The Illinois Medical District is a world-class collaboration of hospitals, universities, institutes, social services, and technology commercialization facilities on the Near West Side of Chicago, Illinois.

The District is specially zoned for health and research uses, and related economic development. The seven-member IMD Commission governs the District’s growth, development and mission.

Created in 1941, the District has a significant concentration of medical, educational, and research facilities within a 560-acre campus setting.

The District’s Chicago Technology Park has become one of the state’s premier centers for technology commercialization and research. It is the home to numerous emerging biotech and life-science companies.

The District also has a “Development Area” within its borders that offers development opportunities adjacent to a vibrant health and technology environment. It is part of a City of Chicago Enterprise Zone.

The Illinois Medical District Commission developed and distributed its Master Plan in the Fall of 1997. It has successfully served as a blueprint for thoughtful growth and development of the District.

The IMD Commission, along with the City of Chicago, Cook County, and State of Illinois are partners in developing the District’s international reputation.

This Master Plan update reflects the facility and infrastructure improvements that have occurred since the Plan’s original approval.

The fundamentals of the original Master Plan and District’s Mission remain the same - an area that emphasizes health care, learning, research, and technology commercialization.

Since the Master Plan was approved, the Chicago Technology Park has flourished, the District Development Area’s redevelopment has intensified, and the IMD medical centers have expanded. In addition, several large-scale infrastructure and beautification projects have been successfully completed.
Building Massing

The District’s central core is densely developed. It’s existing or greater setbacks should be maintained. Hard surface coverage (buildings, parking areas, and driveways) should be limited to a portion of a development site or block. Open and green spaces are encouraged to create a more attractive, pedestrian friendly environment. Building massing should also allow for additional turning lanes along streets where needed.

Setbacks

New buildings should be set back from the street according to the distances indicated on the District setback map. Optimal setbacks along major arterial streets are 30' to 50' and along other arterial streets are 20' to 30'. These setbacks will accommodate front entrances, drop-off drives, future street widenings and increased landscaping. Building setbacks in the DDA have been set to establish a coordinated business or research park setting, while allowing flexibility for large buildings or clusters of buildings on “superblocks”.

Open Space

Preserving and creating open space in the District will become increasingly important as institutions expand and develop. Areas of publicly accessible open space should be provided whenever possible to create a more campus-like setting.

At least 35 percent of each development parcel or block should be devoted to private or public open/green space. Site planning and building design should address opportunities for shared open space and linkages with existing courtyards, greenways and pocket parks.

Open space should be designed, landscaped and lit in a manner that will achieve a high level of security, particularly during the evening.
The District Development Guidelines are intended to foster more consistent and coordinated development throughout the District and its member institutional campuses.

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Development Guidelines

While it is essential that the major institutions have distinct physical identities within the District, it is also important that the District’s overall physical environment be more coordinated and consistent from block to block, campus to campus and street to street.

Physical Elements

Physical elements to be addressed by common District guidelines include:

- Building massing including envelope, setbacks, access, site coverage and site placement.
- Architectural design including exterior building materials, facade treatment, parking decks and pedestrian sky bridges.
- Landscaping of common areas, walkways and parking facilities, including fencing.
- Gateway and identity signage along streets, common areas, walkways and parking areas.
- Lighting along streets, walkways and parking lots.
- Street furniture including benches, receptacles, newspaper dispensers and transit shelters.
- Handicapped access to buildings and parking.
- Open space and pedestrian greenways.
- Traffic circulation.

Building Design

Architectural design of buildings and parking decks should continue to reinforce the District as a functionally and visually integrated complex of healthcare, and academic institutions in an attractive urban campus environment.

New buildings should reflect and respect the architectural character of surrounding buildings. Buildings should be sited to allow for increased open space.

Design Restrictions

Whenever possible, service, trash and storage areas should be located within or at the rear of buildings, and be well-screened. The following should be avoided:

- Blank walls without doors, windows or architectural articulation.
- Chain-link or barbed wire fences.
- Utility doors and staircases on fronts or sides facing streets.
- Exposed truck docks and service doors near building fronts.
- Exposed trash or garbage containers.
- Maintenance buildings visible from the public way.
- Billboards, ad benches or free-standing commercial signs.
The IMD District Development Area (DDA) is a special area located south of Roosevelt Road, immediately adjacent to 300 acres of established medical and university facilities. The Illinois Medical District Commission’s objective for the DDA is to enhance the State’s economic, education, and research capabilities through new facilities and real estate development projects.

**沪江科技园区**

沪江科技园区是美国首个生物技术研究园区，包括技术研究园区孵化中心和Tech 2000多户楼。研究园区孵化中心于1987年开业，为生物技术初创公司和研究项目提供40个全装湿实验室。

The Chicago Technology Park is one of the nation’s first biotechnology research parks and includes the Technology Research Center incubator and Tech 2000 multi-tenant building.

The Research Center incubator opened in 1987, offering 40 fully equipped and furnished wet labs for biotechnology start-up companies and research programs.

The IMD Enterprise Center and Enterprise Center II, as well as the Tech 2000 building provide flexible, affordable laboratory and production space for successful graduates of the incubator.

Additional technology buildings have recently been completed as the Chicago Technology Park fosters new growth in the life-science industry near world-class institutional resources.

### Developable Land

There are approximately 70 acres of land available for development in the DDA. At a floor-area-ratio of 1.5, approximately 4.7 million square feet of new building space can be accommodated.

### Development Zones

- **FZ**: The Frontage Zone along Roosevelt Road encourages development of more visible and attractive buildings. Taller buildings can be located there, as well as buildings with higher quality architecture, more windows, and added landscaping.
- **TZ**: The Transition Zone includes buildings of medium height and larger mass. These buildings would accommodate production, research, technology, and office uses.
- **WZ**: The Working Zone is intended for more intensive service uses and larger buildings with few windows and architectural details.

### IMD Opportunities

The Illinois Medical District provides significant development opportunities in its District Development Area (DDA). The DDA is a special area located south of Roosevelt Road, immediately adjacent to 300 acres of established medical and university facilities. The Illinois Medical District Commission’s objective for the DDA is to enhance the State’s economic, education, and research capabilities through new facilities and real estate development projects.

### CTP Buildings

- Tech 2000 Building
- Red Cross (in planning)
- American Society of Clinical Pathologists
- CORE Center
- Enterprise Center
- Cook County Institute for Forensic Medicine
- Litholink Corporation
- CTP/UIC Research Center Biotech Incubator

### CTP Opportunities

- Single tenant and multi-tenant buildings.
- New construction and land development opportunities.
- State-of-the-art business incubator facility.
- Flexible wet-lab space.
- Parking discounts.
- A collaborative, entrepreneurial, environment...
**IMD District Development**

The Illinois Medical District provides significant development opportunities in its District Development Area (DDA). The DDA is a special area located south of Roosevelt Road, immediately adjacent to 300 acres of established medical and university facilities. The Illinois Medical District Commission’s objective for the DDA is to enhance the State’s economic, education, and research capabilities through new facilities and real estate development projects.

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**Chicago Technology Park**

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**Tech 2000 Building**

- New construction and land development opportunities.
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**CTP Buildings**

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**CTP Opportunities**

- Single tenant and multi-tenant buildings.
- New construction and land development opportunities.
- Flexible wet-lab space.
- Parking discounts.
**IMD District Guidelines**

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**Development Guidelines**

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Development Highlights

- Develop Red Cross
- Develop technology commercialization
- Develop transportation
- Develop mixed-use
  - Consider shared parking
- Develop medical/technology
- Establish new open
- Expand Rush
- Construct VA Benefits
- Construct VA Bed Tower
- Construct VA parking
- Develop new UIC Hospital
- Develop support office buildings
- Develop research center or support
- Develop research center or support
- Develop FBI
- Develop Spina Bifida
- Develop technology/service
- Improve Damen viaduct/rail
- Expand State Police
- Consider shared parking
- Expand UIC
- Develop sports medicine/institutional
- Consider new CTA Blue Line
- Develop Chicago Police District 12
- Develop District services
- Develop technology/services or retail
- Develop technology/service centers

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The Illinois Medical District
Multi-block Campus Concept

The one-square-mile District is a “City within a City” with a daily population of approximately 20,000 employees, faculty, students and residents, active 24 hours a day with 75,000 daily visitors.

The District is next door to the revitalized University Village community. Located west of the District is the Tri-Taylor Historic District, home to architecturally significant buildings dating back to the 1880s as well as new duplexes and townhouses. Taylor Street offers a variety of restaurants and shops.

The Illinois Medical District Contacts:

Illinois Medical District Commission
Phone: 312/633/3434
Fax: 312/633/3438
Web: www.imdc.org

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