

# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**900 W Nelson**

**Site Plan Approval**

**PD 50 Illinois Masonic Hospital**

**(44 Ward)**

11/18/2020



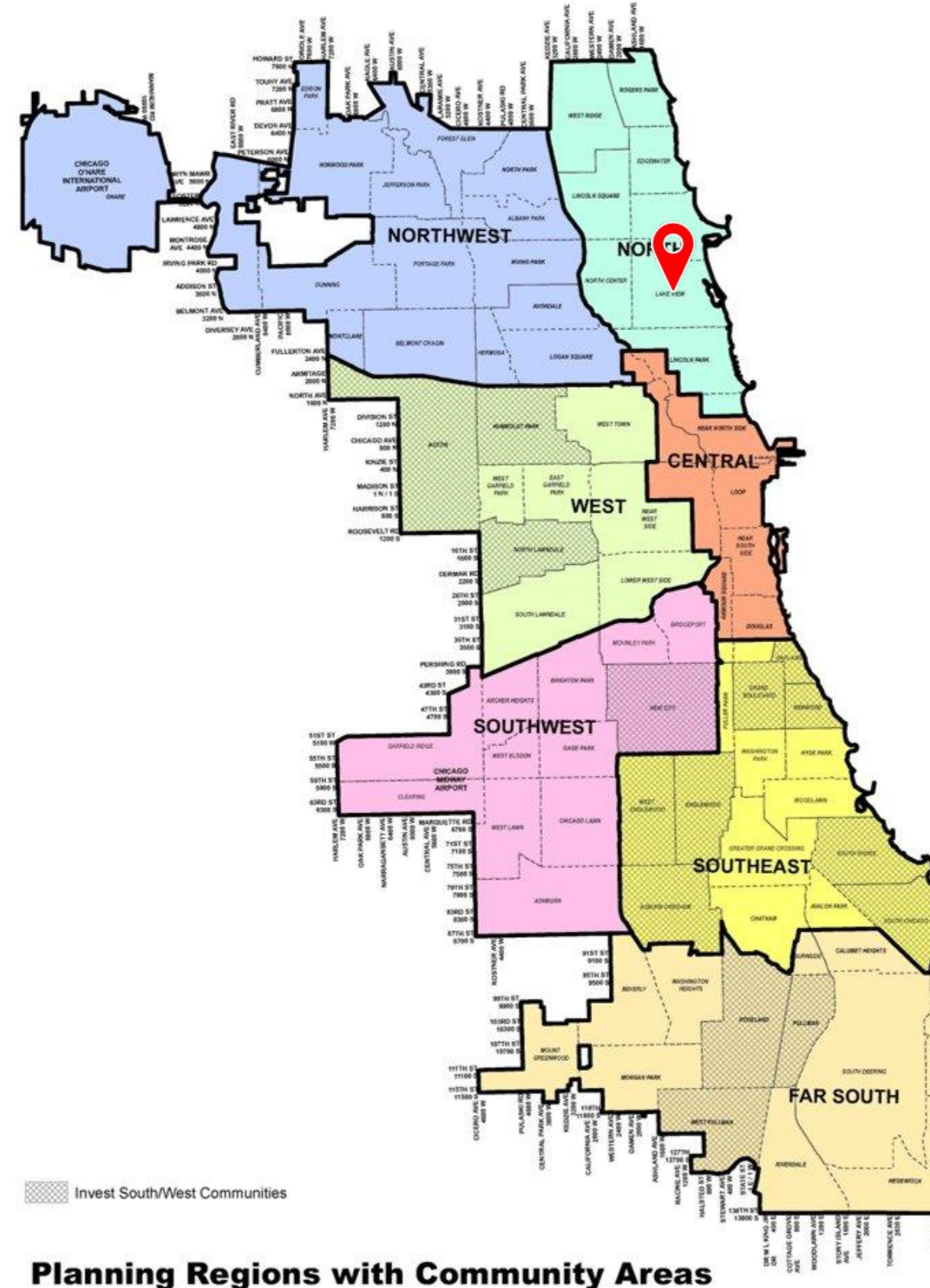


# Community Area Snapshot

## COMMUNITY AREA INFORMATION:

- Lakeview Community
- Total Population: 103,050
  - 78% White non-Hispanic
  - 9% Hispanic or Latino
  - 4% Black non-Hispanic
  - 7% Asian non-Hispanic
- Median Income: \$92,386

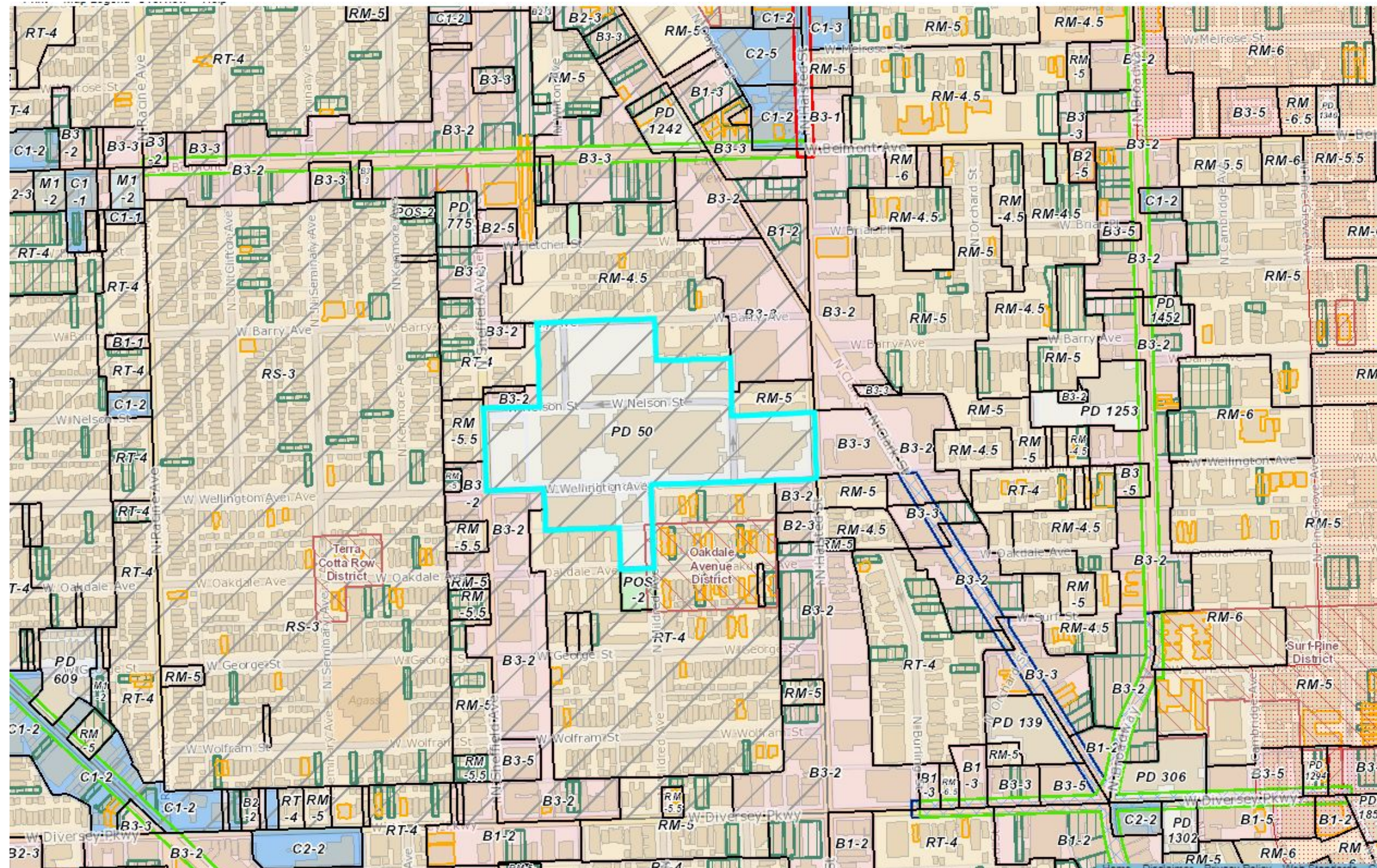
SOURCE: CMAP COMMUNITY DATA SNAPSHOT; LAKE VIEW, CHICAGO COMMUNITY AREA, AUGUST 2021 RELEASE



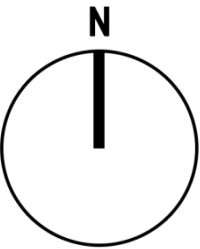
Planning Regions with Community Areas

# Zoning Information

- Current Zoning:
  - C2-2
  - M1-2
  - RS-3
- Future Zoning: No Change
- Net Site Area: 588,687



# AERIAL



# CONTEXT VIEWS



Vacated W. Nelson St. looking northeast

# CONTEXT VIEWS



Barry St. looking southwest

# CONTEXT VIEWS



Barry St. looking east



# CONTEXT VIEWS

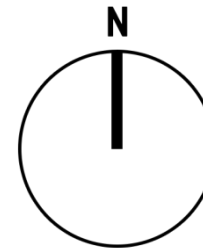
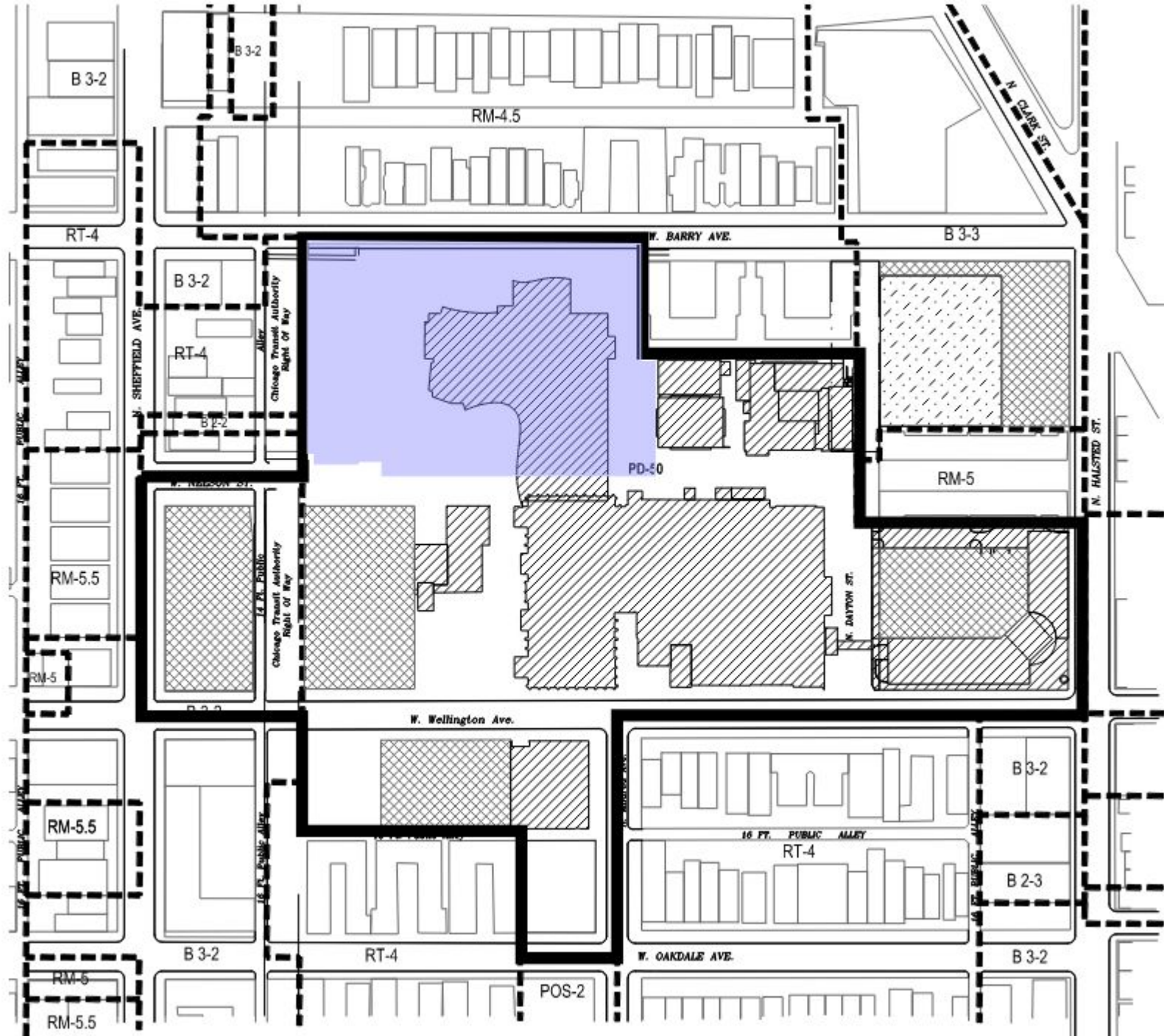


Barry St. looking west





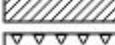

# NORTH STREETScape – BARRY AVENUE



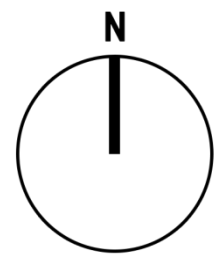
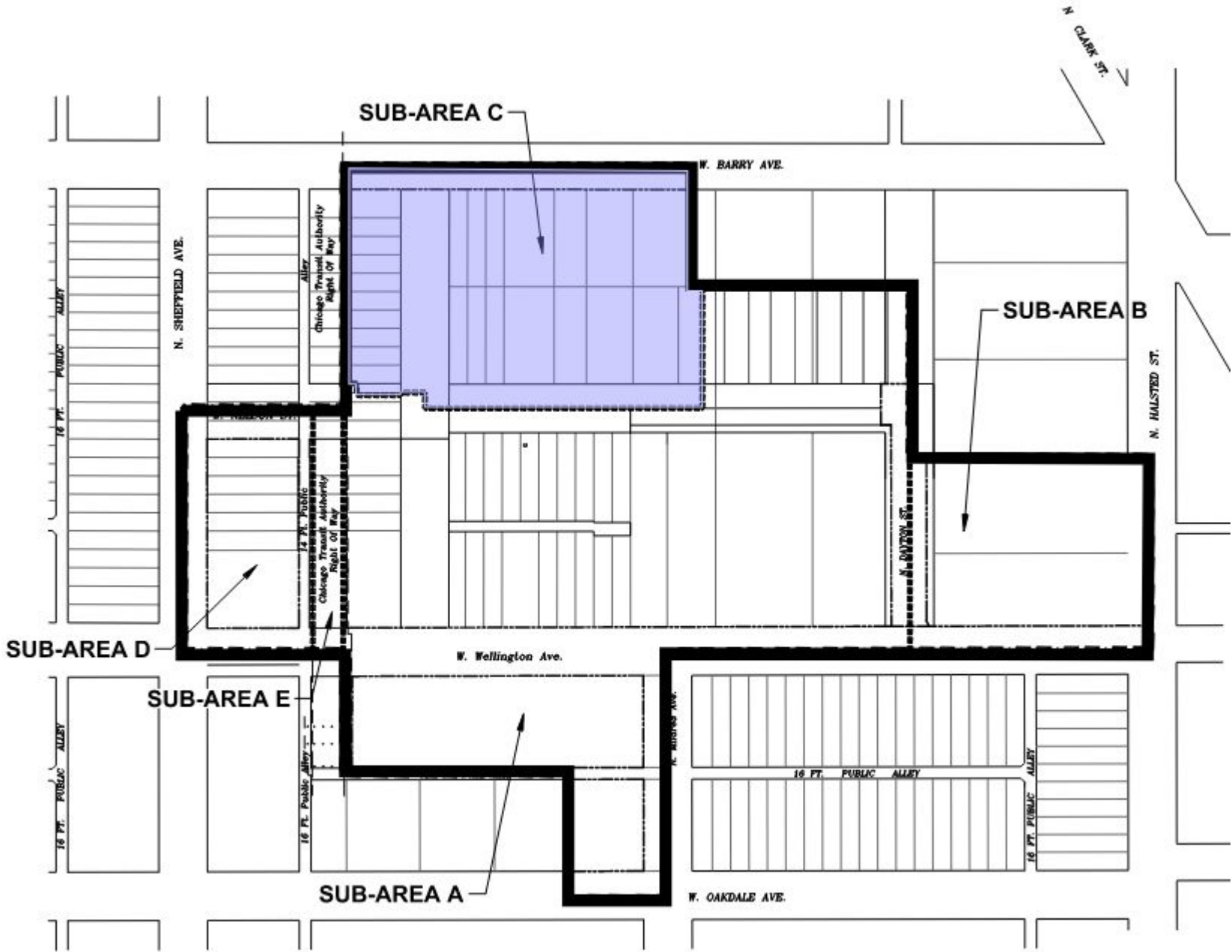
# LAND USE/ZONING PLAN



## LEGEND

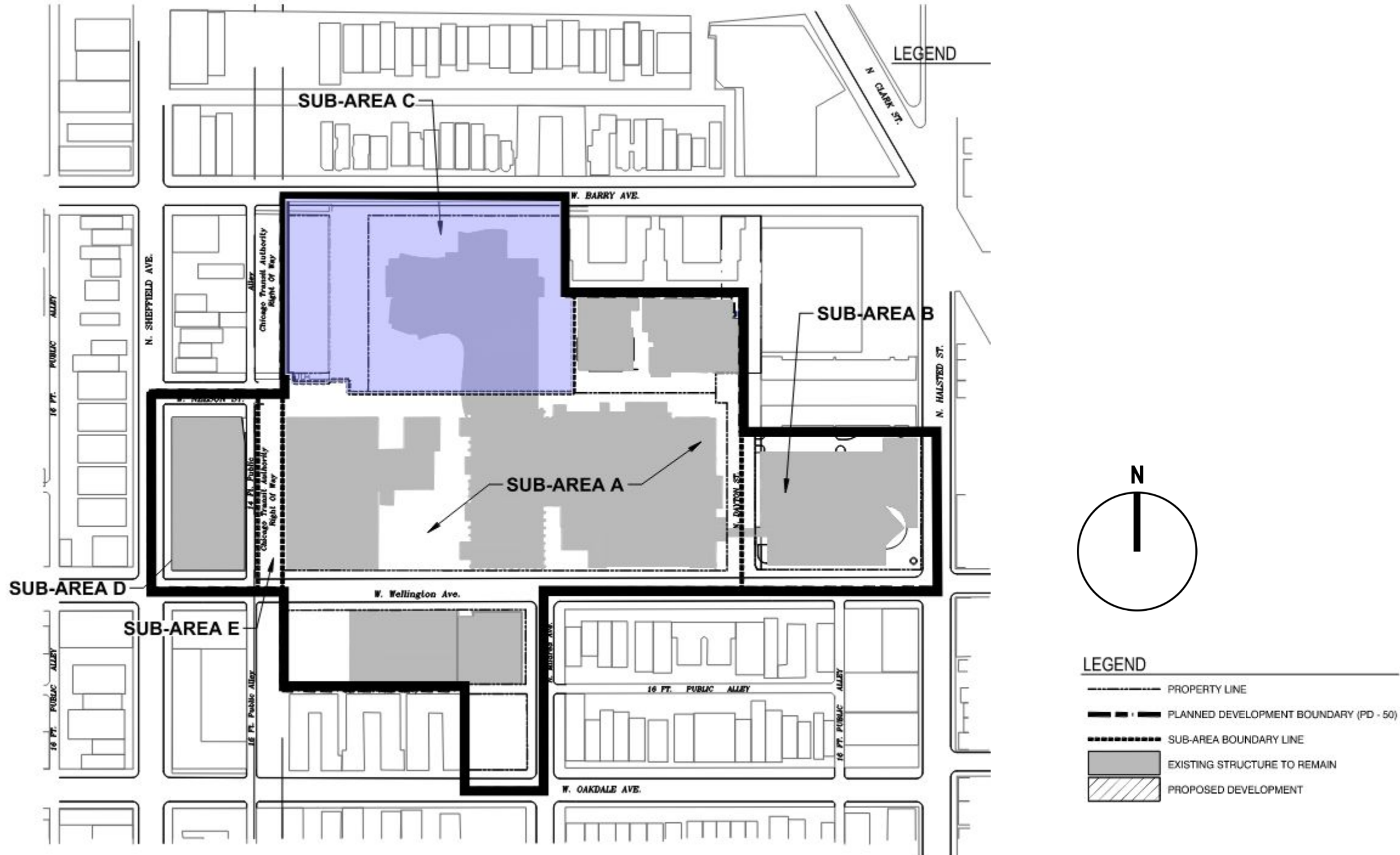
-  ZONING DISTRICT BOUNDARY
-  GENERAL, RESIDENTIAL, SCHOOL, MIXED USE
-  RESIDENTIAL MULTI UNIT, BUSINESS ESTABLISHMENT
-  PARKING LOT
-  HOSPITAL, PROFESSIONAL OFFICE BUILDING, INSTITUTIONAL, DENTAL, MEDICAL ACCESSORY
-  PARK / PLAYLOT

# SUB-AREA PLAN



- LEGEND**
- PROPERTY LINE
  - PLANNED DEVELOPMENT BOUNDARY (PD - 50)
  - SUB-AREA BOUNDARY LINE
  - ▨ VACATED STREET AREA

# EXISTING SITE PLAN



# VIEW NORTHEAST ALONG NELSON STREET

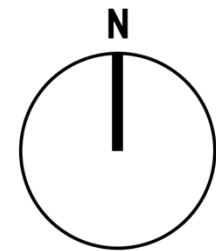


# RENDERED SITE PLAN



LEGEND



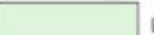

	EXISTING CURB
	PROPOSED CURB
	PROPERTY LINE
	5' SETBACK LINE
	CTA R.O.W. LINE
	PROPOSED BUILDING



# RENDERED LANDSCAPE PLAN



**LEGEND**

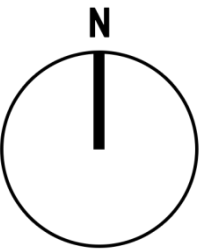
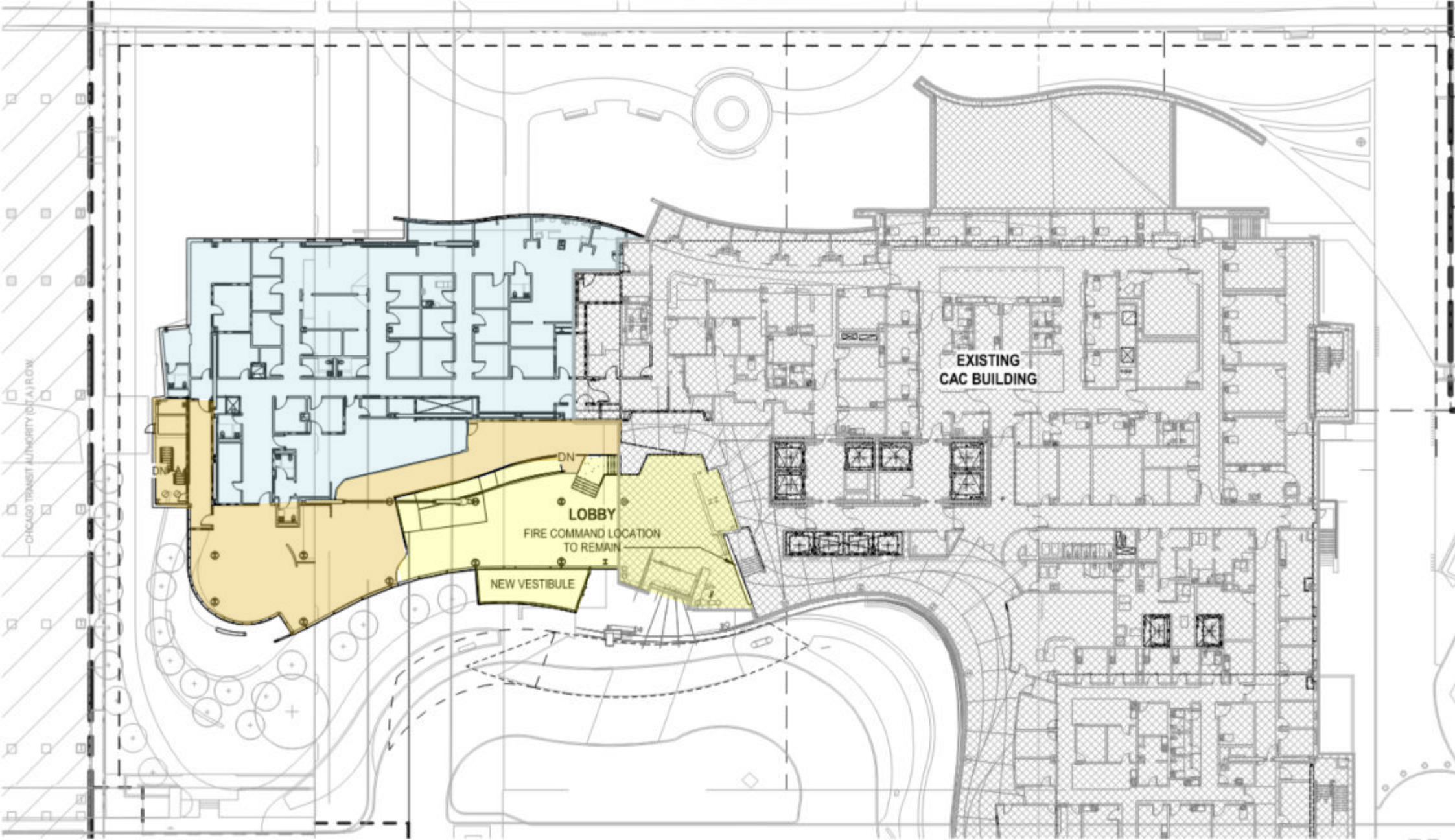
-  EXISTING SHADE TREE
-  NEW SHADE TREE
-  NEW SHADE TREE - AUTUMN GOLD GINKGO
-  LAWN
-  GROUND COVER
-  SHRUB
-  MIX PLANTING
-  LIGHTING - 15' POLE TOP PEDESTRIAN POLE
-  BENCH
-  PROPOSED BUILDING

N

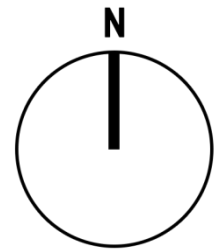
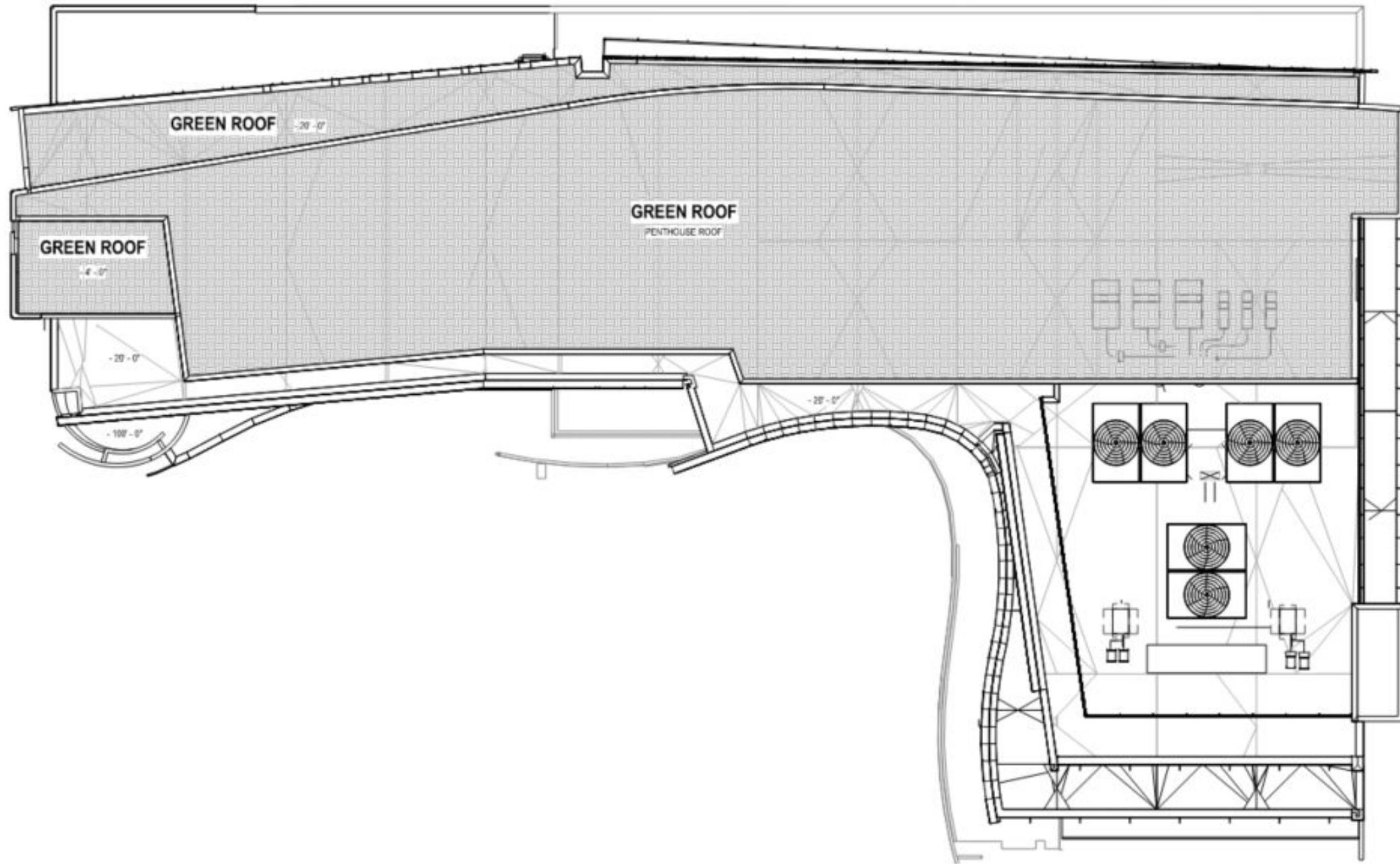




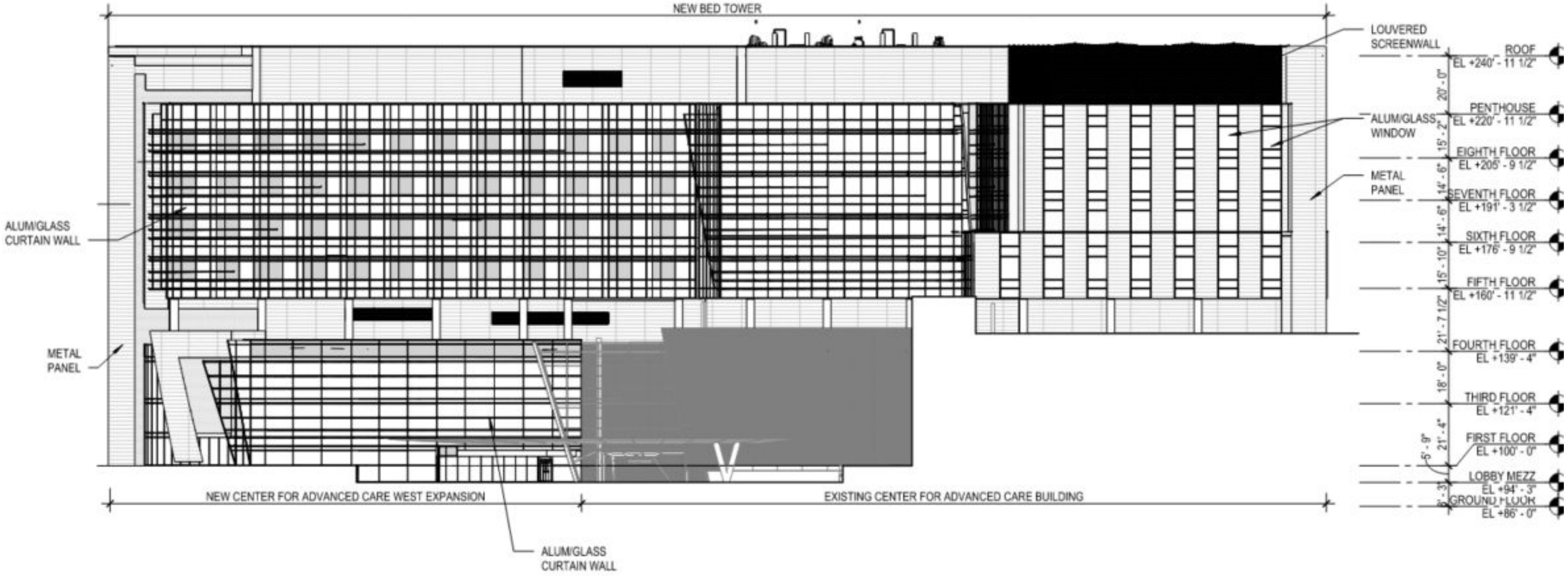
# ENLARGED SITE PLAN



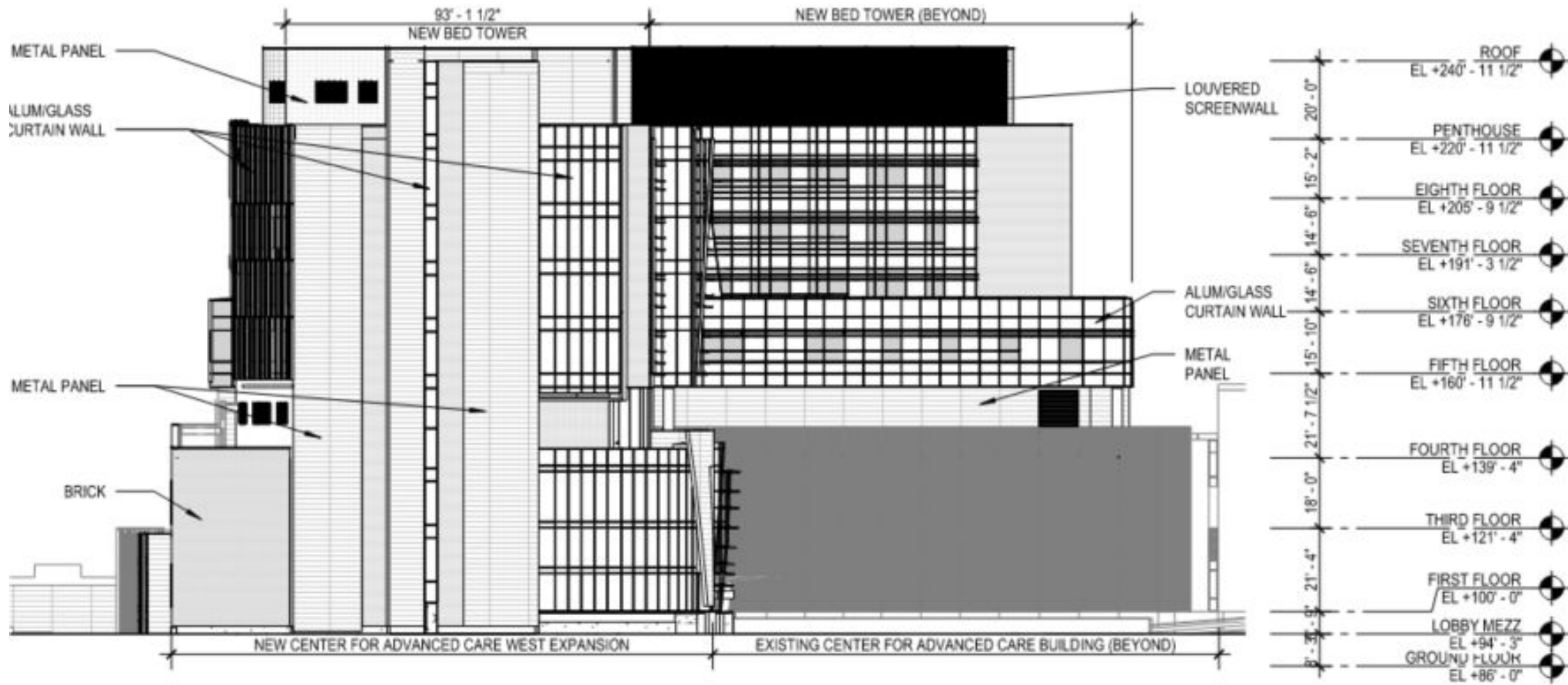
# ROOF PLAN



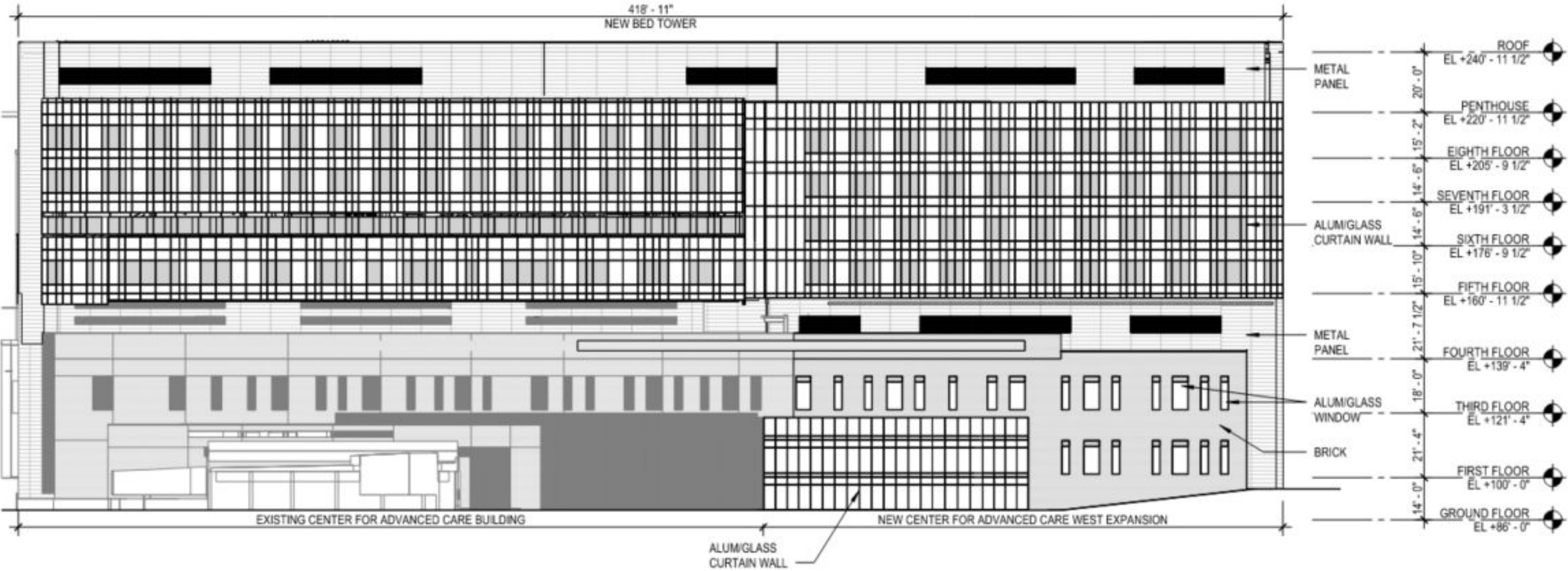
# SOUTH ELEVATION



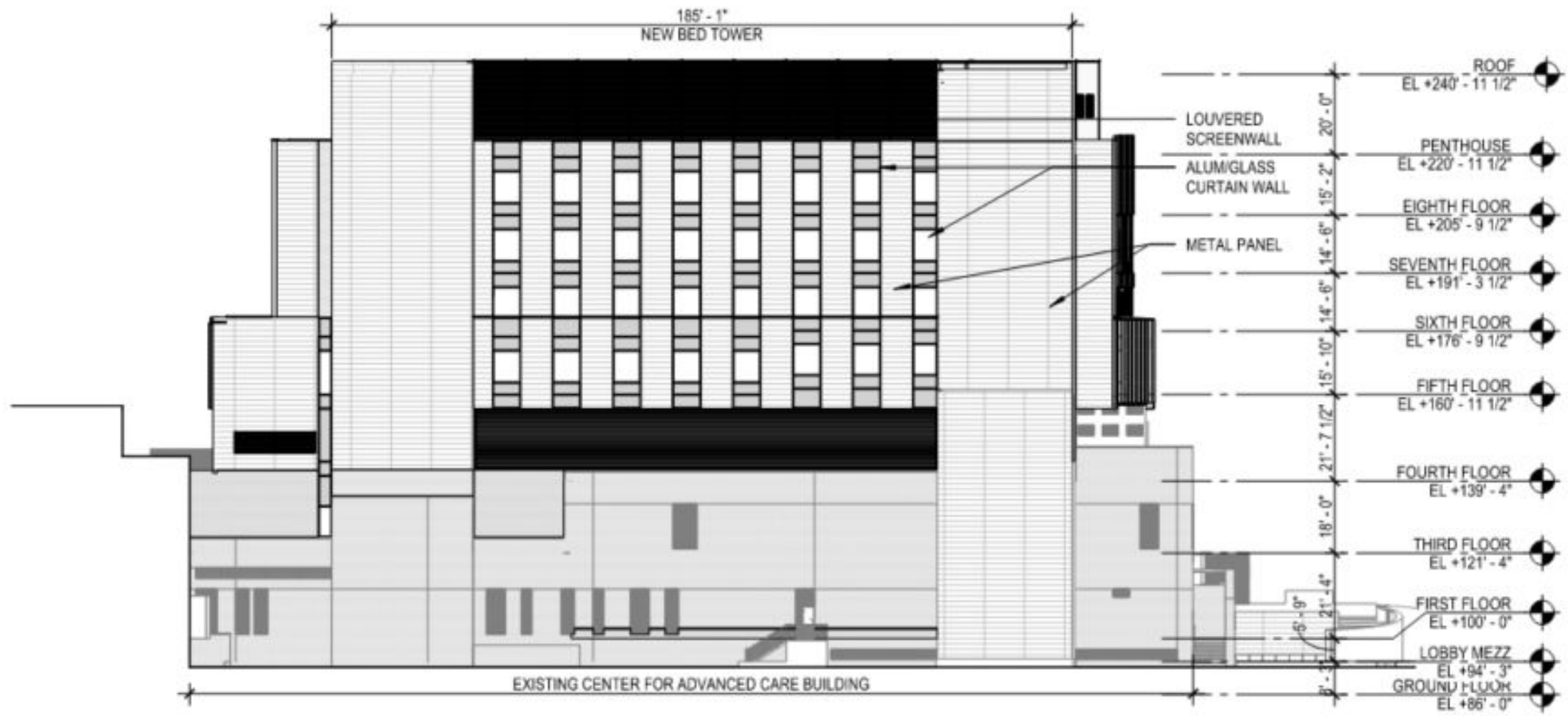
# WEST ELEVATION



# NORTH ELEVATION

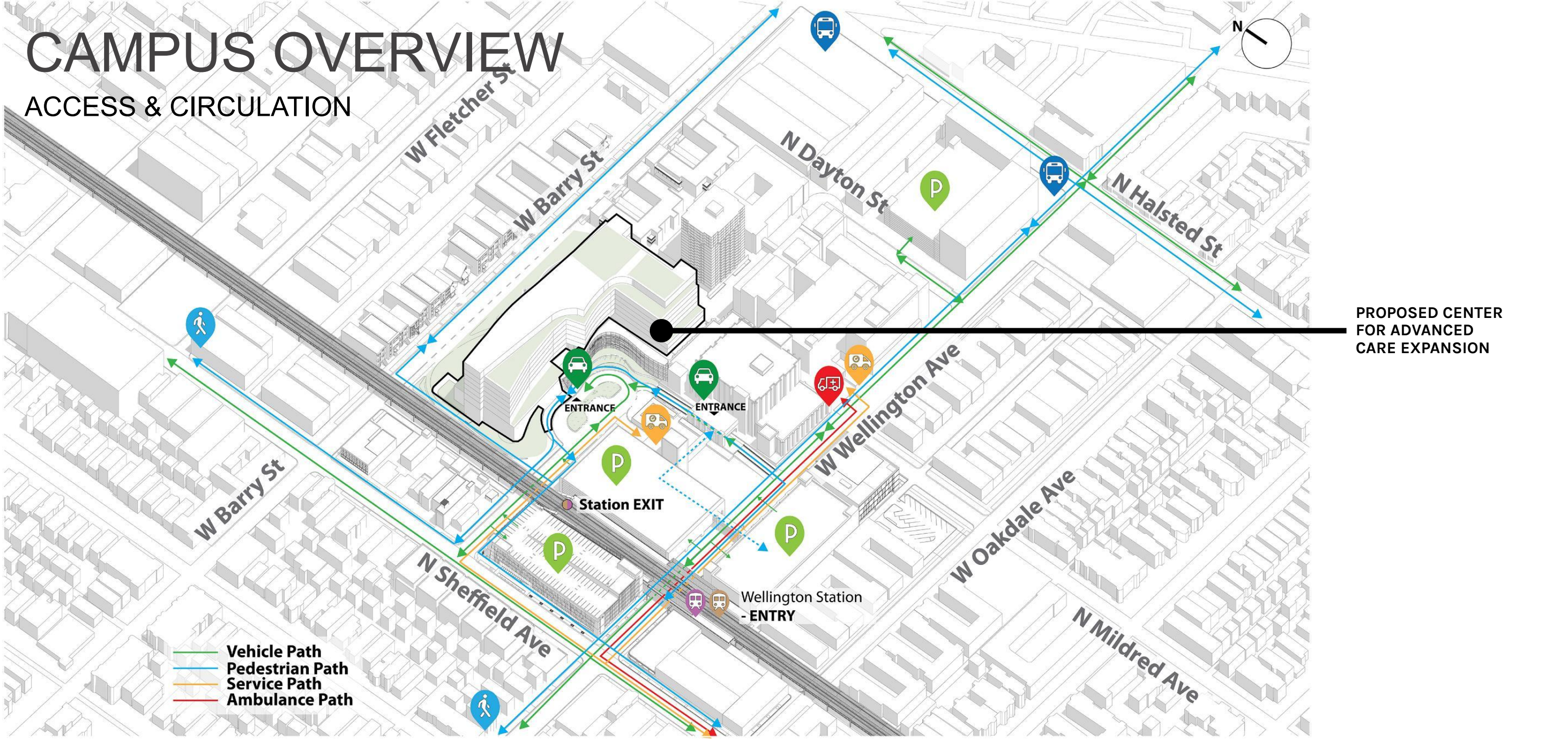


# EAST ELEVATION



# CAMPUS OVERVIEW

## ACCESS & CIRCULATION



PROPOSED CENTER  
FOR ADVANCED  
CARE EXPANSION

- Vehicle Path
- Pedestrian Path
- Service Path
- Ambulance Path

# VIEW FROM NELSON STREET LOOKING NORTHEAST





# VIEW FROM SHEFFIELD AVE. & NELSON ST. LOOKING NORTHEAST



# VIEW SOUTHEAST ALONG BARRY AVENUE



# PROJECT SUSTAINABLE PLAN

- We anticipate achieving 100pts by getting the project certified LEED Silver



CERTIFIED

- Green Roof (Compliance Path 5.1)



- 80% Waste Diversion (Compliance Path 8.1)



# W/MBE OUTREACH

- General Contractor W/MBE Outreach Program – November 2021
- 6% WBE, 26% MBE Project Goals
  - Carpenters, Laborers, Masons, Iron Workers, Roofers, Glazers, Painters, Tilers, Plumbers, Pipe Fitters, Sprinkler Fitters, Sheetmetal Workers, and Electricians



# Recommendations

- No vote taken today
- Commissioner's comments from this courtesy presentation will be incorporated into the Department of Planning and Development's Site Plan Approval determination

