



CHICAGO PLAN COMMISSION

Department of Planning and Development

PLANNED DEVELOPMENT 468
633 N. St. Clair St.
Northwestern Memorial HealthCare

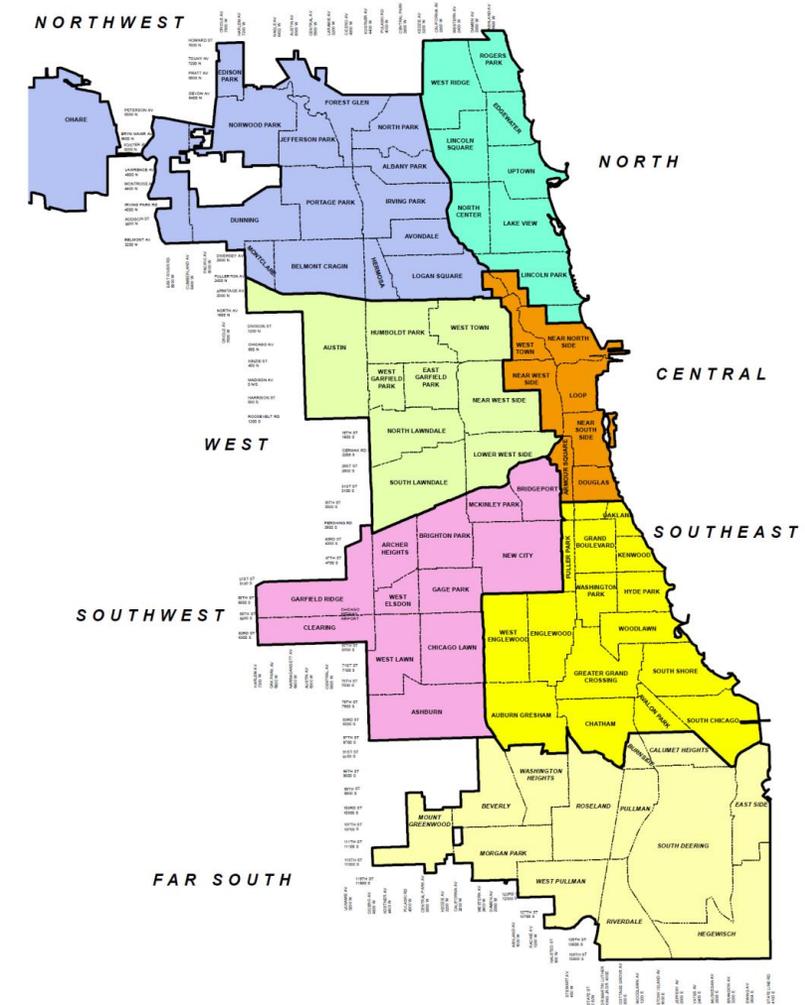
12/12/2022

★ Community Area Snapshot

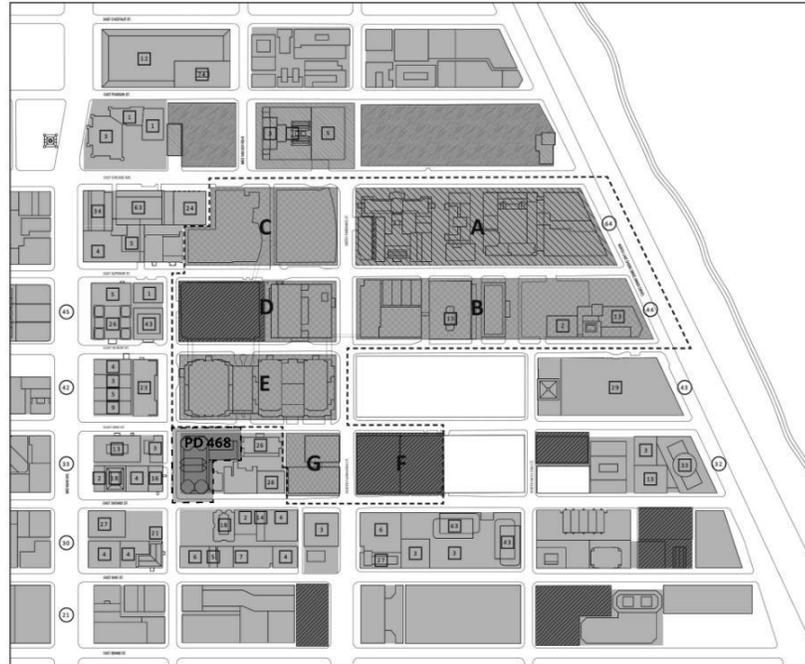
COMMUNITY AREA INFORMATION:

Near North Side Demographic Data

- Total Population (2020): 105,481
- Top 3 Land Uses by composition (2015)
 1. Transportation and Other (43.3%)
 2. Multi-Family Residential (17.4%)
 3. Commercial (16.7%)
- Median age: 34.7
- Neighborhood Context: The project site is directly south of Northwestern Memorial Hospital's Galter Pavilion.



EXISTING LAND USE MAP



- PLANNED DEVELOPMENT BOUNDARY
- EDUCATIONAL, HOSPITAL, PROFESSIONAL OFFICE, INSTITUTIONAL RESIDENTIAL, RESIDENTIAL, DENTAL, MEDICAL, RESEARCH AND ACCESSORY USES
- EDUCATIONAL, RESIDENTIAL, RESEARCH, MEDICAL, LEGAL AND ACCESSORY USES
- PARKING AREA
- PARK/OPEN SPACE
- MIXED USE, RETAIL, OFFICE, HOTEL, RESIDENTIAL
- PUBLIC USE
- VACANT
- BLOCK NUMBER
- BUILDING STORIES

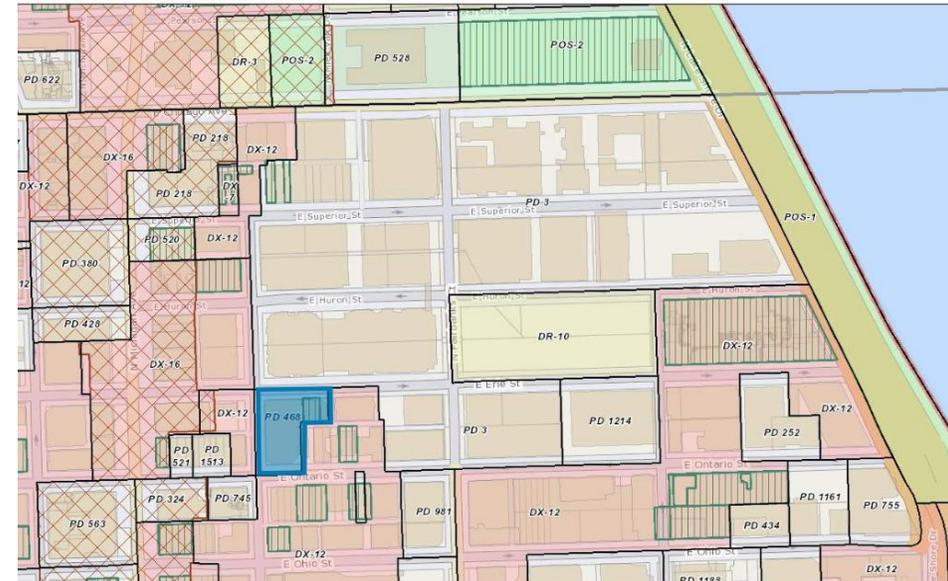
Applicant: Northwestern Memorial HealthCare
 Address: 201 - 221 E. Erie Street, 631 - 649 N. St. Clair Street, 200-212 E. Ontario Street
 Date of Introduction: September 21, 2022

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NEIGHBORHOOD ZONING MAP

PD 468 CONTEXT

- Business**
- Downtown Mixed**
- Zoning Board of Appeals**
- Residential**
- Park & Open Space**
- Special Districts**
- PD 468**



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Project Description

- The project plan is to repurpose two Hotel floors (5th and 6th floors, 20,576 SF and 36 keys per floor) for outpatient Medical Service. Northwestern Health Care intends to reconfigure the elevators serving those floors, which would require removal of two hotel rooms on the seventh floor. The total reduction in hotel room keys by the repurposing the 5th and 6th floors to Medical.
- The project will also include a Pedestrian Bridge over East Erie. NMHC intends to construct a pedestrian bridge connecting the second-floor elevator lobby of the Hotel with Galter Pavilion.

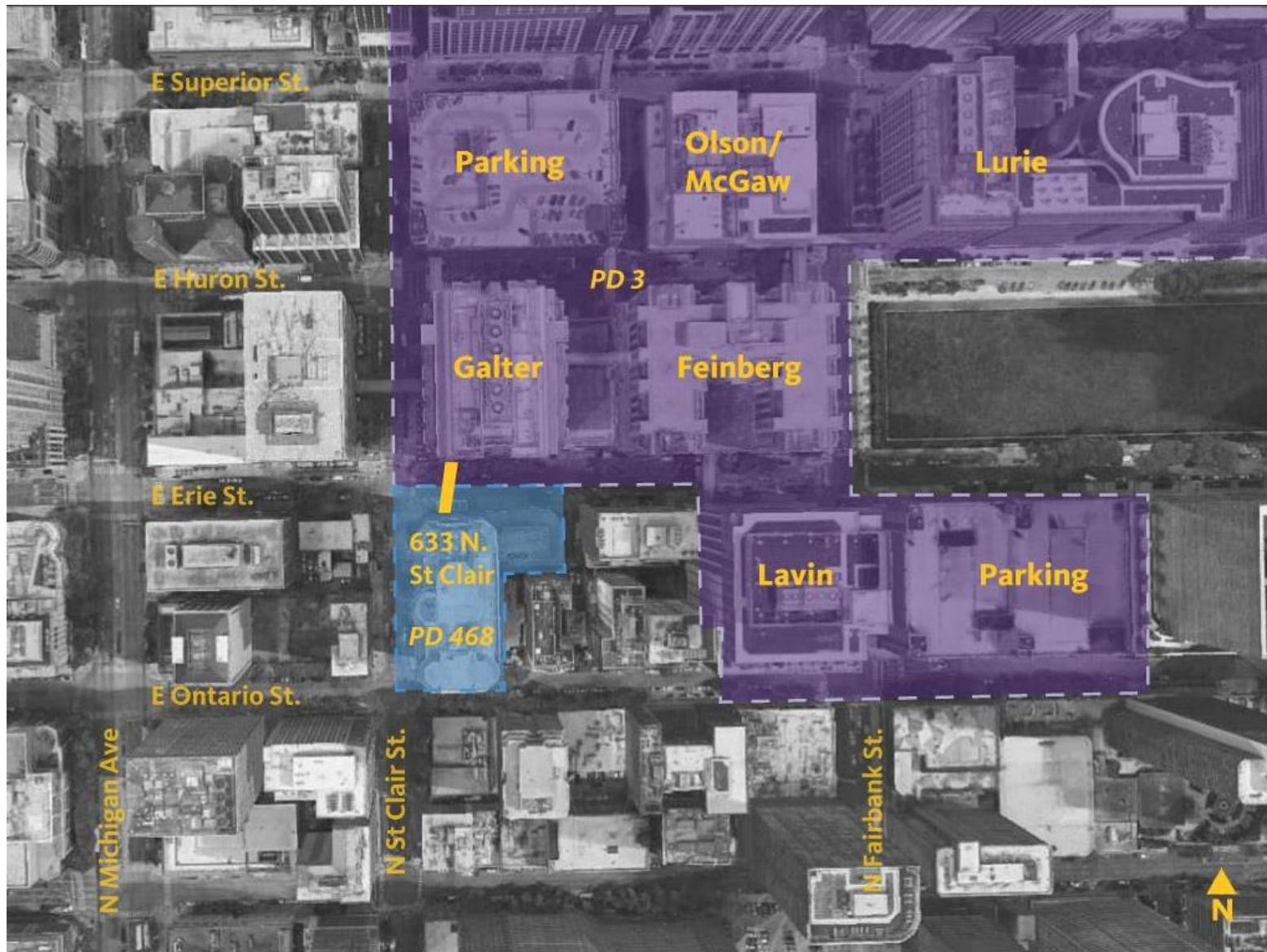
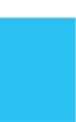


Existing Campus Connections

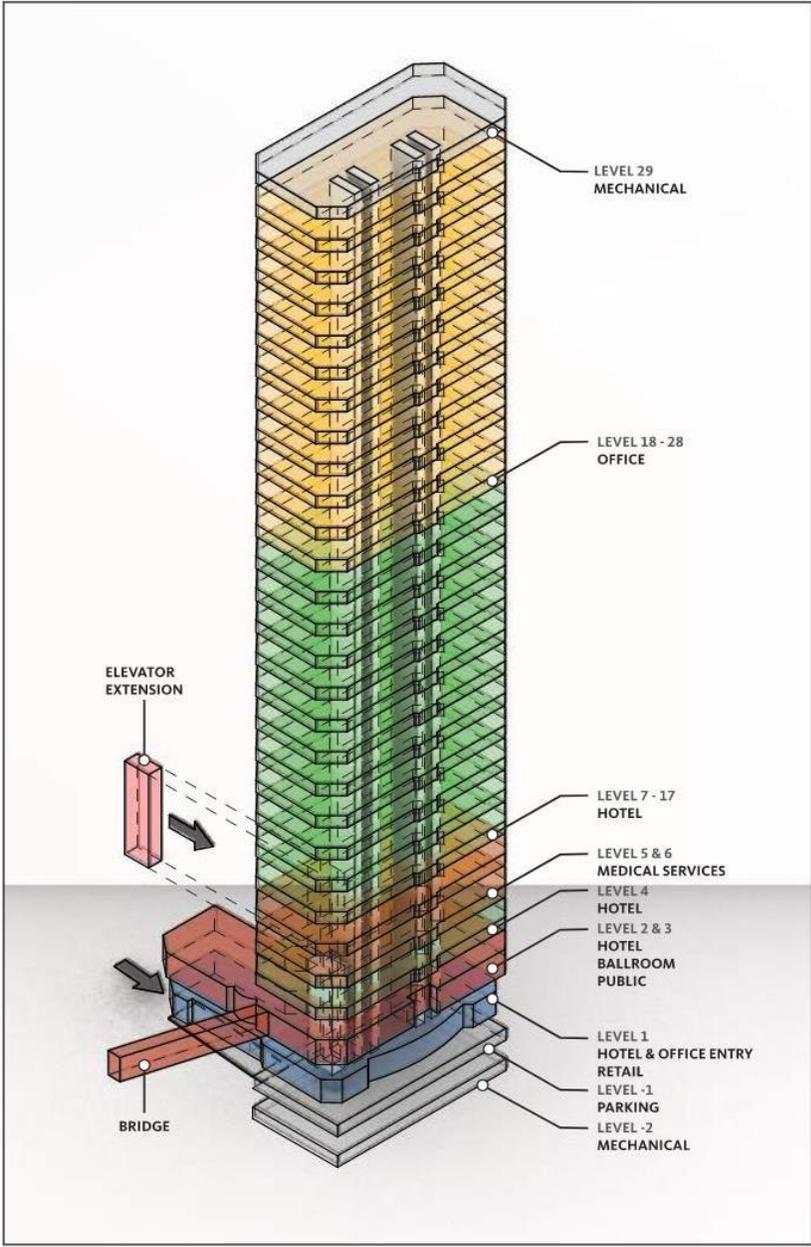
633 N ST CLAIR

- Existing Bridges ■
- Proposed Bridge ■





SITE CONTEXT PLAN

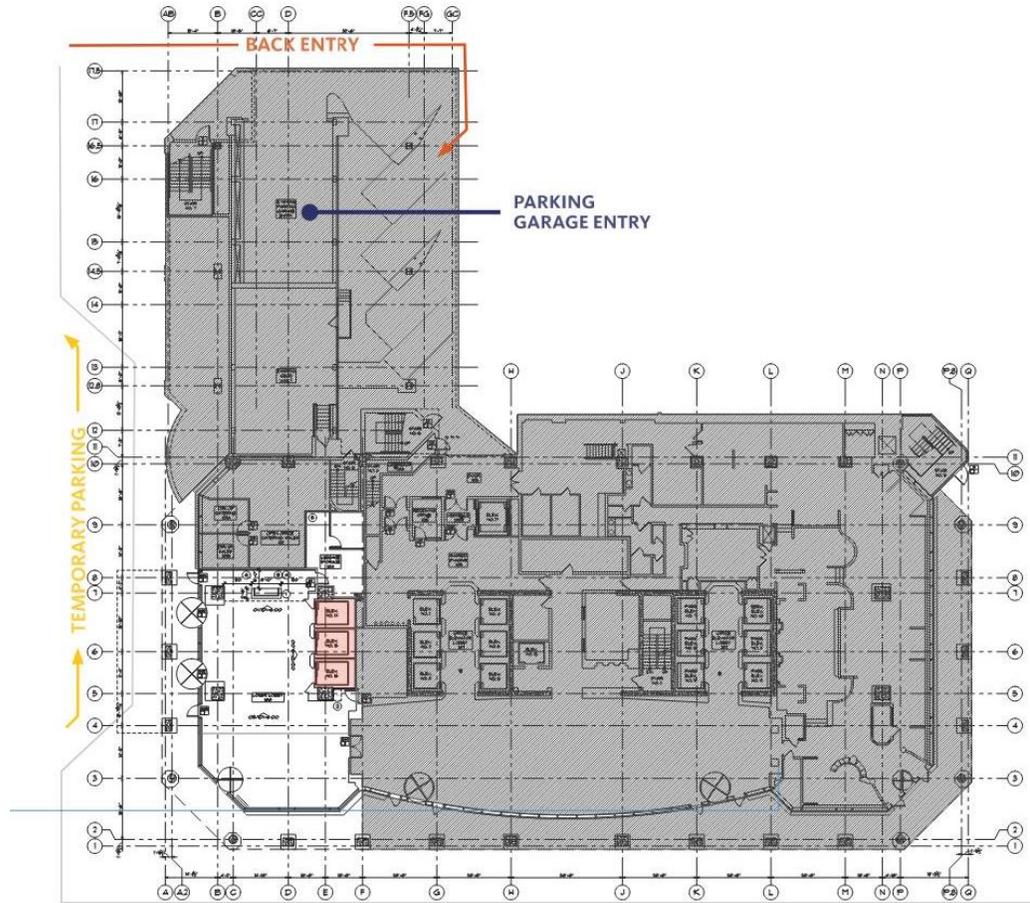


STACKING PROGRAM



LEVEL 1 FLOOR PLAN

21,720 EXISTING GROSS SF



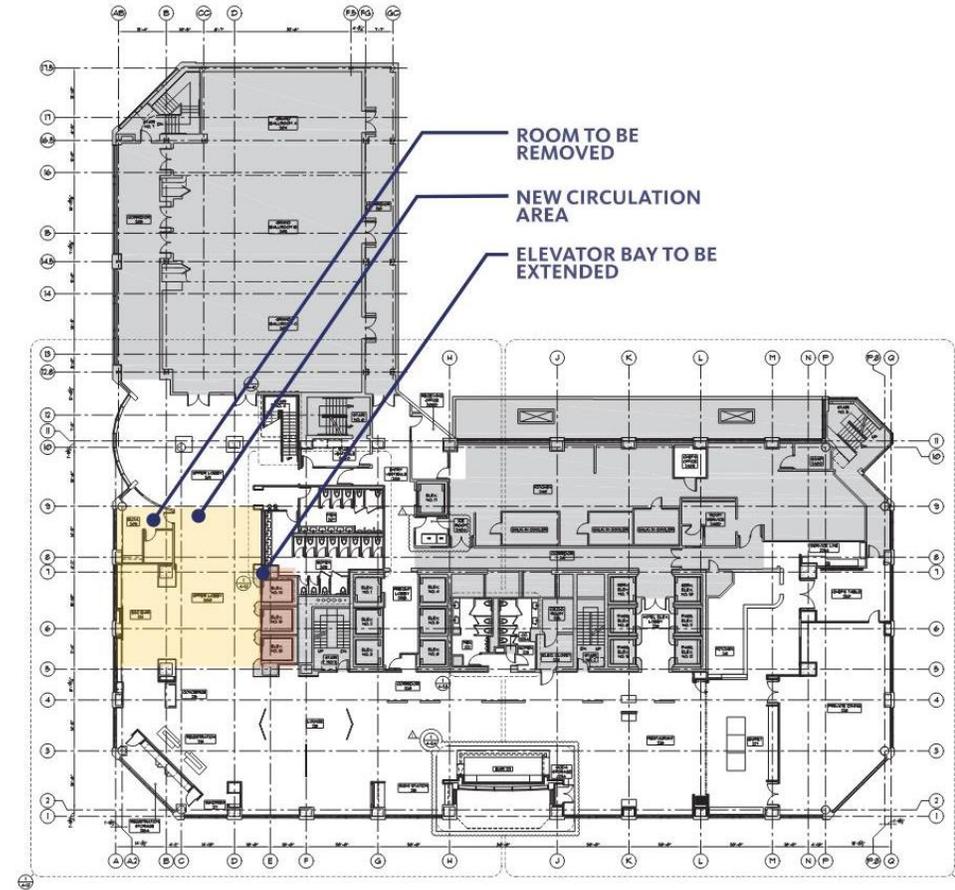
LEVEL 2 FLOOR PLAN

28,935 EXISTING GROSS SF

LIMITED SECOND FLOOR DEMOLITION REQUIRED FOR CIRCULATION

ADDITIONAL CHANGES INCLUDE REMOVAL OF 74 KEYS TOTAL:

- 36 KEYS ON LEVEL 5
- 36 KEYS ON LEVEL 6
- 2 KEYS ON LEVEL 7



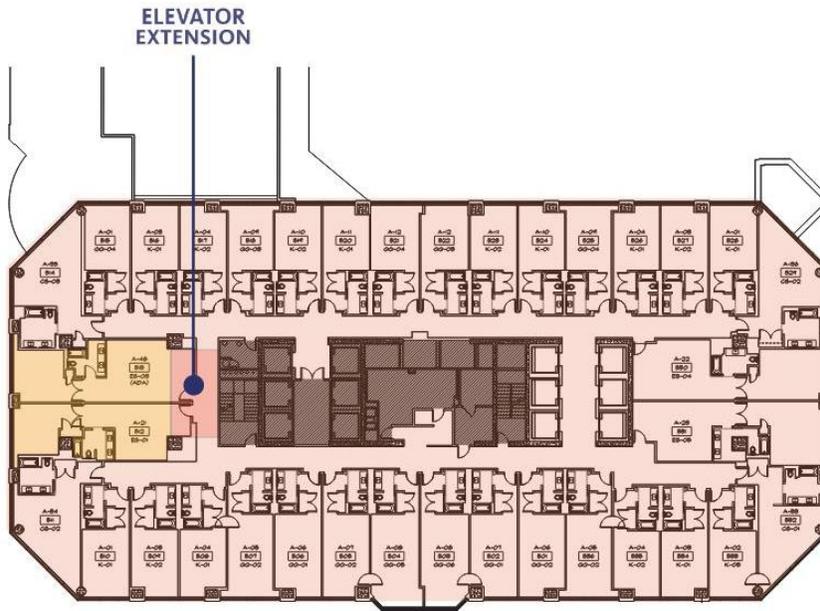
LEVEL 5 & 6 FLOOR PLAN

20,576 EXISTING GROSS SF

TO BE CONVERTED TO MEDICAL SERVICES

36 KEYS PER FLOOR
(72 KEYS TOTAL):

- 8 SUITES
- 28 ROOMS



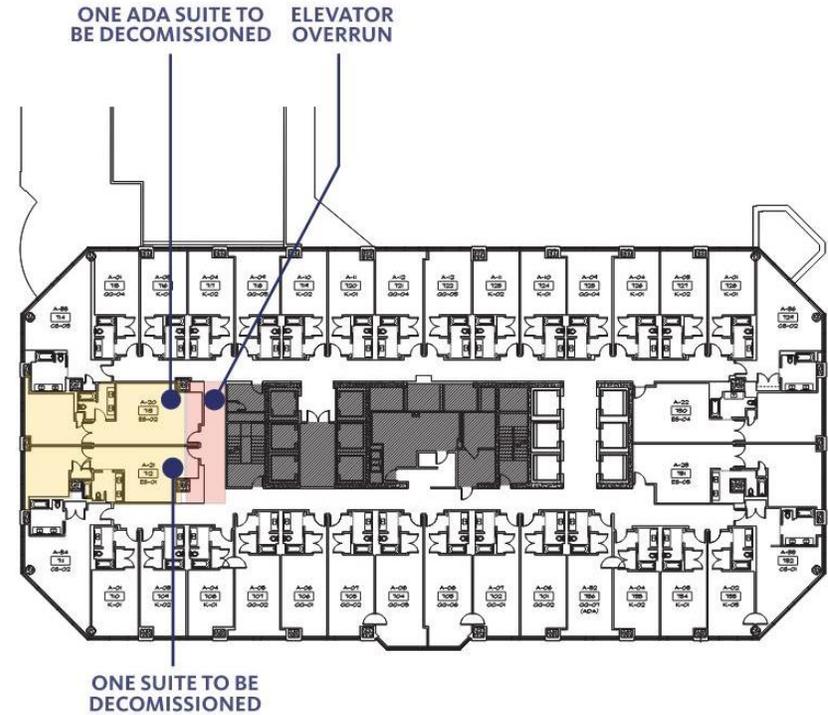
LEVEL 7 FLOOR PLAN

20,576 EXISTING GROSS SF

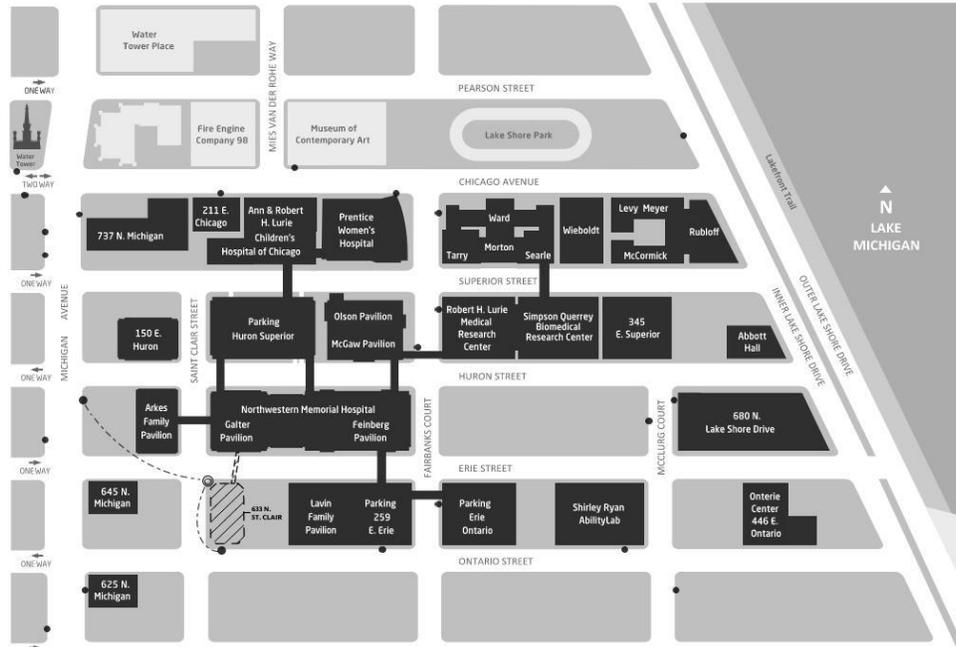
REQUIRED DEMOLITION FOR
ELEVATOR OVERRUN

2 KEYS TOTAL:

- 2 SUITES



TRANSIT & CAMPUS MAP



- EXISTING BRIDGES
- PD 468
- CTA STOP
- NEAREST PATHS

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CHICAGO ZONING

PD 468 BULK PARKING REGULATIONS

**OFF-STREET
 OFF-SITE ACCESSORY PARKING WITHIN TWO
 BLOCKS OF PD BOUNDARIES**

Weekdays
 Minimum 50 spaces for hotel use

Weekends
 Minimum 150 spaces for hotel use



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Pedestrian Context

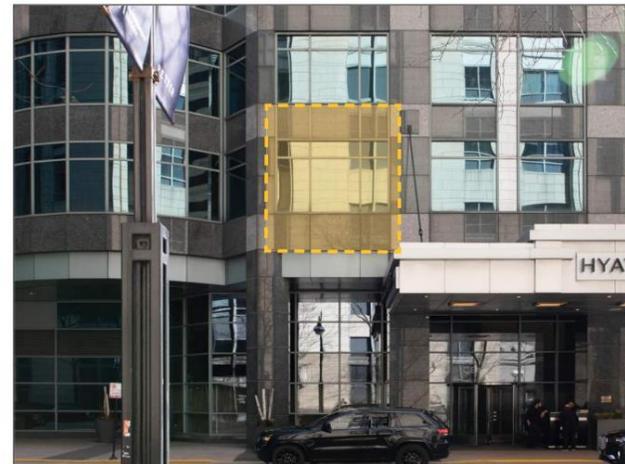


PROPOSED BRIDGE BUILDING ENVELOPE ENTRY AREA



Galter | Facing North
on East Erie St

Replace trees with
smaller understory
plantings in the
existing planters.



633 N St Clair | Facing
South on East Erie St

Pedestrian Context



PHOTOMONTAGE | CURRENT STREET VIEW

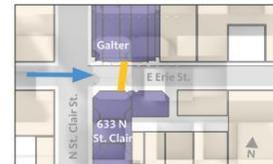


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PROPOSED BRIDGE

PHOTOMONTAGE | PROPOSED STREET VIEW

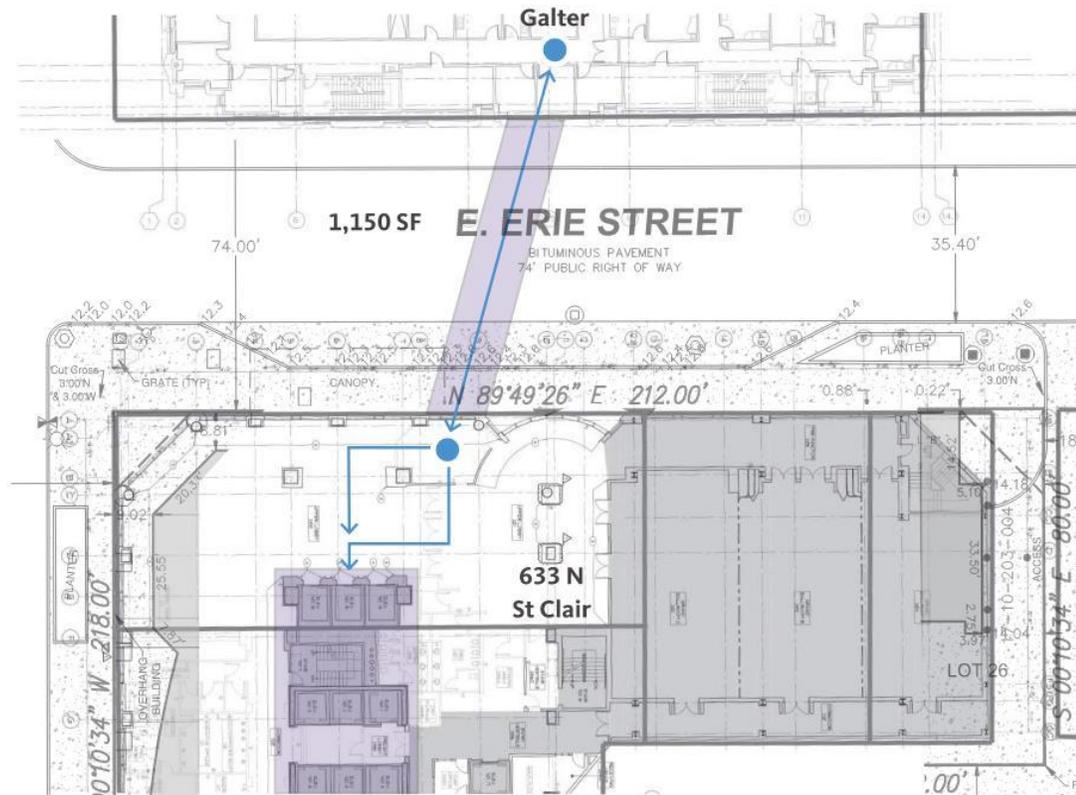


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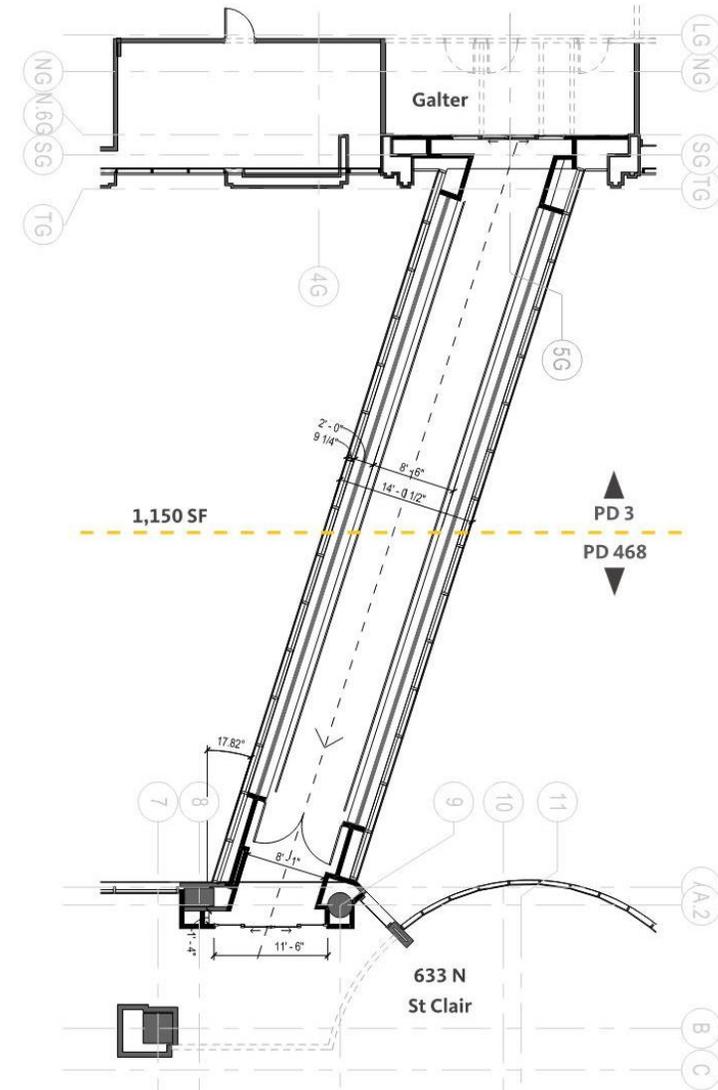
LEVEL 2 CONNECTION DIAGRAM

PEDISTRIAN ROUTES & CONNECTIVITY



PROPOSED BRIDGE

LEVEL 2 BRIDGE PLAN

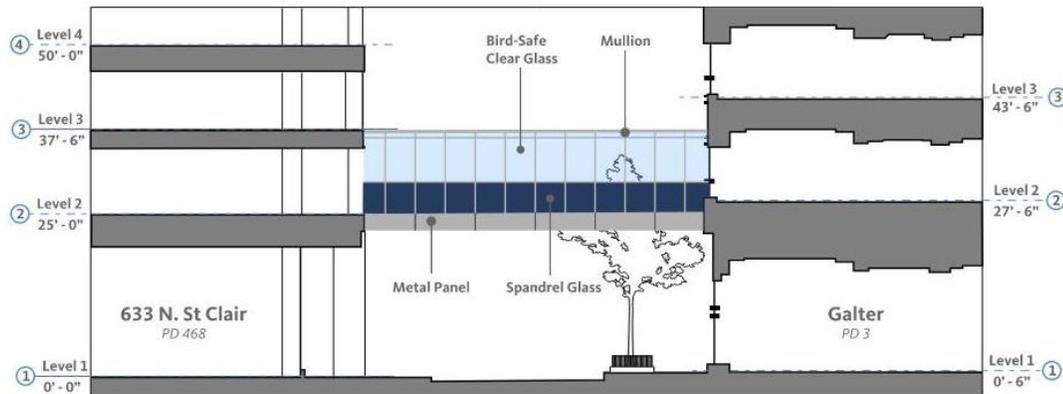


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PROPOSED BRIDGE

PHOTOMONTAGE | CURRENT STREET VIEW

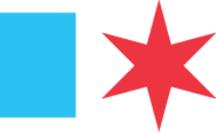


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The City's Participation Goals are:
26% Participation from Qualified Minority Business Enterprises
6% Participation from Qualified Women Business Enterprises
50% Participation from Chicago Residents

<https://www.chicago.gov/city/en/depts/dps/provdrs/cert/svcs/certdirectory.html>



DPD Recommendations

DPD has concluded that this proposal is appropriate for this site and supports this amendment for the following reasons:

- The addition of “Medical Service” as a permitted use to PD 468 will not negatively impact the remaining uses on this site, adjacent uses to this site, nor uses in the immediate area.
- The addition of a pedestrian bridge to connect PD No. 3 and PD 468 will improve pedestrian connectivity for both patients and pedestrians.