



City of Chicago



O2019-1502

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/13/2019
Sponsor(s):	Burnett (27) Ervin (28)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 2-H and 4-H at Illinois Medical District
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Zoning

ORDINANCE

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 Institutional Planned Development Number 30 and C1-2 Restricted Commercial District symbols and indications as shown on Map Numbers 2-H and 4-H in the area bounded by

the north line of West Congress Parkway; South Ashland Avenue; the alley next south of West 15th Street; South Paulina Street; west 15th Street; South Wood Street; West 14th Street; South Damen Avenue; the north line of the Chicago and Northwestern Railroad right-of-way; and South Oakley Boulevard,

to the designation of Institutional Planned Development Number 30, as amended, subject to such use and bulk regulations as are set forth in the Planned 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.



Walter 27th

Common Address of Property: Illinois Medical District

1. The area delineated herein as Institutional Planned Development Number 30, as amended (the "PD") consists of approximately sixteen million two hundred fifty-two thousand and sixty-eight (16,252,068 SF) square feet three hundred seventy three and ten-hundredths (373.10) acres of property which is depicted on the attached Planned Development Boundary, Property Line and Sub-Area Map (the "Property") and is owned or controlled by the Illinois Medical District Commission (the "Applicant") (established pursuant to the Illinois Medical District Act, 70 ILCS 915/1, *et seq.* (the "Act")). This comprehensive amendment to Institutional Planned Development Number 30 is an appropriate zoning ordinance for the area within the Illinois Medical District (the "District") and is consistent with the zoning surrounding the District under the Chicago Zoning Ordinance.

2. The requirements, obligations and conditions contained within this PD shall be binding upon the Applicant, or any Member following the procedure outlined in paragraph two of this PD, their successors and assigns and, if different than the Applicant or any Member following the procedure outlined in paragraph two of this PD, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant, except such rights of review and approval which result from the Applicant's authority under the Act, shall inure to the benefit of the Applicant's successors and assigns, and any Member following the procedure outlined in paragraph two of this PD, and if different than the Applicant or any Member following the procedure outlined in paragraph two of this PD, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this PD 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 PD or any other modification or change thereto (administrative, legislative or otherwise) or application for approval shall be made or authorized by the Applicant, except as provided herein. In instances where the property which is the subject of the request is owned by any unit of government or an entity which under the Act would qualify to be a member of the District Member Council by owning or occupying facilities within the District totaling a minimum of 500,000 square feet ("Member") and where the Applicant has been presented with a complete set of materials that can be reviewed and used by the Applicant to make a request of the Department of Planning and Development ("DPD") no less than ten (10) days before the next regularly scheduled meeting of the Illinois Medical District Commission, and the Applicant

has failed to act to submit such materials to DPD within ten (10) business days following the next regularly scheduled Commission meeting or has denied the request in writing, then the Member may apply directly to DPD for approval with a simultaneously transmitted copy to Applicant.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or by a Member following the procedure outlined in paragraph two of this PD. 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 by the Applicant or by a Member following the procedure outlined in this PD. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with this PD. Ingress or egress shall be pursuant to this PD 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 Street and Site Plan Design Guidelines and the Municipal Code of Chicago 10-20; the Department of Transportation may also require a Perimeter Restoration Agreement. 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 seventeen (17) Statements along with a
- Bulk Regulations Table;
 - an Existing Land-Use Map;
 - a Planned Development Boundary and Property Line Map;
 - Sub-Area Maps
 - Table of Uses by Sub-Area
 - Table of Parking Ratios
 - Existing Zoning Map
 - Existing Structures Map
 - Right-of-Way Adjustment Map
 - Future Land Use Map
 - Existing Parking Map

In any instance where a provision of this PD conflicts with the Chicago Building Code, the Building Code shall control. This PD conforms to the intent and purpose of the Chicago 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 PD and the Chicago Zoning Ordinance, this PD shall control.

5. Uses are allowed in each sub-area in accordance with the Table of Uses by Sub-Area. Uses identified with a "P" are permitted by-right, subject to compliance with all other applicable standards of this PD. Uses not listed in the Table of Uses by Sub-Area may be permitted upon approval by the Applicant.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the boundary of the planned development, subject to the review and approval of the Applicant and DPD. Off-Premise signs are prohibited within the boundary of the planned development, unless specifically approved by the Applicant and DPD.

7. For purposes of height measurement, the definitions in the Chicago 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of TBD square feet and a base FAR of TBD.

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and 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. All development, including but not limited to renovations of existing buildings and redevelopment or repurposing of vacant land, shall be designed and developed in substantial conformance with the Illinois Medical District Design Guidelines approved by the Commission July 2016, as may be updated from time-to-time ("Design Guidelines"), and with the Landscape Ordinance, and any other corresponding regulations and guidelines, including Section 17-13-0800, except that the Design Guidelines shall control.

Maximum and minimum parking requirements shall be in accordance with the attached Table of Parking Ratios.

For redevelopment or new building construction on parcels larger than 43,560 square feet net site area, the Applicant, or a Member following the procedure outlined in paragraph two of this PD, must secure Site Plan approval (Section 17-13-0800 of the Chicago Zoning Ordinance) prior to Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance).

Following approval by DPD, the approved site plan, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the PD.

Any interim reviews associated with Site Plan review or Part II reviews, are conditional until final Part II approval.

Within subarea 5, residential structures that have fewer than four units shall not be required to secure Part II approvals for building renovations that would otherwise be permitted by right in a RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

11. The Applicant, or a Member following the procedure outlined in paragraph two of this PD, shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.

12. The terms and conditions of development under this PD may be modified administratively, Section pursuant to 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant or on a project-specific basis by a Member following the procedure outlined in paragraph two of this PD.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain newly developed projects in a manner which promotes, enables and maximizes universal access throughout the District. Plans for all new buildings in the District 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.

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. Projects subject to Site Plan Approval 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 PD process.

16. The Applicant acknowledges and agrees that new residential construction within PD30 may trigger the requirements of Section 2-45-115 of the Municipal Code (the “Affordable Requirements Ordinance” or the “ARO”).

17. The Applicant acknowledges that it is in the public interest to ensure that adequate open space and recreational facilities are provided to serve new residential developments. All open spaces developed for use by the public must be in compliance with the Open Space Impact Fee Administrative Regulations and Procedures promulgated by the Commissioner of DPD, pursuant to Section 16-18-110. Impact Fees will not be required for projects wholly owned and developed solely by Applicant or a unit of government acting as a Member following the procedure outlined in paragraph two of this PD.

**Institutional Planned Development Number 30
Plan of Development
Bulk Regulations and Data Table**

Sub-Area	Net Site Area (SF)	Net Site Area (Acres)	Maximum Floor-Area Ratio
1A	1,315,768	30.21	2.00
1B	454,446	10.43	3.40
2A	1,173,168	26.93	3.40
2B	189,358	4.35	3.25
3A	1,205,271	27.67	4.00
3B	151,854	3.49	2.00
4	140,223	3.22	1.50
5	648,300	14.88	1.20
6	211,661	4.86	2.20
7	615,293	14.13	2.00
8	3,615,926	83.01	3.25
9	477,067	10.95	2.00
10	515,242	11.83	1.50
11	906,543	20.81	3.50
12	698,982	16.05	2.00
13	419,855	9.64	1.80
14	148,613	3.41	1.80
15	1,166,243	26.77	2.00
16	1,210,113	27.78	2.00
17	158,308	3.63	1.80
18	829,833	19.05	1.80
TOTALS	16,252,068	373.10	2.60

PD30 - Draft Parking Table

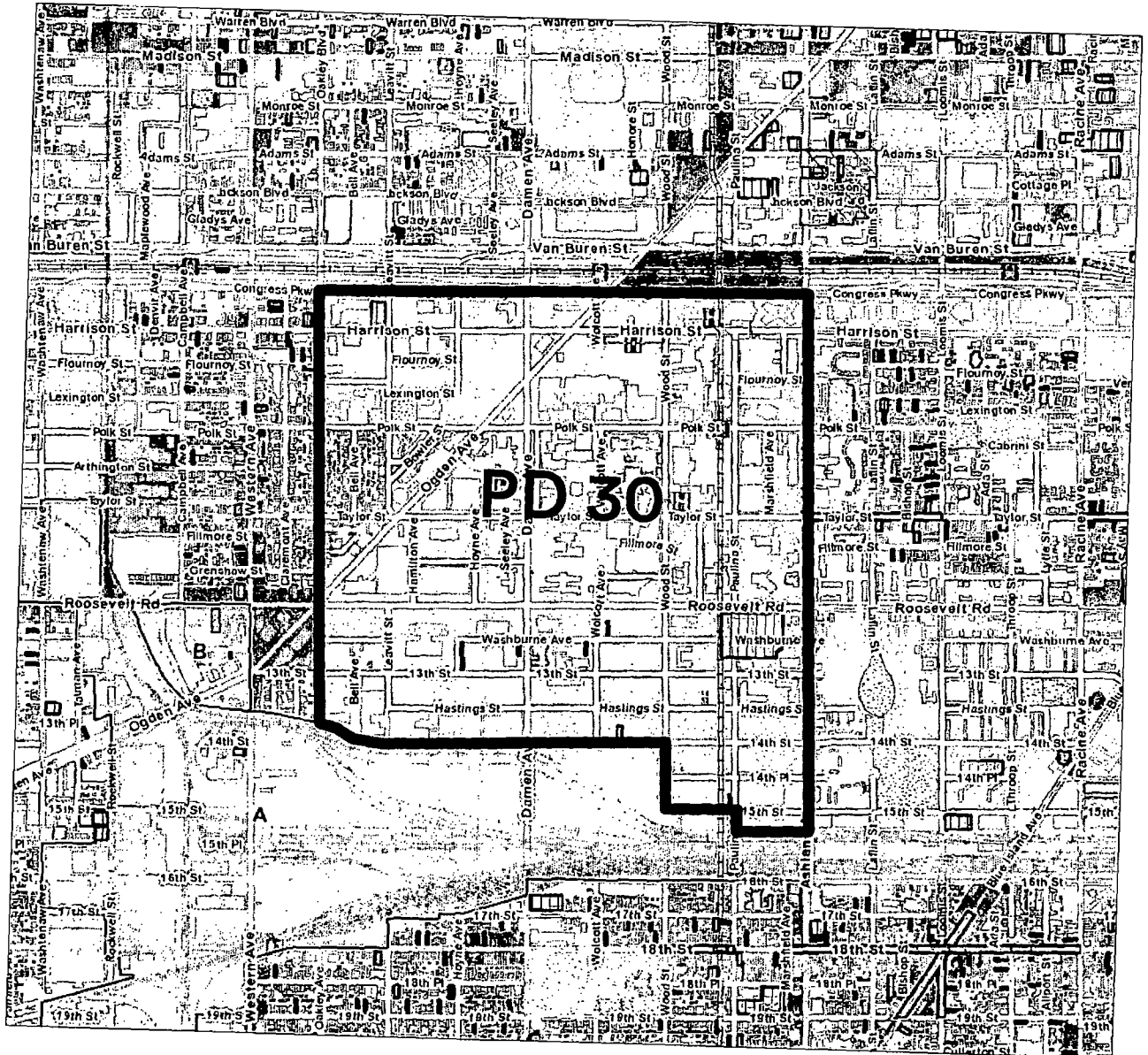
Use Group	Existing Code		Automobile Parking		Bicycle Parking	
	1 space per unit	20 space per unit	Recommended Minimum	Recommended Maximum	Short-Term Bike Parking	Long-Term Bike Parking
17-10-0207-C Parking Group C (Multi-Unit, nongovernment-subsidized, based on zoning)	1 space per unit	20 space per unit	1.00 space per unit	1.00 space per unit	1 per 2 auto spaces	None
17-10-0207-E Parking Group E (Universities, Day Care, Parks and Recreation, Postal Service, Public Safety, Schools, Utilities, Business/Trade School)	None for first 35,000 square feet or 2 x lot area, whichever is greater, then 1.33 spaces per 1,000 square feet	None for first 35,000 square feet or 2 x lot area, whichever is greater, then 80 spaces per 1,000 square feet	None for first 35,000 square feet or 2 x lot area, whichever is greater, then 1.30 spaces per 1,000 square feet	None for first 35,000 square feet or 2 x lot area, whichever is greater, then 1.30 spaces per 1,000 square feet	.40 / 1000 GFA	.50 / 1000 GFA
17-10-0207-G Parking Group G (Hospitals)	None for first 35,000 square feet or 2 x lot area, whichever is greater, then 1.33 spaces per 1,000 square feet	None for first 35,000 square feet or 2 x lot area, whichever is greater, then 1.10 spaces per 1,000 square feet	None for first 35,000 square feet or 2 x lot area, whichever is greater, then 1.60 spaces per 1,000 square feet	None for first 35,000 square feet or 2 x lot area, whichever is greater, then 1.60 spaces per 1,000 square feet	.20 / 1000 GFA	.40 / 1000 GFA
17-10-0207-L Parking Group L (Office, High Technology Office, Animal Sales and Grooming, Communication Service, Financial Services, Business Support Services, Employment Agencies)	None for first 10,000 square feet then 2.0 spaces per 1,000 square feet	None for first 10,000 square feet then 1.00 spaces per 1,000 square feet	None for first 10,000 square feet then 1.70 spaces per 1,000 square feet	None for first 10,000 square feet then 1.70 spaces per 1,000 square feet	.50 / 1000 GFA	.30 / 1000 GFA
17-10-0207-M Parking Group M (Retail, Body Art, Eating and Drinking Establishments, Food and Beverage Sales, Participant Sports and Recreation, Fortune Telling, Personal Service, Auto Supply/Accessory Sales, Artist Work or Sales Space, Copying and Reproduction, or Medical Cannabis Cultivation Center and Dispensing Organization)	Health Clubs as required by Sec 4-6-020 of the Municipal Code. Participant Sports and Recreation: 1 per 10 persons capacity. All other: None for first 4,000 square feet then 1.00 spaces per 1,000 square feet.	Health Clubs as required by Sec 4-6-020 of the Municipal Code. Participant Sports and Recreation: 1 per 10 persons capacity. All other: None for first 4,000 square feet then 1.00 spaces per 1,000 square feet.	Health Clubs as required by Sec 4-6-020 of the Municipal Code. Participant Sports and Recreation: 1 per 10 persons capacity. All other: None for first 4,000 square feet then 1.00 spaces per 1,000 square feet.	Health Clubs as required by Sec 4-6-020 of the Municipal Code. Participant Sports and Recreation: 1 per 10 persons capacity. All other: None for first 4,000 square feet then 1.00 spaces per 1,000 square feet.	1 per 5 auto spaces	None
17-10-0207-T Parking Group T (Medical Service, Children's Activities Facility)	None for first 4,000, then 2.5 per 1,000 SF	None for first 4,000, then 1.60 per 1,000 SF	None for first 4,000, then 2.50 per 1,000 SF	None for first 4,000, then 2.50 per 1,000 SF	.20 / 1000 GFA	.40 / 1000 GFA

NOTE
 For land uses outside of those listed above, requirements are determined by the IMD Commission and DPD based upon the requirements prescribed in the Chicago Zoning Ordinance. The off-street parking exemptions and reductions in the City of Chicago Transit-Oriented Development (TOD) Ordinance will apply for all projects that qualify.

Recommended Fee-in-Lieu and Parking Maximum Fee

	South of Roosevelt Rd.	North of Roosevelt Rd.
Fee-in-lieu of parking (per space)	\$7,500	\$24,000
Parking Maximum Fee (per space)	\$11,250	\$36,000

Notes
 The estimated cost to construct a surface parking space in Chicago ranges between \$5,000 and \$10,000.
 The estimated cost to construct a structured space in Chicago ranges between \$20,000 and \$30,000.



EXISTING ZONING MAP

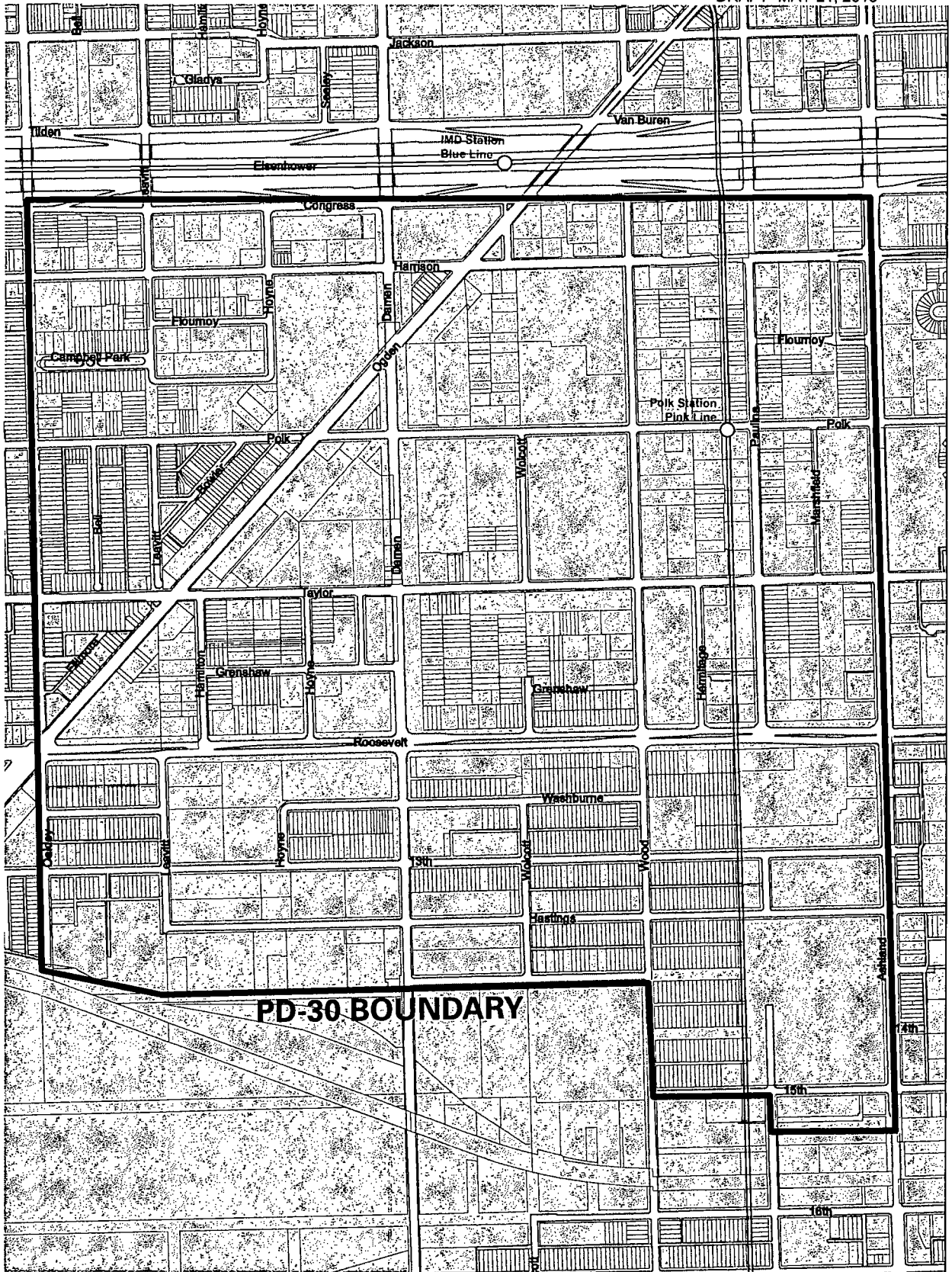
Applicant: ILLINOIS MEDICAL DISTRICT

Project: PD-30 AMENDMENT


Date: 05 - 21 - 2018

Revised: 00 - 00 - 20XX





PD-30 BOUNDARY



 0 500 1,000 Feet



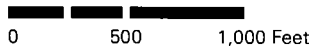
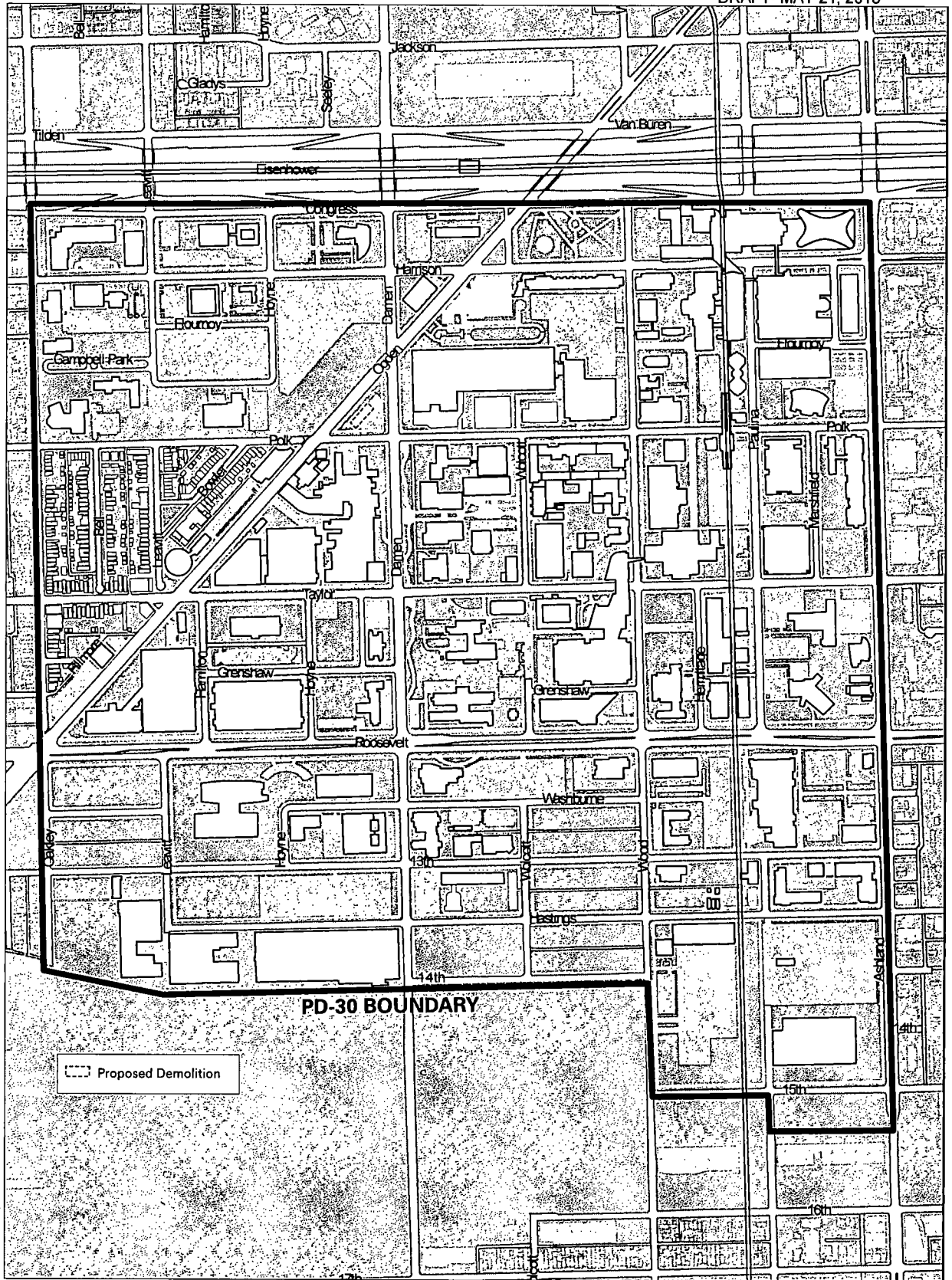
BOUNDARY MAP

Applicant: ILLINOIS MEDICAL DISTRICT

Project: PD-30 AMENDMENT

Date: 05 - 21 - 2018

Revised: 00 - 00 - 20XX



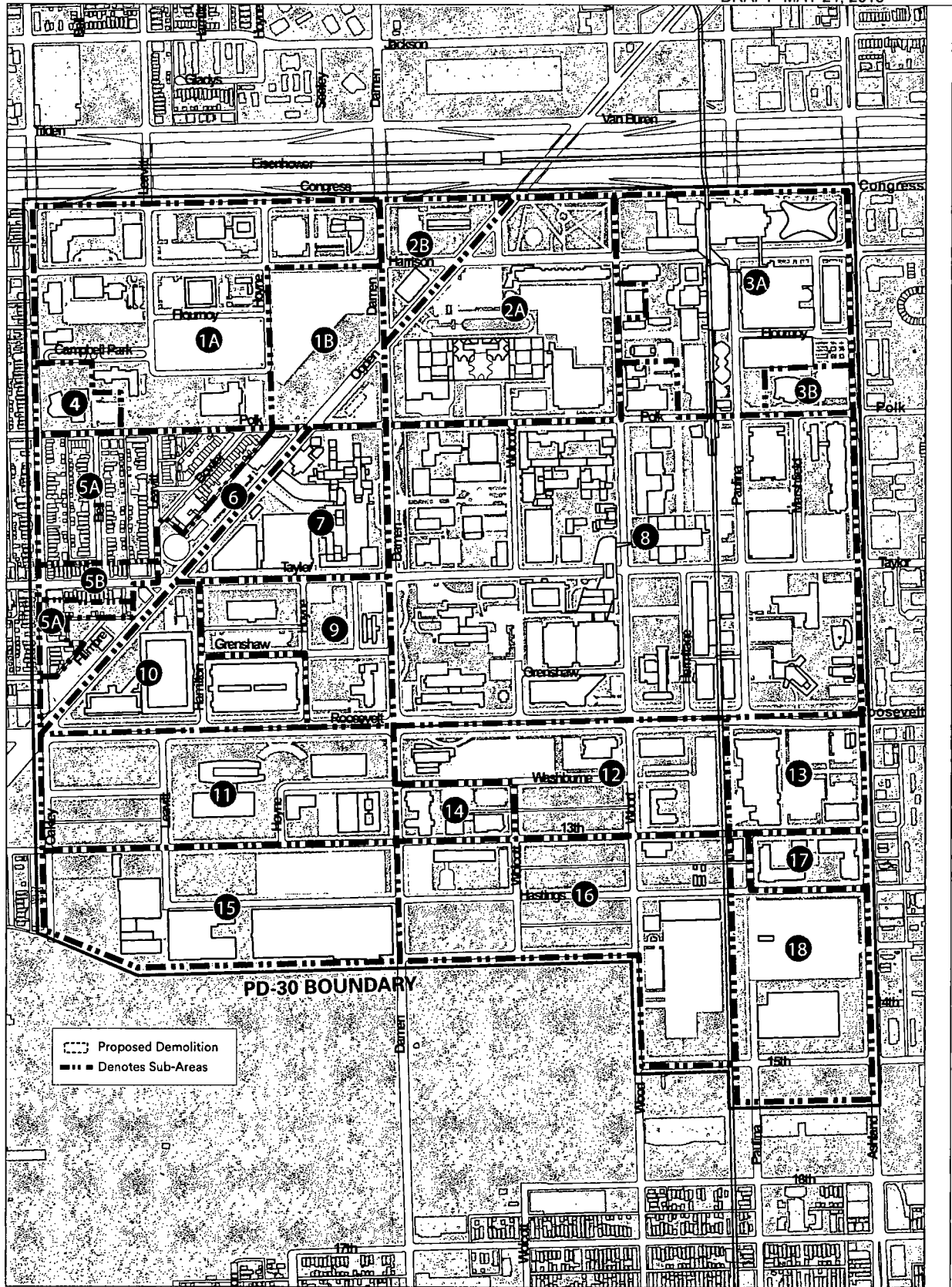
EXISTING STRUCTURES MAP

Applicant: ILLINOIS MEDICAL DISTRICT

Project: PD-30 AMENDMENT

Date: 05 - 21 - 2018

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0 500 1,000 Feet



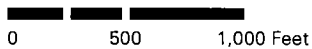
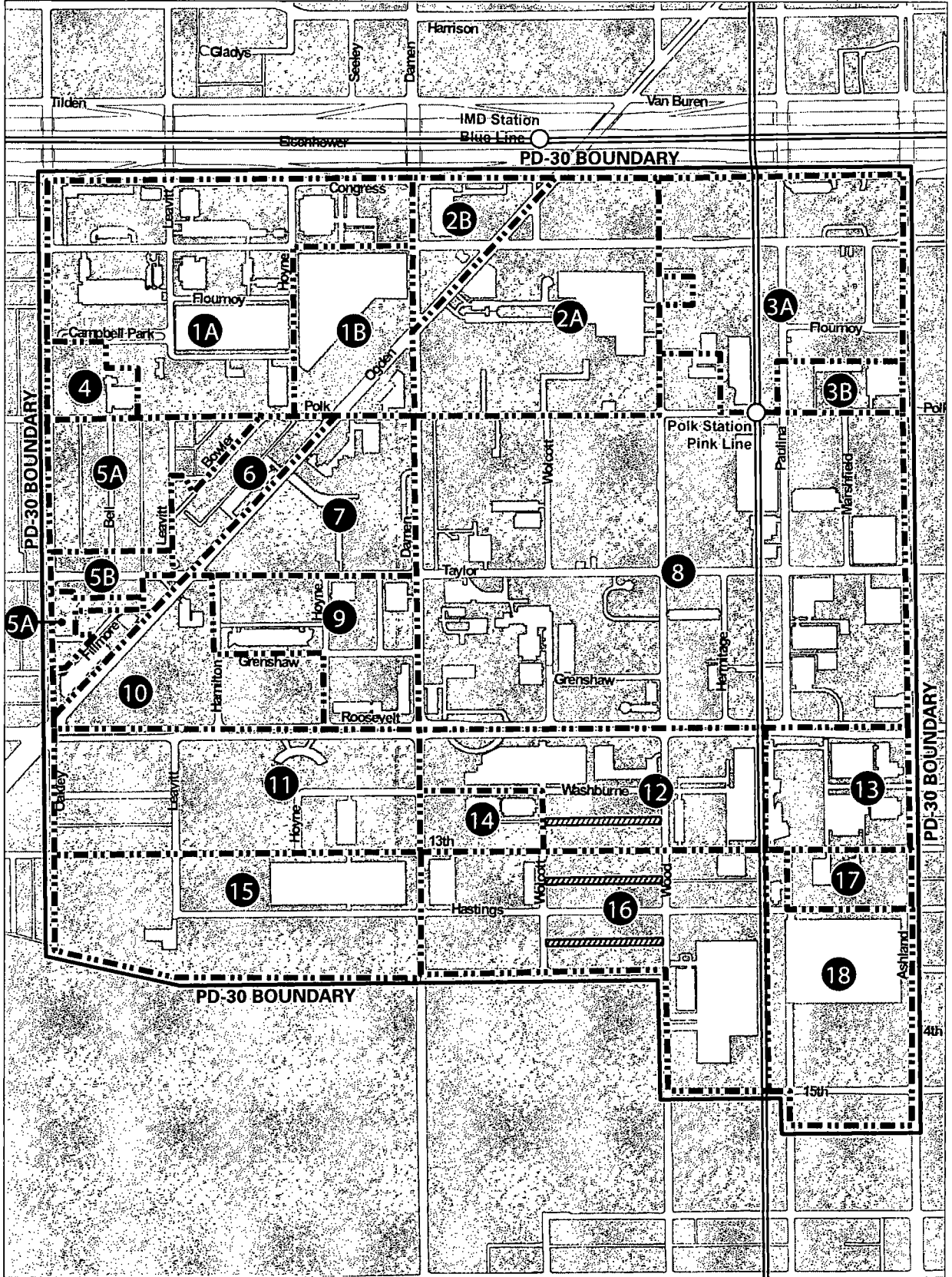
DISTRICT SUBAREAS MAP

Applicant: ILLINOIS MEDICAL DISTRICT

Project: PD-30 AMENDMENT

Date: 05 - 21 - 2018

Revised: 00 - 00 - 20XX



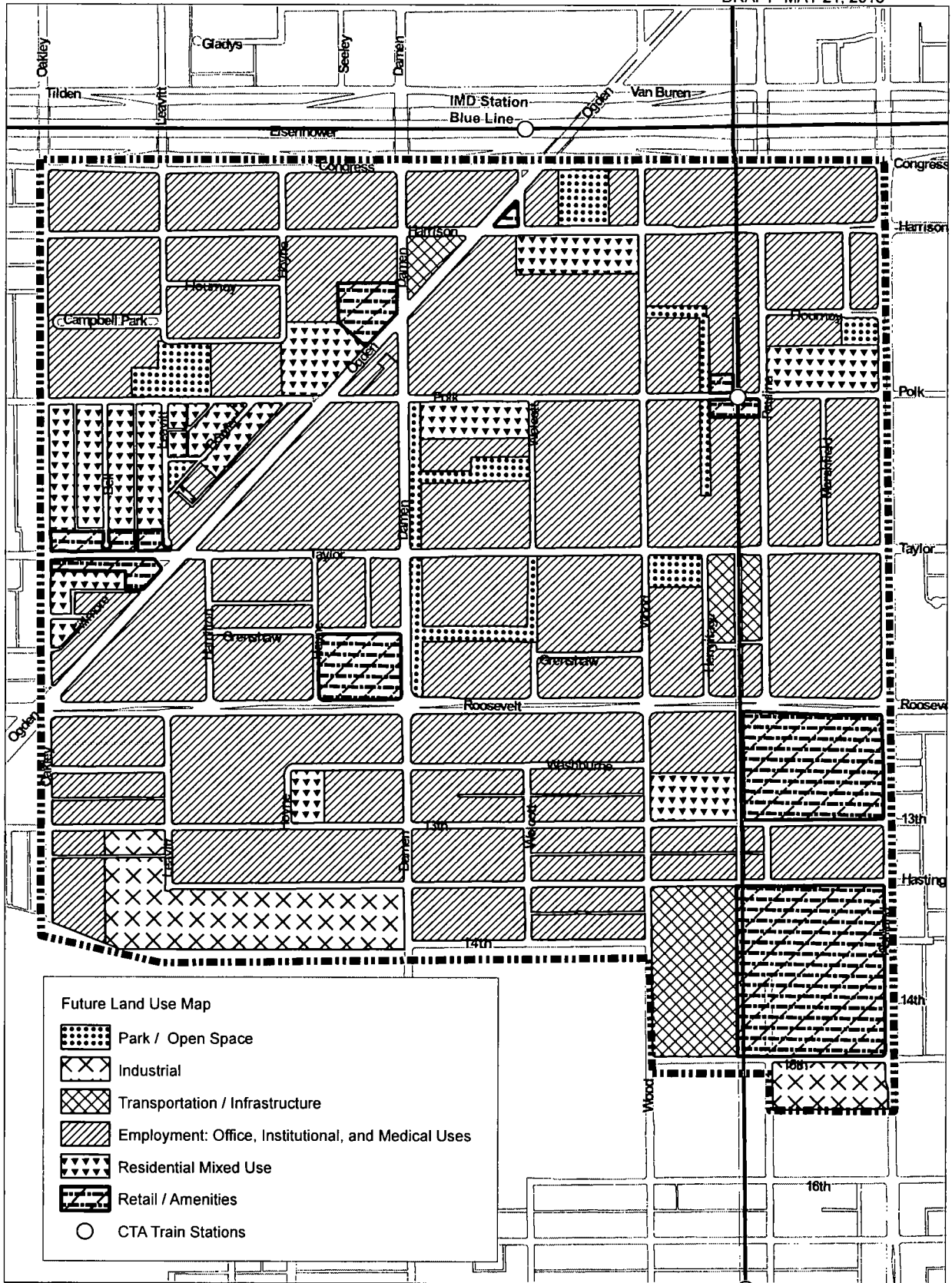
RIGHT OF WAY ADJUSTMENT MAP

Applicant: ILLINOIS MEDICAL DISTRICT








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Future Land Use Map

-  Park / Open Space
-  Industrial
-  Transportation / Infrastructure
-  Employment: Office, Institutional, and Medical Uses
-  Residential Mixed Use
-  Retail / Amenities
-  CTA Train Stations

0 500 1,000 Feet



FUTURE LAND USE MAP

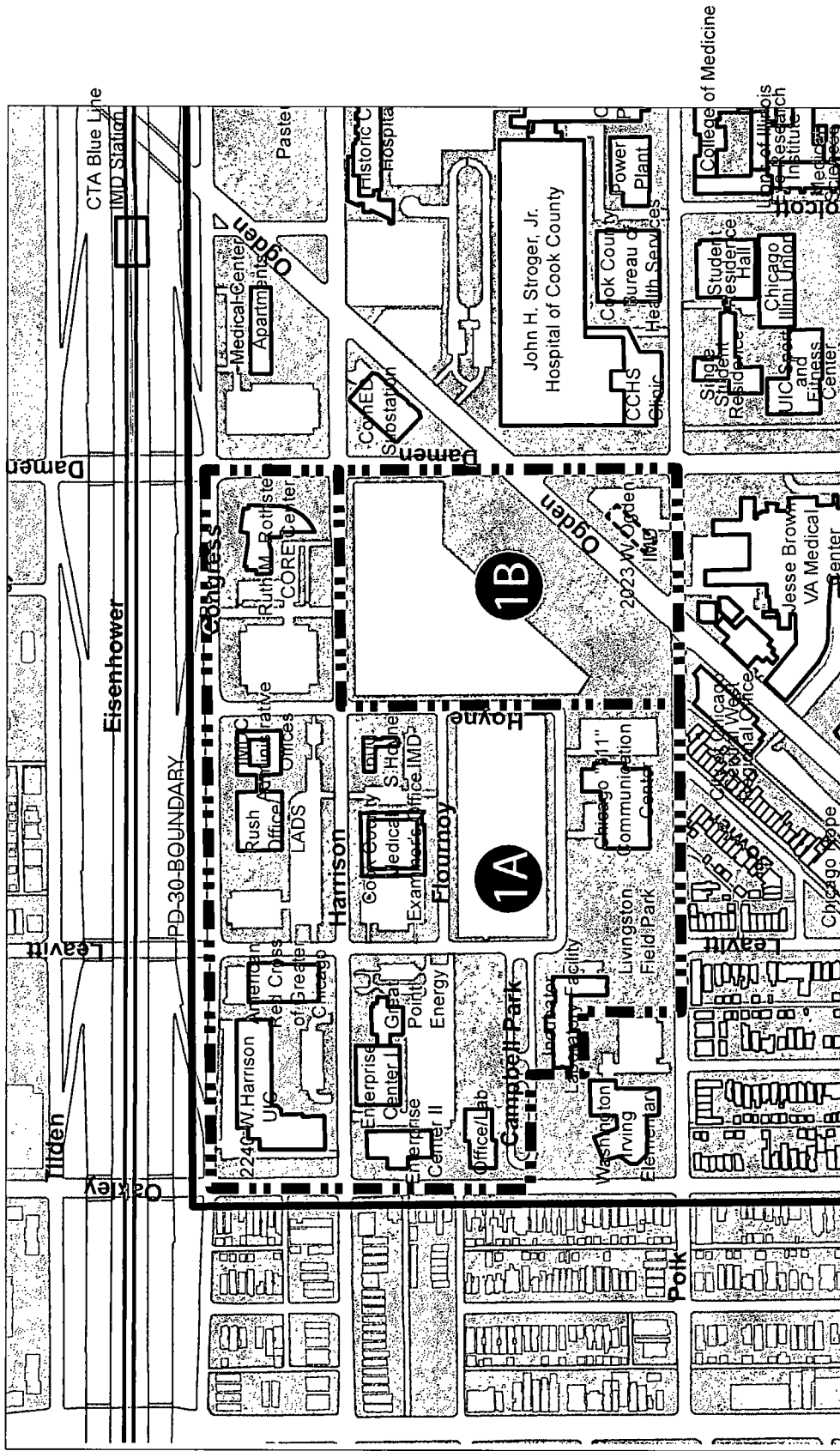
Applicant: ILLINOIS MEDICAL DISTRICT

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SUBAREAS 1A AND 1B



SUBAREAS 1A AND 1B

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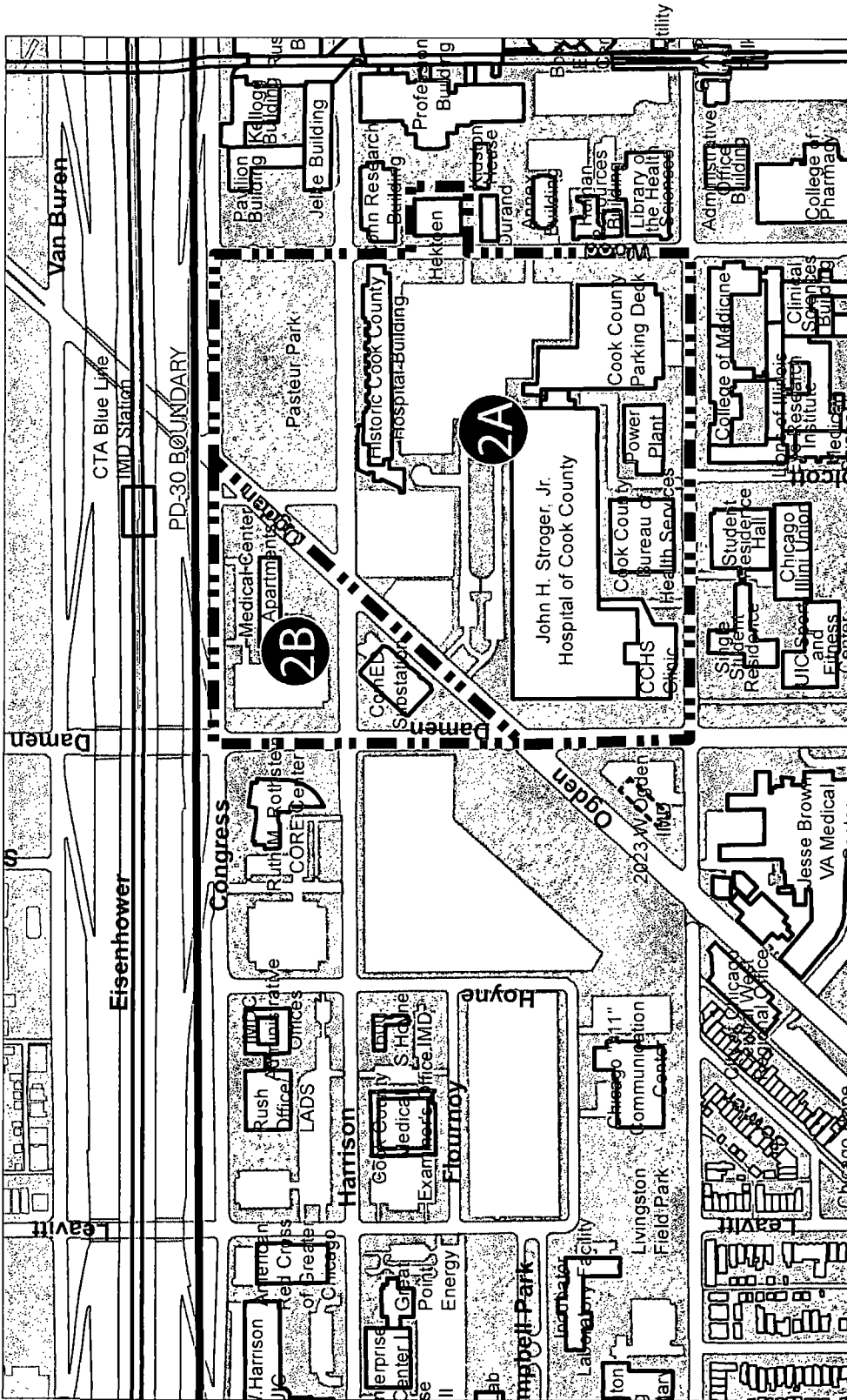
Revised:

00 - 00 - 20XX

Denotes Sub-Area Boundary



SUBAREAS 2A AND 2B



SUBAREAS 2A AND 2B

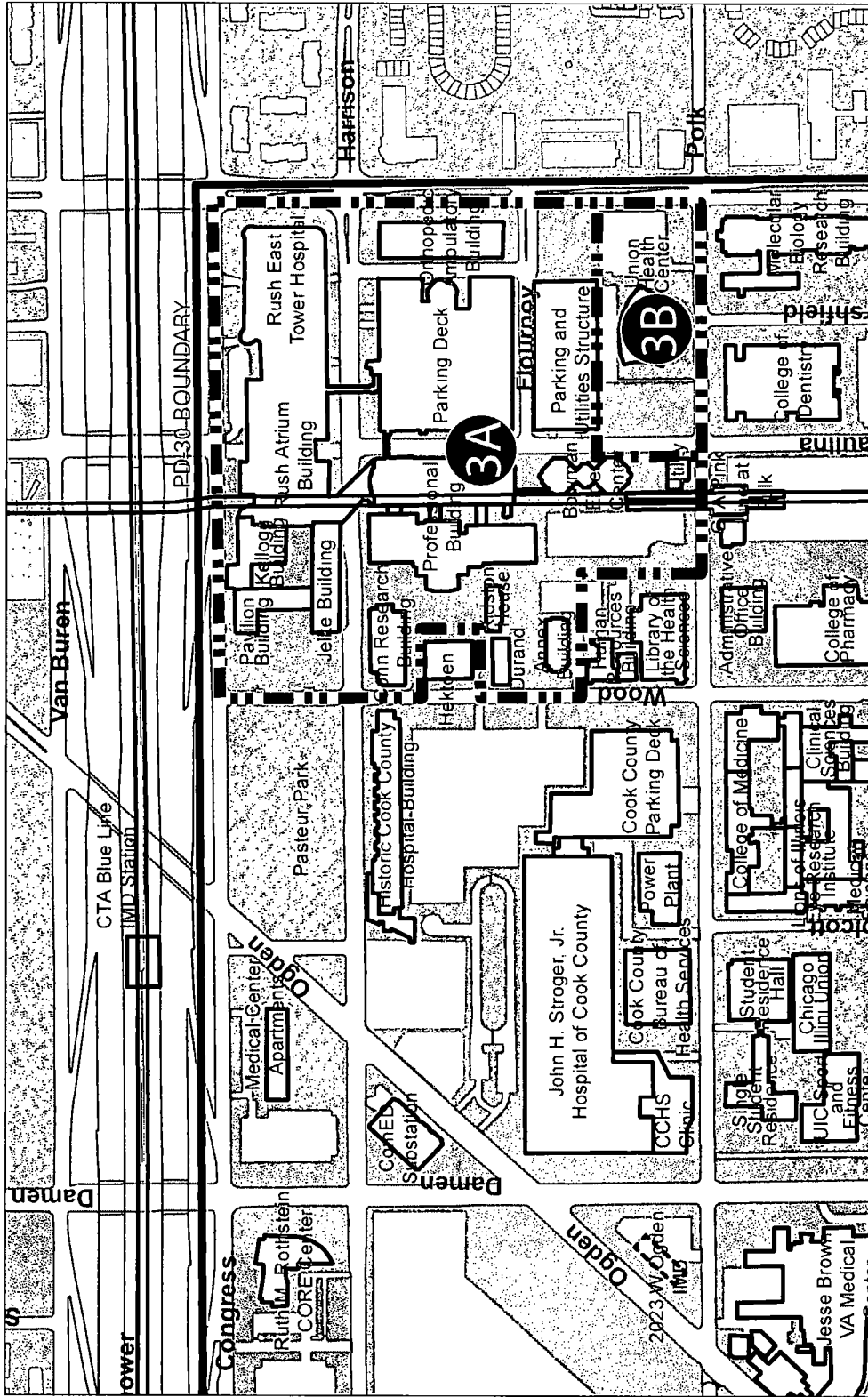
Applicant: ILLINOIS MEDICAL DISTRICT

Project: PD-30 AMENDMENT
Date: 05 - 21 - 2018
Revised: 00 - 00 - 20XX

0 250 500 Feet
Denotes Sub-Area
Boundary



SUBAREAS 3A AND 3B



SUBAREAS 3A AND 3B

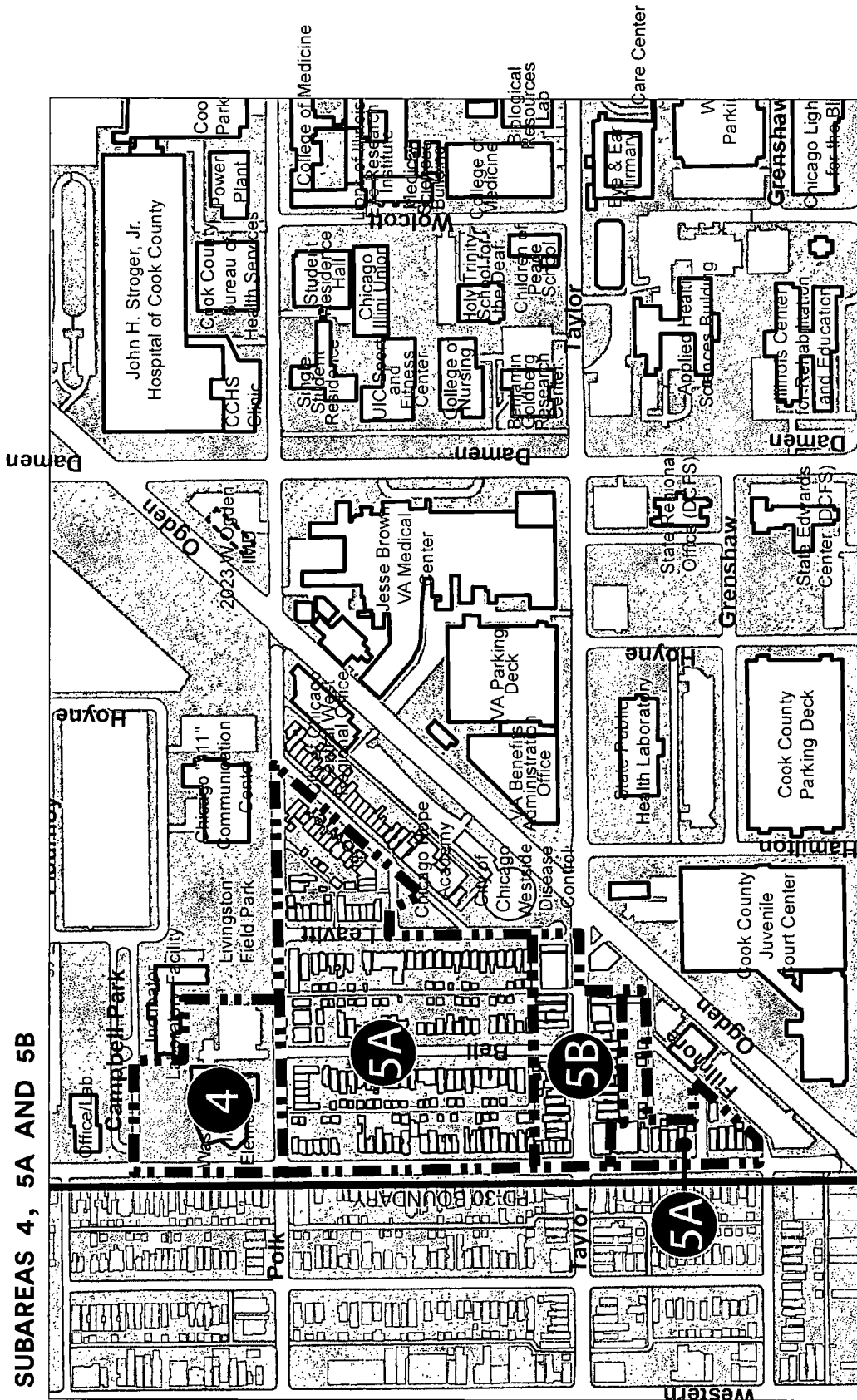
ILLINOIS MEDICAL DISTRICT

Applicant:

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Date: 05 - 21 - 2018
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SUBAREAS 4, 5A AND 5B



SUBAREAS 4, 5A AND 5B

Applicant: ILLINOIS MEDICAL DISTRICT

Project: PD-30 AMENDMENT

Date: 05 - 21 - 2018

Revised:

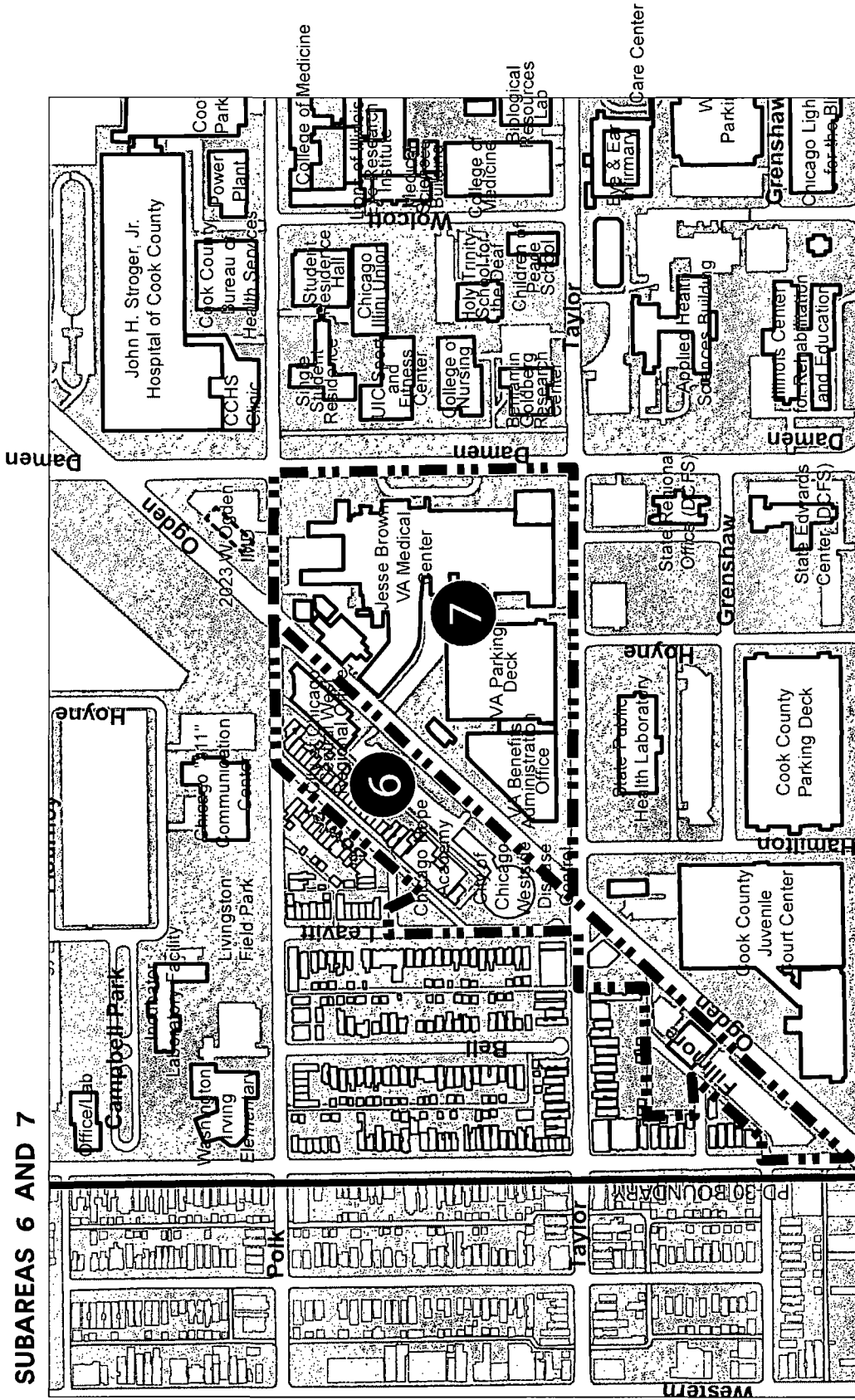
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Denotes Sub-Area Boundary

0 250 500 Feet



SUBAREAS 6 AND 7



SUBAREAS 6 AND 7

Applicant: ILLINOIS MEDICAL DISTRICT

Project: PD-30 AMENDMENT

Date: 05 - 21 - 2018

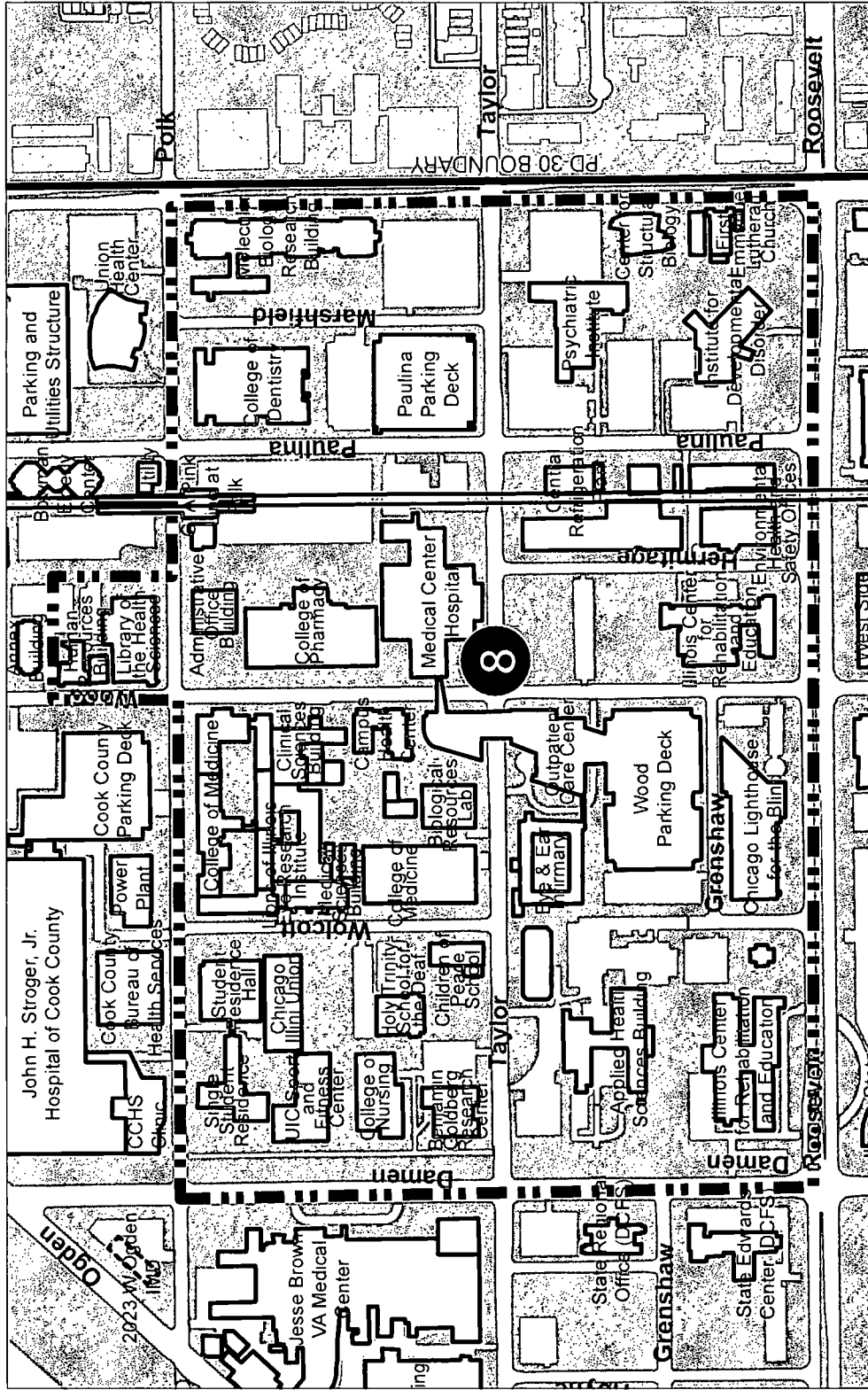
Revised:

00 - 00 - 20XX

Denotes Sub-Area Boundary



SUBAREA 8



SUBAREA 8

Applicant: ILLINOIS MEDICAL DISTRICT

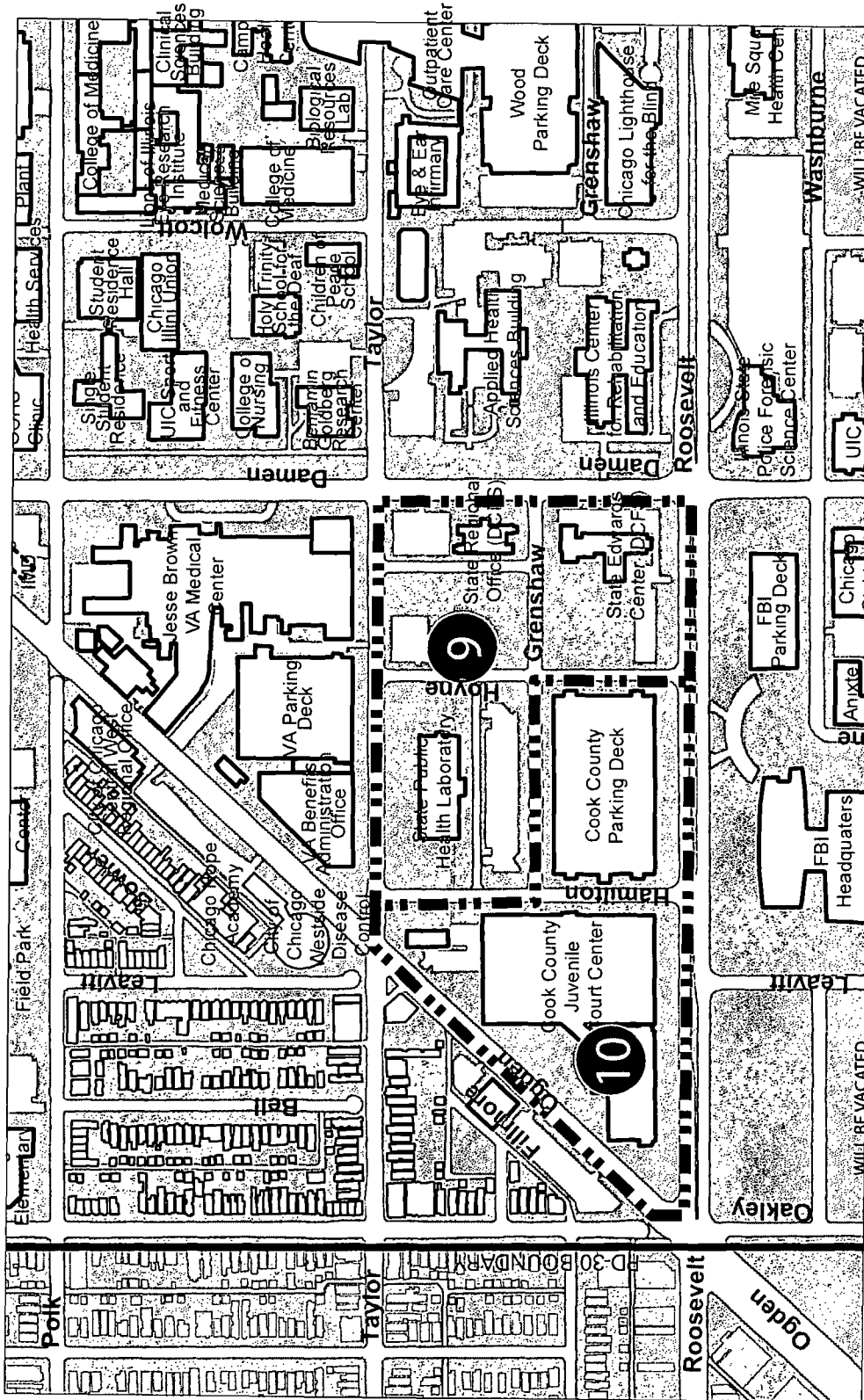
Project: PD-30 AMENDMENT

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SUBAREAS 9 AND 10



SUBAREAS 9 AND 10

ILLINOIS MEDICAL DISTRICT

Applicant:

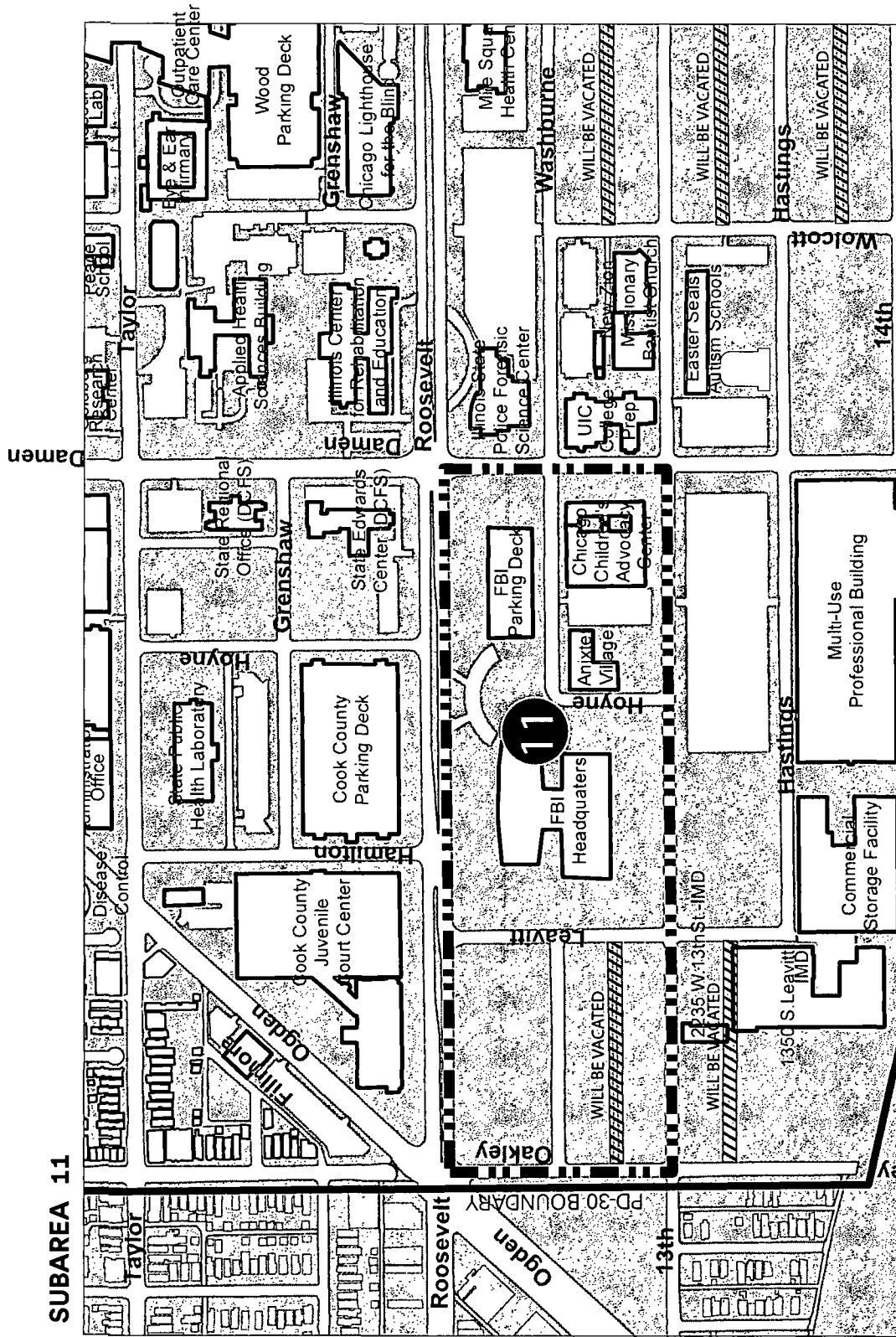
Denotes Sub-Area Boundary

0 250 500 Feet



Project: PD-30 AMENDMENT
Date: 05 - 21 - 2018
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SUBAREA 11

SUBAREA 11

ILLINOIS MEDICAL DISTRICT

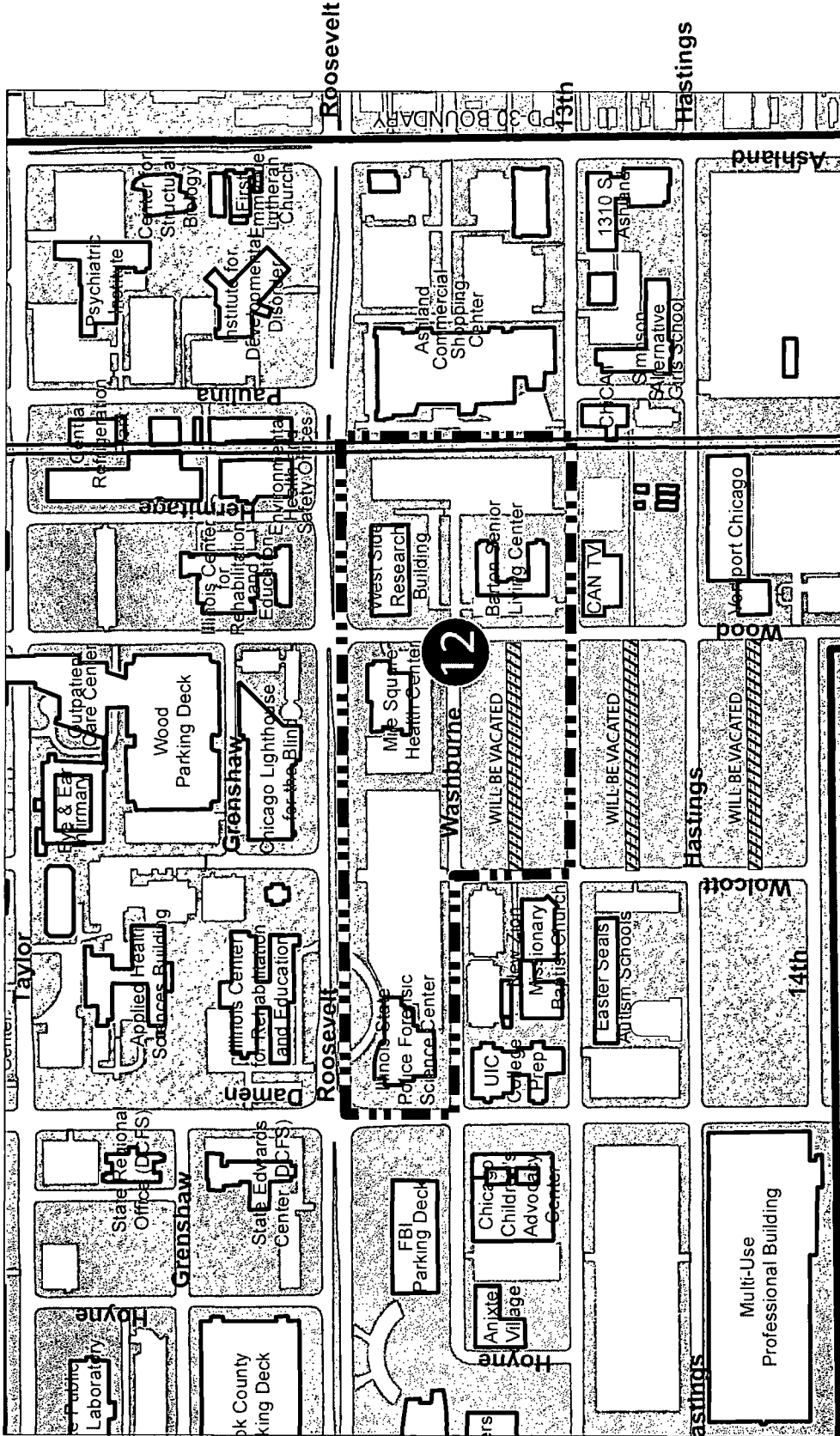
Applicant:

Denotes Sub-Area Boundary



Project: PD-30 AMENDMENT
 Date: 05 - 21 - 2018
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SUBAREA 12



SUBAREA 12

Applicant: ILLINOIS MEDICAL DISTRICT

Project: PD-30 AMENDMENT

Date: 05 - 21 - 2018

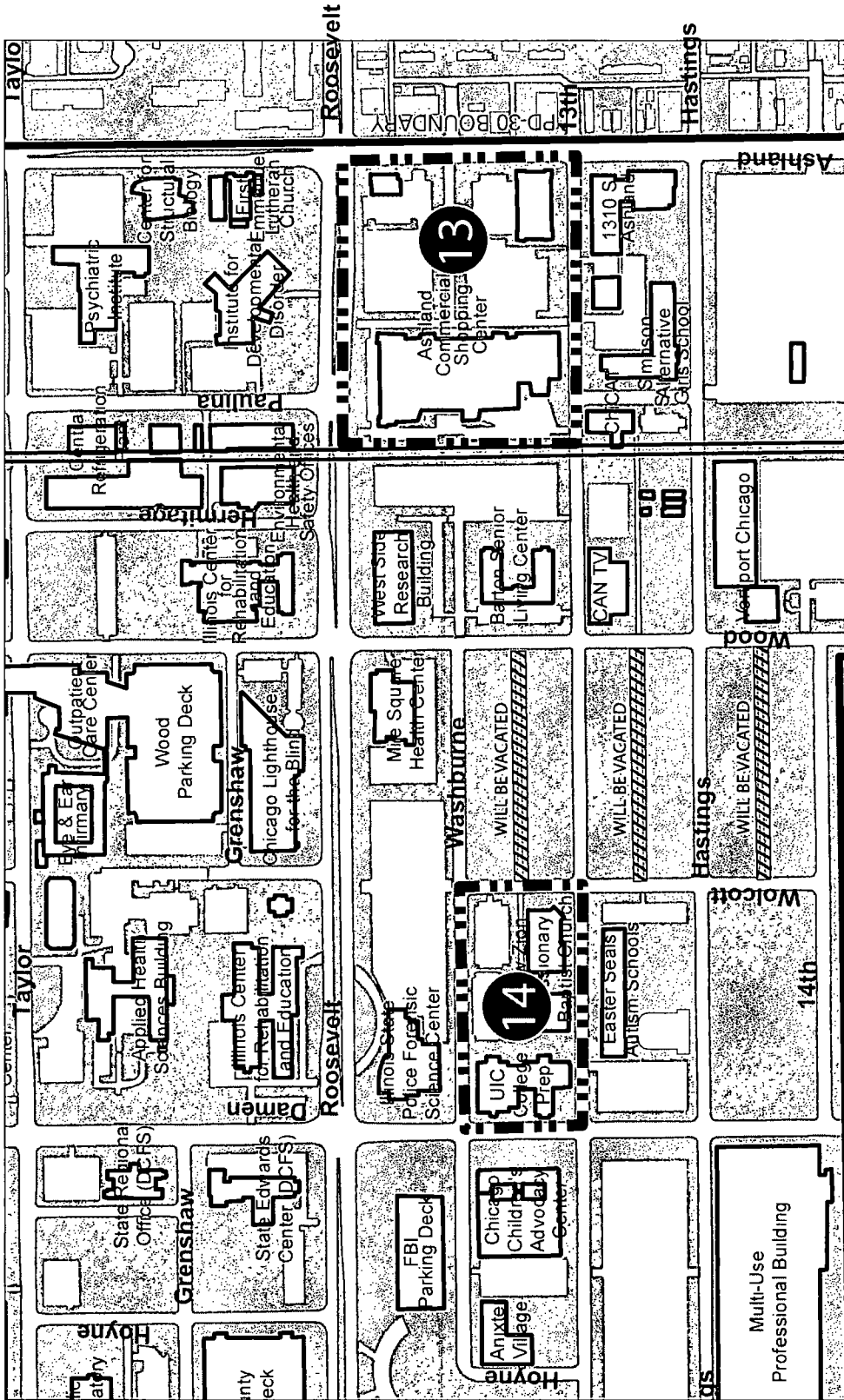
Revised: 00 - 00 - 20XX

0 250 500 Feet

Denotes Sub-Area Boundary



SUBAREAS 13 AND 14



SUBAREAS 13 AND 14

Applicant: ILLINOIS MEDICAL DISTRICT

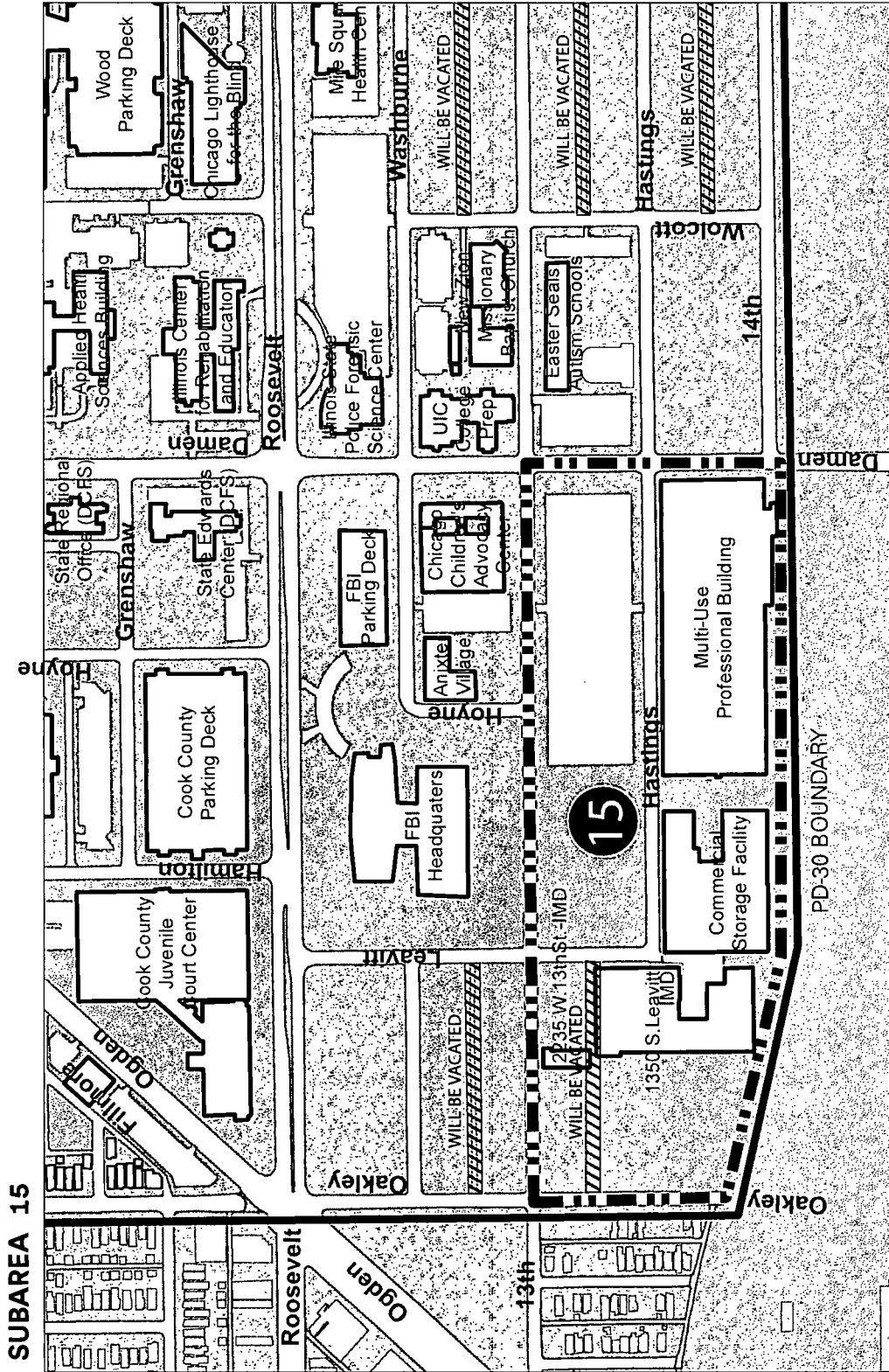
Project: PD-30 AMENDMENT

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Denotes Sub-Area Boundary





SUBAREA 15

SUBAREA 15

ILLINOIS MEDICAL DISTRICT

Applicant:

Project: PD-30 AMENDMENT

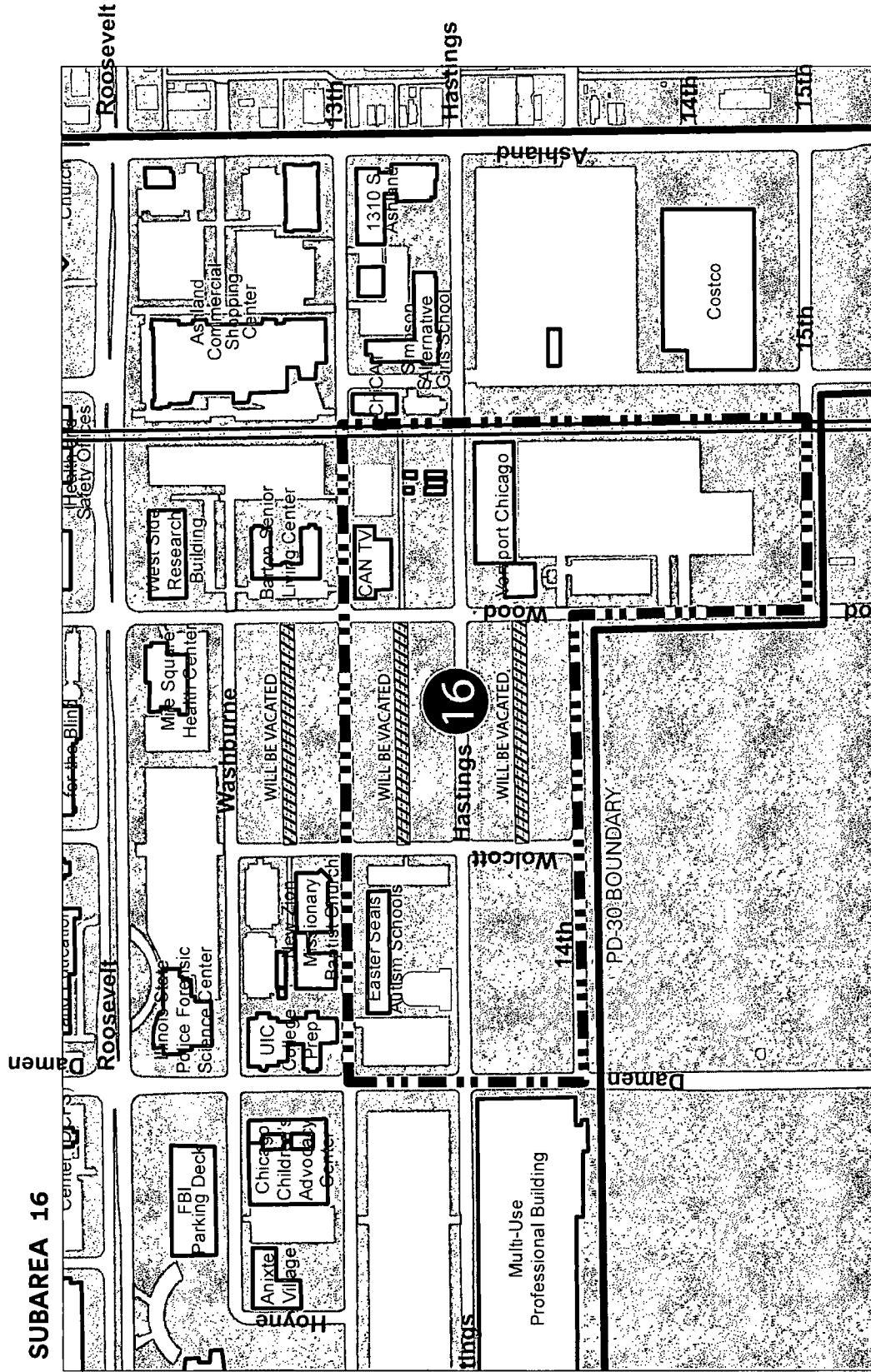
Date: 05 - 21 - 2018

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0 250 500 Feet

Denotes Sub-Area Boundary





SUBAREA 16

SUBAREA 16

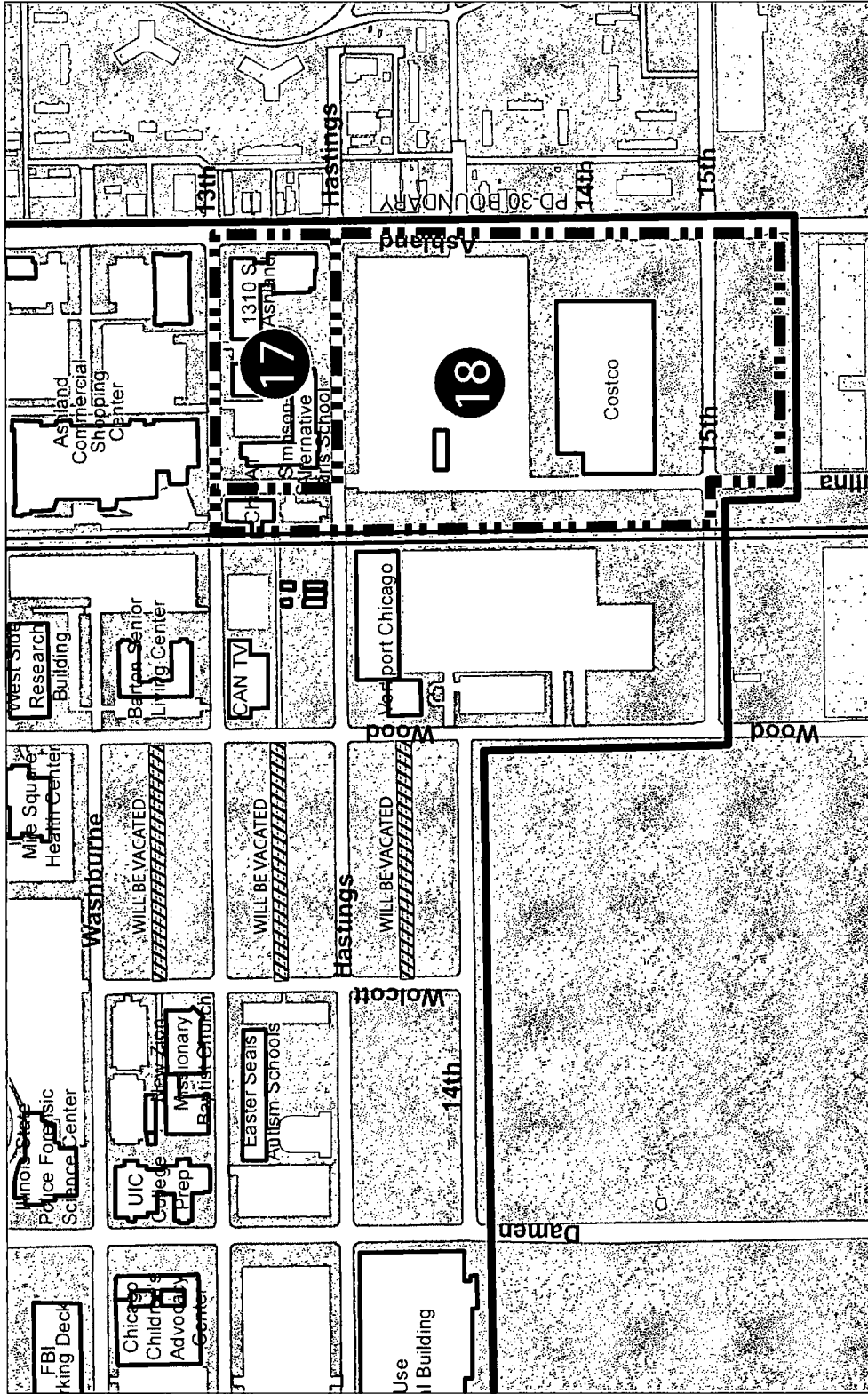
 Denotes Sub-Area Boundary
 Boundary

 0 250 500 Feet


Applicant: ILLINOIS MEDICAL DISTRICT

Project: PD-30 AMENDMENT
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SUBAREAS 17 AND 18

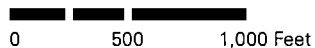
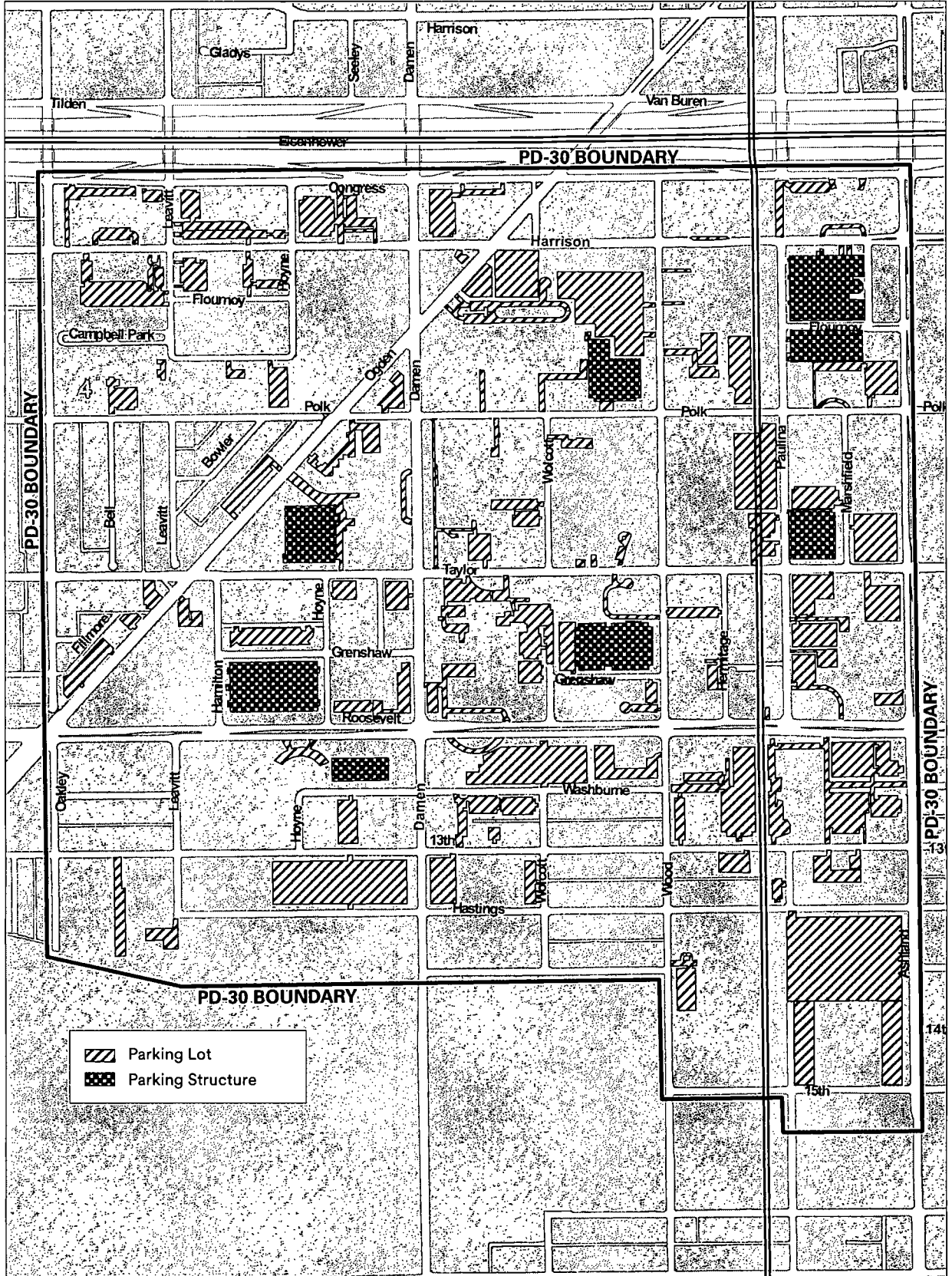


SUBAREAS 17 AND 18

Applicant: ILLINOIS MEDICAL DISTRICT

Project: PD-30 AMENDMENT
Date: 05 - 21 - 2018

Revised: 00 - 00 - 20XX



EXISTING PARKING MAP

Applicant: ILLINOIS MEDICAL DISTRICT

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