



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

December 17, 2002

Mr. Michael C. Arenson
SAS Architects and Planners
(for Westside Community Hospital Building Partnership)
630 Dundee Road
Northbrook, Illinois 60062

Re: Request for a minor change to Institutional Planned Development
No. 836 for Sacred Heart Hospital (3240 W. Franklin Blvd.) –
Amendment No. 13581

Dear Mr. Arenson:

Please be advised that the request of SAS Architects on behalf of Westside Community Hospital Building Partnership for a minor change to the Institutional Planned Development No. 836 (Amendment No. 13581) for Sacred Heart Hospital at 3240 W. Franklin Boulevard has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

Specifically, you requested that the minimum number of off-street parking spaces listed on the Bulk Regulations and Data Table be changed from 130 to 128, in order to correspond to the Site Plan approved with this Planned Development.

The Department of Planning and Development has reviewed the requested reduction in the minimum number of required off-street parking spaces and has determined that the proposed modification would be appropriate. The 128 off-street parking spaces requested would exceed the 63 spaces required by the underlying zoning, and this revision would not change the nature of the development, nor would it increase the maximum floor area ratio, reduce the required setbacks or maximum percentage of land covered.

NEIGHBORHOODS
Alive!



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change, but no other changes to this Institutional Planned Development. The Revised Bulk Regulations and Data Table dated November 26, 2002, is made part of this approval.

Very truly yours,

A handwritten signature in black ink that reads "Alicia Mazur Berg". The signature is written in a cursive style with a large, sweeping "B" at the end.

Alicia Mazur Berg
Commissioner

cc: Jack Swenson
Philip Levin
Michael Marmo
Brenda McKenzie
Ed Kus

INSTITUTIONAL PLANNED DEVELOPMENT NO. 836
REVISED BULK REGULATIONS AND DATA TABLE

NET SITE AREA: 103,482 SQ.FT.

GROSS SITE AREA: 160,883 SQ.FT.

PUBLIC RIGHT OF WAY: 57,401 SQ.FT.

MAXIMUM PERMITTED F.A.R.: 0.77

SITE COVERAGE: In substantial compliance with the Site Plan.

MINIMUM NUMBER OF OFF-STREET LOADING SPACES: 2

MINIMUM NUMBER OF OFF-STREET PARKING SPACES: 128

SETBACKS FROM PROPERTY LINE:

In substantial conformance with the Site and Landscape Plans.

MAXIMUM BUILDING HEIGHT: 58 Feet

Applicant: Westside Community Hospital Building Partnership
Date: February 6, 2002
Revised Date: June 13, 2002
Revised Date: November 26, 2002

Reclassification Of Area Shown On Map Number 1-J. IPD 836
(As Amended)
(Application Number 13581)

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B4-3 Restricted Service District, R5 General Residence District, R4 General Residence District and C1-2 Restricted Commercial District symbols and indications as shown on Map Number 1-J in the area bounded by:

North Spaulding Avenue; a line from a point 75 feet north of and parallel to the public alley next north of and parallel to West Franklin Boulevard; the public alley next east of and parallel to North Spaulding Avenue; a line 91.03 feet north of and parallel to the public alley next north of and parallel to West Franklin Boulevard; North Sawyer Avenue; the public alley next north of and parallel to West Franklin Boulevard; North Kedzie Avenue; and West Franklin Boulevard,

to those of a B4-1 Restricted Service District and a corresponding use district is hereby established in the area described above.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B4-1 Restricted Service District symbols and indications as shown on Map Number 1-J in the area bounded by:

North Spaulding Avenue; a line from a point 75 feet north of and parallel to the public alley next north of and parallel to West Franklin Boulevard; the public alley next east of and parallel to North Spaulding Avenue; a line 91.03 feet north of and parallel to the public alley next north of and parallel to West Franklin Boulevard; North Sawyer Avenue; the public alley next north of and parallel to West Franklin Boulevard; North Kedzie Avenue; and West Franklin Boulevard,

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

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

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

Institutional Planned Development Number 830.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development consists of approximately one hundred three thousand four hundred eighty-two (103,482) square feet of net site area, which is depicted on the attached Planned Development Boundary and Property Line Map. The property is currently owned by Westside Community Hospital Building Partnership.
2. All applicable official reviews, approvals or permits which are necessary to implement this plan of development shall be obtained by the applicant or its successors, assignees or grantees.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal title holders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder or 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 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, or by a governmental agency with the power of eminent domain which has designated the property for acquisition.
4. This plan of development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan, Landscape Plan and Building Elevations issued by SAS Architects and Planners dated June 13, 2002; full size sets of the Site Plan; a Landscape Plan and Building Elevations are on file with the Department of Planning and Development. 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 an institutional planned development.

5. The uses permitted within the area delineated herein as "Institutional Planned Development" shall be hospital, kidney dialysis, medical and administrative offices and accessory parking and other accessory uses.
6. Identification signs and temporary signs such as construction and marketing signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and loading facilities shall be provided in compliance with this planned development subject to the review and approval of the Departments of Transportation and Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table. 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 or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation and the Municipal Code of the City of Chicago in effect at the time of construction. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
9. In addition to the maximum height of the improvements and any appurtenance depicted on the Building Elevations attached hereto, the height of the improvements shall also be subject to limitations approved by the Federal Aviation Administration.
10. The improvements on the property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking areas, shall be designed, constructed and maintained in substantial conformance with the Site Plan, the Landscape Plan, the Building Elevations and the Bulk Regulations and Date Table attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

11. The maximum permitted floor area ratio ("F.A.R.") 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 in the Chicago Zoning Ordinance shall apply.
12. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner, which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(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 requirements of the 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 after 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 this planned development 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.
14. 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 the planned development in an energy efficient manner, generally consistent with the most current energy 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.").
15. Unless substantial construction of the proposed building and improvements has commenced within six (6) years following adoption of this planned development, and unless completion thereof is diligently pursued, then this planned development shall expire and the zoning of the property shall automatically revert to the pre-existing B4-1 Restricted Service District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; and Exterior Elevations referred to in these Plan of Development Statements printed on pages 91791 through 91796 of this *Journal*.]

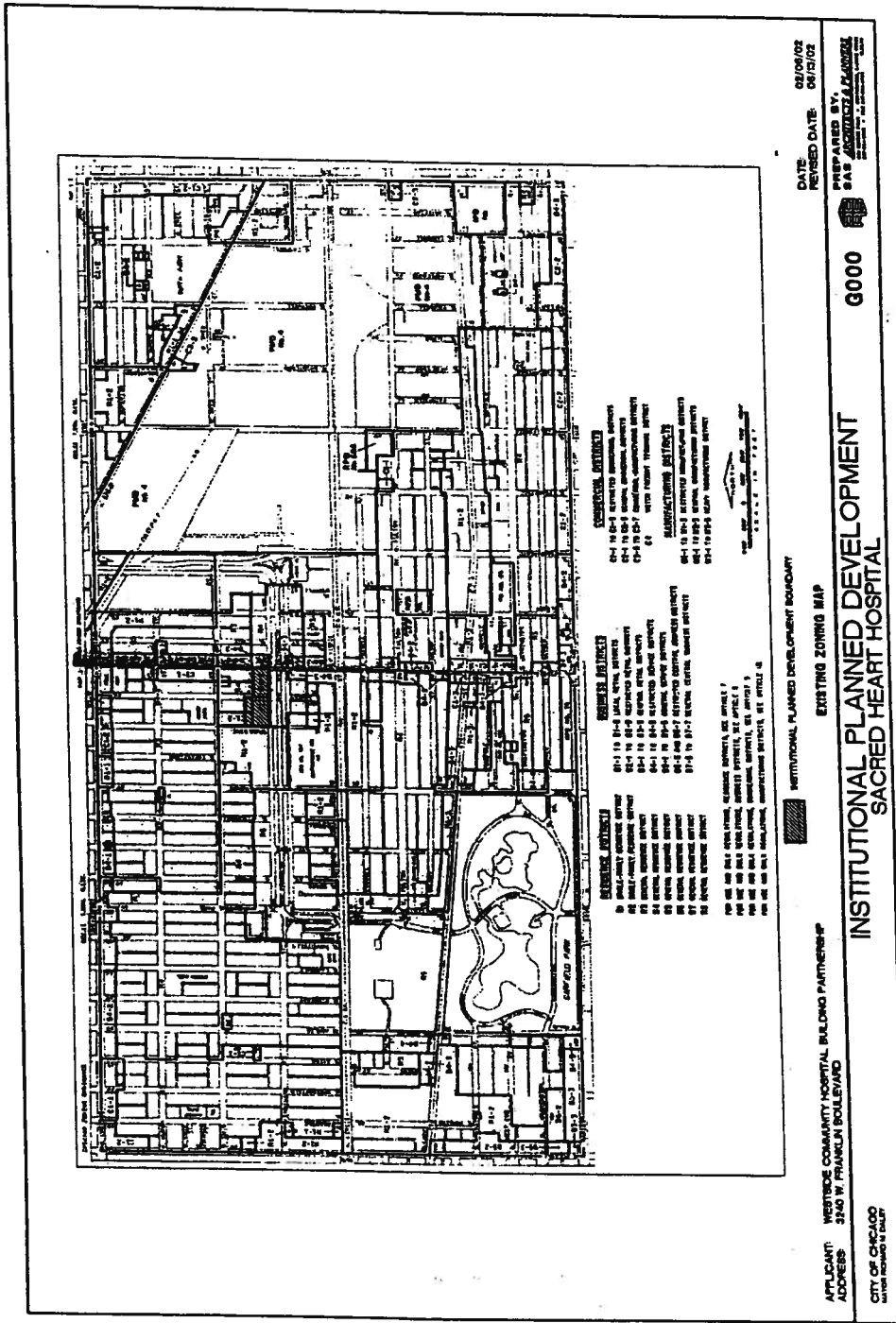
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Institutional Planned Development Number 836.

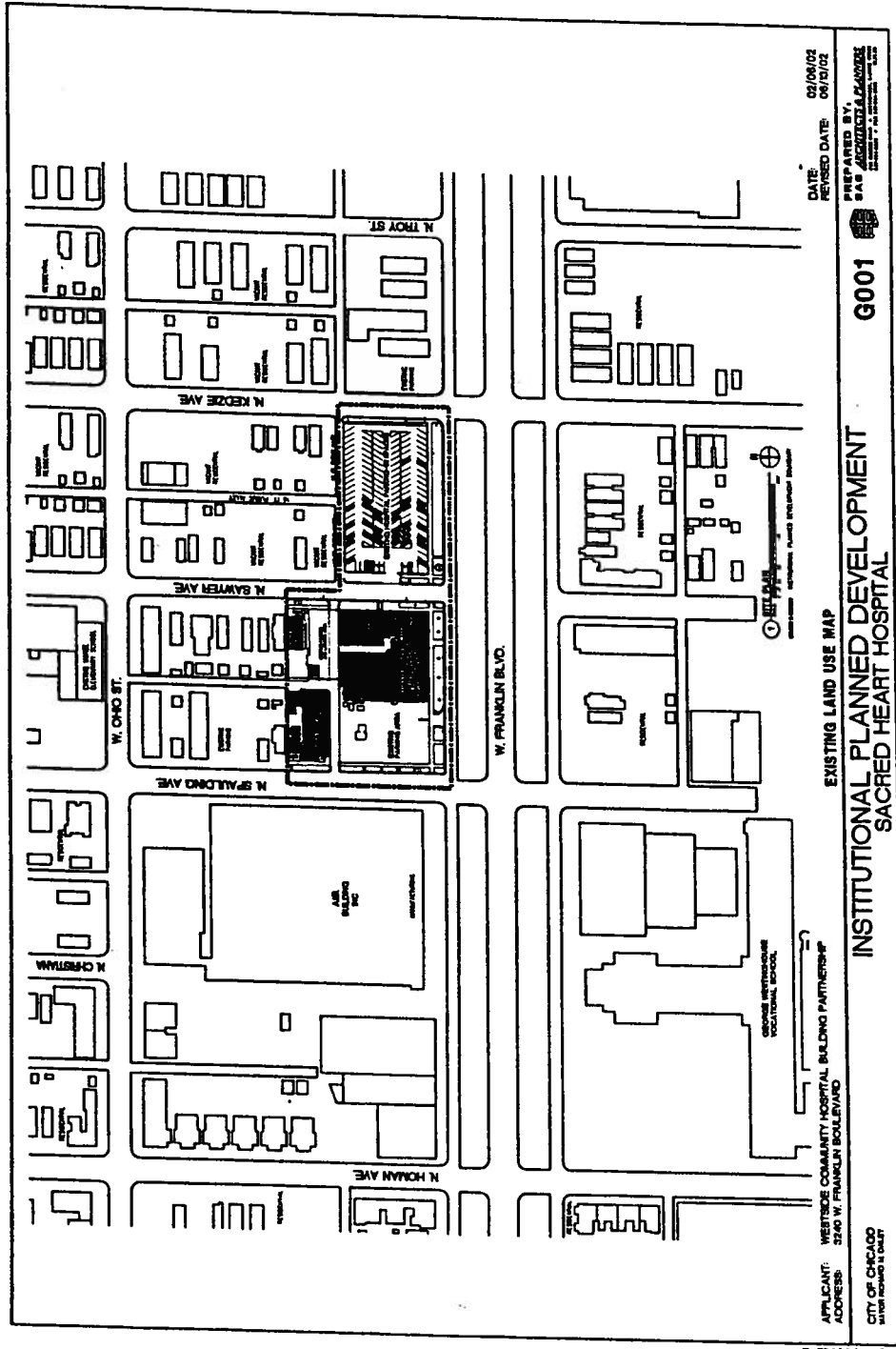
Bulk Regulations And Data Table.

Net Site Area:	103,482 square feet.
Gross Site Area:	160,883 square feet.
Public Right of Way:	57,401 square feet.
Maximum Permitted Floor Area Ratio:	0.77.
Site Coverage:	In substantial compliance with the Site Plan.
Minimum Number of Off-Street Loading Spaces:	2.
Minimum Number of Off-Street Parking Spaces:	130.
Setbacks from Property Line:	In substantial conformance with the Site and Landscape Plans.
Maximum Building Height:	58 feet.

Existing Zoning Map.



Existing Land-Use Map.



DATE: 08/08/02
REVISED DATE: 08/13/02

PREPARED BY:
SAJ ASSOCIATES
1100 N. LAUREL ST. SUITE 200
CHICAGO, IL 60610

G001

EXISTING LAND USE MAP
INSTITUTIONAL PLANNED DEVELOPMENT
SACRED HEART HOSPITAL

APPLICANT: WESTSIDE COMMUNITY HOSPITAL BUILDING PARTNERSHIP
ADDRESS: 3240 W. FRANKLIN BOULEVARD

CITY OF CHICAGO
SECTION RECORD 11 0417

LEGEND
EXISTING BUILDING FOOTPRINTS
PLANNED DEVELOPMENT

GEORGE BREYER
VOCATIONAL SCHOOL

W. FRANKLIN BLVD.

N TROY ST.

N KEDZIE AVE.

N GARWIEN AVE.

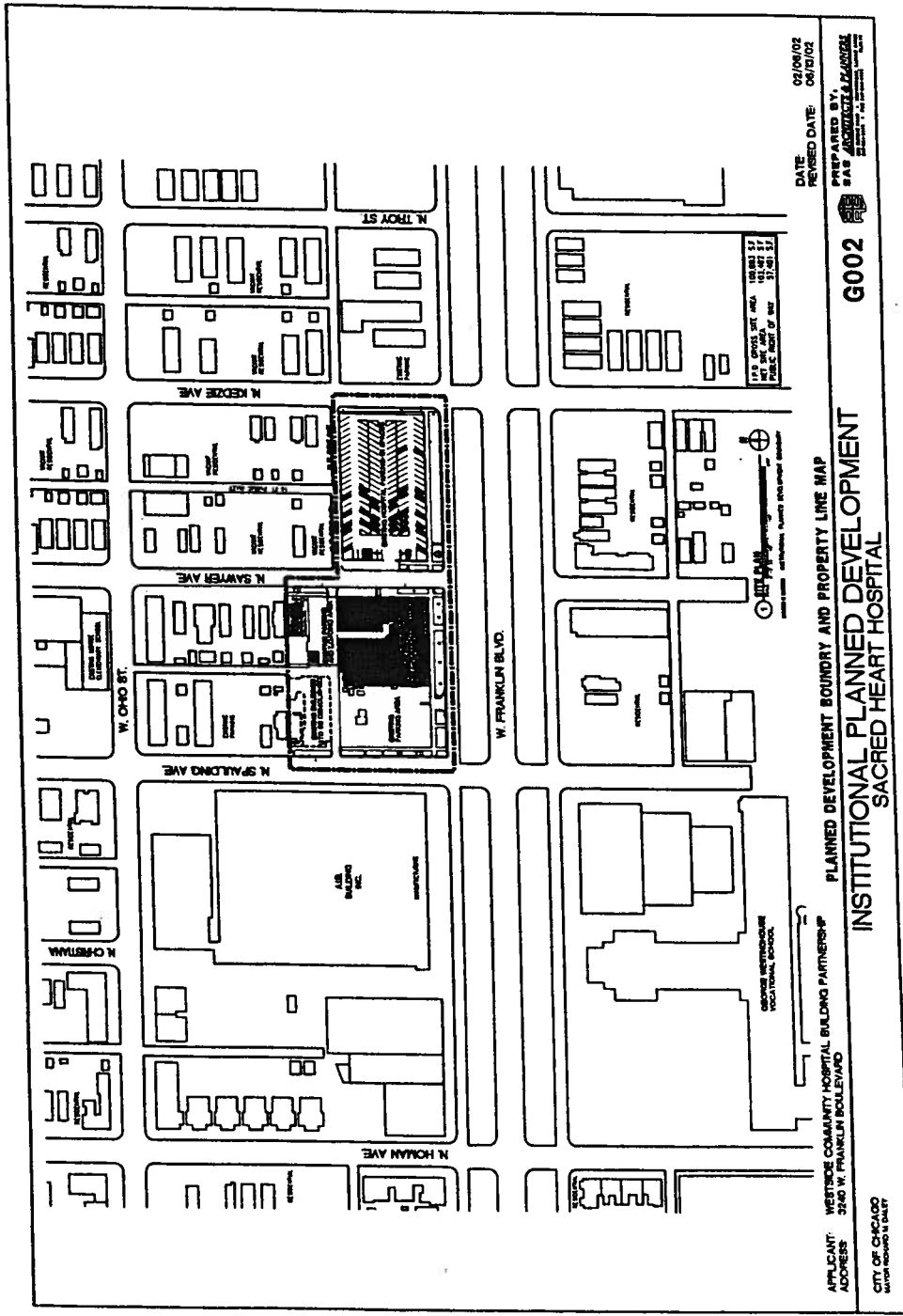
N SPALDING AVE.

N HOHMAN AVE.

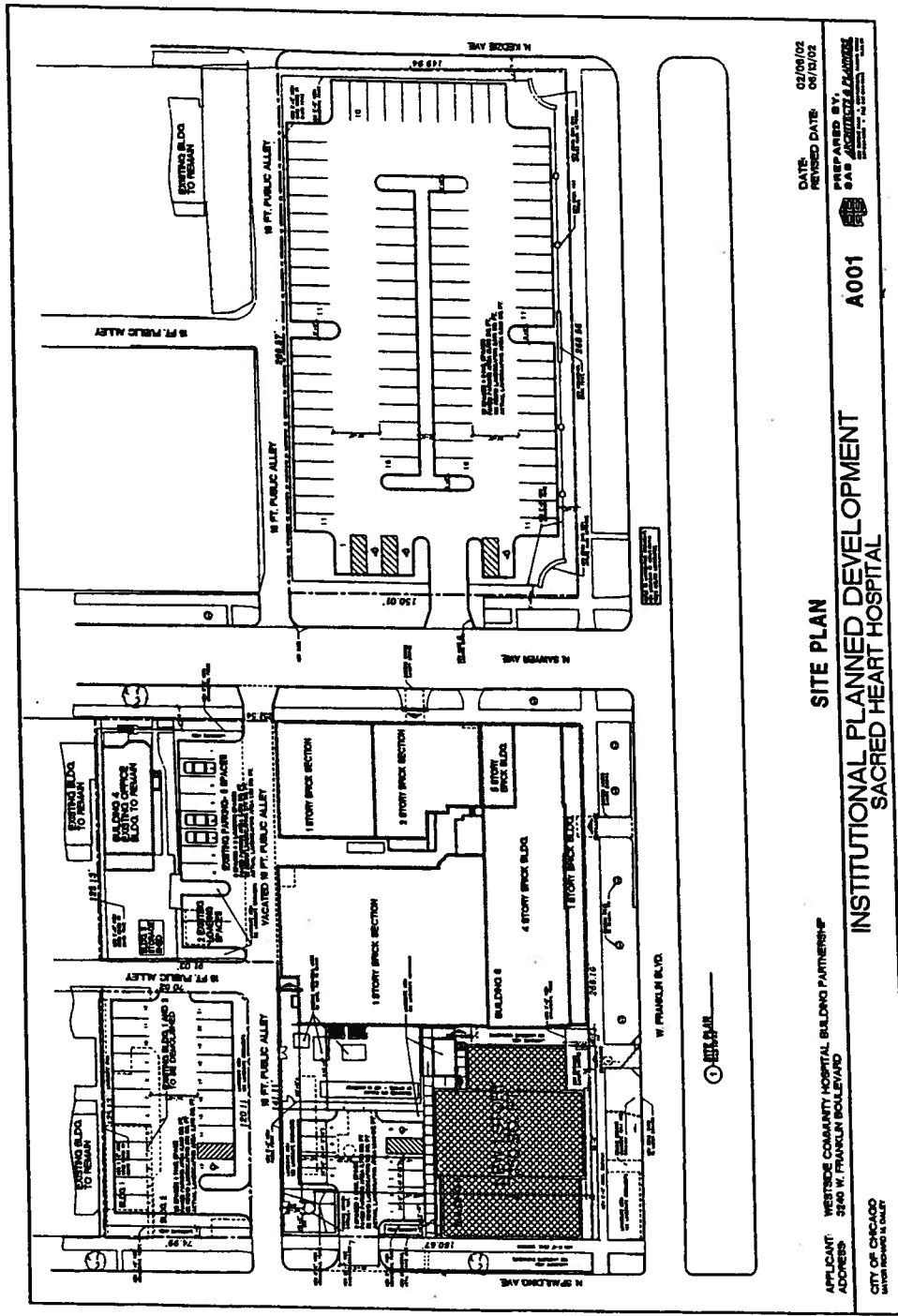
W. OHIO ST.

W. 12TH ST.

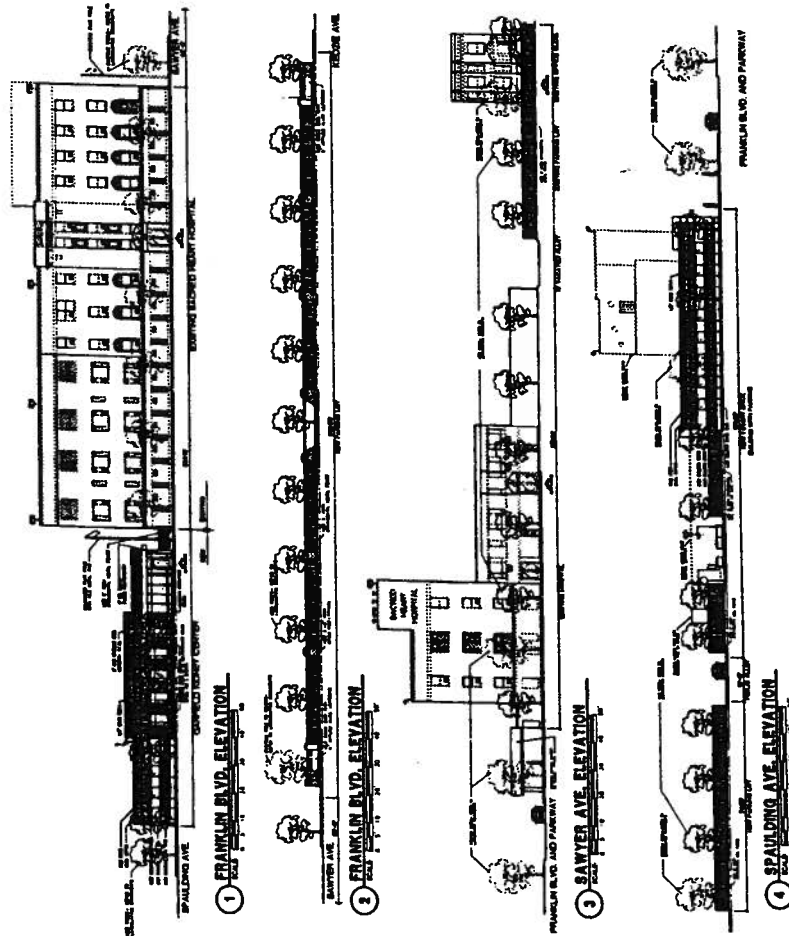
Planned Development Boundary
And Property Line Map.



Site Plan.



Exterior Elevations.



DATE: 08/08/02
 PREPARED BY: SAS ARCHITECTS & PLANNERS

EXTERIOR ELEVATIONS

INSTITUTIONAL PLANNED DEVELOPMENT

A200

APPLICANT: WESTSIDE COMMUNITY HOSPITAL BUILDING PARTNERSHIP
 ADDRESS: 3240 W. FRANKLIN BOULEVARD
 CITY OF CHICAGO