



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

### **Institutional Planned Development No. 17 - Boundary Amendment**

**Property generally located at 1601-1717 West Winnemac Avenue; 1614-1640 West Winnemac Avenue; 4900-5028 North Ashland Avenue; 1600-1614 West Ainslie Street; 5001-5029 North Paulina Street; 4916-5028 North Paulina Street; and 4901-4909 and 4917 North Paulina Street**

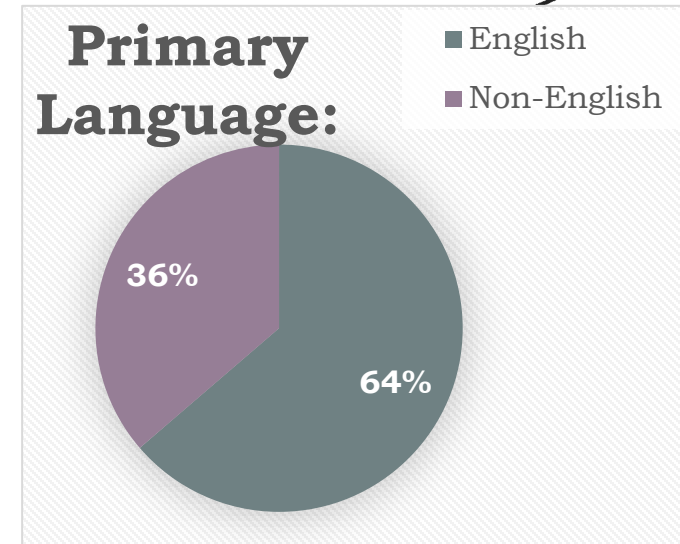
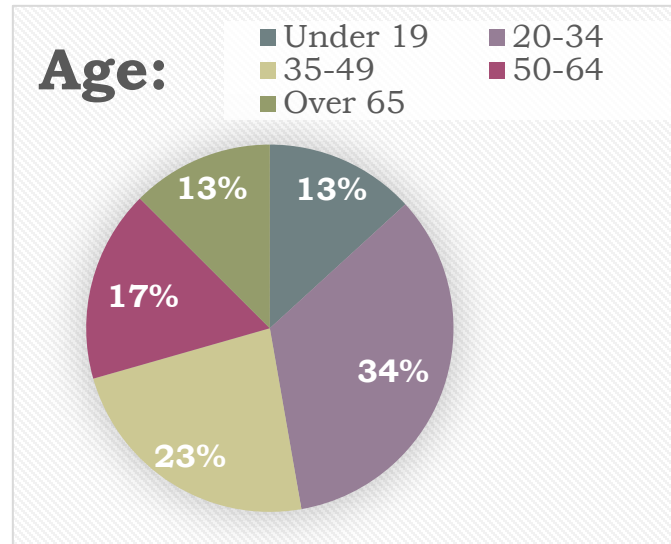
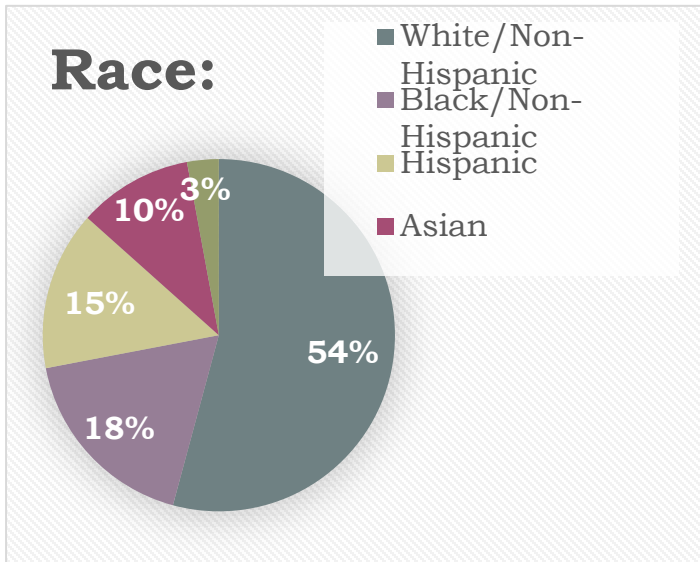
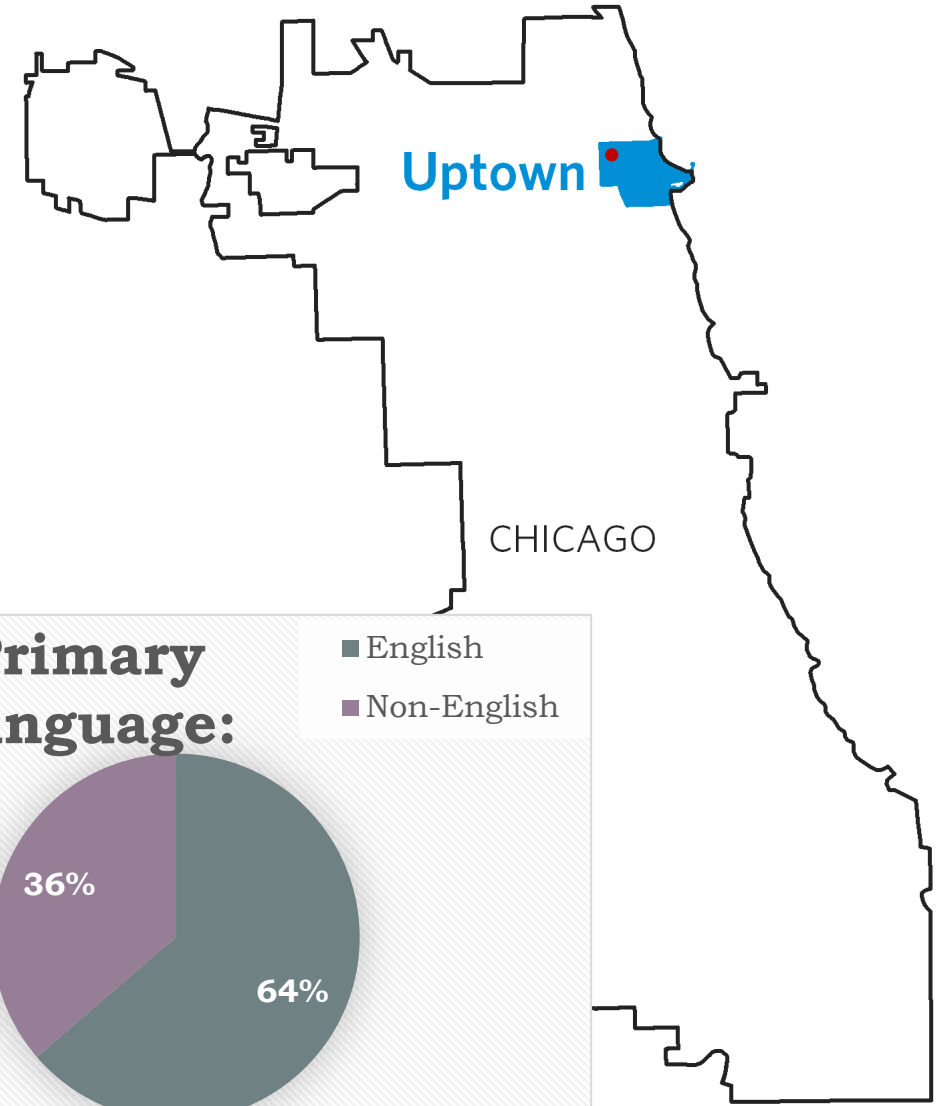
**Applicant: N. Paulina Street Properties, LLC**

08/19/2021

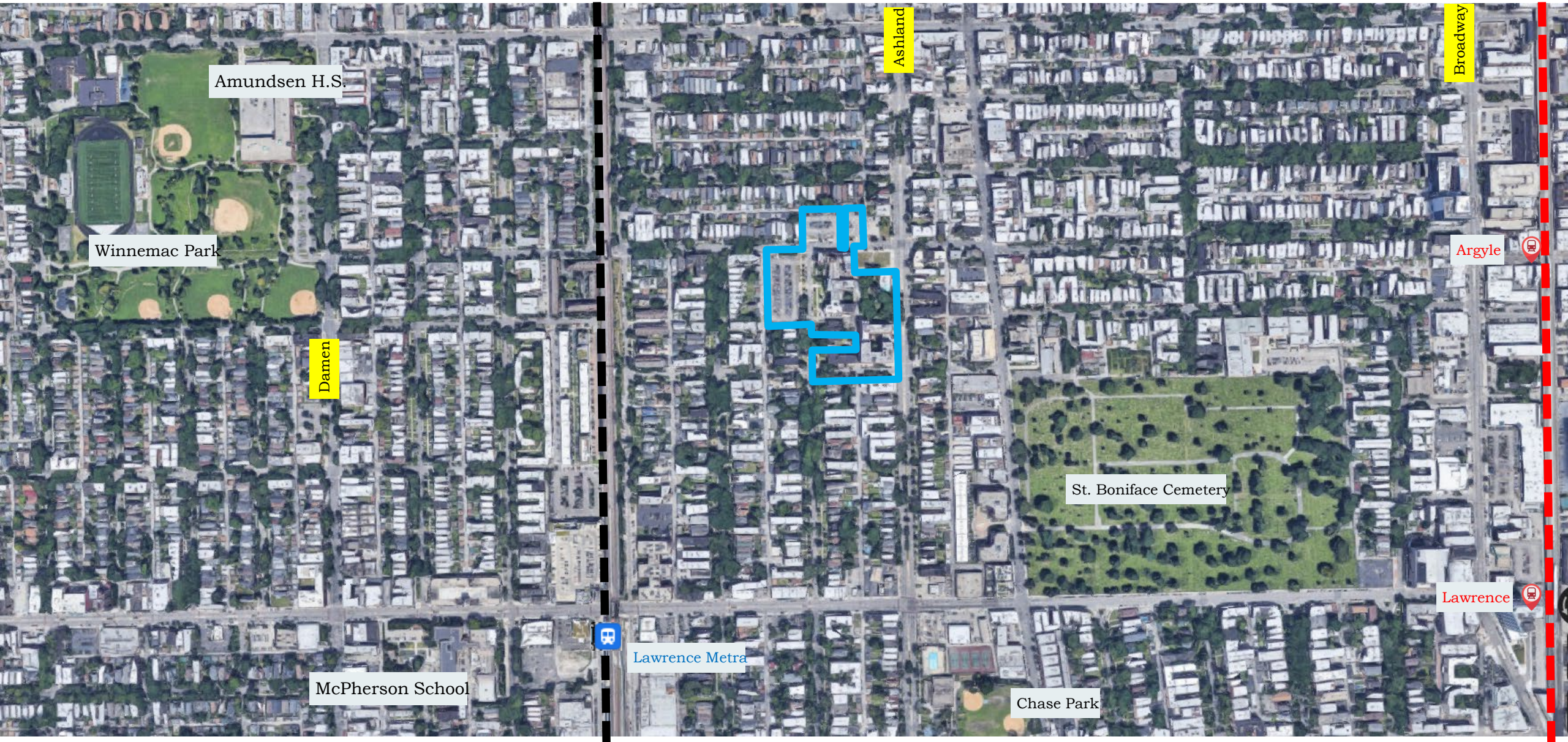
# Community Area Snap Shot

## COMMUNITY AREA INFORMATION:

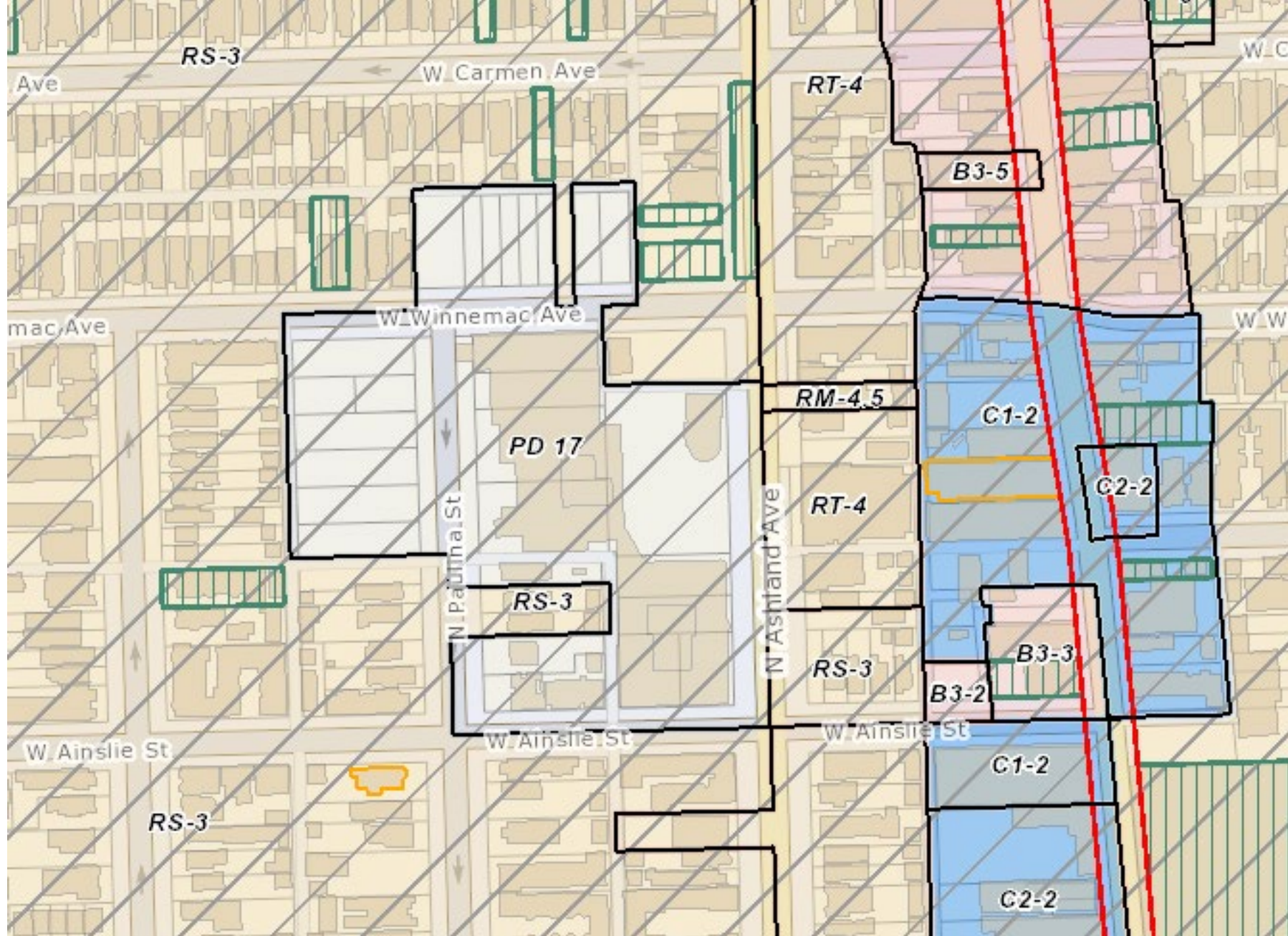
- Uptown Population: 58,979 (2019)

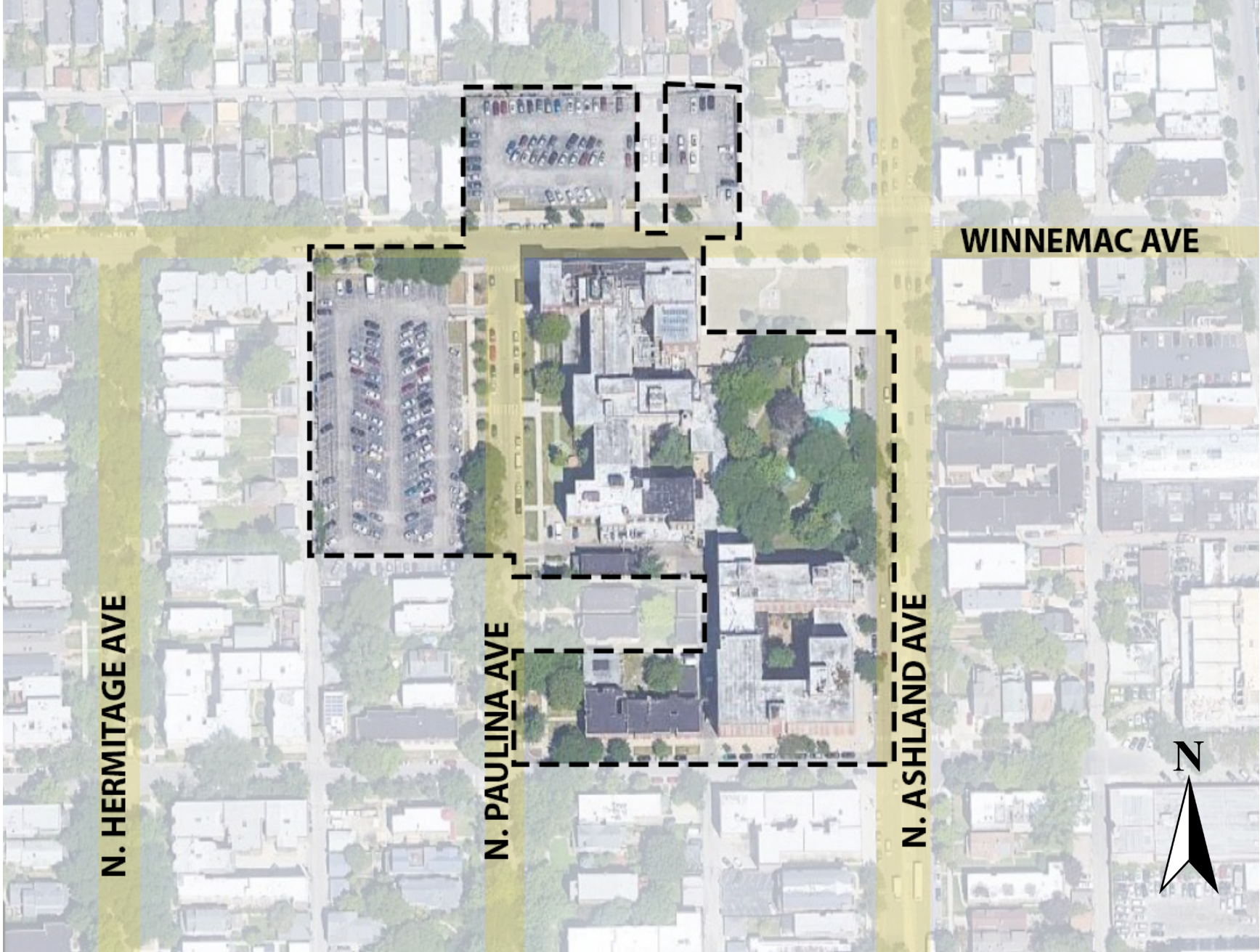


Source: Chicago Metropolitan Agency for Planning – Community Data Snapshot - June 2021 Release

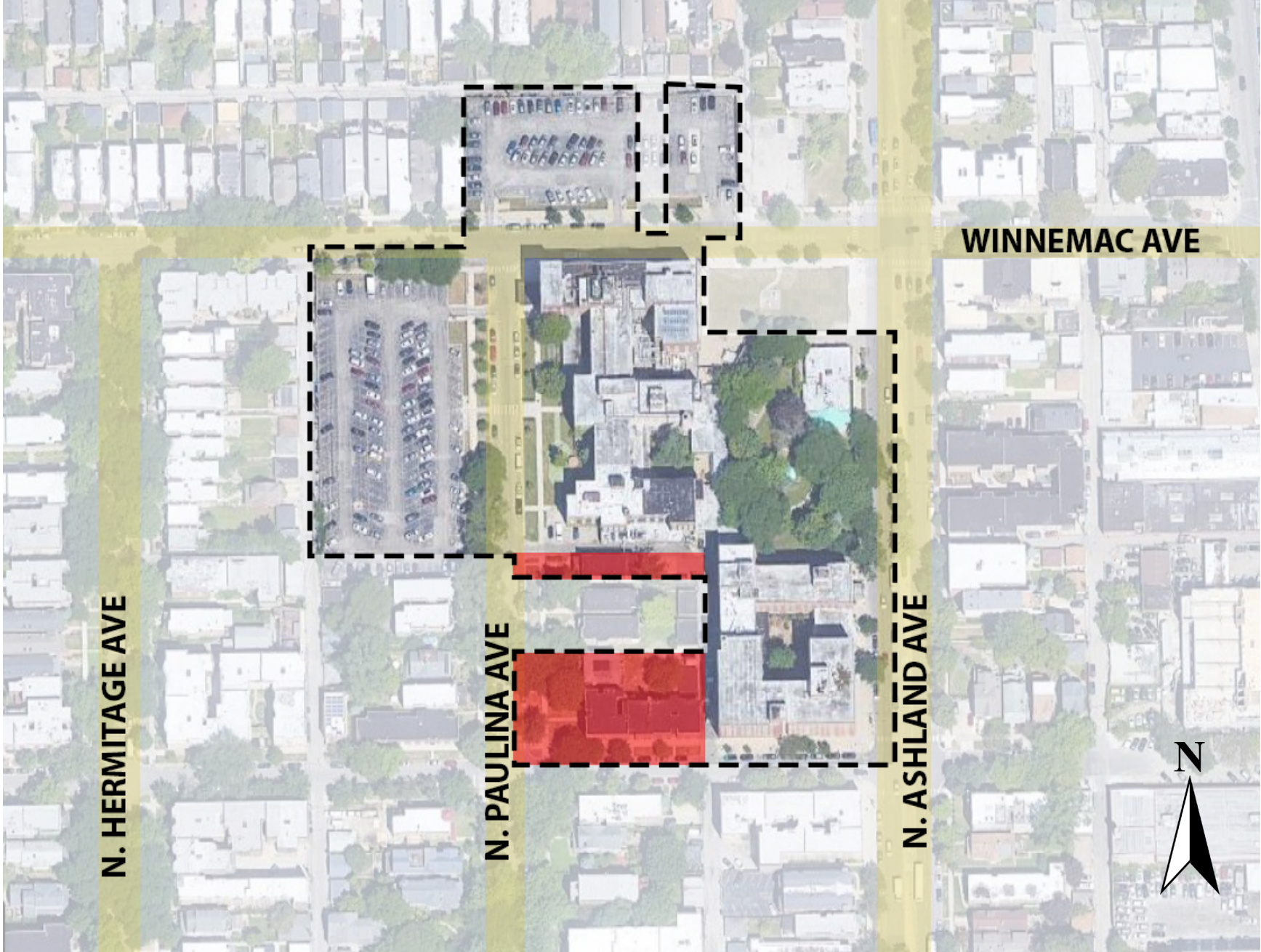


# SITE CONTEXT PLAN





Existing PD 17 boundaries



N. HERMITAGE AVE

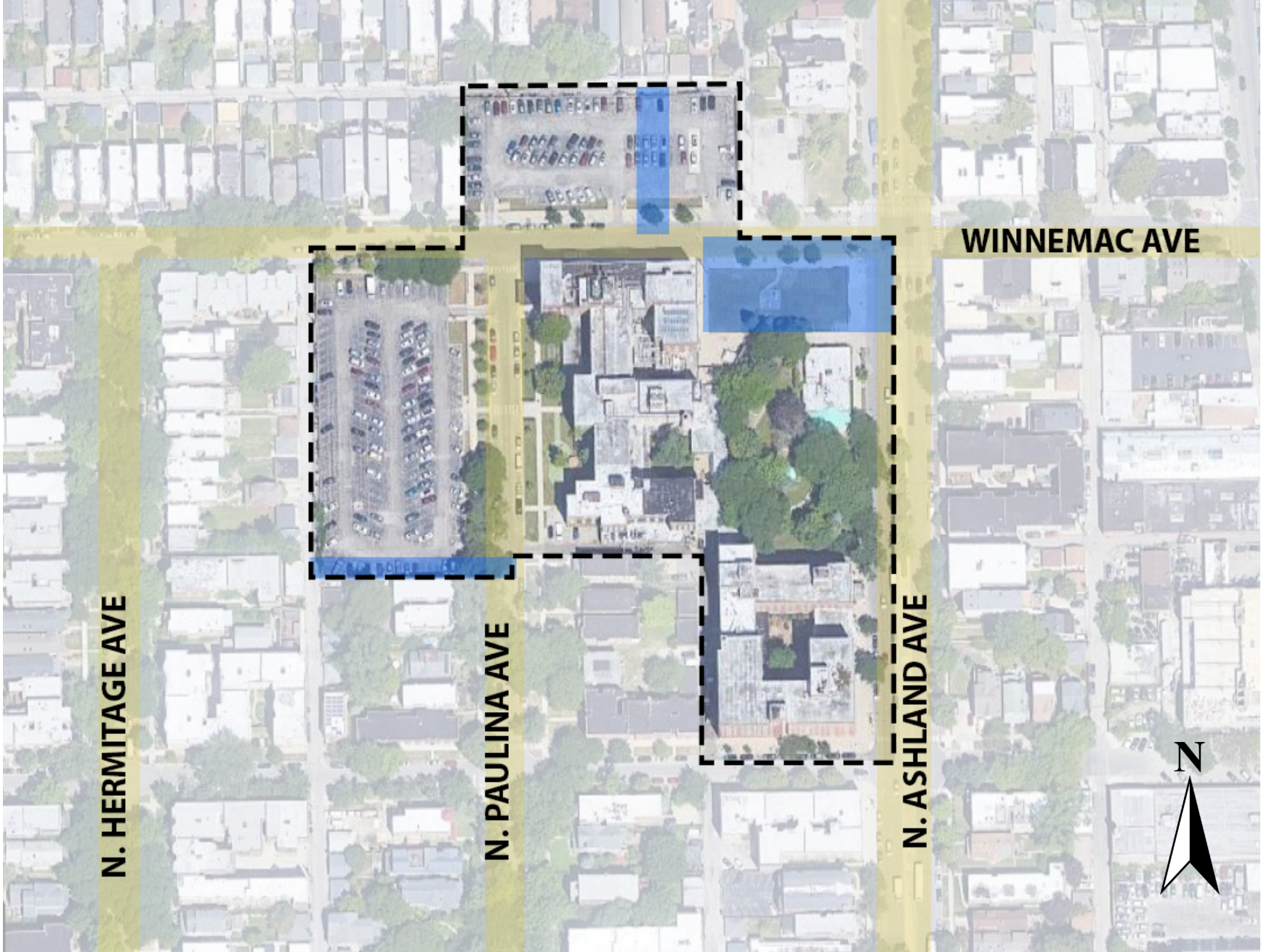
WINNEMAC AVE

N. PAULINA AVE

N. ASHLAND AVE



Proposed to be removed from PD 17



**N. HERMITAGE AVE**

**N. PAULINA AVE**

**N. ASHLAND AVE**

**WINNEMAC AVE**



**Proposed to be added to PD 17**

# Context Photos



Looking SE on North Paulina Street from in front of 4917 N. Paulina St. toward (properties proposed to be removed from IPD 17)



# Context Photos



Looking North on W. Winnemac Ave in front of 1622 W. Winnemac (property proposed to be added to IPD 17)



Looking West on N Paulina Ave in front of 4918 N Paulina Ave. (property proposed to be added to IPD 17)

# Context Photos



Looking SW on the corner of Winnemac and Ashland Ave in front of 1617 W Winnemac Ave. (property proposed to be added to IPD 17)

# Project Timeline + Community Outreach

- **April 11, 2018** – Intake meeting with DPD regarding removal of parcels in order to build a courtyard residential building on removed property and other property
- **August 16, 2018** – Ald. Ameya Pawar’s Zoning Advisory Committee
- **September 20, 2018** – Community meeting
- **August 5, 2019** – Second Intake meeting with DPD (DPD asked N. Paulina Street Properties, LLC to add to IPD17 three parcels owned by the hospital owner and used as part of the hospital campus for parking and open space)
- **August 8, 2019** – Ald. Matt Martin’s Zoning Advisory Committee
- **September 4, 2019** – Second Community meeting
- **September 30, 2019** – Methodist Hospital Campus acquired by Thorek Memorial Hospital
- **December 10, 2020** – Third Intake meeting with DPD
- **July 21, 2021** – Boundary Amendment Introduced to City Council



# DPD Recommendations

1. The proposed planned development promotes economically beneficial development patterns that are compatible with the character of existing neighborhood (per 17-8-0103), as evidenced by the design of the project, and the fact that the proposed design and the proposed uses are in context with the character of the adjacent properties, will meet the needs of the immediate community; and
2. Planned developments should be designed to reinforce desirable urban features found within the surrounding area, such as siting patterns, massing arrangements and streetscape characteristics and create seamless or gradual transitions in bulk and scale when high-intensity development occurs in areas with a lower-intensity character (17-8-906-A-1&2).
3. Per 17-13-0308-C, the proposed development is compatible with surrounding residential and commercial developments in terms of land use as well as the density and scale of the physical structures.