



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

### **PLANNED DEVELOPMENT 30 AMENDMENT**

**Illinois Medical District Boundaries (27<sup>th</sup> Ward/Ald. Burnett;  
28<sup>th</sup> Ward/Ald. Ervin)**

**Illinois Medical District**

8/19/2021



# Project Description

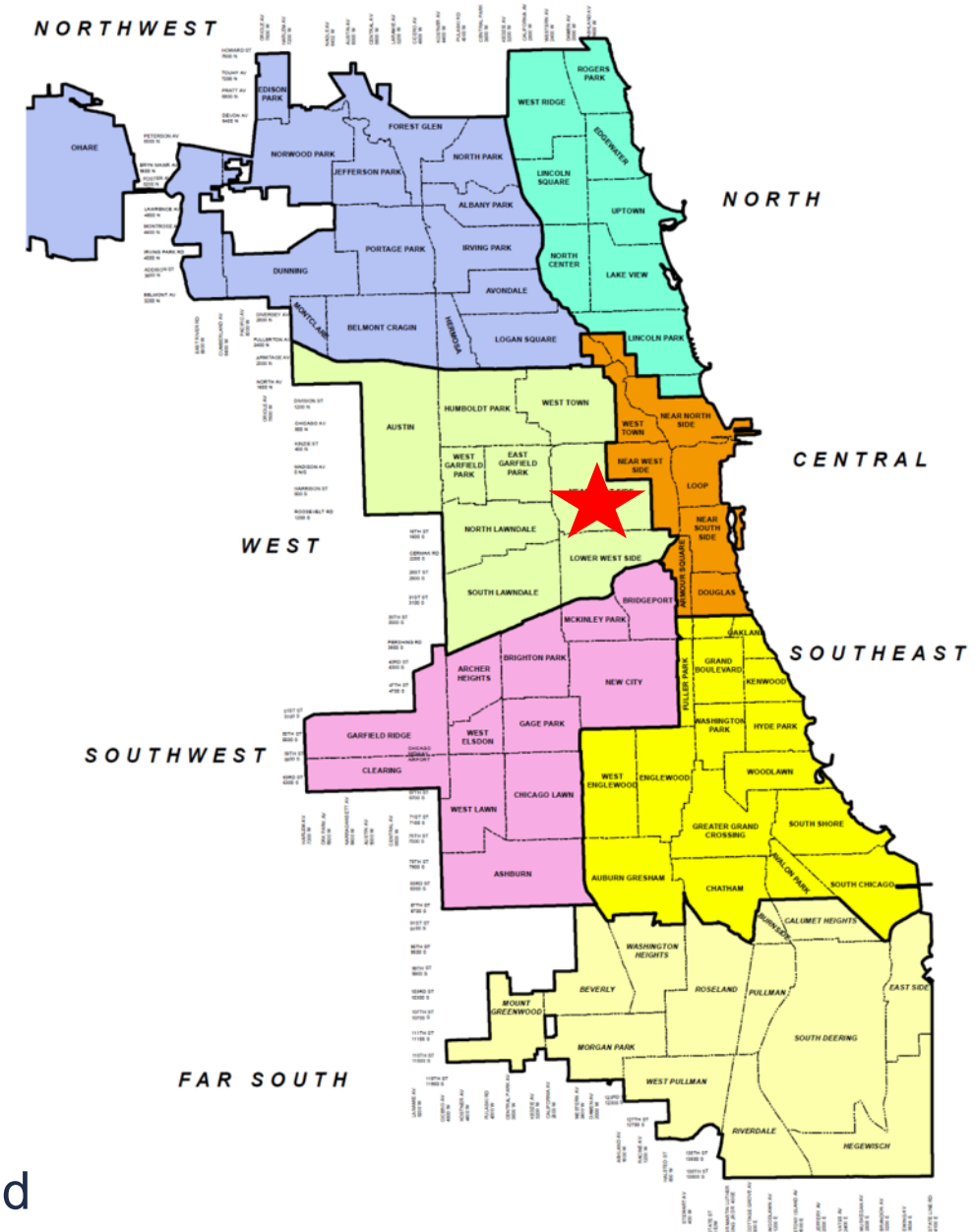
The Applicant is proposing the following:

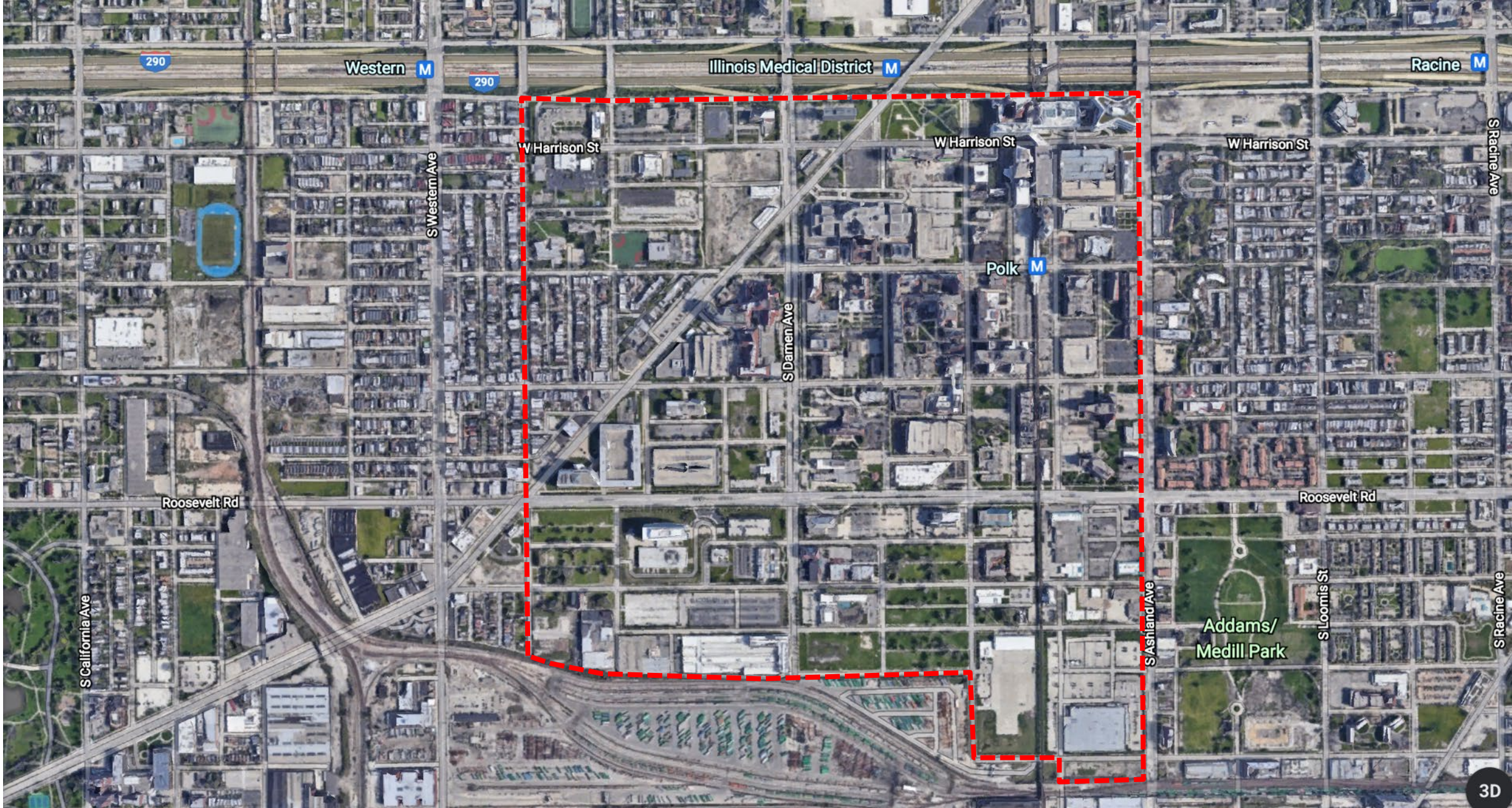
- Amend Planned Development 30 for the first time since 1997 to reflect current planning priorities and development patterns
- Rezone the underlying district from C1-2 to C2-5: increasing the maximum FAR and increasing the number of permitted uses
- Adopt regulations for permitted uses, residential density and parking minimums/maximums specific to each sub-area
- Apply City standards for ARO and M/WBE, previously missing from PD

# ★ Community Area Profile

## NEAR WEST SIDE:

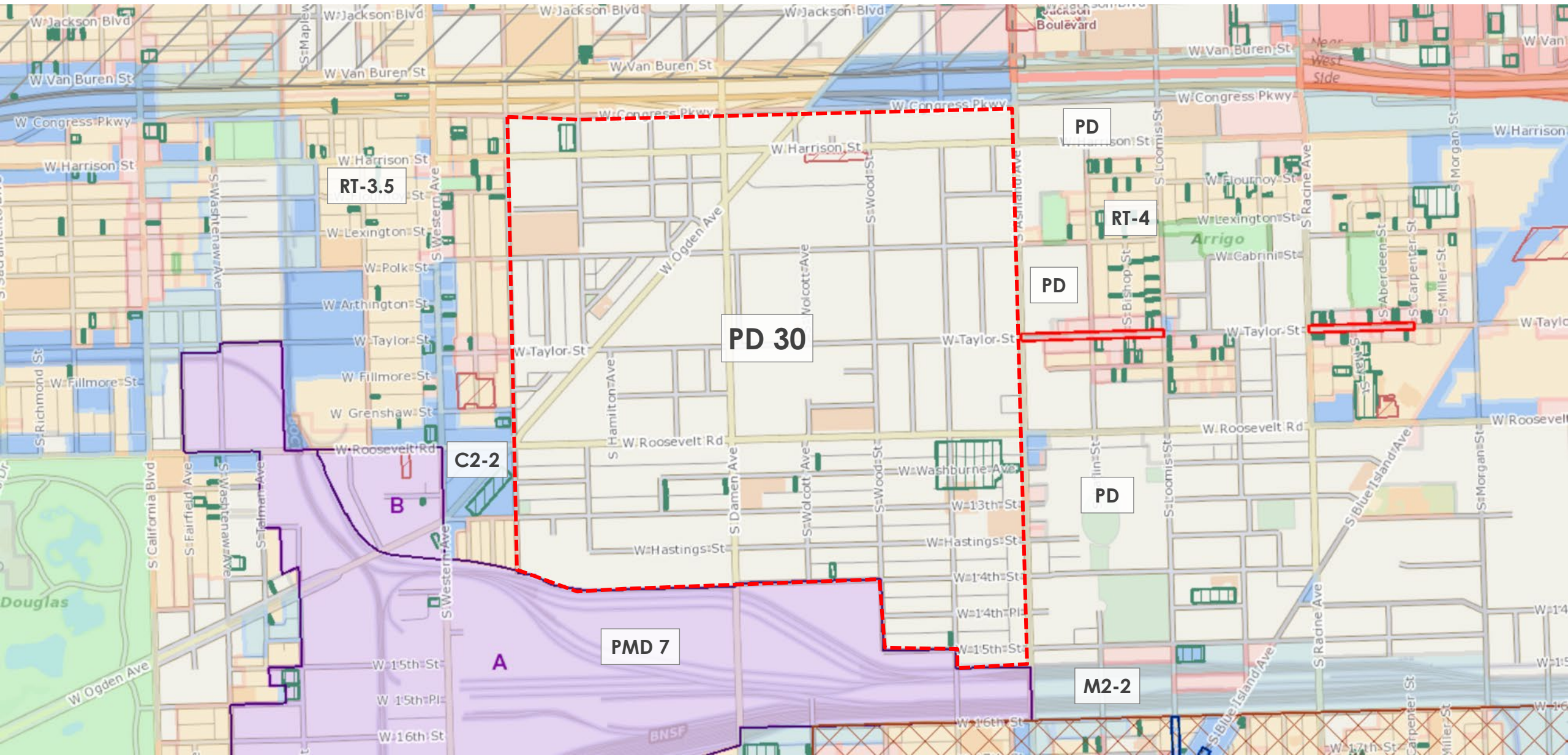
- Includes IMD, UIC, West Loop, University Village, Tri-Taylor, Roosevelt Square
- Community Data:
  - 63,200 residents; 36% increase (2000-19)
  - Demographics: 43% White, 27% Black, 18% Asian, 9% Latino
  - Educational attainment: 37% Bachelor's Degree, 32% Graduate Degree
  - Income disparities: 32% households earn \$50k or less, 30% earn \$150k or more
  - Housing: 64% renter-occupied, 36% owner-occupied





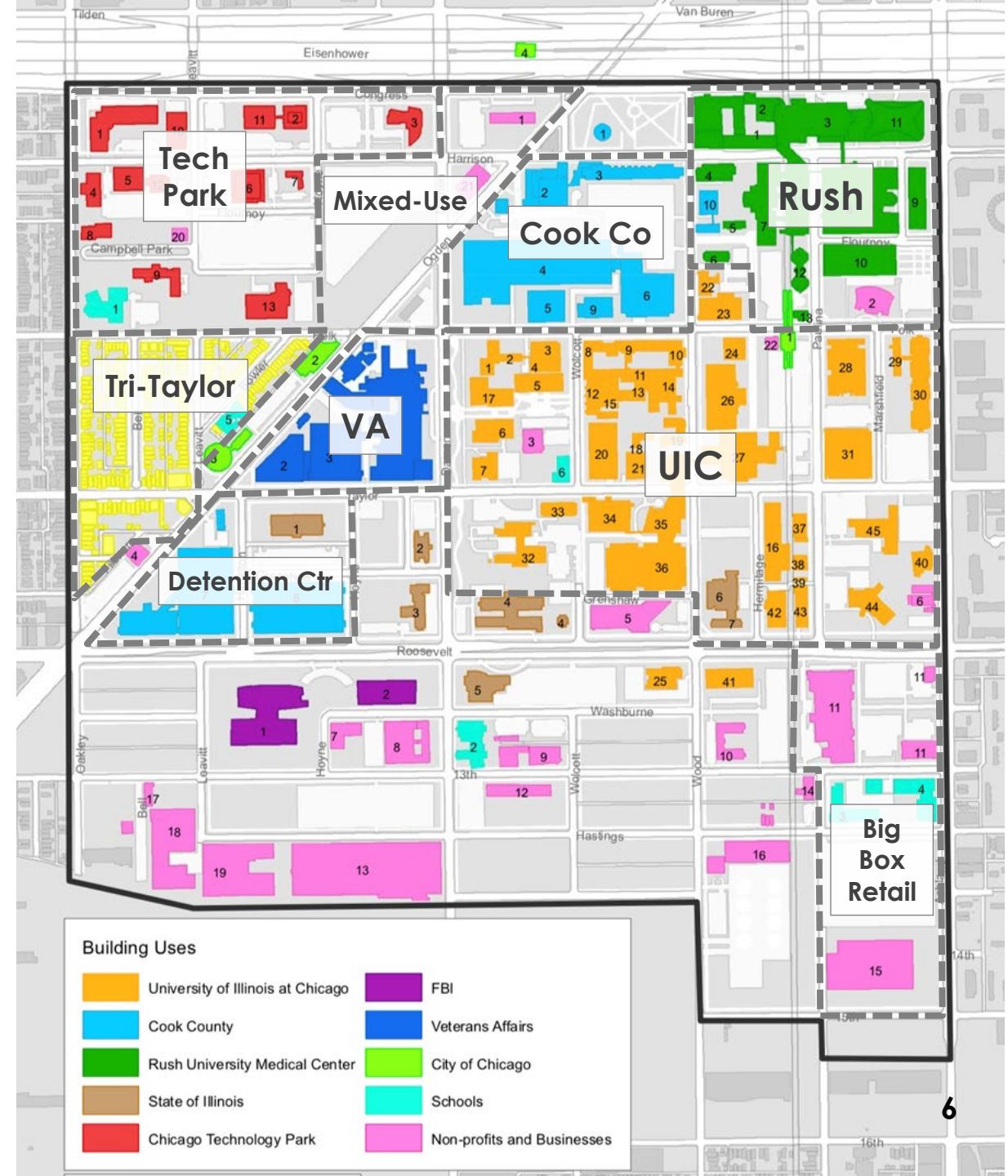
**PD 30 BOUNDARY**

3D



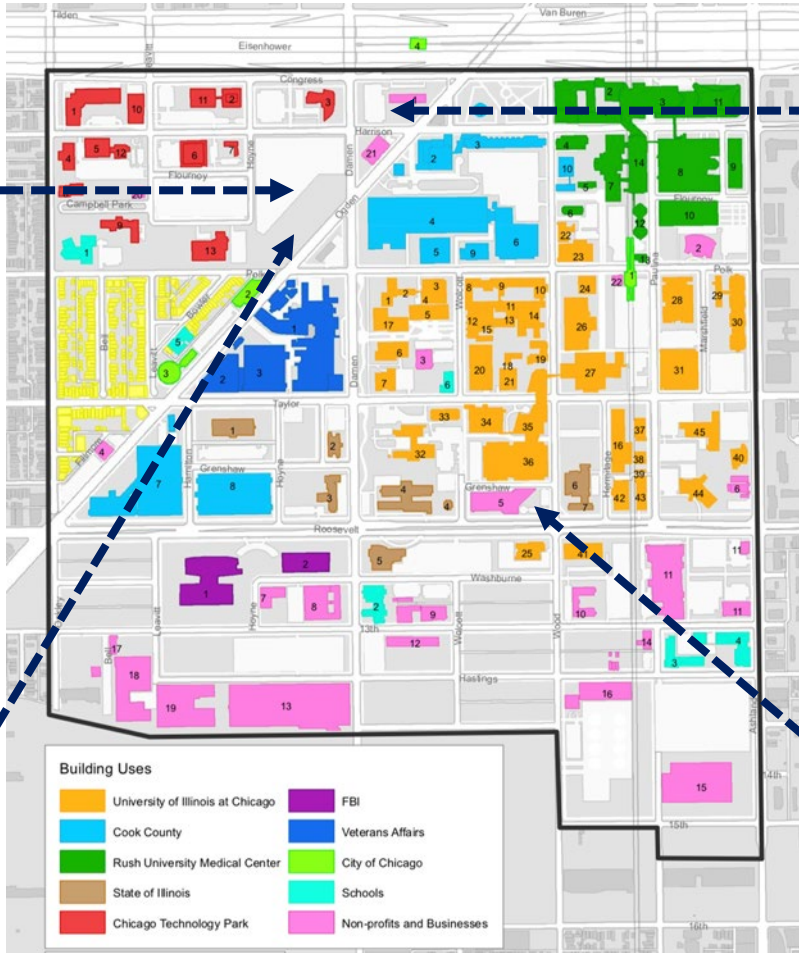
## PD 30 OVERVIEW

- 373 acre net site area
- 20 subareas
- Four major hospitals: Cook County, Rush, UIC, VA
- UIC Medical School and Hospital
- Other institutional uses: State of IL, FBI, City of Chicago, non-profit orgs
- Grants IMD some development review authority prior to DPD application





IMD Gateway Hotel



Medical Center Apartments



IMD Gateway Apartments



Lighthouse Residences







AERIAL MAP – VIEW FROM SOUTHEAST

# Pedestrian Context



IMD Gateway – Ogden/Damen

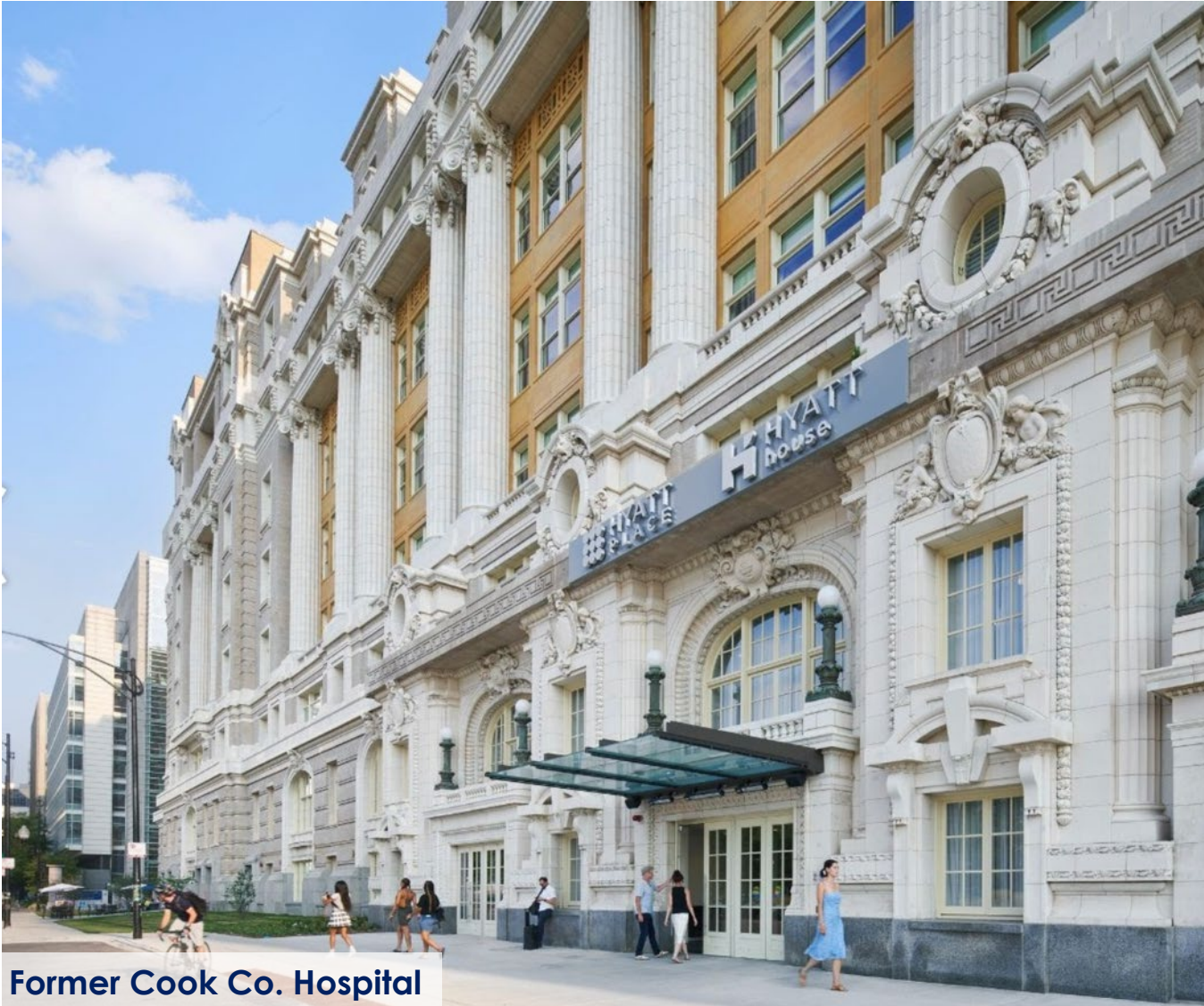


Ashland Ave. at Taylor St.



Rush Hospital – Harrison St.

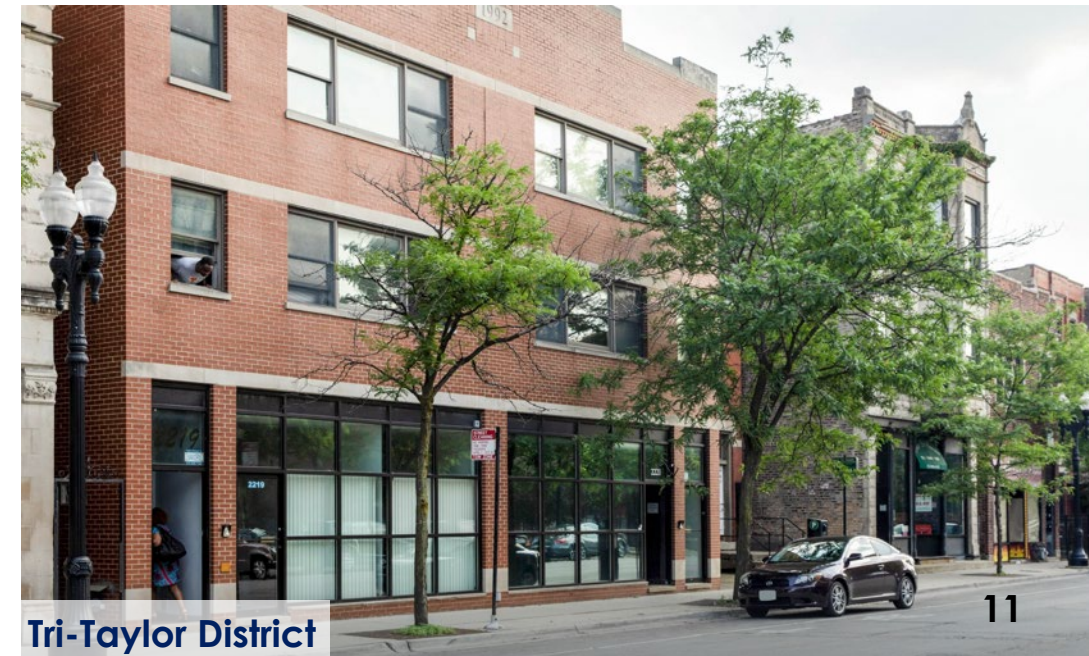
# Pedestrian Context



Former Cook Co. Hospital

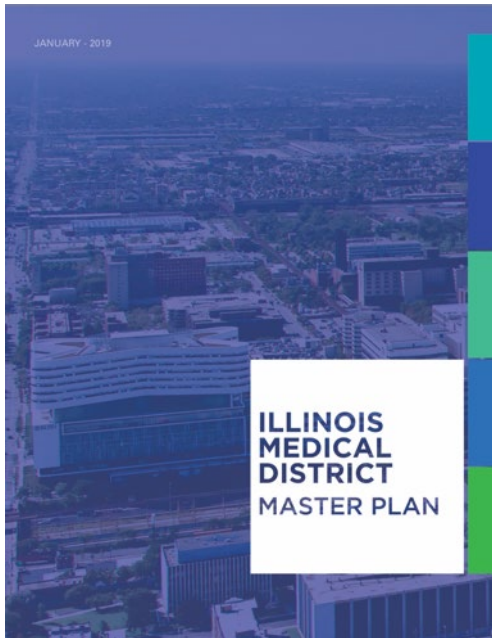


Polk St. CTA Station



Tri-Taylor District

# ★ Planning Context



## IMD MASTER PLAN

- Most recent update - 2019
- Led by IMD
- Analysis and recommendations:
  - Establish Gateway Zones
  - Broader mix of uses within District by adding retail nodes in pedestrian-friendly areas (near Damen/Ogden/Harrison)
  - Transit-oriented development and pedestrian improvements on key corridors
  - Focus on Harrison Street as 'main street'
  - Add residential development





# Project Timeline + Community Outreach

## PROJECT DEVELOPMENT

- Council introduction by Ald. Burnett & Ald. Ervin: March, 2019
- DPD & IMD renew discussions: January, 2020
- DPD review: March, 2020 – August, 2021
- Presentation to IMD Stakeholder Meeting: June 29, 2021
- Stakeholder outreach: July-August, 2021
- Aldermanic outreach (27<sup>th</sup> & 28<sup>th</sup> Wards): July-August, 2021

## REVISION SUMMARY

- Determine appropriate district (C2-5)
- Resolve stakeholder feedback on development application filing process
- Include tables for parking and MLA/unit regulations by subarea

## CURRENT REGULATORY CHALLENGES

- Restrictive land use regulations:
  - Limited to mainly medical, institutional and educational
  - Not supportive of trend towards mixed-use development
- Vague development regulations do not address specific development visions across various subareas
- Generally supports suburban-style office development:
  - Large setbacks
  - High parking requirements
- Outdated development regulations often require complex administrative relief processes

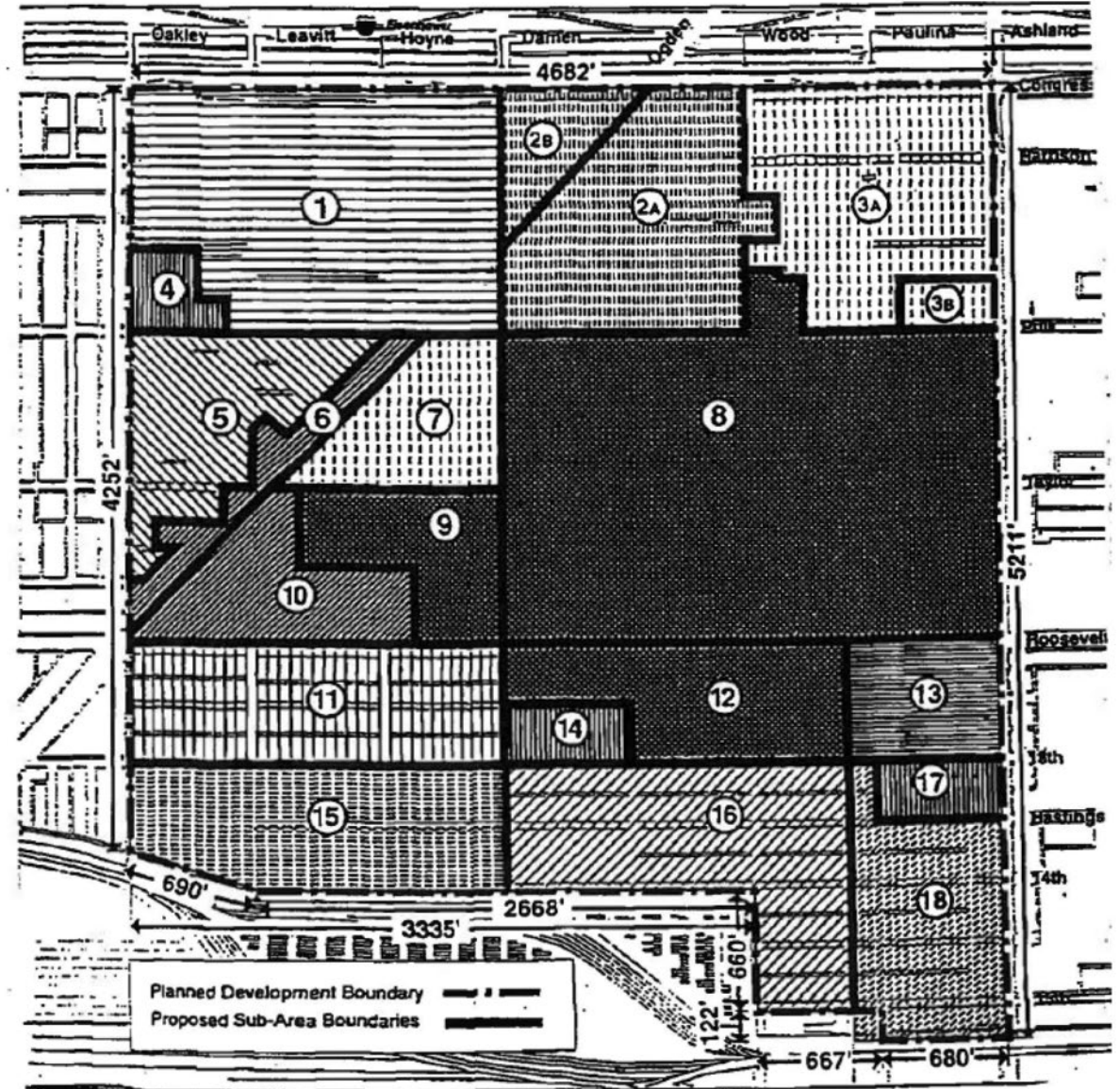


Exhibit from 1997 PD30 Amendment Depicting Sub-Areas 1-18

## **Adopt Detailed Development Reg's by Subarea**

- Existing PD is vague on development regulations beyond FAR
- Regulates parking and MLA by subarea
- Permitted land uses determined by IMD Master Plan

## **Support Walkable Urban Development**

- Allows for more diverse land uses
- Increases FAR and density in TOD areas
- Reduces parking requirements for TSL

## **Reflect Current Departmental Processes**

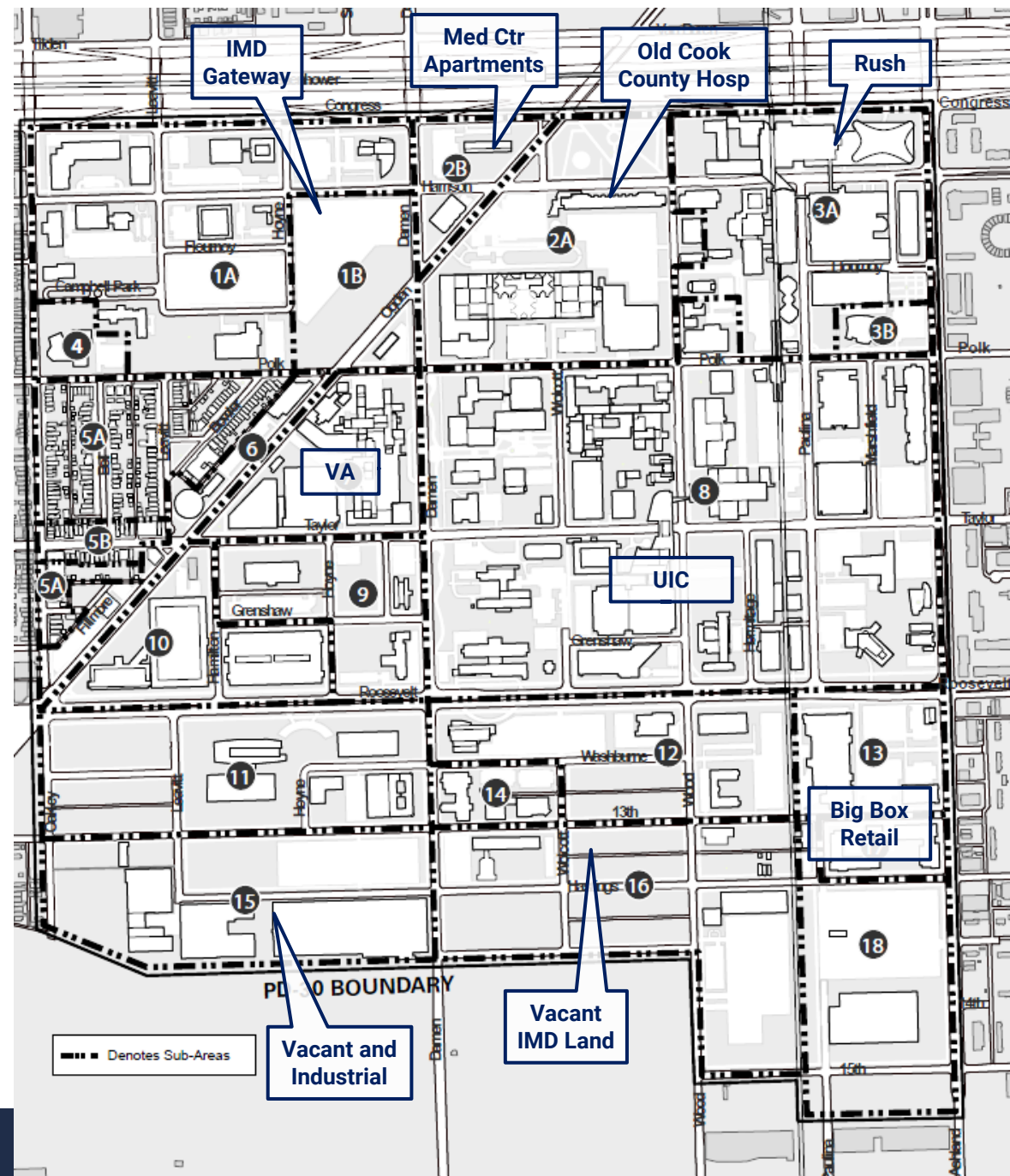
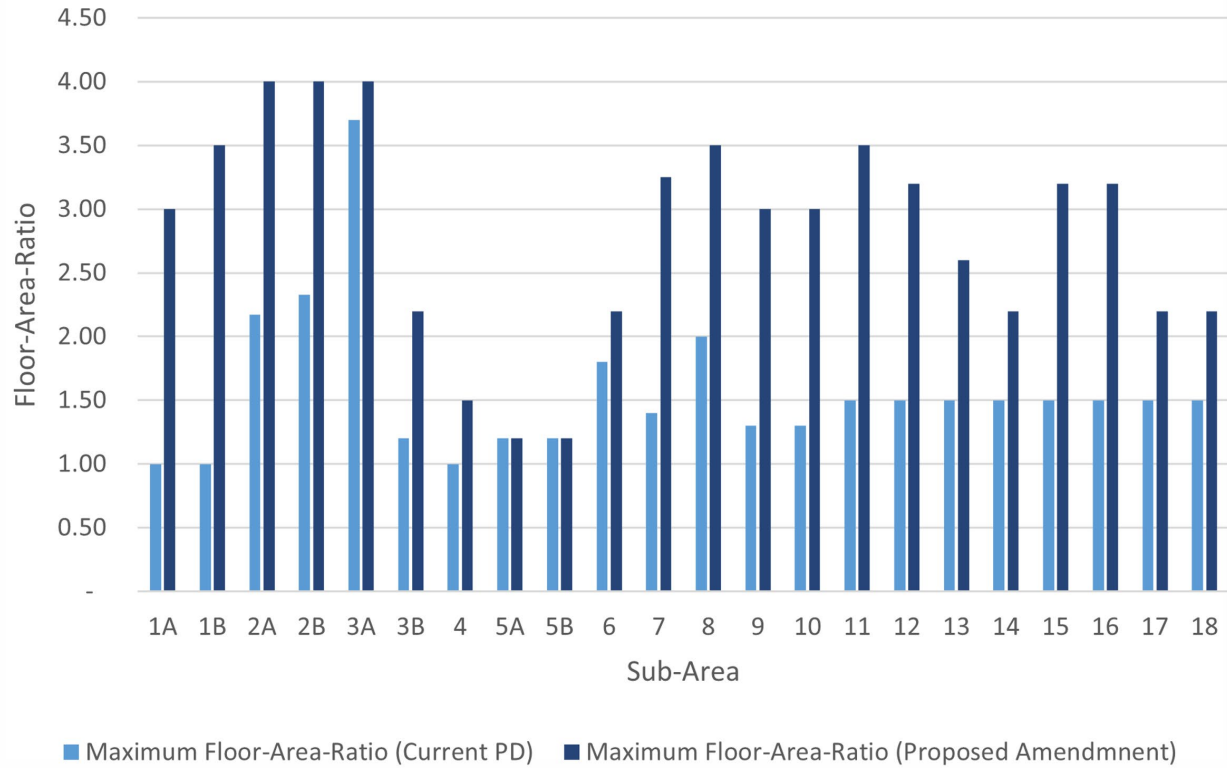
- Apply ARO and M/WBE standards
- Tie development regulations to Zoning Ord. requirements
- Reduce need for administrative relief



## AMENDMENT OVERVIEW

- Rezone entire PD from C1-2 to C2-5
- Increases FAR in 20 of 22 subareas
  - Northern TOD areas: IMD Gateway, Cook County Hospital redevelopment
  - Redevelopment areas: vacant land south of Roosevelt Rd.
  - Accommodate existing dense areas: UIC, VA
- More flexible land uses regulations: Permitted land uses must be consistent with IMD Master Plan
- Adopts parking minimums and maximums by subarea
- Adopts MLA/unit minimums by subarea
- Adds ARO and M/WBE statements tied to City ordinances
- Height and FAR restrictions in Tri-Taylor

Floor-Area-Ratio by Sub-Area  
Current PD vs. Proposed Amendment



**PD 30 AMENDMENT – INCREASE IN FAR BY SUB-AREA**

## **NEW STATEMENTS (REVISED IN COMPARISON TO THE OLD)**

- Clarify the zoning rights of all property owners in the District; eliminate potentially confusing provisions while preserving existing rights of units of government
- Reduce linguistic redundancies and potential conflicts by referencing the current versions of the Chicago Zoning Ordinance (specifically, the Landscape Ordinance) as well as IMD's Master Plan and Design Guidelines
- Affirm that the MCC 2021 ARO provisions will apply to all new residential developments, except for a few grandfathered developments that will be subject to the MCC 2015 ARO provisions

## IMD MASTER PLAN AND DESIGN GUIDELINES

- The IMD is a unit of local government, body politic and corporate. As a government created by Illinois statute, the IMD has rights that differ from those of private developers.
- DPD and IMD worked together to draft the statements to conform to the IMD Act, which directs the IMD to control the use and development of property within the District.
- Consistent with the IMD Act, Statement 5 has been drafted to allow all uses that are permitted (or allowed by special use permit) within the C2 District to be developed and operated within PD30. Statement 5 also indicates that placement of particular uses within sub-areas will be subject to the IMD's Master Plan.
- The IMD Master Plan will be amended to adopt a use table that is consistent with the language and formatting of the Chicago Zoning Ordinance regulations for the C2 District. The use table indicates which uses may be placed within which sub areas in the District.
- Uses (such as cannabis cultivation and dispensation) that are otherwise allowed only by special use permit within all planned developments will be allowed in the IMD only by special use permit.
- The IMD Master Plan also includes regulations that will govern building height.

## DENSITY REGULATIONS BY SUB-AREA

- PD30 will govern the entire IMD, having a net site area of 373 acres. Because the area is so large, the PD must provide flexibility. The District is properly divided into 22 subareas, each with its own character. PD30 will include tables that state the regulations for bulk and density by subarea.
- PD30 includes minimum lot area per unit standards by subarea, which do not currently exist in PD30
- PD30 contains height and FAR restrictions in sub-areas 5A and 5B, which include the Tri-Taylor community

## PARKING MINIMUMS AND MAXIMUMS

- PD30 will regulate parking through minimums and maximums to allow flexibility in future developments and prevent oversupply of surface parking in light of improvements to public transit and changes in commuter trends
- These requirements are based on land use and the FAR permitted in each sub-area
- The requirements in the PD will be tied to the parking requirements in the Chicago Zoning Ordinance (see adjacent table)
- The PD will allow for TSL reductions to parking requirements
- Shared parking will be encouraged by allowing developers, institutions, and property owners to meet their parking requirements elsewhere within the PD/IMD

Subarea	Parking Minimum*	Parking Maximum*
1A	C2-5	C2-3
1B	C2-5	C2-3
2A	C2-5	C2-3
2B	C2-5	C2-3
3A	C2-5	C2-3
3B	C2-3	C2-2
4	C2-3	C2-2
5A	C2-3	C2-2
5B	C2-3	C2-2
6	C2-3	C2-2
7	C2-3	C2-2
8	C2-5	C2-3
9	C2-5	C2-3
10	C2-5	C2-3
11	C2-5	C2-3
12	C2-5	C2-3
13	C2-3	C2-2
14	C2-3	C2-2
15	C2-5	C2-3
16	C2-5	C2-3
17	C2-3	C2-2
18	C2-3	C2-2

\*Subject to the off-street parking ratios for the specified district in the CZO

- **For the first time in the history of the PD, applies ARO requirements on all new proposed residential projects that meet the minimum eligibility; expanding affordable housing options on the Near West Side**
- **For the first time in the history of the PD, applies MBE and WBE requirements for all projects seeking site plan approval in the PD:**
  - **26% Minority-Owned Business Enterprise participation**
  - **6% Women-Owned Business Enterprise participation**
  - **50% Chicago resident participation**
- **Modernized zoning regulations will facilitate greater investment and economic development in PD 30**



# DPD Recommendations

## **DPD Recommendation: Approve zoning map amendment to Institutional Planned Development 30**

After reviewing application materials and analyzing with respect to the factors addressed in previous slides, DPD recommends approval for the amendment for the following justifications:

- Encourages unified planning and development (17-8-0102)
- Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods. (17-8-0103)
- Promotes transit, pedestrian and bicycle use; ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns. (17-8-0904-A-1– A-3)
- Reinforces desirable urban features found within the surrounding area; creates seamless or gradual transitions in bulk and scale when high-intensity development occurs in or near areas with a lower- intensity character (17-8-0906)