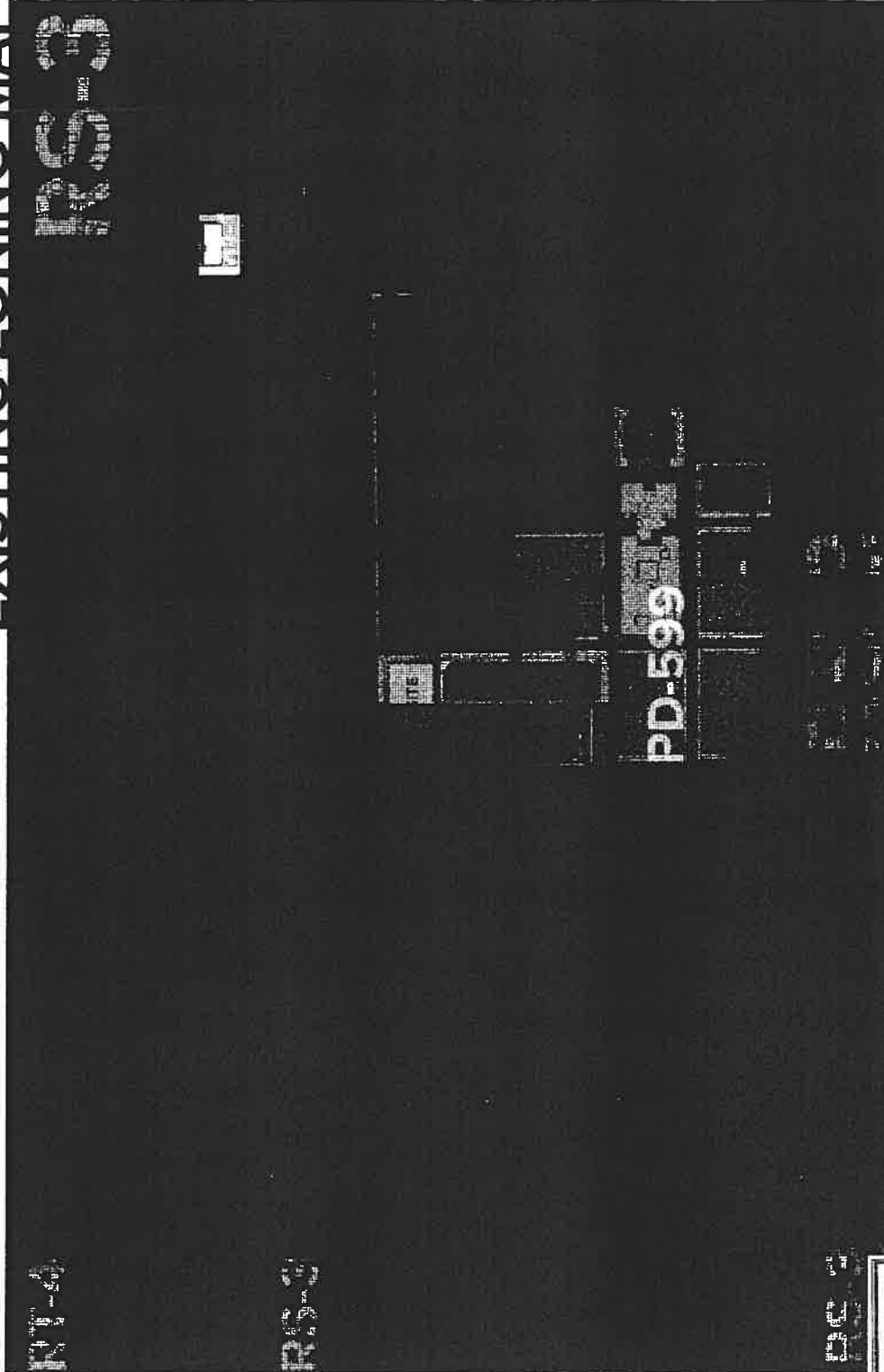
Subarea A: 25 (17-10-0207-C)

Subarea B: 94

Minimum Setbacks: In accordance with the Site Plan

FINAL FOR PUBLICATION

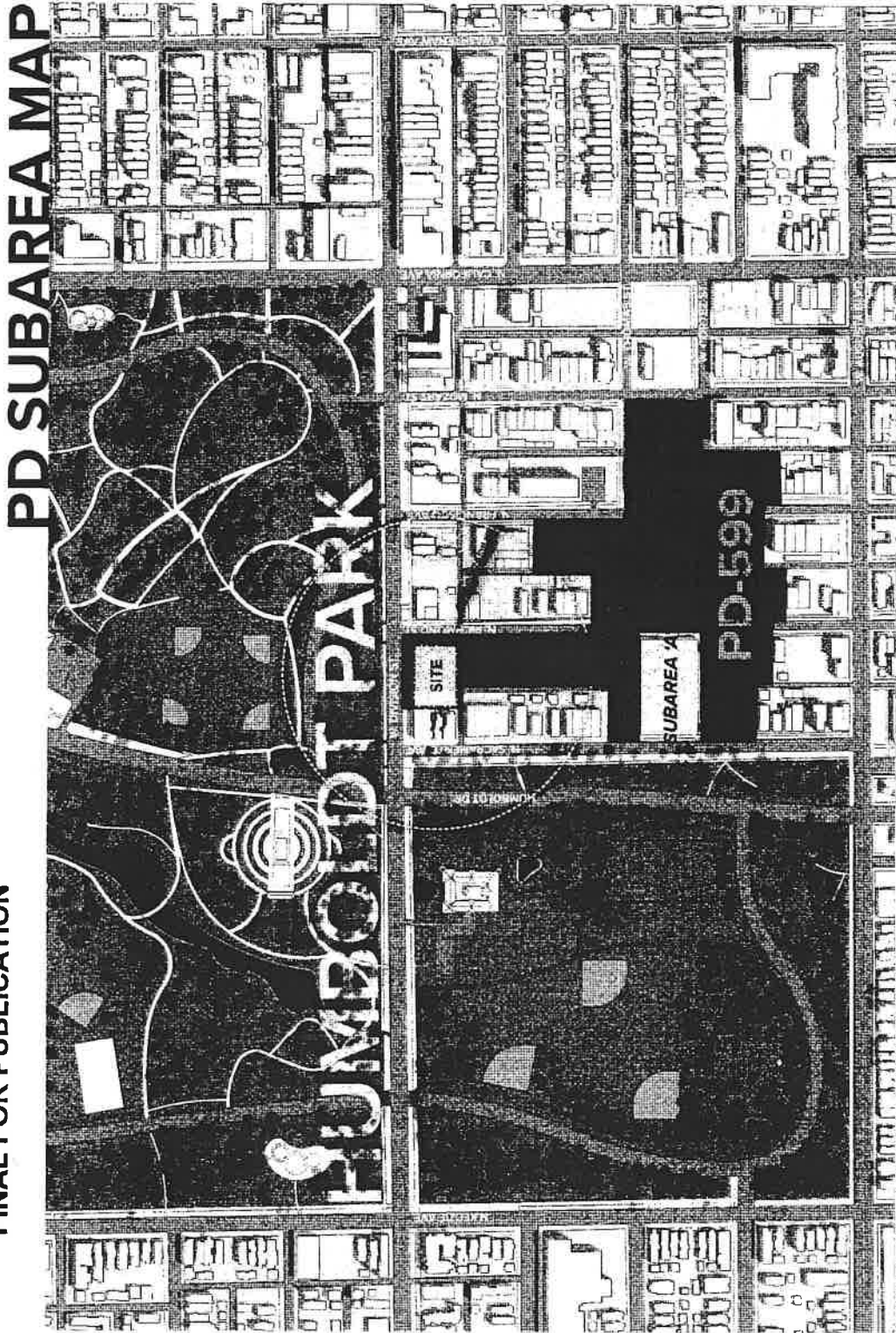
EXISTING ZONING MAP



J&M

APPLICANT: HUMBOLDT PARK HEALTH
ADDRESS: 2933 W DIVISION ST, CHICAGO, IL
DATE OF INTRODUCTION: JANUARY 26, 2022
DATE OF PLAN COMMISSION: MARCH 17, 2022

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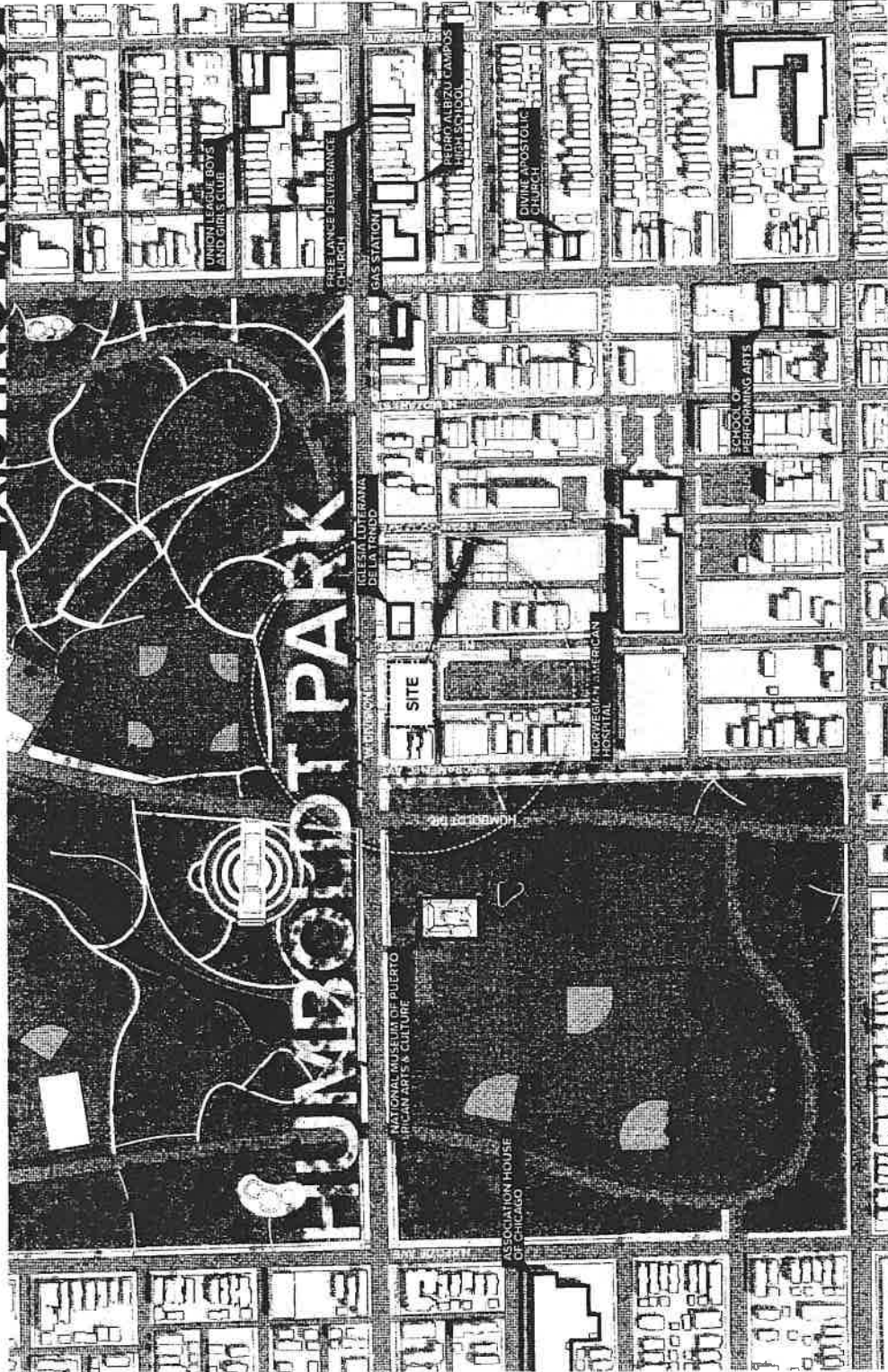


JEMA

APPLICANT: HUMBOLDT PARK HEALTH
ADDRESS: 2933 W DIVISION ST, CHICAGO, IL
DATE OF INTRODUCTION: JANUARY 26, 2022
DATE OF PLAN COMMISSION: MARCH 17, 2022

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EXISTING LAND USE



J&M

APPLICANT: HUMBOLDT PARK HEALTH
ADDRESS: 2933 W DIVISION ST, CHICAGO, IL
DATE OF INTRODUCTION: JANUARY 26, 2022
DATE OF PLAN COMMISSION: MARCH 17, 2022

FINAL FOR PUBLICATION
PROPERTY LINE & BOUNDARY MAP

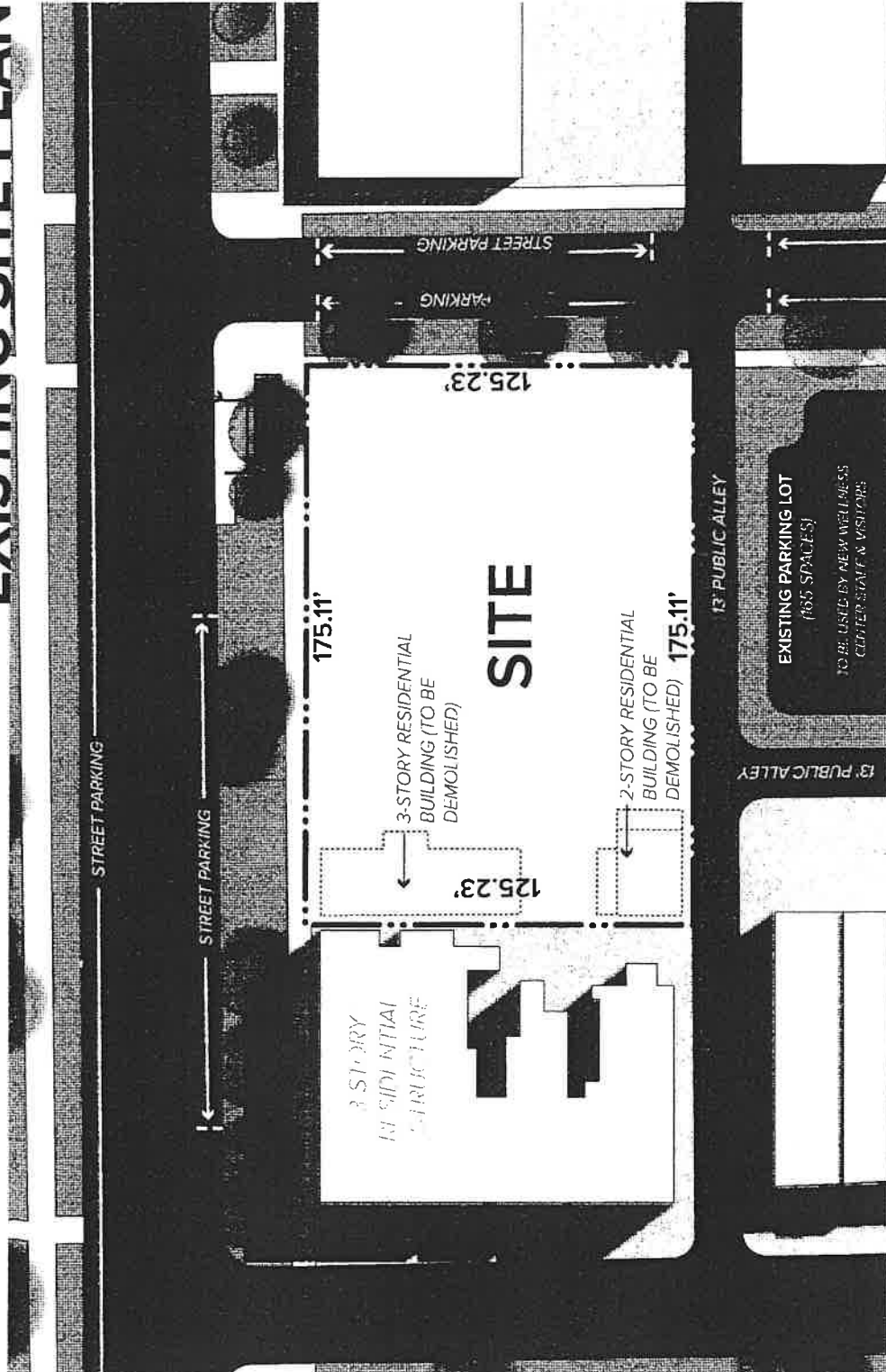


JSM2

APPLICANT: HUMBOLDT PARK HEALTH
 ADDRESS: 2933 W DIVISION ST, CHICAGO, IL
 DATE OF INTRODUCTION: JANUARY 26, 2022
 DATE OF PLAN COMMISSION: MARCH 17, 2022

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EXISTING SITE PLAN

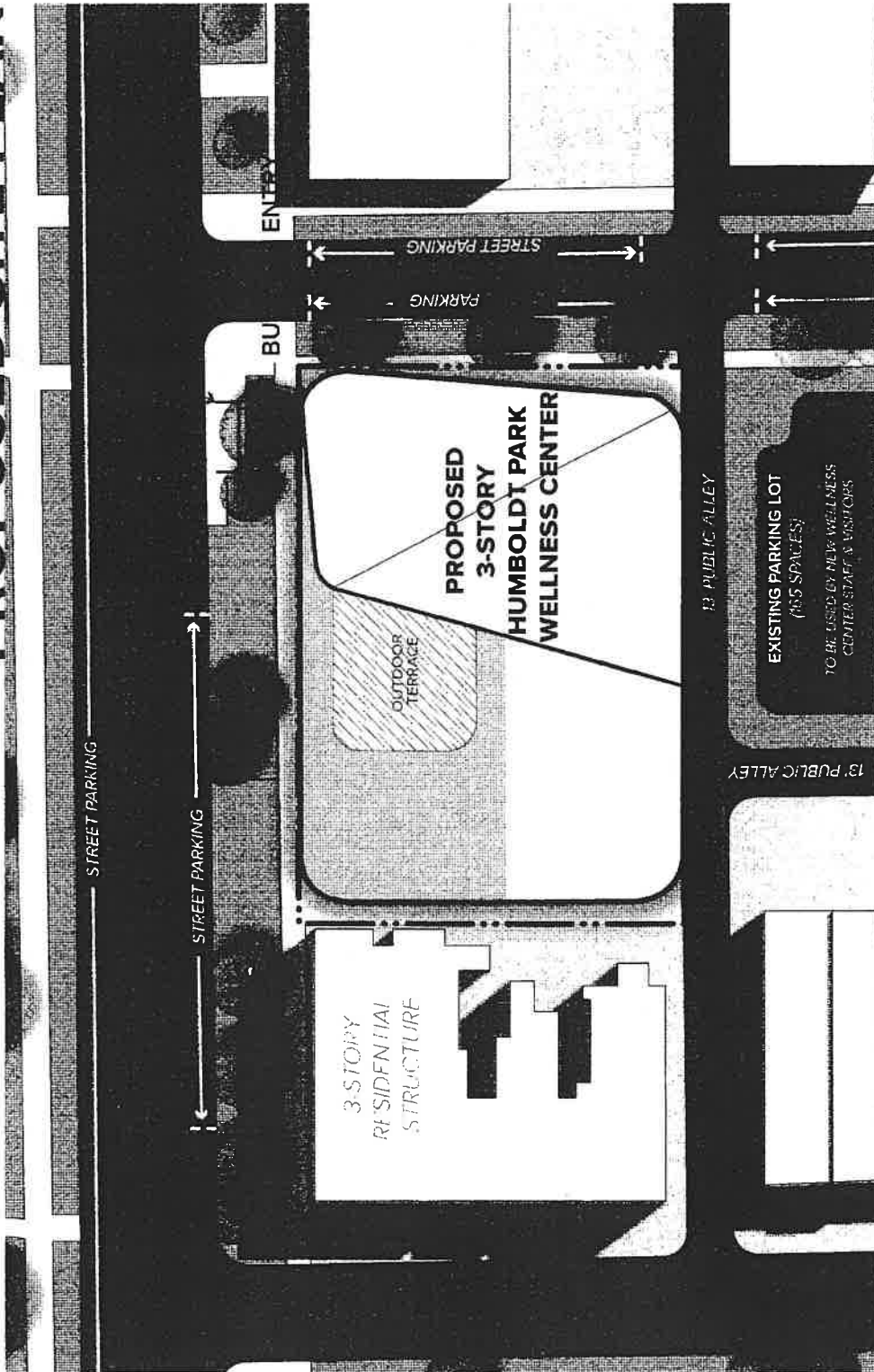


APPLICANT: HUMBOLDT PARK HEALTH
ADDRESS: 2933 W DIVISION ST, CHICAGO, IL
DATE OF INTRODUCTION: JANUARY 26, 2022
DATE OF PLAN COMMISSION: MARCH 17, 2022



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PROPOSED SITE PLAN



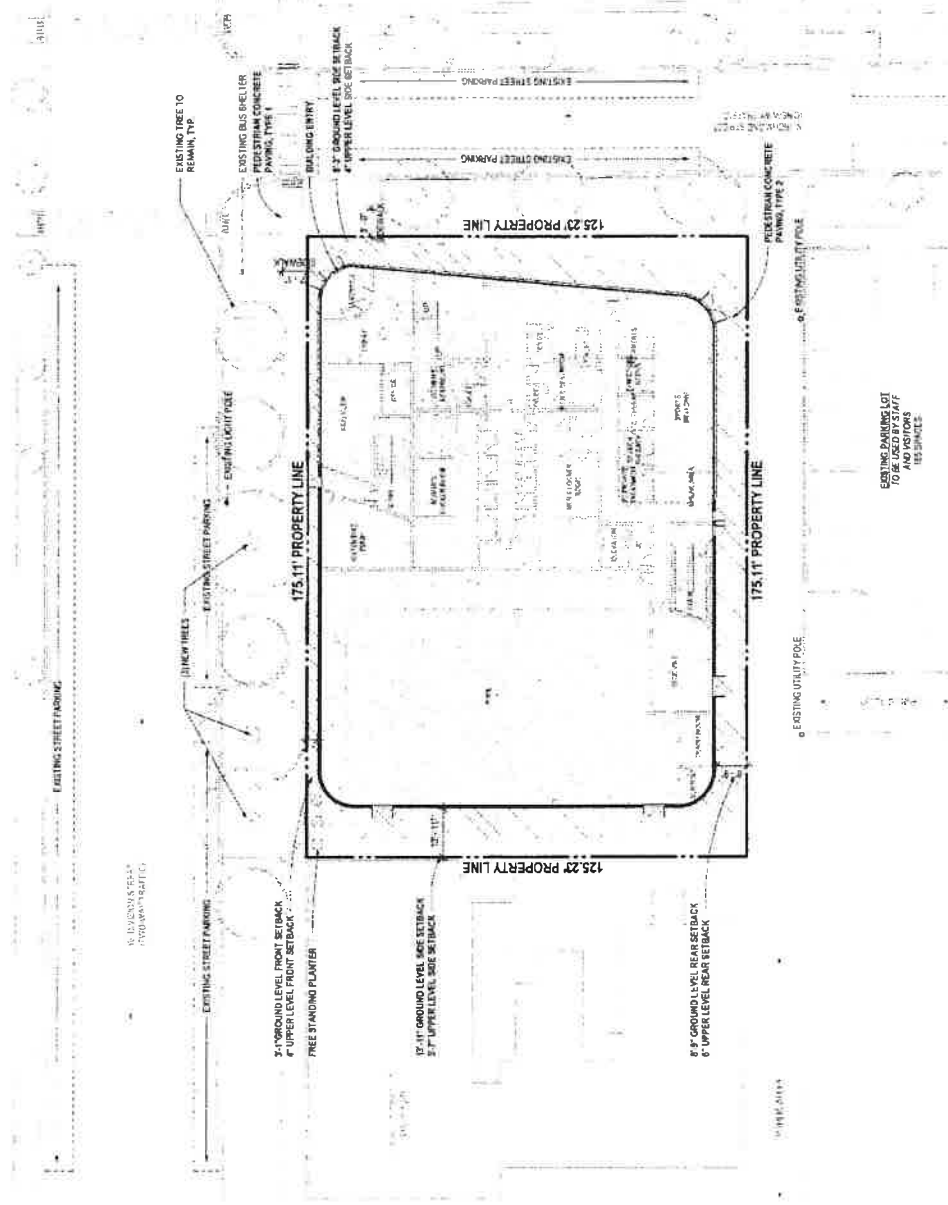
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ADDRESS: 2933 W DIVISION ST, CHICAGO, IL
DATE OF INTRODUCTION: JANUARY 26, 2022
DATE OF PLAN COMMISSION: MARCH 17, 2022



J&M

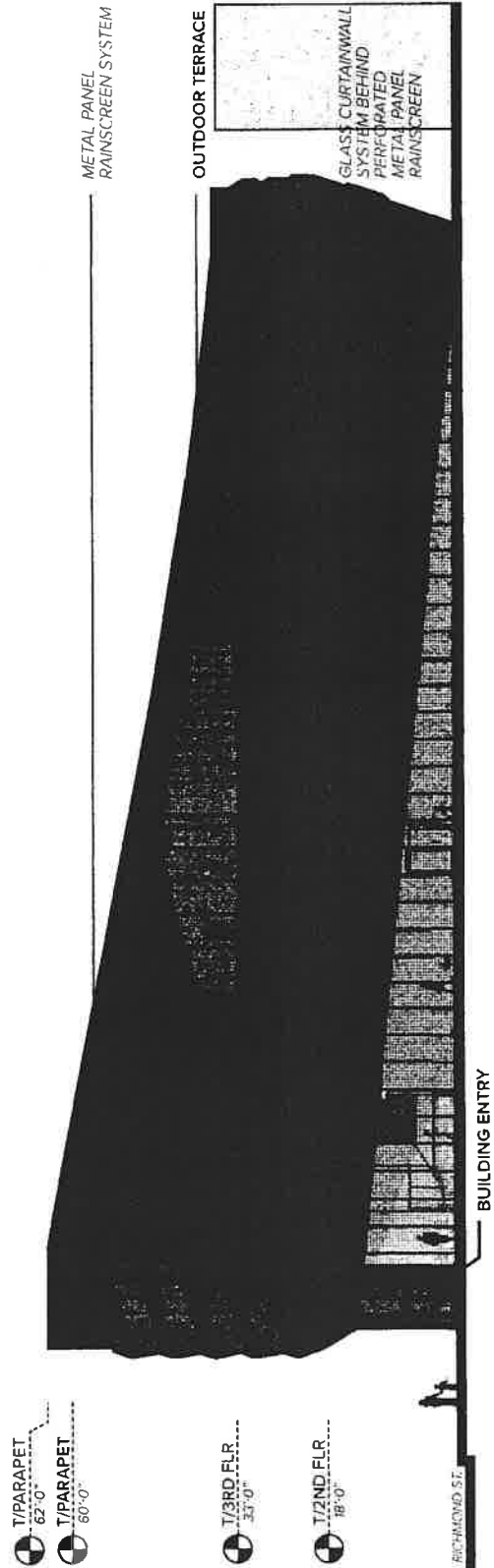
FINAL FOR PUBLICATION

LANDSCAPE/SITE PLAN



APPLICANT: HUMBOLDT PARK HEALTH
ADDRESS: 2933 W DIVISION ST, CHICAGO, IL
DATE OF INTRODUCTION: JANUARY 26, 2022
DATE OF PLAN COMMISSION: MARCH 17, 2022

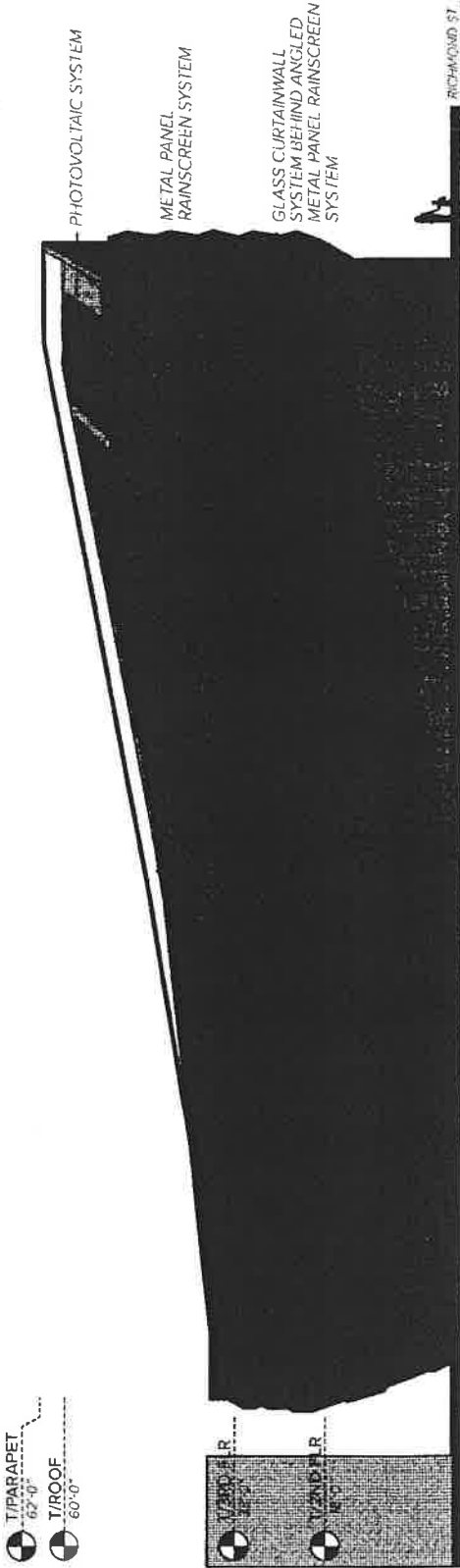
FINAL FOR PUBLICATION BUILDING ELEVATION - NORTH 3/64" = 1'-0"



APPLICANT: HUMBOLDT PARK HEALTH
ADDRESS: 2933 W DIVISION ST, CHICAGO, IL
DATE OF INTRODUCTION: JANUARY 26, 2022
DATE OF PLAN COMMISSION: MARCH 17, 2022



FINAL FOR PUBLICATION BUILDING ELEVATION - SOUTH 3/64" = 1'-0"



APPLICANT: HUMBOLDT PARK HEALTH
 ADDRESS: 2933 W DIVISION ST, CHICAGO, IL
 DATE OF INTRODUCTION: JANUARY 26, 2022
 DATE OF PLAN COMMISSION: MARCH 17, 2022

FINAL FOR PUBLICATION

BUILDING ELEVATION - EAST

3/64" = 1'-0"



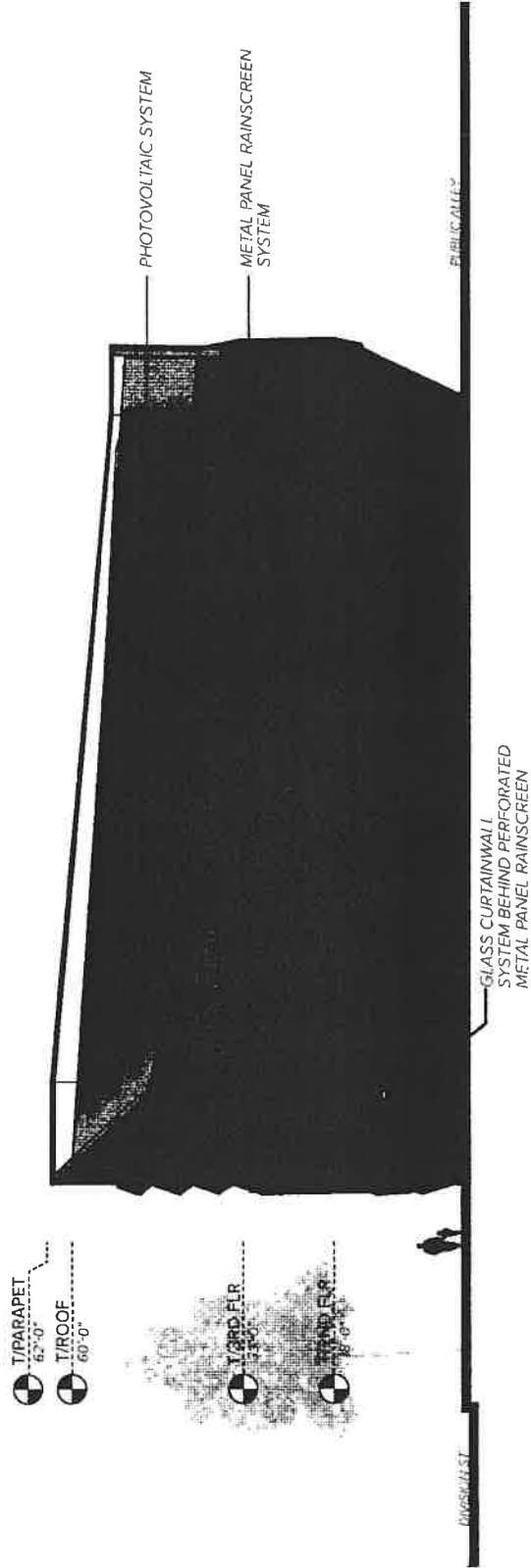
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DATE OF INTRODUCTION: JANUARY 26, 2022
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FINAL FOR PUBLICATION

BUILDING ELEVATION - WEST

3/64" = 1'-0"

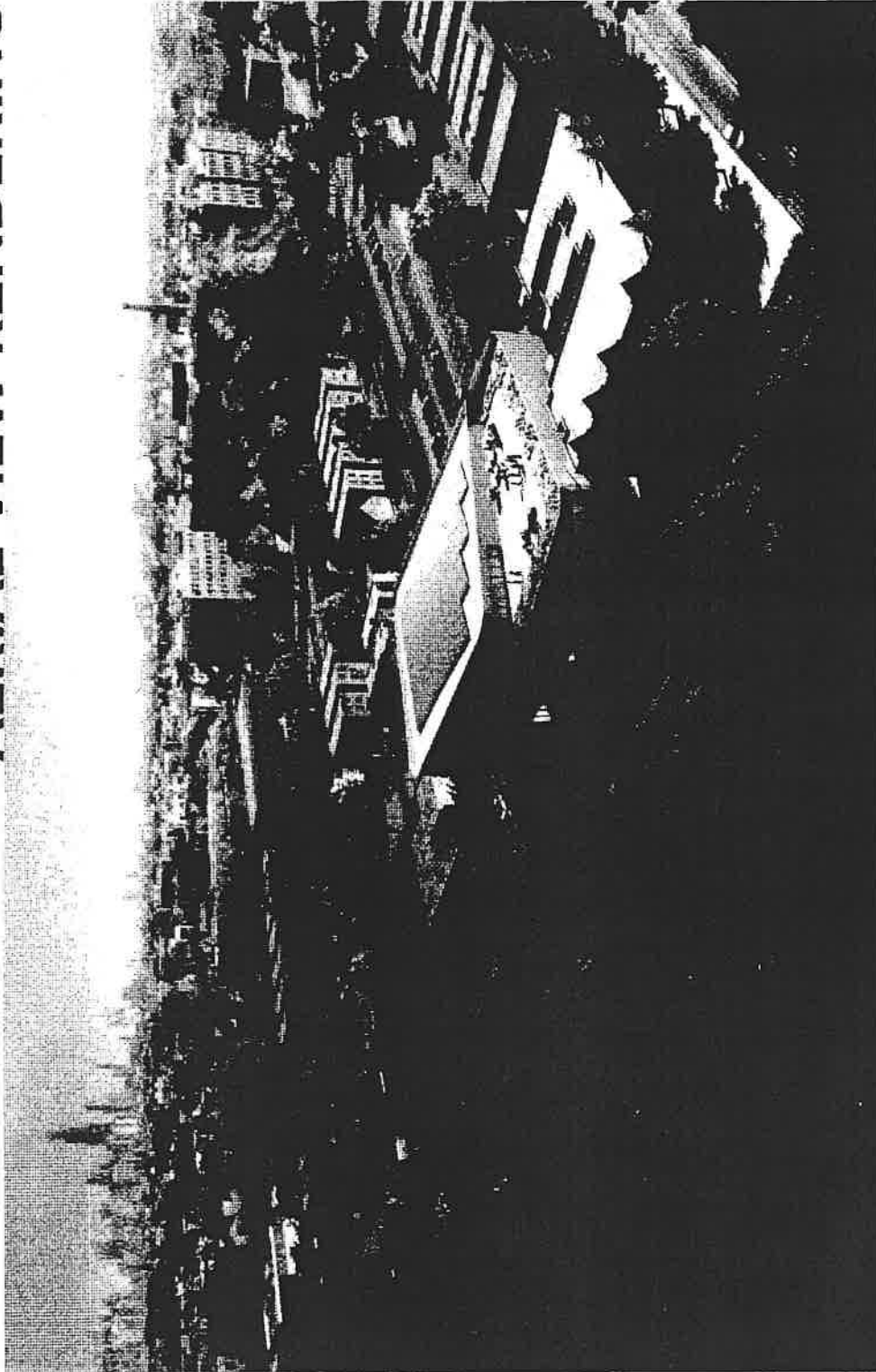


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ADDRESS: 2933 W DIVISION ST, CHICAGO, IL
DATE OF INTRODUCTION: JANUARY 26, 2022
DATE OF PLAN COMMISSION: MARCH 17, 2022



FINAL FOR PUBLICATION

AERIAL VIEW RENDERING



APPLICANT: HUMBOLDT PARK HEALTH
ADDRESS: 2933 W DIVISION ST, CHICAGO, IL
DATE OF INTRODUCTION: JANUARY 26, 2022
DATE OF PLAN COMMISSION: MARCH 17, 2022

JBM2

FINAL FOR PUBLICATION **PEDESTRIAN VIEW RENDERING**



APPLICANT: HUMBOLDT PARK HEALTH
ADDRESS: 2933 W DIVISION ST, CHICAGO, IL
DATE OF INTRODUCTION: JANUARY 26, 2022
DATE OF PLAN COMMISSION: MARCH 17, 2022



18193

102240

JOURNAL--CITY COUNCIL--CHICAGO

1/21/2015

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF AREA SHOWN ON MAP NO. 3-I.

(As Amended)

(Application No. 18193)

(Common Address: 2933 -- 2939 W. Division St., 1102 -- 1142 N. Richmond St., 1101 -- 1107 N. Richmond St., 1000 -- 1122 N. Francisco Ave., 1045 -- 1057 N. Sacramento Ave., 1052 -- 1058 N. Richmond St., 1057 -- 1065 N. Richmond St., 1044 -- 1056 N. Mozart St., 1047 -- 1057 N. Francisco Ave., 1022 -- 1036 N. Sacramento Ave., 1022 -- 1036 N. Richmond St., 1011 -- 1031 N. Richmond St., 1028 -- 1036 N. Francisco Ave., 1023 -- 1037 N. Francisco Ave., 1103 N. Sacramento Ave., 1044 N. Francisco Ave., 1027 N. Sacramento Ave., 1035 N. Richmond St. And 2915 W. Cortez St.)

IPD599, 99

[SO2014-8039]

(Committee Meeting Held On January 13, 2015)

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, January 21, 2015.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, Landmarks and Building Standards which held a meeting on January 13, 2015, I beg leave to recommend that Your Honorable Body pass the following ordinances transmitted herewith for the purpose of reclassifying particular areas:

Page 1 contains one Mayoral application regarding coke and coal bulk materials.

Page 1 also contains a text amendment regarding Planned Manufacturing District Numbers 9 and 11A and one text amendment regarding rodent control during building wreckage and sewer maintenance.

Pages 1 through 6 contain various map amendments regarding land use.

Page 7 contains various map applications for large signs, substituted identification signs and off-premises signs.

I hereby move for passage of the proposed substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

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

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

Nays -- None.

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

Alderman Moreno invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he is related through marriage to the executive director of the Hispanic Housing Development Corporation which is the applicant in this ordinance.

The following is said ordinance as passed:

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 RS3 Residential Single-Unit (Detached House) District and the current Institutional Planned Development Number 599 symbols and indications as shown as Map Number 3-I in the area bounded by:

North Mozart Street, between West Cortez Street and West Thomas Street; West Thomas Street, between North Mozart Street and North Francisco Avenue; North Francisco Avenue (north of West Thomas Street); a line 246.36 feet north of West Thomas Street running between West Thomas Street and the public alley that runs parallel to and between North Richmond Street and West Thomas Street; a line 75.09 feet north of West Thomas Street, between North Richmond Street and the public alley that runs parallel to and between North Richmond Street and West Thomas Street; North Richmond Street, north of West Thomas Street; a line 439.25 feet north of West Thomas Street, between West Thomas Street and the public alley that runs parallel to and between North Sacramento Boulevard and North Richmond Street; West Division Street; North Richmond Street; the first public alley south of West Division Street; a line 125.0 feet west of North Richmond Street; the public alley between North Sacramento Boulevard and North Richmond Street; a line 50.05 feet north of West Thomas Street and between North Sacramento Boulevard and the public alley that runs parallel to and between North Sacramento Boulevard and North Richmond Street; North Sacramento Boulevard, between a line 50.05 feet north of West Thomas Street and a line 113.14 feet south of West Cortez Street; a line 113.14 feet south of West Cortez Street, between North Sacramento Boulevard and the public alley that runs parallel to and between North Sacramento Boulevard and North Richmond Street; a Line 163.21 feet south of

West Cortez Street, between North Richmond Street and the public alley that runs parallel to and between North Richmond Street and North Sacramento Boulevard; a line 200.36 feet south of West Cortez Street, between North Richmond Street and the public alley that runs parallel to and between North Richmond Street and North Francisco Avenue; a line 100.19 feet south of West Cortez Street, from North Francisco Avenue to the public alley that runs between North Francisco Avenue and the public alley that runs parallel to and between North Francisco Avenue and North Richmond Street; a Line 150.27 feet south of West Cortez Street, between North Francisco Avenue and the public alley that runs parallel to and between North Francisco Avenue and North Mozart Street; and West Cortez Street, between North Mozart Street and the public alley that runs parallel to and between North Mozart Street and North Francisco Avenue,

to those of Institutional Planned Development Number 599, as amended, and a corresponding use district is hereby established in the area above described.

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:

Standard Planned Development Statements.

The Planned Development Statements describe the legal regulations and conditions that will control the development of the proposed project. The following statements shall be included in the ordinance; any proposed changes to these statements must be discussed and reviewed with the Chicago Department of Planning and Development. Based on the scope of the project, additional statements (listed at the end of this document) may be required. The following statements must be included in the ordinance:

1. The area delineated herein as Institutional Planned Development Number 599, as amended ("Planned Development") consists of approximately 342,586 square feet (approximately 7.86 acres) which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, Hispanic Housing Development Corporation.
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 amendment, modification for 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.

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.

4. This plan of development consists of 15 Statements; a Bulk Regulations Table; an Existing Zoning Map; a Planned Development Boundary Map; a Site Plan; a Subarea Map; Land-Use Map; Amended Land-Use Map; Planned Development Survey; Aerial Map; Right-of-Way Adjustment Map; Landscape Map and Building Elevations submitted herein. Full-sized copies of the Site Plan are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a planned development. In case of a conflict between the terms of this planned development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses shall be permitted in the area delineated herein as an Institutional Planned Development Number 599, as amended:
 - Subarea A: detached house; elderly housing; Two-Flat, Townhouse and Multi-Unit (3+ units) Residential.
 - Subarea B: medical and dental clinics; clinical and research laboratories; medical and related offices; housing for nurses, interns, residents and physicians; accessory retail; accessory parking and other accessory uses, including broadcast and telecommunications structures, equipment and installations, including parabolic transmitting and receiving antennae such as earth station antennae which may be up to eight feet in diameter. Please note that these uses were permitted under Institutional Planned Development Number 599 and shall remain as permitted uses under the amendment to Planned Development Number 599.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Housing and Economic Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations 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 342,586 square feet (approximately 7.86 acres).
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. 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.
11. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
13. 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.

14. 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. Building certification will be LEED, Energy Star or Chicago Green Homes.
15. 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 original Institutional Planned Development Number 599.

[Boundary Map; Subarea Map; Zoning Map; Land-Use Map; Amended Land-Use Map; Aerial Map; Site Plan; Right-of-Way Adjustment Map; Landscape Drawing; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 102247 through 102259 of this *Journal*.]

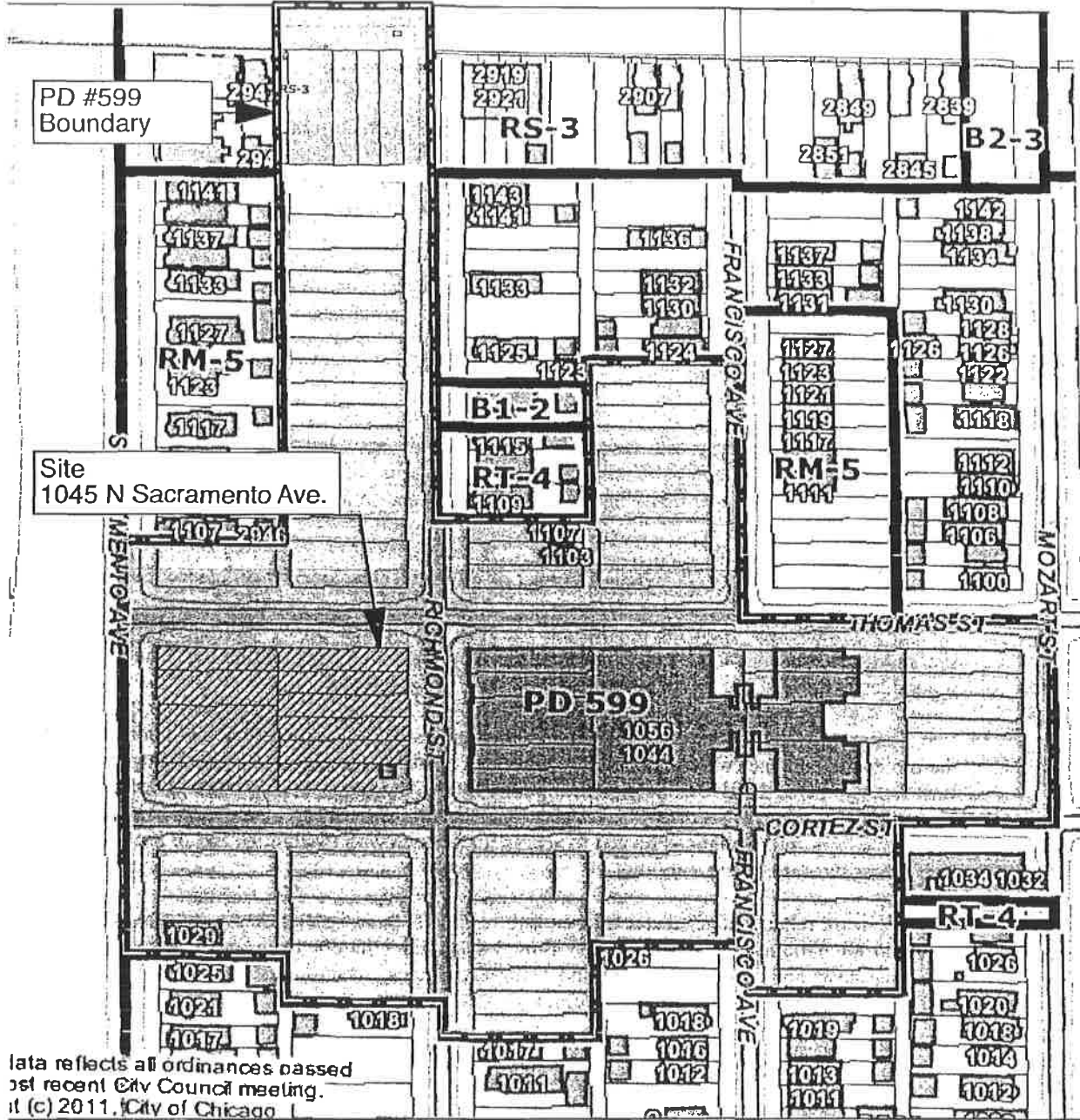
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Institutional Planned Development No. 599, As Amended.

Bulk Regulation And Data Table.

| | |
|----------------------------------|---------------------|
| Net Site Area: | 342,586 square feet |
| Subarea A: | 41,068 square feet |
| Subarea B: | 301,518 square feet |
| Area in the Public Right-of-Way: | 215,875 square feet |
| Subarea A: | 30,864 square feet |
| Subarea B: | 185,011 square feet |
| Gross Site Area: | 558,461 square feet |
| Subarea A: | 71,932 square feet |
| Subarea B: | 486,529 square feet |

| | |
|---------------------------------------|----------------------------------|
| Maximum Floor Area Ratio: | 1.3 |
| Subarea A: | 1.51 |
| Subarea B: | 1.27 |
| Maximum Number of Dwelling: Units: | |
| Subarea A: | 49 |
| Subarea B: | 0 |
| Maximum Building Height: | |
| Subarea A: | 55 feet |
| Subarea B: | 75 feet |
| Minimum Number of Parking Spaces: | 528 |
| Subarea A: | 38 |
| Subarea B: | 490 |
| Minimum Number of Loading Berths: | |
| Subarea A: | 1 |
| Subarea B: | Per RT4 requirements |
| Minimum Number of Bicycle Parking: | |
| Subarea A: | 25 (17-10-0207-C) |
| Subarea B: | 0 |
| Minimum Setbacks: | In accordance with the Site Plan |



Data reflects all ordinances passed
 at recent City Council meeting.
 © (c) 2011, City of Chicago



Scale: Not to Scale

applicant

65th Infantry Regiment
 Borinqueneers Veteran's Housing
 1045 N Sacramento Avenue
 Chicago, IL

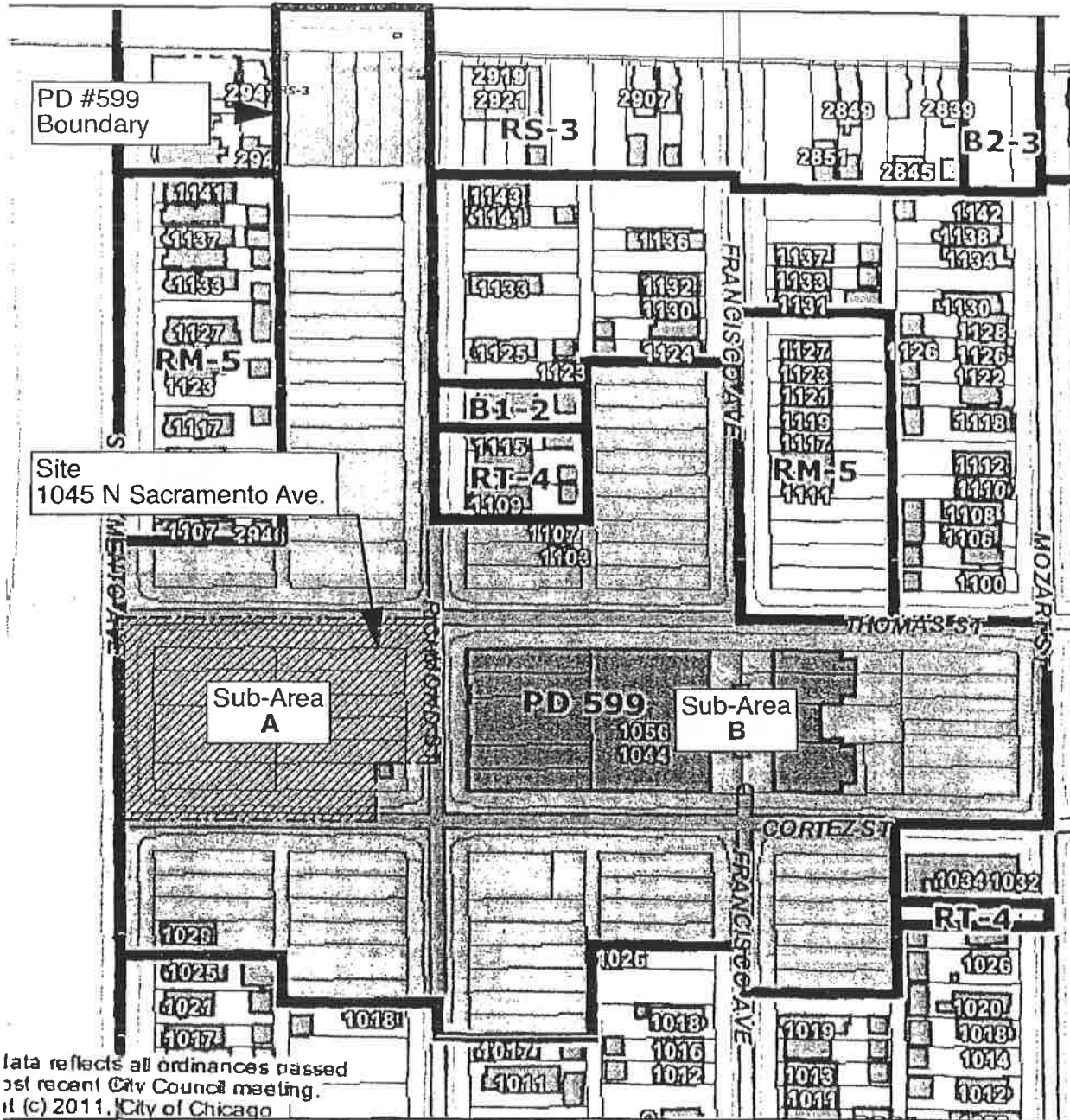
PD Boundary Map
 Amendment of PD #599



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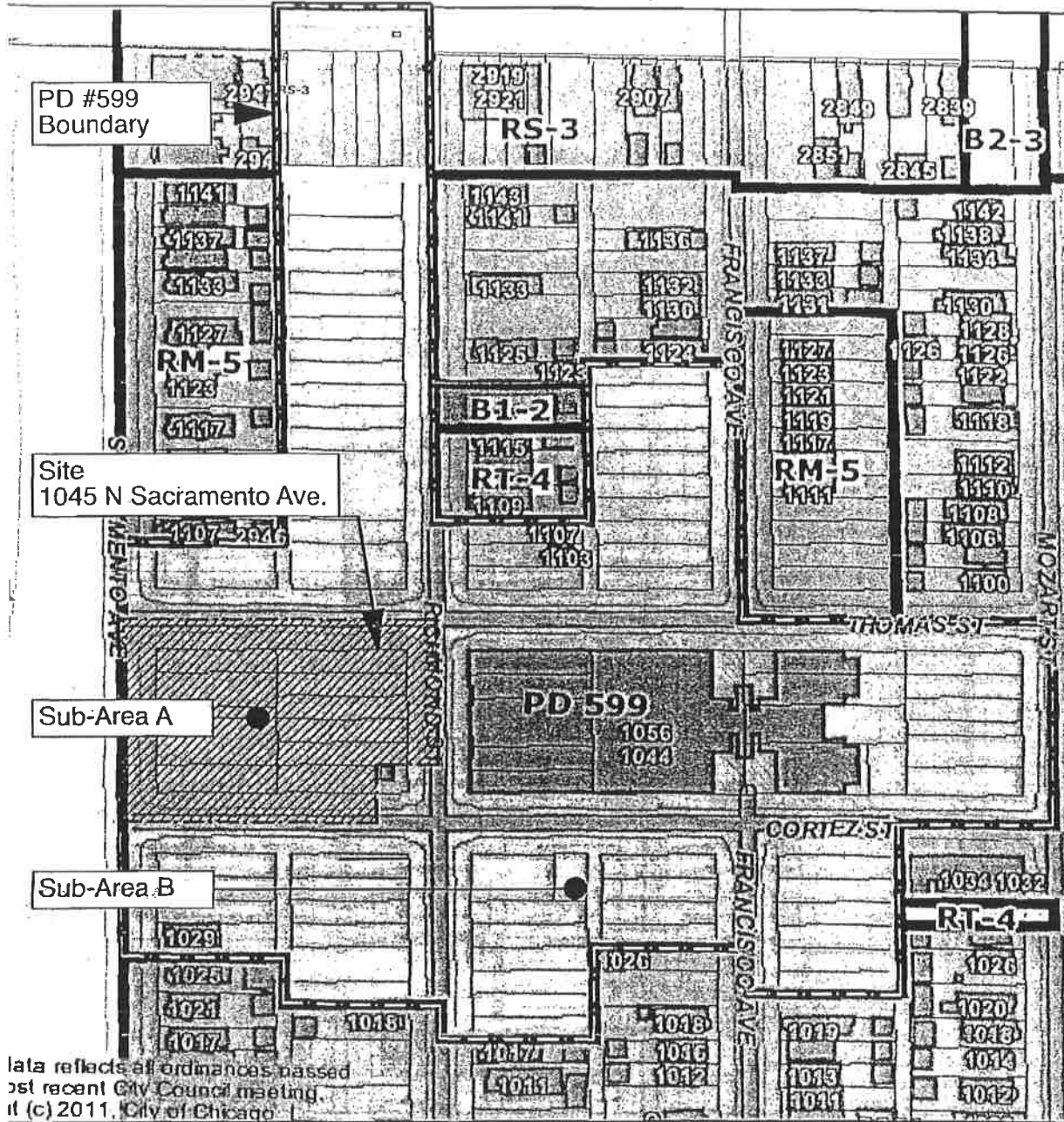
Sub-Area Map
 Amendment of PD #599



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These plans are prepared and submitted in accordance with the provisions of the Illinois Environmental Protection Act and the Illinois Environmental Protection Act. The City of Chicago is not responsible for the accuracy of the information provided herein.



Data reflects all ordinances passed at the most recent City Council meeting. (c) 2011, City of Chicago



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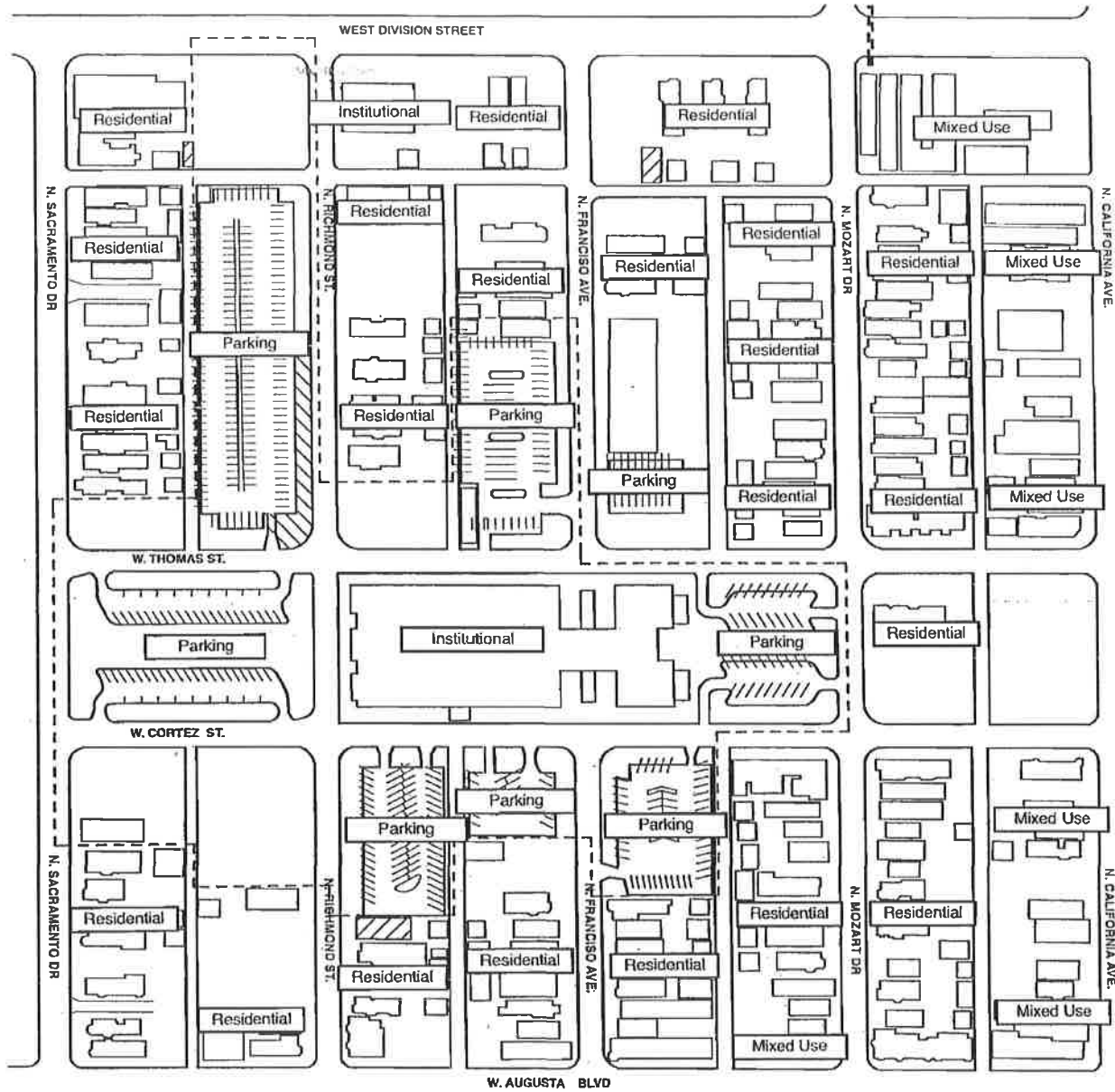
Zoning Map
 Amendment of PD #599



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applicant
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 Borinqueneers Veteran's Housing
 1045 N Sacramento Avenue
 Chicago, IL

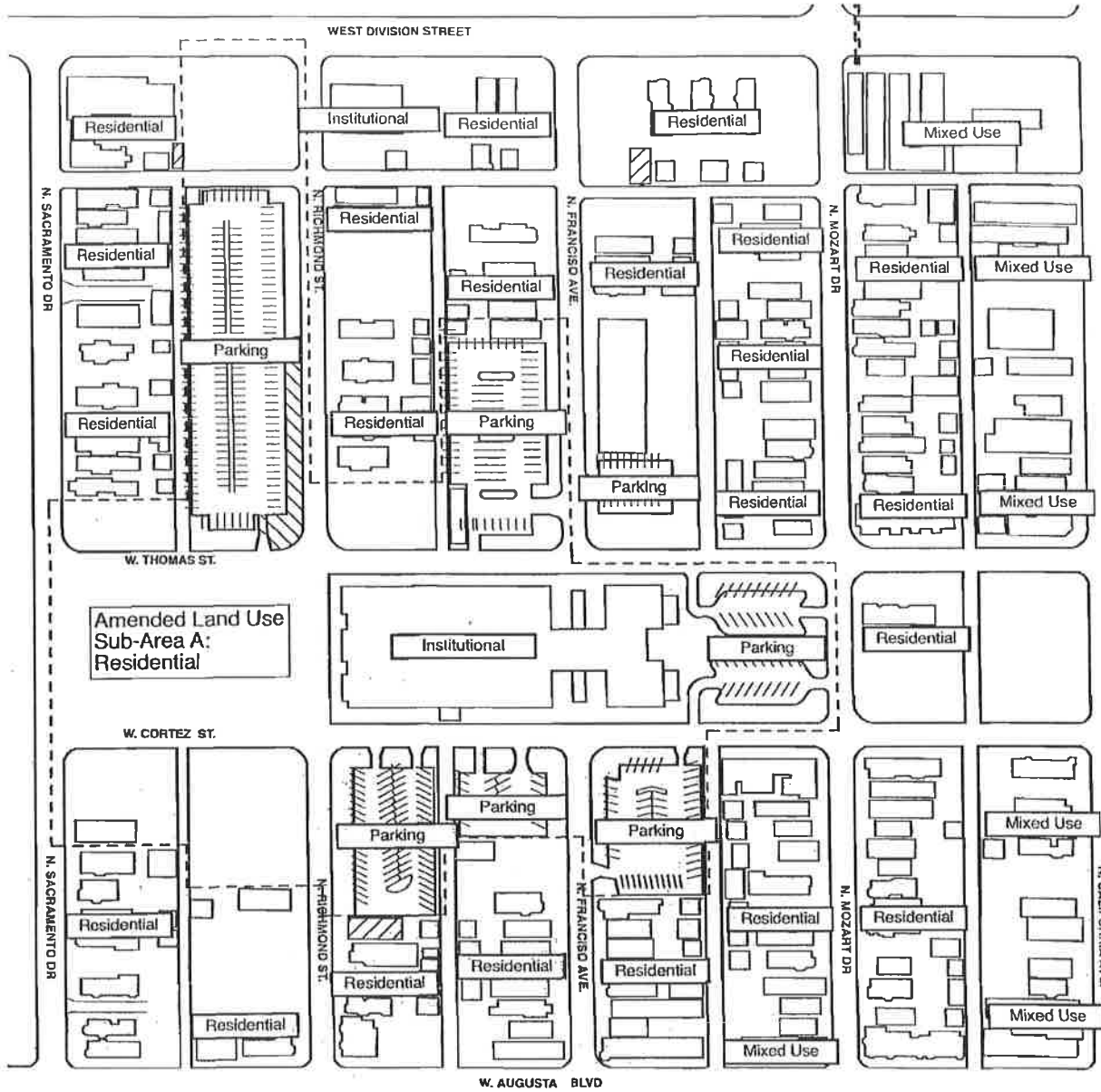
Land Use Map
 Amendment of PD #599



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This plan was prepared, and I am not providing further information to the applicant with this map. The applicant is responsible for providing all necessary information to the City of Chicago.



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Amended Land Use Map
 Amendment of PD #599



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This is a preliminary map for informational purposes only. It is not intended to be used as a legal document. The final map will be subject to public review and comment.



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applicant
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 Borinqueneers Veteran's Housing
 1045 N Sacramento Avenue
 Chicago, IL

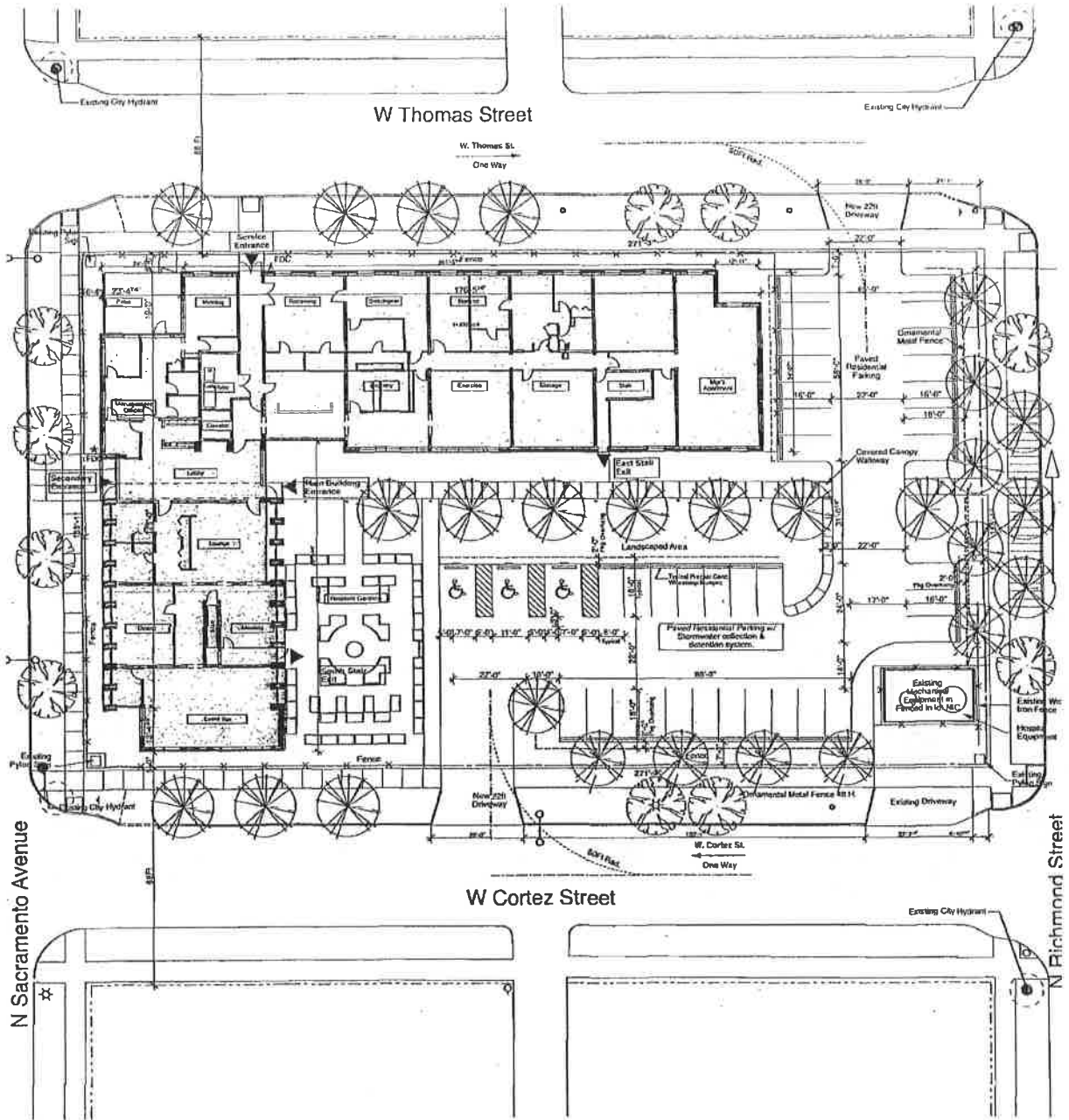
Aerial Map
 Amendment of PD #599



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This plan was prepared and posted in public reference to encourage a free and open exchange of information and to ensure that the public has access to the information.



Legend



- ▲ Pedestrian Entrance
- ☆ Street Light
- Utility Pole
- Fire Hydrant

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applicant
65th Infantry Regiment
Borinqueneers Veteran's Housing
 1045 N Sacramento Avenue
 Chicago, IL

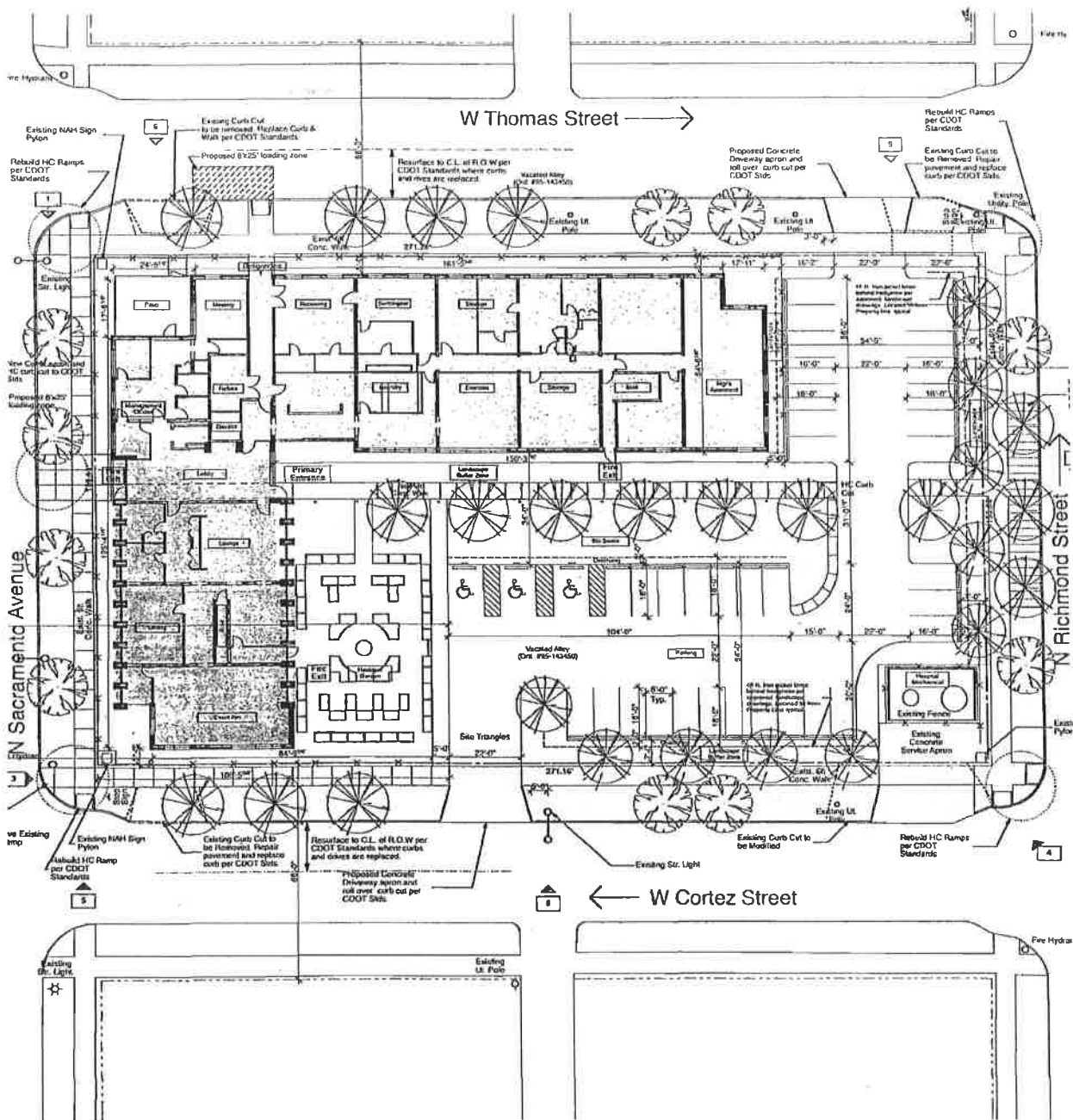
Site Plan
 Amendment of PD #599



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These plans are preliminary and are subject to further amendments. All contract documents shall include the approved contract, the plans, the government's and contractor's standard contract, and the applicable laws.



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applicant

**65th Infantry Regiment
Borinqueneers Veteran's Housing**
1045 N Sacramento Avenue
Chicago, IL

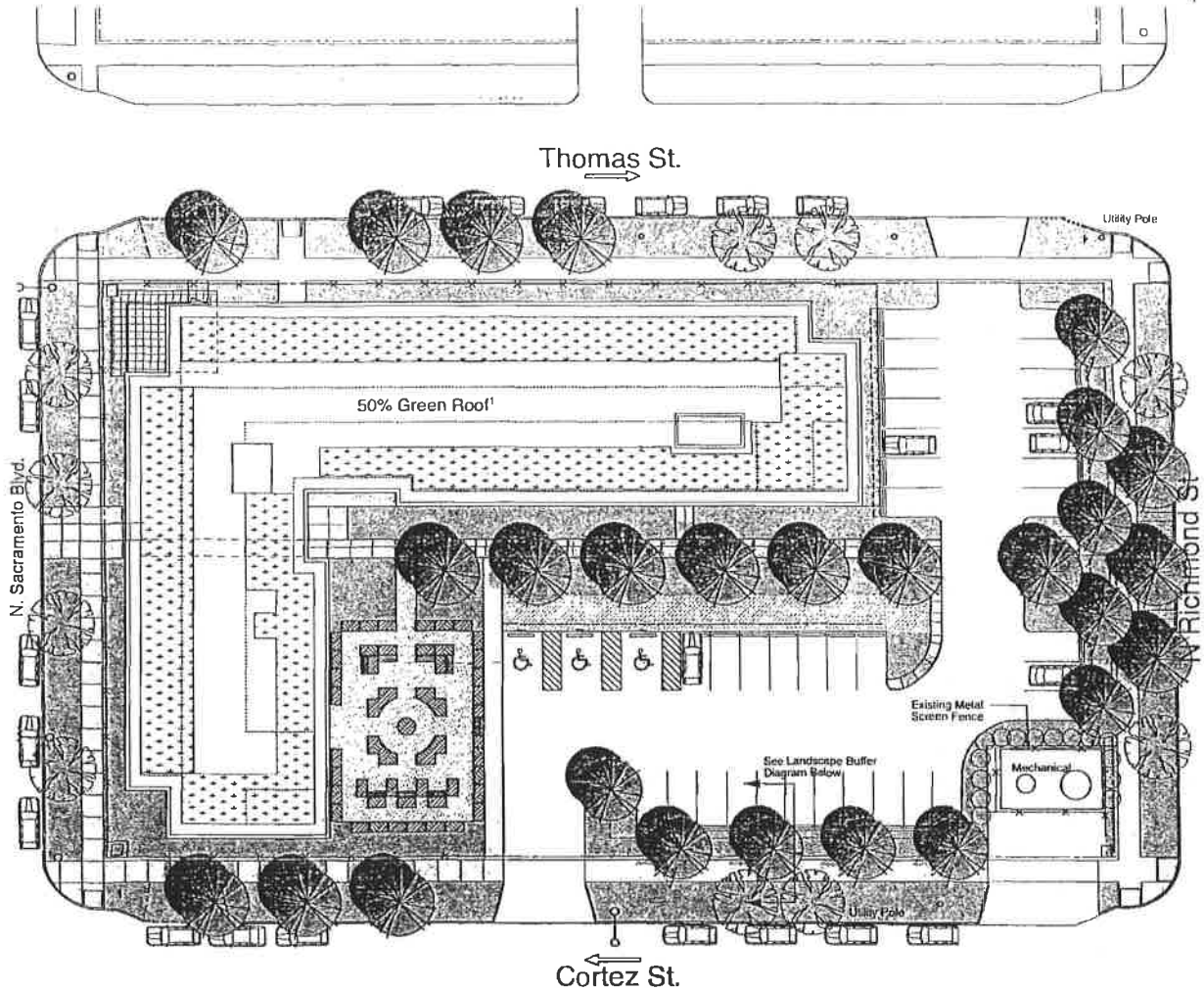
**Right of Way Adjustment
Amendment of PD #599**



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Please allow for additional 6-12 inch (1.5-3 cm) buffer on both sides when construction with existing adjacent property. All utility measurements shall be taken from the finished surface.



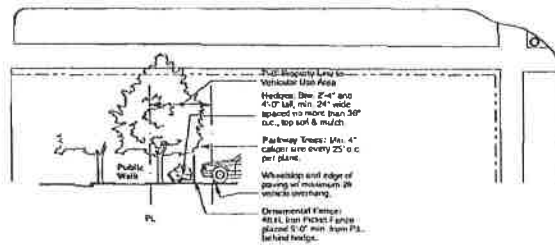
| Interior Landscape Area | |
|-------------------------------------|-----------|
| Vehicular Use Area (VUA): | 12,555 SF |
| Min. Interior Landscaping Amount: | 7.50 % |
| Min. Interior Landscaping Area: | 967 SF |
| Actual Interior Landscaping Area: | 1,267 SF |
| Trees Req'd (1/125sf): | 8 Trees |
| Actual Tree Quantity @ VUA: | 8 Trees |
| Green Roof Area | |
| Net Roof Area (minus mech space): | 13,120 SF |
| Min. Landscape Area (50% Net Area): | 6,560 SF |
| Actual Landscape Area: | 6,998 SF |



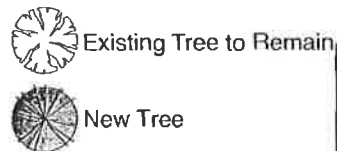
Scale: Not to Scale

applicant

**65th Infantry Regiment
Borinqueneers Veteran's Housing**
1045 N Sacramento Avenue
Chicago, IL



Landscape Buffer Diagram



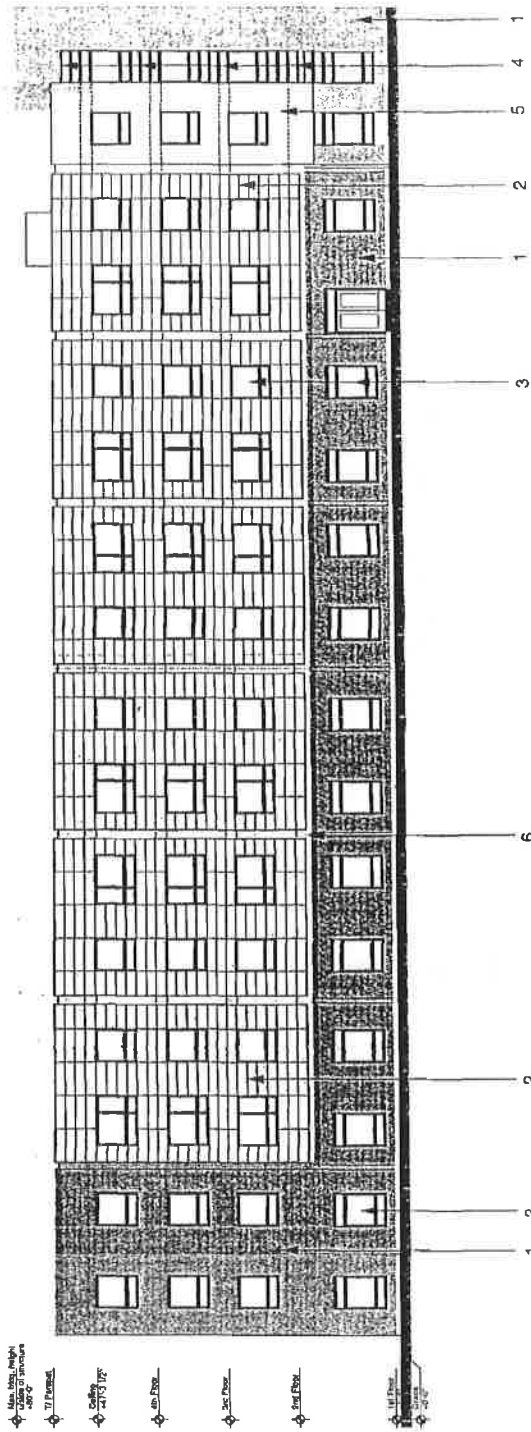
**Landscaping Drawing
Amendment of PD #599**

¹Equal areas of rooftop Photovoltaic Collector Panels may be substituted for Green Roof Vegetation.

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These plans are not intended to be a substitute for a professional engineering or architectural drawing. They are intended to be used in conjunction with other documents and specifications.



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applicant
65th Infantry Regiment
Borinqueneers Veteran's Housing
 1045 N Sacramento Avenue
 Chicago, IL

North Building Elevation
 Amendment of PD #599

Building Height Measured in
 accordance with
 CZO#17-17-0311-A

Material List

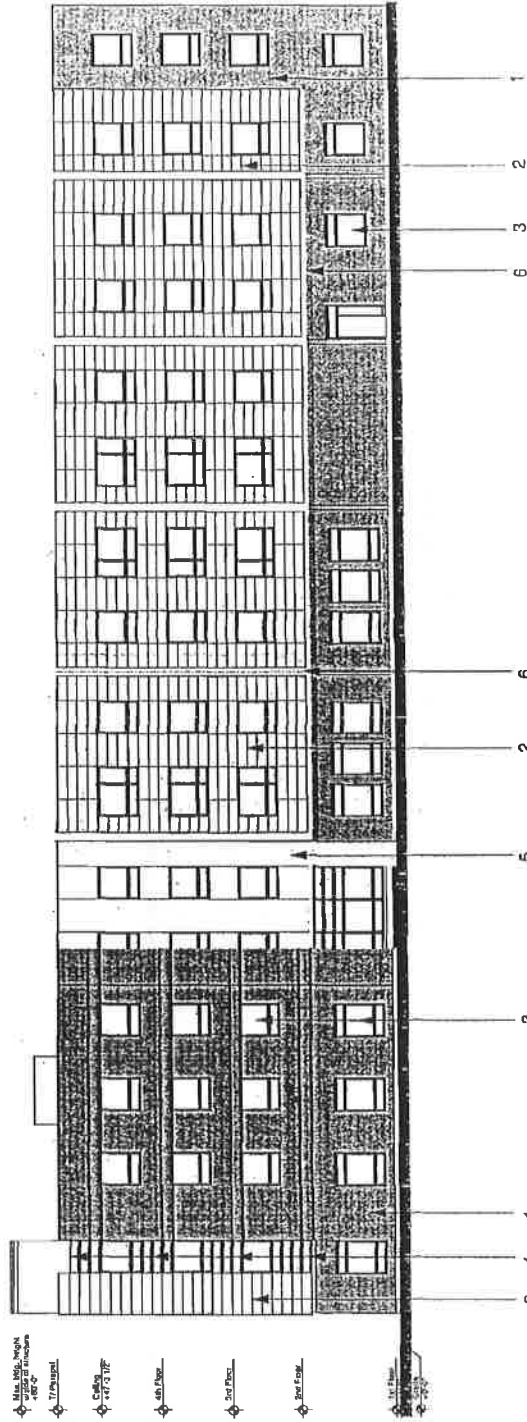
1. Masonry
2. Cement Board Panel with Integral Color
3. Glass
4. Spandrel Glass
5. Corrugated Metal Siding
6. Painted Metal Reveal

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These plans are preliminary and are subject to certain restrictions for construction and other related matters. For further information and conditions, contact the architect.



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applicant

65th Infantry Regiment
 Borinqueneers Veteran's Housing
 1045 N Sacramento Avenue
 Chicago, IL

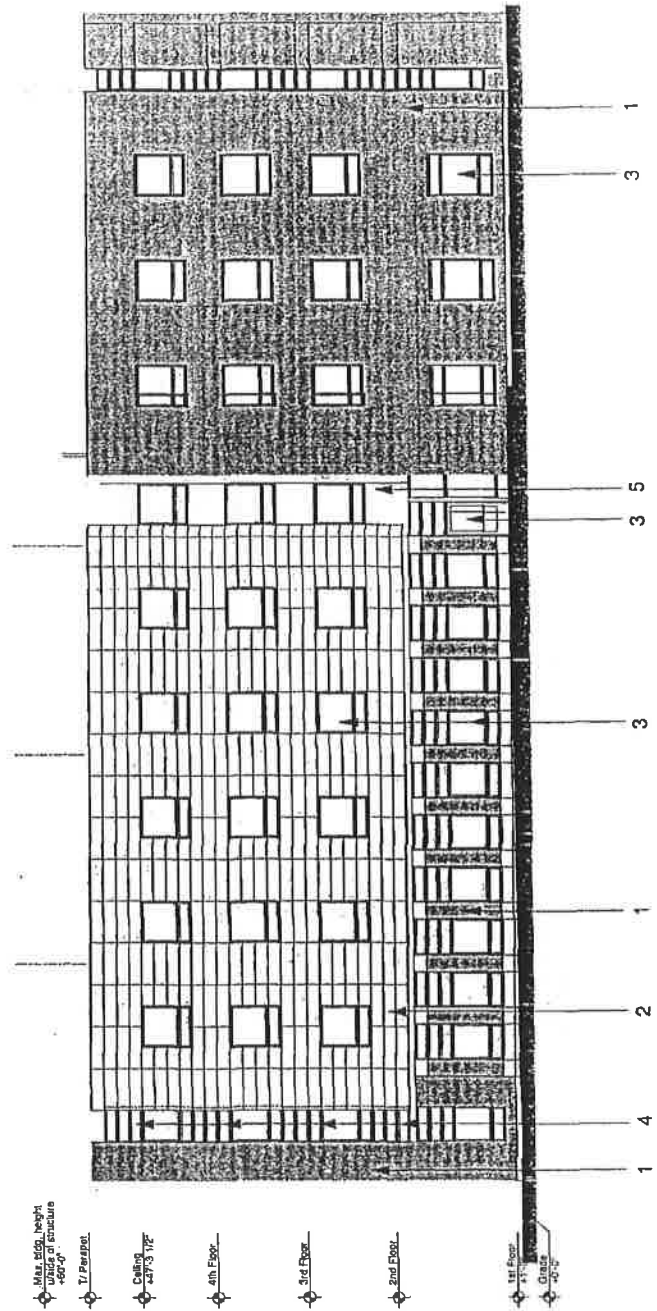
South Building Elevation
 Amendment of PD #599

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The architect is not responsible for any errors or omissions in this drawing or any other drawings or specifications prepared by the architect or its consultants. The architect is not responsible for any errors or omissions in this drawing or any other drawings or specifications prepared by the architect or its consultants.



Building Height Measured in accordance with CZO#17-17-0311-A

Material List

- 1. Masonry
- 2. Cement Board Panel with Integral Color
- 3. Glass
- 4. Spandrel Glass
- 5. Corrugated Metal Siding
- 6. Painted Metal Reveal



Scale: Not to Scale

applicant

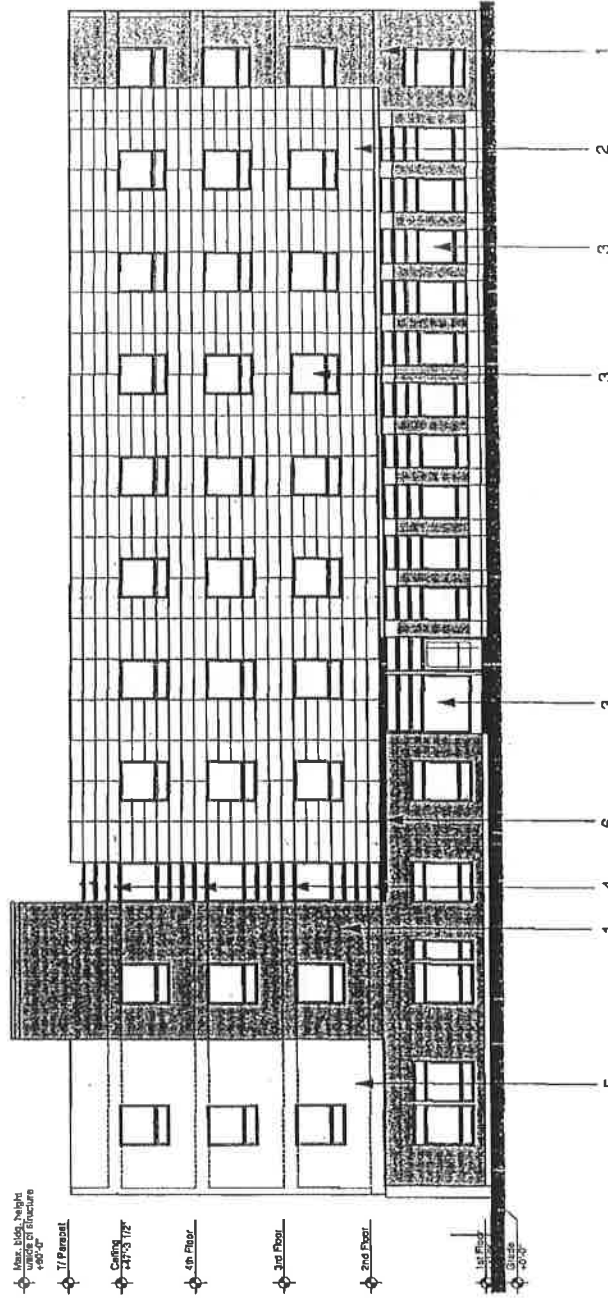
65th Infantry Regiment
 Borinqueneers Veteran's Housing
 1045 N Sacramento Avenue
 Chicago, IL

East Building Elevation
 Amendment of PD #599

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 P/H # 142272

These plans are prepared, set out, and subject to known performance for compliance with code or special zoning, the safety, health, and general welfare of the community.



Building Height Measured in accordance with GZO#17-17-0311-A

- Material List**
1. Masonry
 2. Cement Board Panel with Integral Color
 3. Glass
 4. Spandrel Glass
 5. Corrugated Metal Siding
 6. Painted Metal Reveal

Scale: Not to Scale

applicant

65th Infantry Regiment
Borinqueneers Veteran's Housing
1045 N Sacramento Avenue
Chicago, IL

West Building Elevation
Amendment of PD #599



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12/18/2014
P/H # 142272

These plans are submitted, and are subject to further amendments by the applicant and the City of Chicago, for safety and compliance with building systems.

to those of a B1-1 Local Retail 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 Number 3-I.
(As Amended)

IPD 599

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 and R5 General Residence Districts and B2-2 Restricted Retail District symbols and indications as shown on Map No. 3-I in the area bounded by:

North Mozart Street, between West Cortez Street and West Thomas Street; West Thomas Street, between North Mozart Street and North Francisco Avenue; North Francisco Avenue (north of West Thomas Street); a line 246.36 feet north of West Thomas Street, running between West Thomas Street and the public alley that runs parallel to and between North Richmond Street and West Thomas Street; a line 75.09 feet north of West Thomas Street, between North Richmond Street and the public alley that runs parallel to and between North Richmond Street and West Thomas Street; North Richmond Street, north of West Thomas Street; a line 439.25 feet north of West Thomas Street, between West Thomas Street and the public alley that runs parallel to and between North Sacramento Boulevard and North Richmond Street; the public alley between North Sacramento Boulevard and North Richmond Street; a line 50.05 feet north of West Thomas Street and between North Sacramento Boulevard and the public alley that runs parallel to and between North Sacramento Boulevard and North Richmond Street; North Sacramento Boulevard, between a line 50.05 feet north of West Thomas Street and a line 113.14 feet south of West Cortez Street; a line 113.14 feet south of West Cortez Street, between North Sacramento Boulevard and the public alley that runs parallel to and between North Sacramento Boulevard and North Richmond Street; a line 163.21 feet south of West Cortez Street, between North Richmond Street and the public alley that runs parallel to and between North Richmond Street and North Sacramento Boulevard; a line 200.36 feet south of West Cortez Street, between North Richmond Street and the public alley that runs parallel to and between North Richmond Street and North Francisco Avenue; a line 100.19 feet south

of West Cortez Street, from North Francisco Avenue to the public alley that runs between North Francisco Avenue and the public alley that runs parallel to and between North Francisco Avenue and North Richmond Street; a line 150.27 feet south of West Cortez Street, between North Francisco Avenue and the public alley that runs parallel to and between North Francisco Avenue and North Mozart Street; and West Cortez Street, between North Mozart Street and the public alley that runs parallel to and between North Mozart Street and North Francisco Avenue,

to those of an Institutional Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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

Plan of Development referred to in this ordinance reads as follows:

Institutional Planned Development. 599

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development (the "Planned Development") consists of approximately 300,406 square feet (6.99 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 by the Applicant, Norwegian American Hospital, Inc..
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. 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 holder 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 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time of applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control 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 all the owners of the Property and any ground lessors.

Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of 14 Statements; a Bulk Regulations and Data Table; and the following exhibits:
 - (a) an Existing Zoning Map;
 - (b) an Existing Land-Use Map;
 - (c) a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map;
 - (d) a Generalized Land-Use Plan;
 - (e) a Site Plan for the proposed Medical Office Building;
 - (f) Building Elevations of the proposed Medical Office Building; and
 - (g) Landscape Plans for the Existing Hospital, Medical Office Building and North Parking Lot.

Reduced copies of the Site Plan, Building Elevations and Landscape Plan, prepared by Engberg, Anderson, Inc., dated November 16, 1995, are attached hereto and full sized copies are on file with the Department of Planning and Development. 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 shall be permitted in the area delineated herein as Institutional Planned Development:

hospital; medical and dental clinics; clinical and research laboratories; medical and related offices; housing for nurses, interns, residents and physicians; accessory retail; accessory parking and other accessory uses, including broadcast and telecommunications structures, equipment and installations, including parabolic transmitting and receiving antennae such as earth station antennae which may be up to eight (8) feet in diameter.

6. Identification signs 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 and loading facilities shall be provided in compliance with this Planned Development, subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the Planned Development shall be designated and designed for parking for the handicapped.
8. Any service drive, fire lanes 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 Department of Transportation, Bureau of Traffic and the Department of Planning and Development. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of the City of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.

9. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of the improvements and any appurtenance attached thereto also shall be subject to:
 - (a) height limitations as certified and approved by the Federal Aviation Administration; and
 - (b) airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law and approved by the City Council.
10. For purposes of maximum Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that in addition to the other exclusions from Floor Area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor area devoted to mechanical equipment in excess of 5,000 square feet in a single location, regardless of placement in the building, shall be excluded.
11. The new improvements on the Property, including landscaping adjacent to the exterior of these new improvements within the property line and the landscaping along the rights-of-way adjacent to these new improvements, shall be designed, constructed and maintained in substantial conformance with the exhibits listed in Statement 4 and with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding guidelines. All areas designated on the Generalized Land-Use Map as "future development sites" which are not presently improved as parking areas shall be planted with grass or sod and shall be maintained in a clean condition as green space until future development is approved pursuant to the provisions of Statement 12 hereof. All fencing in the Planned Development shall be in accordance with the following:
 - (a) existing cyclone fencing installed to satisfy city fencing ordinances may remain until the property so fenced is developed;
 - (b) with respect to new fencing:
 - (i) where a parking lot abuts a residential property, wood fencing that will minimize car lights will be installed;
 - (ii) for security purposes, cyclone fences will be permitted along alleys; and

- (iii) in all other instances, wrought iron fencing will be installed.

12. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for development or redevelopment of the Property other than the proposed Medical Office Building and other than alterations to existing buildings which do not increase their height or alter their footprint, a site plan for the proposed development shall be submitted to the Commissioner of the Department of Planning and Development (the "Commissioner") for approval. Review and approval of the site plan by the Commissioner is intended to assure that specific development proposals conform with this Planned Development. No Part II approval for work for which a site plan must be submitted to the Commissioner shall be granted until the site plan has been approved.

If the site plan substantially conforms with the provisions of this Planned Development, the Commissioner shall approve said plan in writing within thirty (30) days of the submission of a complete application for approval thereof. If the Commissioner fails to make a written determination on a site plan within thirty (30) days after the submission of a completed application, then the site plan shall be deemed approved by the Commissioner. If the Commissioner determines within said thirty (30) day period that the site plan that was submitted does not substantially conform with the provisions of this Planned Development, the Commissioner shall advise the Applicant in writing of the reasons for disapproval thereof no later than fourteen (14) days after the expiration of the thirty (30) day period. The Commissioner shall thereafter make a final written determination on any resubmission within fourteen (14) days of its filing. The failure of the Commissioner to make a final written determination on any resubmission within fourteen (14) days of its filing shall be deemed an approval of the site plan by the Commissioner.

Following approval of a site plan by the Commissioner, the approved plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Planned Development.

After approval of a site plan by the Commissioner, the approved site plan may be changed or modified pursuant to the provisions of Statement 14.

In the event of an inconsistency between the approved site plan and the terms of this Plan of Development, the terms of the Plan of Development shall govern.

A site plan shall, at a minimum, provide the following information:

- (1) the boundaries of the site;
- (2) the footprint of the proposed improvements;
- (3) location and dimensions of all loading berths;
- (4) all proposed landscaping, including species and size;
- (5) all pedestrian circulation routes;
- (6) elevations of the improvements; and
- (7) statistical information applicable to the property limited to the following:
 - (a) floor area and floor area ratio;
 - (b) uses to be established;
 - (c) building heights; and
 - (d) all setbacks, required and provided.

A site plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development. Factors to be considered by the Commissioner in determining conformance of the site plan submittal to the provisions of this Planned Development include the following: (1) consistency of the proposed setbacks with those in the immediate vicinity; (2) the adequacy of setbacks or fencing as buffers between residential and non-residential uses; (3) the extent to which the height of any proposed structure is compatible with the building height of other buildings within the Planned Development and in the immediate vicinity; (4) the extent to which the architectural character of a proposed structure is compatible with other buildings in the Planned Development and in the immediate vicinity; and (5) the consistency of proposed landscaping with the provisions of the Chicago Landscape Ordinance and other existing landscape treatments within the Planned Development.

An application for approval of a site plan shall be deemed complete if the Applicant submits to the Commissioner an application for approval which contains all the information in this statement and

the Commissioner does not advise the Applicant in writing within ten (10) working days of the submission thereof that the submitted application is incomplete and the specific information required to render the application complete.

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 shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
14. The requirements of this Planned Development may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of these Statements by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Generalized Land-Use Plan; Site Plan; Building Elevation Drawings; and Landscape Plan referred to in these Plan of Development Statements printed on pages 18756 through 18764 of this Journal.]

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

*Institutional Planned Development. 599**Bulk Regulations And Data Table.*

| Net Area | Maximum Floor Area Ratio | Maximum Percent Land Coverage | Minimum Periphery Set Backs Medical Office Building |
|-------------------------------------|--------------------------------|-------------------------------------|--|
| 290,626 square feet (6.99 acres) | 1.3 | 30% | In substantial con- formance with the Site Plan |
| | | | Future Develop- ment: See Statement 12 |

Gross Site Area, 519,118 square feet (12.08 acres) = Net Site Area, 290,626 square feet (6.99 acres) + Public Rights-of-Way, 218,712 square feet (5.09 acres).

Peak Population.

1. Number of Hospital Beds: 240.
2. Peak Employees: 850 plus those employed in the Medical Office Building.
3. Doctors on Staff with Hospital Privileges: 240.
4. Average Number of Doctors at the Hospital at a given time: 40.

Parking.

Minimum number of off-street parking spaces: 490 for Existing Improvements and Proposed Medical Office Building. Parking for future development will be provided in accordance with R4 parking requirements in the Zoning Ordinance.

Loading.

Existing Hospital and Medical Office Building: 1.

Minimum number of off-street loading spaces for future development shall be provided in accordance with R4 loading requirements in the Zoning Ordinance.

Maximum Building Height.

75 feet.

*Reclassification Of Area Shown On Map Number 4-E.
(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 the R7 General Residence District symbols and indications as shown on Map No. 4-E in the area commonly known as:

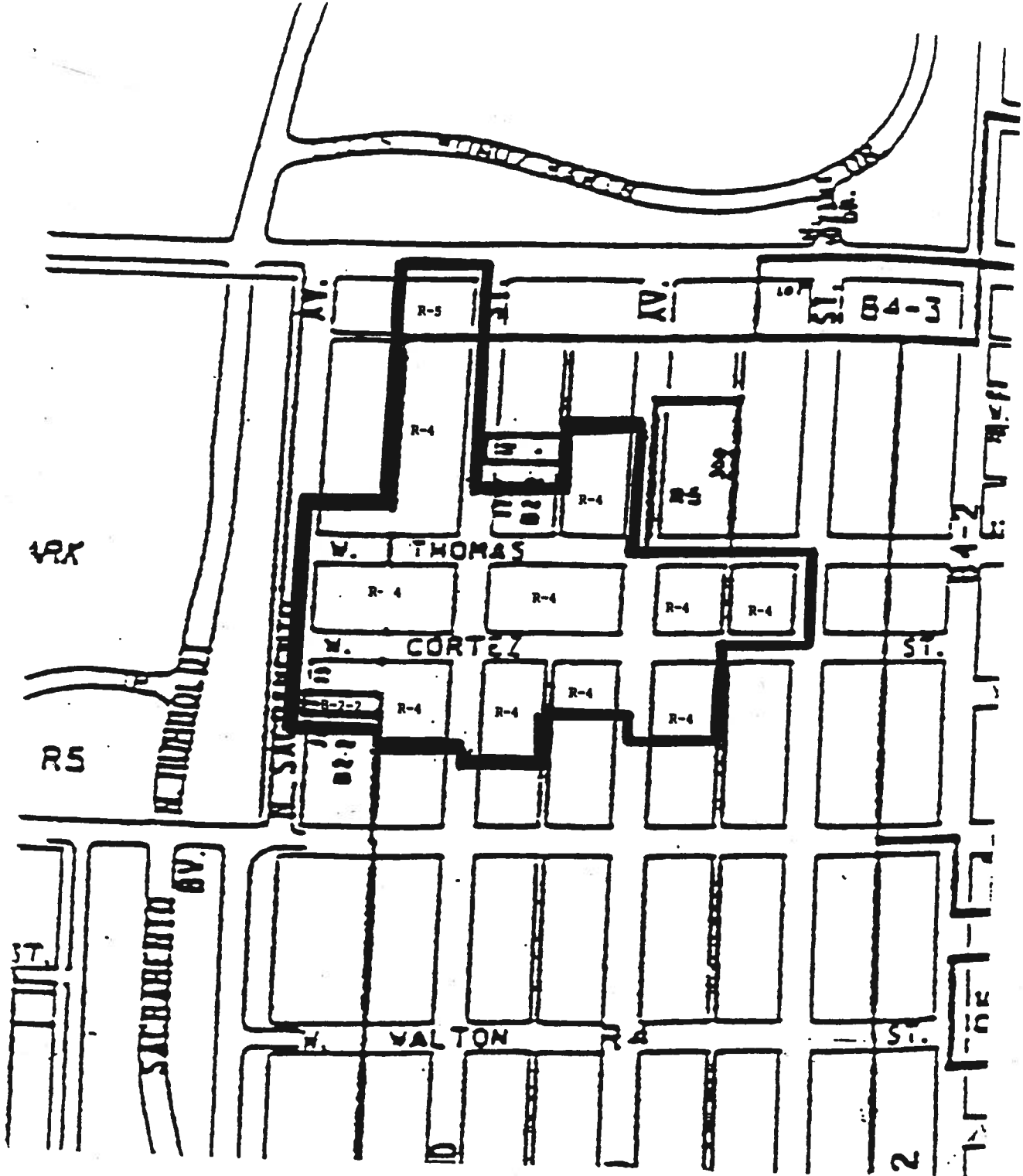
The Adler Planetarium, including all of vacated Achsah Bond Drive, lying 5,146.44 feet east of the east line of South State Street; Adler Place Drive; and the Doane Observatory,

to those of an Institutional Planned Development which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

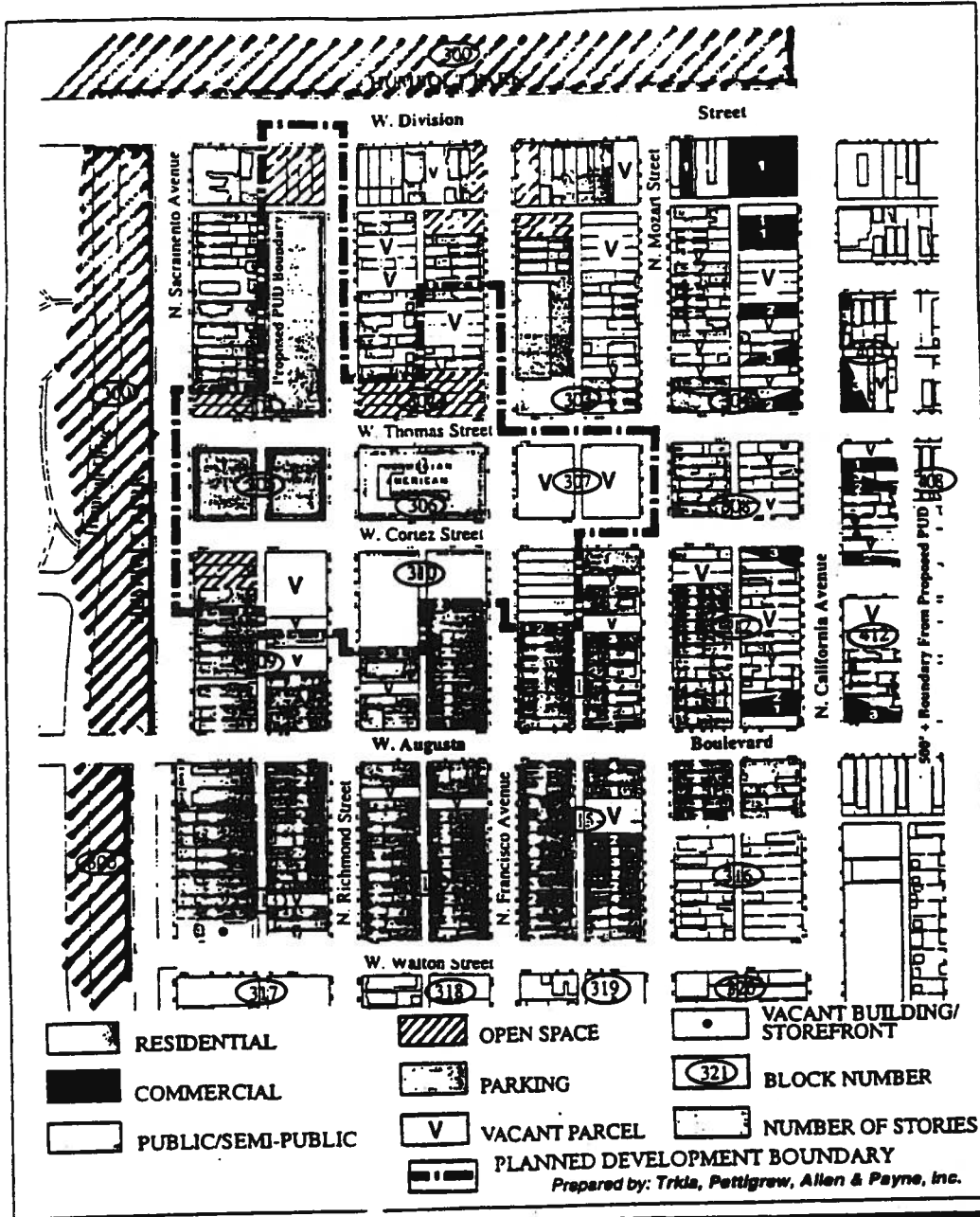
SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

(Continued on page 18765)

zoning Map.



Existing Land-Use Map.



APPLICANT: Norwegian American Hospital
 1044 North Francisco
 Chicago, Illinois 60622

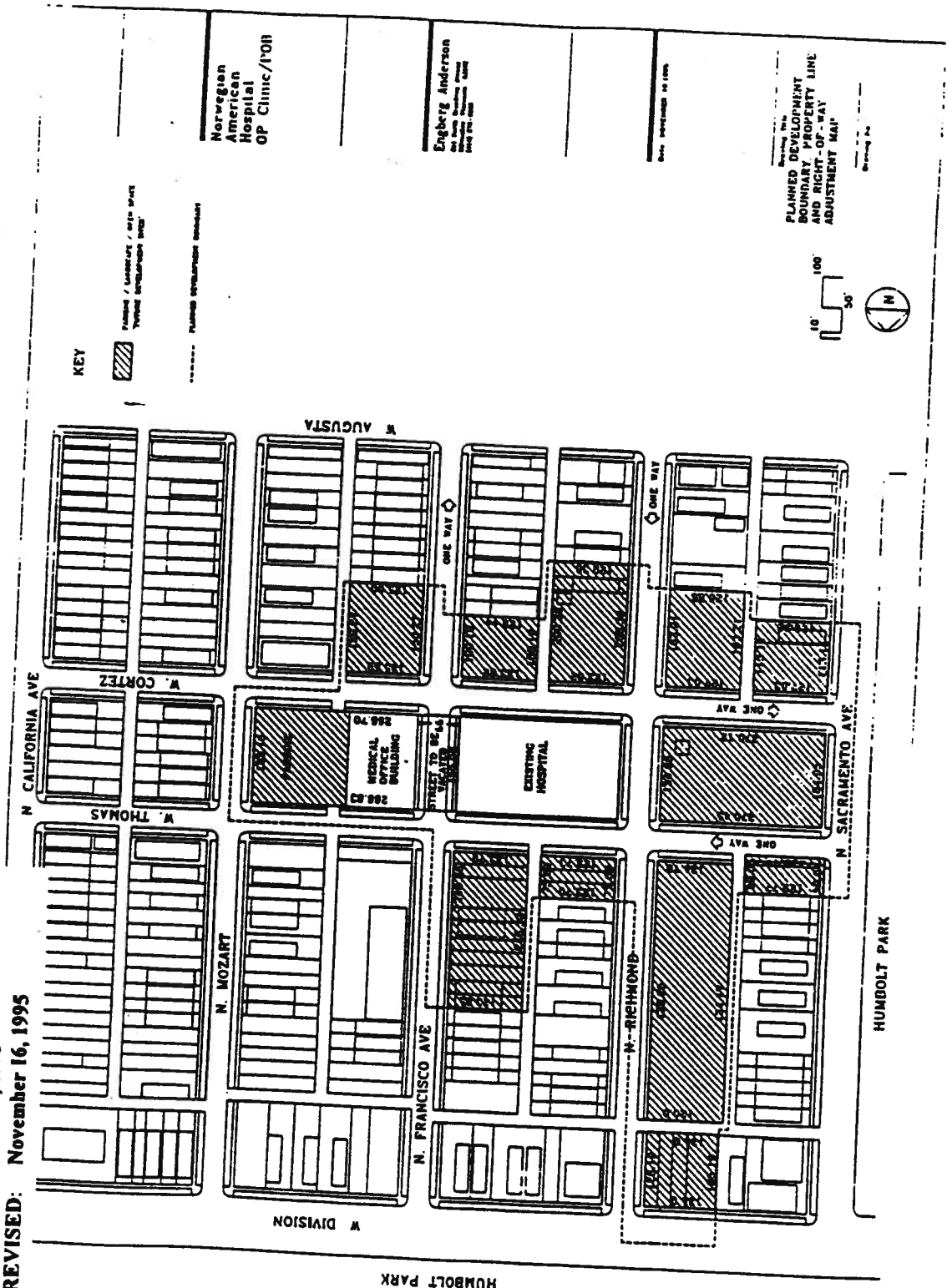
Norwegian American Hospital

DATE: June 13, 1995
DATE REVISED: November 16, 1995

Planned Development Boundary, Property Line And Right-of-Way Adjustment Map.

APPLICANT:
Norwegian American Hospital
1044 North Francisco
Chicago, Illinois 60622

DATE: June 13, 1995
DATE REVISED: November 16, 1995



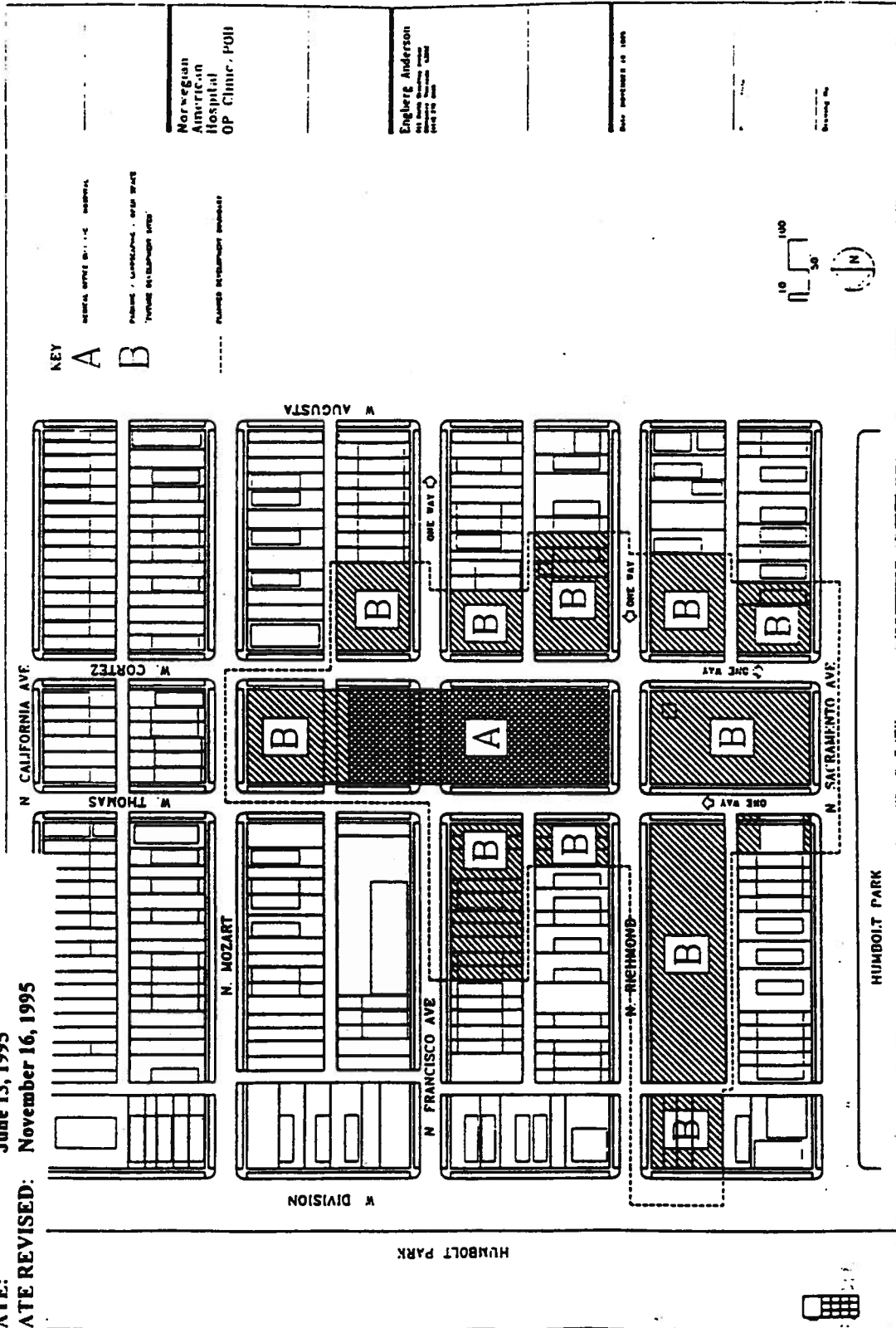
HUMBOLT PARK

HUMBOLT PARK

Generalized Land-Use Plan.

APPLICANT: Norwegian American Hospital
1044 North Francisco
Chicago, Illinois 60622

DATE: June 13, 1995
DATE REVISED: November 16, 1995



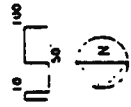
Norwegian American Hospital
OP Clinic, PHU

Eugene Anderson
101 North Francisco Street
Chicago, Illinois 60622

KEY

A
Hatched pattern: PUBLIC - UNFINISHED - OPEN SPACE - TRUCKS - RECREATION - ETC.

B
Hatched pattern: PLANNED RESIDENTIAL DEVELOPMENT



HUMBOLDT PARK

Site Plan.
(Page 1 of 2)

APPLICANT: Norwegian American Hospital
1044 North Francisco
Chicago, Illinois 60622

DATE: June 13, 1995
DATE REVISED: November 16, 1995

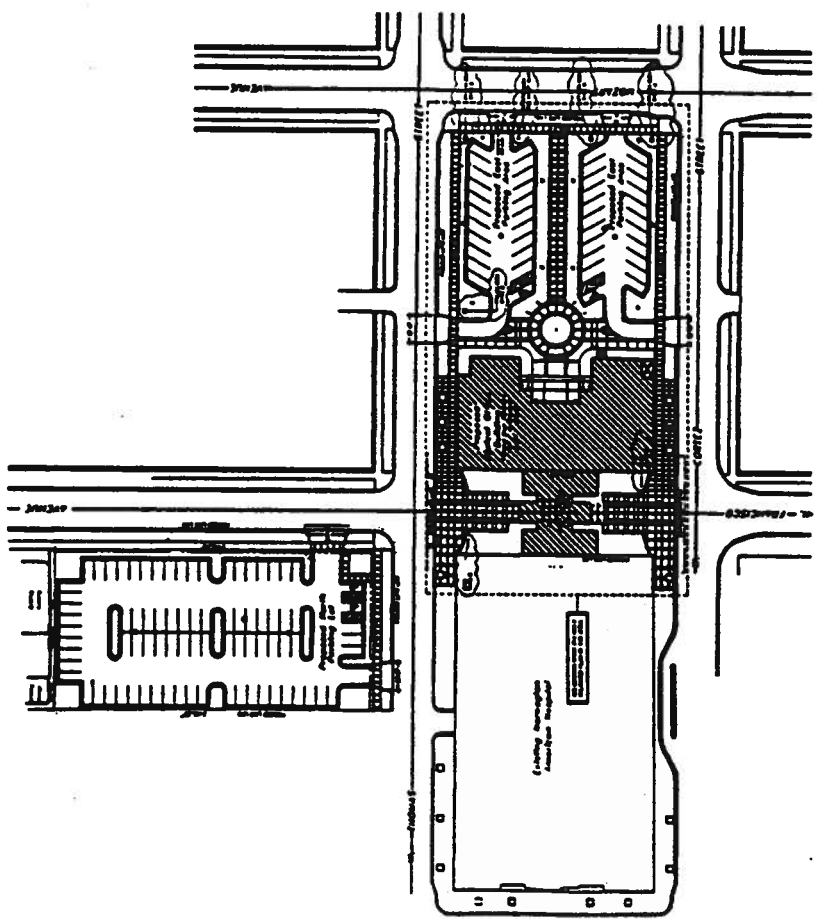
- NOTES:**
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

Norwegian American Hospital
OP Cluster/PHU

Engberg Anderson
Architects

| | |
|-----------|---------|
| Area | 10,000 |
| Volume | 100,000 |
| Height | 10 |
| Width | 10 |
| Depth | 10 |
| Length | 10 |
| Perimeter | 10 |
| Area | 10,000 |
| Volume | 100,000 |
| Height | 10 |
| Width | 10 |
| Depth | 10 |
| Length | 10 |
| Perimeter | 10 |

EXISTING HOSPITAL
M-O-B
NORTH
PARKING LOT



Building Elevation Drawings.

APPLICANT: Norwegian American Hospital
 1044 North Francisco
 Chicago, Illinois 60622

DATE: June 13, 1995
DATE REVISED: November 16, 1995

Project Information:
 Norwegian American Hospital
 1044 North Francisco
 Chicago, Illinois 60622

Architect:
 Engberg Anderson
 1000 North Dearborn
 Chicago, Illinois 60610
 Tel: 312/329-1100
 Fax: 312/329-1101

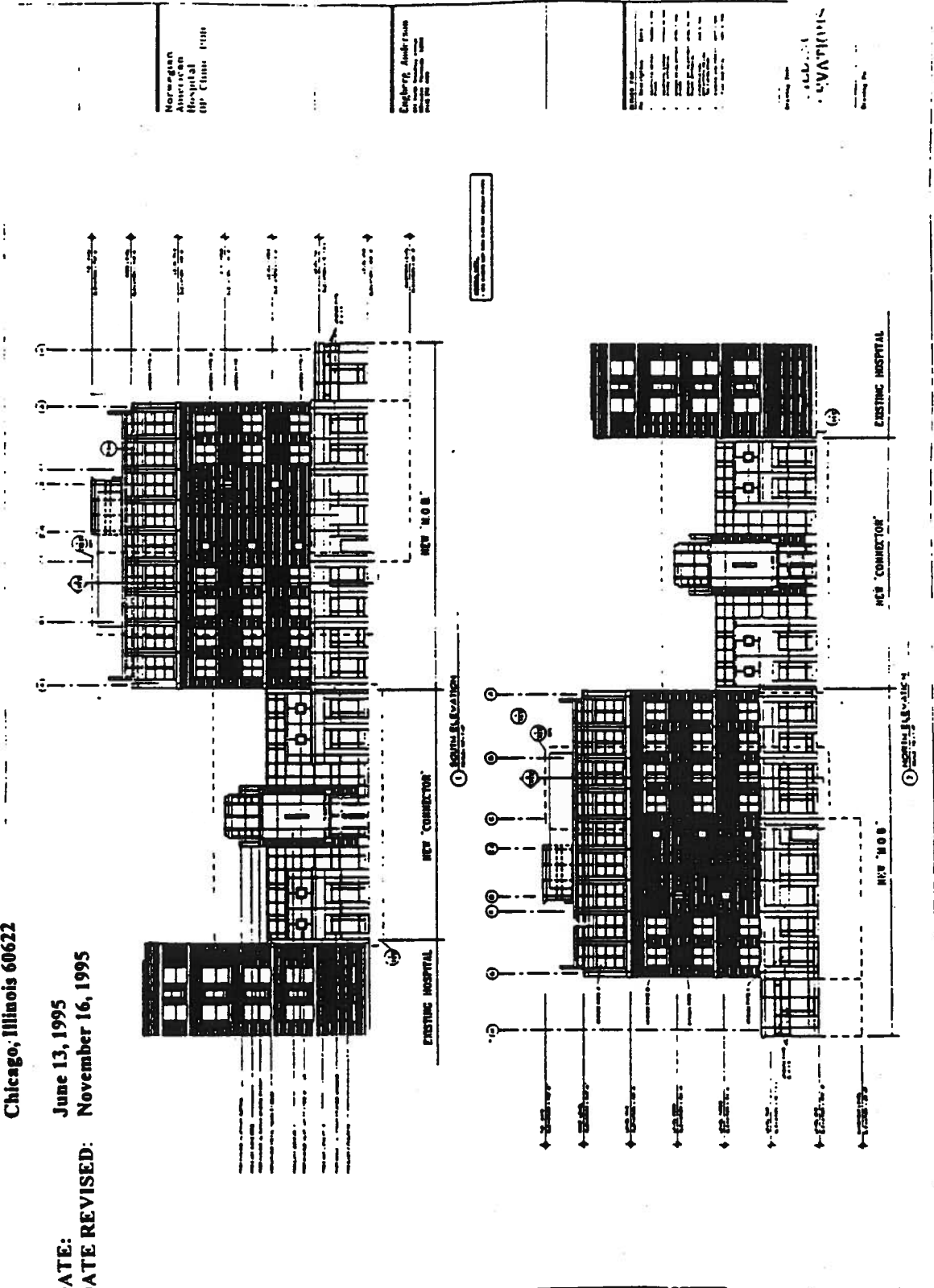
Scale:
 1/8" = 1'-0"

Notes:
 1. See General Notes on Drawing Set.
 2. See Section Notes on Drawing Set.
 3. See Detail Notes on Drawing Set.
 4. See Schedule Notes on Drawing Set.
 5. See Specification Notes on Drawing Set.

Building Elevation Drawings.
(Page 2 of 2)

APPLICANT: Norwegian American Hospital
1044 North Francisco
Chicago, Illinois 60622

DATE: June 13, 1995
DATE REVISED: November 16, 1995



Norwegian American Hospital
1044 North Francisco

Engineering: Anderson
1044 North Francisco

| | | | | | | | | | | | | | | | | | | | | | |
|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--|
| NO. 100 | NO. 101 | NO. 102 | NO. 103 | NO. 104 | NO. 105 | NO. 106 | NO. 107 | NO. 108 | NO. 109 | NO. 110 | NO. 111 | NO. 112 | NO. 113 | NO. 114 | NO. 115 | NO. 116 | NO. 117 | NO. 118 | NO. 119 | NO. 120 | |
| | | | | | | | | | | | | | | | | | | | | | |

1044 North Francisco
Chicago, Illinois 60622

Landscape Plan.

APPLICANT: Norwegian American Hospital
 1044 North Francisco
 Chicago, Illinois 60622

DATE: June 13, 1995
 DATE REVISED: November 16, 1995

PLANT MATERIALS SCHEDULE

Project: Norwegian - American Hospital M.O.B. (Engberg Anderson)
 Location: Chicago, IL
 Number: 95019.00
 Date: April 30, 1995 / Rev. June 12, 1995 / July 31, 1995

| Botanical Name | Common Name | Qty | HT | Cal | BB | Pot | Remarks |
|--|--------------------------|------|-------|-----|----|-----|------------------------|
| DECIDUOUS TREES | | | | | | | |
| Gleditsia triacanthos var. Inermis 'Skyline' | Skyline Honeylocust | 12 | | 3' | X | | |
| Tilia americana 'Redmond' | Redmond Linden | 16 | | 3' | X | | |
| FLOWERING TREES | | | | | | | |
| Amechmiller grandiflora 'Autumn Brilliance' | Serviceberry | 9 | 8-10' | | X | | multistemmed specimens |
| Malus sargentii | Sargent Crabapple | 36 | | 1.5 | X | | |
| SHRUBS | | | | | | | |
| Coloneaster apiculatus | Cranberry Coloneaster | 66 | 18" | | | X | ⊙ 2'-6" o.c. |
| Forsythia ovata | Early Forsythia | 87 | 24" | | | X | ⊙ 3'-0" o.c. |
| Juniperus procumbens | Japarden Juniper | 32 | 15" | | | X | ⊙ 2'-6" o.c. |
| Rhododendron x 'PJM Hybrid' | 'PJM' Rhododendron | 32 | 24" | | X | | ⊙ 3'-0" o.c. |
| Euonymus alatus 'Nordine Strain' | Nordine Winged Euonymus | 120 | 2' | | | X | ⊙ 3'-0" o.c. |
| Taxus cuspidata 'Densa' | Compact Spreading Yew | 90 | 24" | | X | | ⊙ 3'-0" o.c. |
| GROUNDCOVERS | | | | | | | |
| Euonymus fortunei 'Colorata' | Purpleleaf Wintercreeper | 3290 | 2yr | | | X | ⊙ 12" o.c. |
| Hosta 'Frances William' | Frances William Hosta | 135 | | | | X | 1 gal. ⊙ 3.0' o.c. |
| Pachysandra terminalis 'Green Carpet' | Japanese Spurge | 1860 | 2yr | | | X | ⊙ 12" o.c. (Mix) |
| Vinca minor | Periwinkle | 1860 | 2yr | | | X | ⊙ 12" o.c. (Mix) |