

June 25, 2021

James A. Kapche AIA  
Absolute Architecture PC  
1740 N. Ridge Ave.  
Evanston, IL 60201

**Re: Minor change to PD No. 173, 50 E. Huron St.**

Dear Mr. Kapche:

Please be advised that your request for a minor change to Residential Planned Development No. 173 ("PD 173") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 173.

Your client, 50 E. Huron Properties, LLC, is seeking a minor change to allow for modifications to the Restorative Care Institute at 50 E. Huron St. The other property owners within the PD, Matt Garrison on behalf of R2 Companies, John Connellan on behalf of The Executive Technique and Nicholas P. Bartzen on behalf of the 30 East Huron Condominium Association, have provided their consent to this request. As shown on the attached, revised Site Plan and South Elevation, the proposed extended care rehabilitation medical facility is proposing the following changes:

- The floor-to-floor dimensions between the 5<sup>th</sup> floor and the 9<sup>th</sup> floor have been reduced to 9'-10 ½" to allow for another floor while adhering to the 99'-9" building height. The addition of a single occupancy patient floor will not change the patient bed total of 98 beds.
- The southwest façade is setback 1'-6".

The Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. The proposed modifications have also been approved by CDOT and the Bureau of Fire Prevention.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 173, I hereby approve the foregoing minor change, but no other changes to this PD. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Steven Valenziano  
Assistant Zoning Administrator

C: Mike Marmo, Erik Glass, Josh Son, Noah Szafraniec, Madeleine Doering, Main file





**ARCHITECT: ABSOLUTE**  
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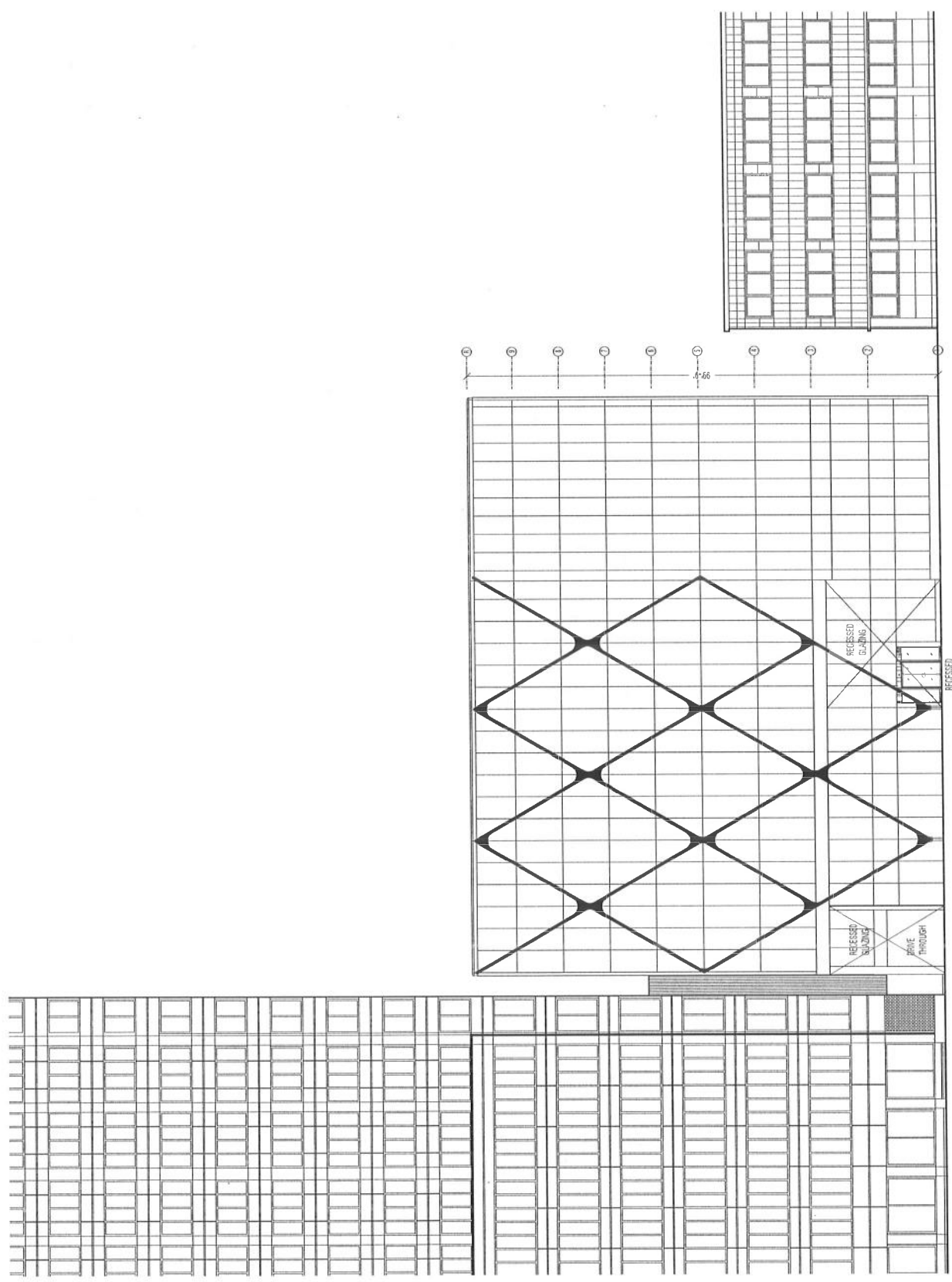
**ABSOLUTE ARCHITECTURE PC**  
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 DEPARTMENT OF PLANNING AND DEVELOPMENT  
 440 NORTH DEARBORN STREET  
 CHICAGO, ILLINOIS 60610  
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RESTORATIVE CARE INSTITUTE  
 NEW FACILITY LOCATED AT:  
 50 EAST HURON STREET  
 Chicago, Illinois

REV	DATE	DESCRIPTION
1	01/15/12	ISSUED FOR PERMIT
2	01/15/12	ISSUED FOR PERMIT
3	01/15/12	ISSUED FOR PERMIT
4	01/15/12	ISSUED FOR PERMIT
5	01/15/12	ISSUED FOR PERMIT
6	01/15/12	ISSUED FOR PERMIT
7	01/15/12	ISSUED FOR PERMIT
8	01/15/12	ISSUED FOR PERMIT
9	01/15/12	ISSUED FOR PERMIT
10	01/15/12	ISSUED FOR PERMIT

**ARTWORK A3.01A**  
 SOUTH ELEVATION  
 ARCHITECTURAL



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On motion of Alderman Tunney, the said proposed ordinances and substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen La Spata, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Brookins, Rodriguez, Tabares, Scott, Sigcho-Lopez, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Cardona, Waguespack, Rodriguez-Sanchez, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Smith, Tunney, Gardiner, Cappleman, Martin, Osterman, Hadden, Silverstein -- 50.

*Nays* -- None.

Alderman Thompson moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map No. 1-E.*  
(As Amended)  
(Application No. 20477)  
(Common Address: 50 E. Huron St.)

PD 173,99

[SO2020-4452]

*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 Planned Development Number 173 symbols and indications as shown on Map Number 1-E in an area bounded by:

East Superior Street; a line 200.33 feet east of North Wabash Avenue; a line 29.5 feet south of East Superior Street; North Rush Street; a line 54.5 feet south of East Superior Street; a line 200.33 feet east of North Wabash Avenue; East Huron Street; and North Wabash Avenue,

to those of Planned Development Number 173, as amended.

SECTION 2. This ordinance takes effect after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Residential-Business Planned Development No. 173, As Amended.*

*Plan Of Development Statements.*

The Planned Development Statements describe the legal regulations and conditions that will control the development of the proposed project. The following statements shall be included in the ordinance; any proposed changes to these statements must be discussed and reviewed with the Chicago Department of Planning and Development. Based on the scope of the project, additional statements (listed at the end of this document) may be required. The following statements must be included in the ordinance:

1. The area delineated herein as Planned Development Number 173 ("Planned Development") consists of approximately 71,730.87 square feet of property which is depicted on the Planned Development Boundary and Property Line Map ("Property") 46,253 square feet of the property is owned or controlled by the Applicant, 50 Huron Properties LLC. All of the other owners have consented to this amendment.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. 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 on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide

improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of 16 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Right-of-Way Adjustment map (if applicable); Site Plan (Subarea Map, if applicable); Floor Plans (typical, if applicable); Landscape Plan; a Green Roof Plan; and, Building Elevations (North, South, East and West) prepared by (name of architecture firm) and dated (date of Plan Commission presentation), submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development 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 Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development"; elevator apartment structure, related

health and recreational uses, including swimming pool; retail and service type business uses; professional and business offices; a post-acute skilled nursing rehabilitation center; and parking spaces.

6. On-premises business and business identification signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
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 71,730.87 square feet and a base FAR of 18.
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. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant 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 Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property 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 and to promote the highest standard of accessibility.

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. The Applicant 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 planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a

zoning map amendment to rezone the Property to (underlying zoning that formed the basis of this Planned Development).

[Site Plan; Landscape Plan; Basement, First, Second, Third, Fourth, Fifth, Sixth, Seventh and Eighth Floor Plans; Roof Plan; North, South, East and West Building Elevations; Building Depictions; Grid Indexes; and Plat of Survey referred to in these Plan of Development Statements printed on pages 25740 through 25754 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to these Plan of Development Statements and Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

*Type-1 Zoning Map Amendment: Narrative And Plans.*

*50 E. Huron St.: P.D. No. 173 To P.D. No. 173, As Amended.*

The applicant wishes to amend the allowed uses to include Commercial, Medical Service (17-4-0207-JJ) for a proposed new rehabilitation service. The applicant proposes a new three-story addition to the existing five-story vacant office use building at the subject property (50 East Huron Street). The applicant will provide 26 on-site parking stalls (4 existing parking stalls, 22 new parking stalls) and 20 new bicycle parking stalls. The remainder of the Planned Development will remain with no other changes.

FAR:	14.71
Building Area:	680,299 square feet
Lot Area:	46,253 square feet
Building Height:	99 feet, 9 inches
Front Setback:	0 feet, 0 inches
Rear Setback:	0 feet, 0 inches
North Side Setback:	0 feet, 0 inches
South Side Setback:	0 feet, 0 inches
Parking:	26 parking stalls, 20 bicycle parking stalls

20477

*Planned Development Use And Bulk  
Regulations And Data.*

Net Site Area Square Feet	Acres	General Description Of Land-Use	Maximum Floor Area Ratio	Maximum Number of Dwelling Units	Maximum Percent Of Coverage At Grade Level
46,253.34	1.06	Elevator Apartment structure with related service and recreational facilities; business and professional offices; limited retail and services type business uses; parking garage	18	467	80 percent

Gross Site: = 71,730.87 square feet

Gross Site = Net Site + Public Area  
71,730.87 = 46,253.34 + 25,477.53  
1.64 acres = 1.06 acres + .58 acre

Maximum Allowable Floor Area Ratio  
for Net Site Area: = 18

Maximum Allowable Number of Units  
for the Total Site Including  
Efficiency Units: = 467

Maximum Allowable Percent of  
Efficiency Units: = 40 percent

Maximum Allowable Percent of  
Site Coverage at Grade Level: = 80 percent

Maximum Allowable Percent of  
Site Coverage above Swimming  
Pool Deck: = 70 percent

Minimum Required Off-Street  
Parking Spaces: = 257

(Applicant may provide maximum of  
300 spaces including non-accessory  
parking)

Maximum Allowable Business or  
Commercial Space: = 130,000 square feet

Maximum Required Number of Off-Street  
Loading berths: = 4

Minimum Required Perimeter Setbacks  
on all streets: = 0

Setback and yard requirements and exact story heights may be adjusted when required to permit conformance to the pattern of, or architectural arrangement related to, existing structures or when necessary because of technical reasons, subject to the approval of the Department of Development and Planning.

*50 E. Huron St. -- Zoning And Bulk Table Summary.*

50 East Huron Street -- Proposed Floor Area Ratio:

Gross: 12,508 square feet

Net: 9,719.55 square feet

Lot area = 125.06 linear feet x 100.02 linear feet = 12,508.50 square feet:

Existing Floor Area Ratio:

Building Area/Site Area = 32,479 square feet/12,508.50 square feet = 2.597 FAR

Proposed Floor Area Ratio:

Proposed Total Building Area/Site Area = 72,479 square feet/12,508.50 square feet  
= 5.794 FAR

Planned Development Number 173 -- Floor Area Ratio:

Planned Development Gross Site Area: 71,730.87 square feet

Planned Development Net Site Area: 46,253.3 square feet

In the request for an amendment to Planned Development Number 173, the developer is not asking for an increase in Floor Area Ratio.

The original Planned Development allowed a FAR of 18 x lot area (46,253.3 square feet)  
= 832,560.12 square feet allowable square feet.

The gross building built was 597,820 square feet (Citation: Letter from McHugh).

The former American Library Association building area is 32,479 square feet.

The total existing is 630,299 square feet.

The available square feet buildable from the present Planned Development Number 173 is 202,262.12 square feet.

The developer wants to add, nominally, 42,000 square feet.

The total proposed -- existing and new -- would be 672,299 square feet.

This would still be 160,261 square feet under the allowed in Planned Development Number 173.

The as-built Floor Area Ratio would be: 670,299 square feet/46,253.3 square feet = 14.49.

Existing and Proposed Height:

Existing Height: 63 feet

Proposed Addition: 36 feet, 6 inches.

Total Proposed Height: 99 feet, 6 inches.

Proposed Estimated Cost: \$19.5 Million

Lead Organization: 50 Huron Properties LLC

Plan Goals: To establish a Class A, post-acute, skilled nursing rehabilitation center with advanced infection controls including negative pressure rooms, HEPA filtration, ultraviolet germicidal particle elimination and staffing protocols designed around healthcare related infection prevention. The building will contain indoor parking, floor-to-ceiling windows, voice-initiated elevators and the most modern safety systems.

Public Benefits:

- The development will be an adaptive re-use of an existing building, thus minimizing the environmental impact, reducing construction refuse, and shortening construction time.
- Creation of 24 underground parking spaces.
- The entire building will be handicapped accessible and meet or exceed City of Chicago MOPD standards.
- RCI will develop a model of collaboration with the physician/nursing community and other clinicians by recording and disseminating outcomes and maintaining a performance metric over a two-year period.
- By encouraging collaborative conversations around chronic healthcare issues, focusing on innovation in healthcare, including infection control, surgery recovery and rehabilitation therapies, RCI hopes to shift the culture increasingly toward the preventative dimension of patient recovery.
- RCI will employ over 100+ full time healthcare and office professionals.
- During the development, over 180+ union scale construction jobs will be created.
- Previous occupant was a non-for-profit and was exempt from real estate taxes for 45 years. The new use is a for-profit and will generate annual real estate tax.

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ABSOLUTE ASSOCIATES, INC. ARCHITECTS



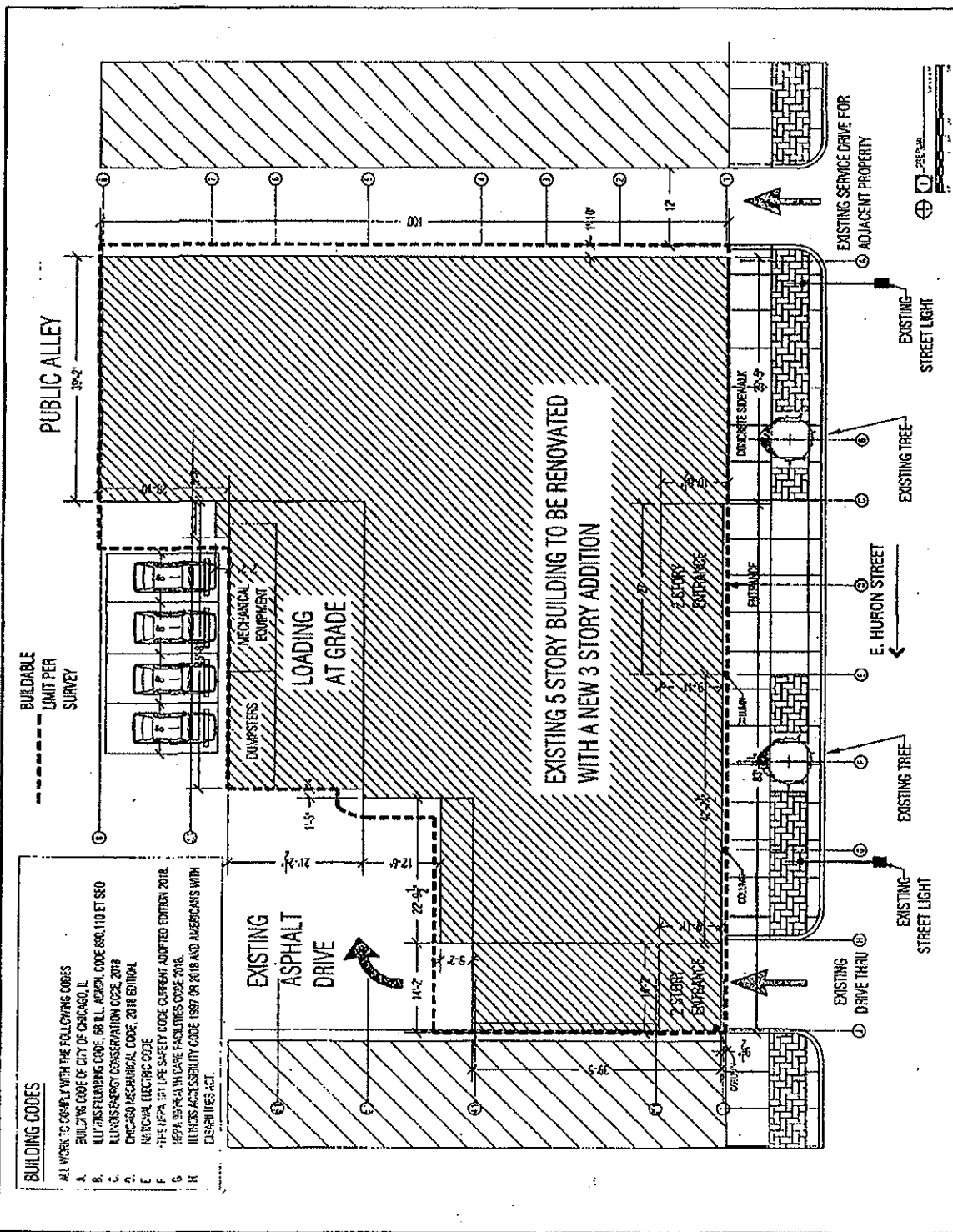
RESIDENTIAL CARE INSTITUTE

NEW FROM RELOCATED AT 1100 N. STATE ST. CHICAGO, IL 60610

Table with 2 columns: Description, Date

Table with 2 columns: Description, Date

A2.01



- BUILDING CODES**
- A. ALL WORK TO COMPLY WITH THE FOLLOWING CODES
  - B. BUILDING CODE OF CITY OF CHICAGO, ILL.
  - C. ILLINOIS FIREMARSHAL CODE, 68 ILL. ADMIN. CODE 800.110 ET SEQ
  - D. ILLINOIS ENERGY CONSERVATION CODE, 2019
  - E. CHICAGO MECHANICAL CODE, 2018 EDITORIAL
  - F. NATIONAL ELECTRICAL CODE
  - G. THE IFCMA 2018 LIFE SAFETY CODE CURRENT ADOPTED EDITION 2018.
  - H. ILLINOIS HEALTH CARE FACILITIES CODE 2018.
  - I. ILLINOIS ACCESSIBILITY CODE 1997 AS AMENDED AND AMERICANS WITH DISABILITIES ACT

EXISTING 5 STORY BUILDING TO BE RENOVATED WITH A NEW 3 STORY ADDITION

PUBLIC ALLEY

EXISTING ASPHALT DRIVE

EXISTING SERVICE DRIVE FOR ADJACENT PROPERTY

EXISTING STREET LIGHT

E. HURON STREET

EXISTING TREE

EXISTING STREET LIGHT

EXISTING DRIVE THRU

EXISTING TREE

EXISTING STREET LIGHT

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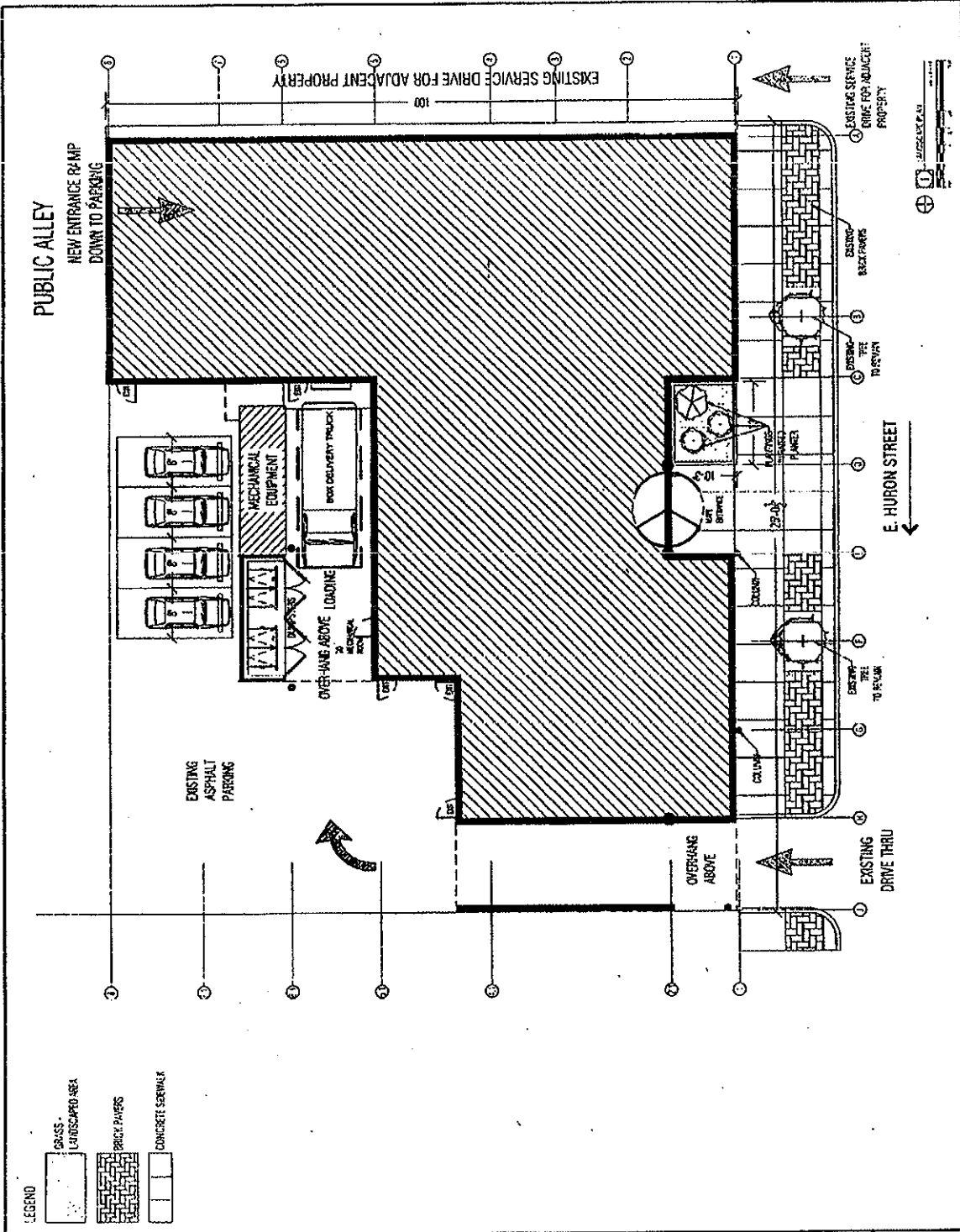
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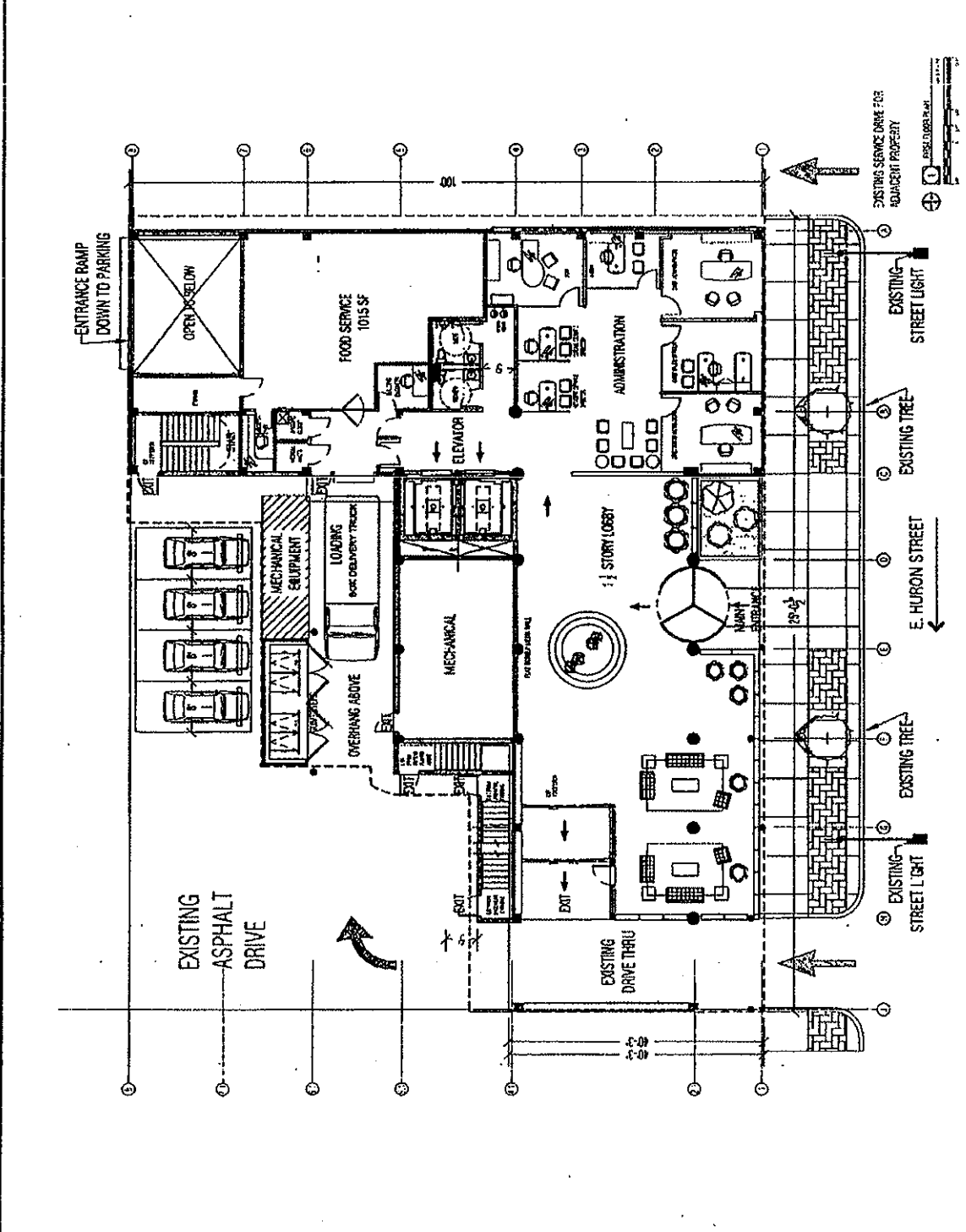
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RESORING CAR PORCH  
NEW FACILITY LOCATED AT  
3501 S. LAKE ST.  
CHICAGO, IL 60608

NO.	DATE	DESCRIPTION
1	12/16/2020	FINAL FOR PUBLICATION

RES. HURON ST.  
A2.03



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Professional Engineer  
No. 000000000  
State of Illinois  
Professional Engineer  
No. 000000000  
State of Illinois

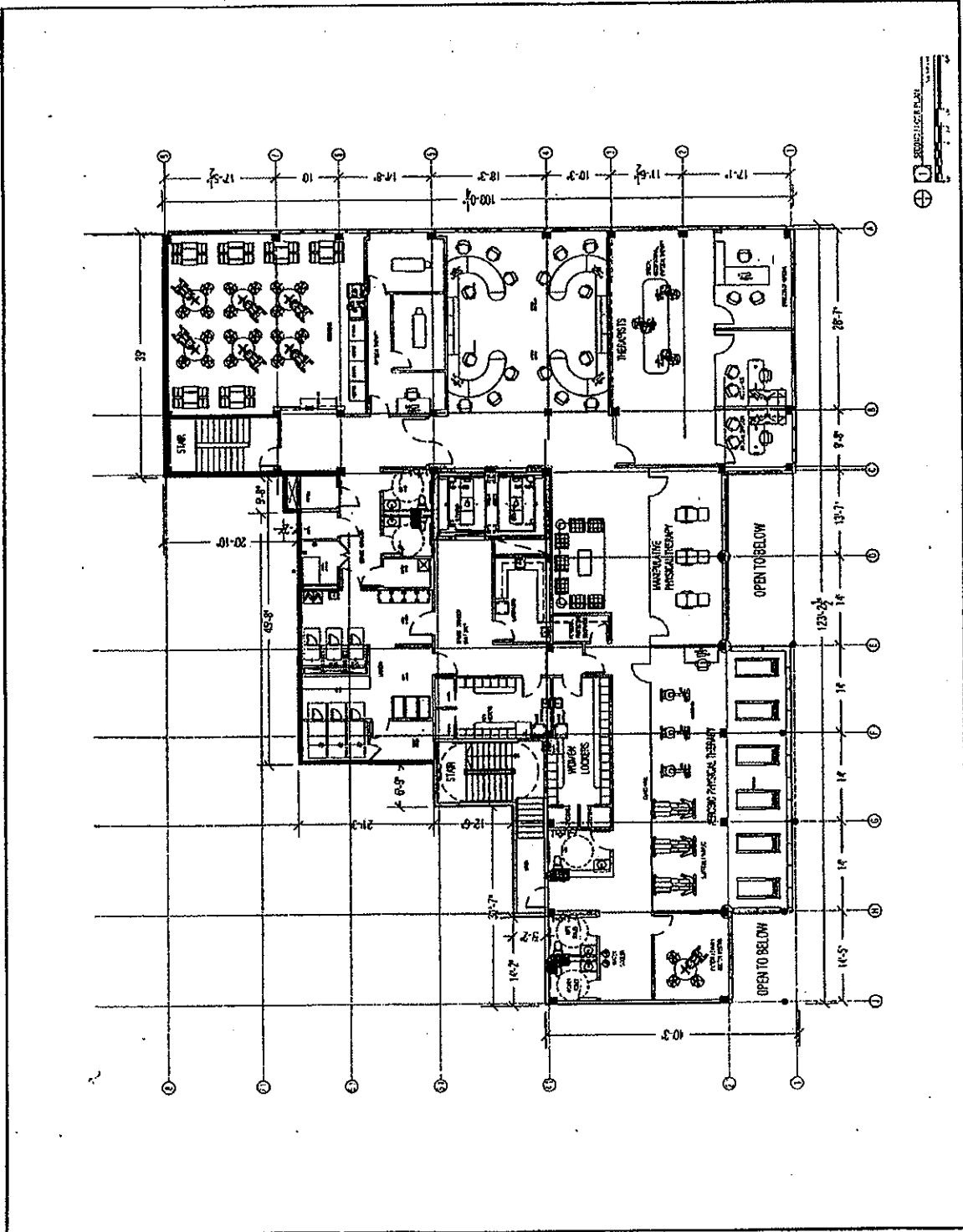


ABSOLUTE  
ARCHITECTURE  
1000 N. LAKE ST.  
CHICAGO, IL 60610  
TEL: 312.555.1234  
WWW.ABSOLUTEARCH.COM

RESIDUAL CARE RESIDENCE  
NEW FACILITY LOCATED AT  
CHICAGO, ILL.

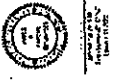
DATE	12/16/2020
BY	ABSOLUTE ARCHITECTURE
PROJECT	RESIDUAL CARE RESIDENCE
SHEET	A2.04
SCALE	AS SHOWN

A2.04





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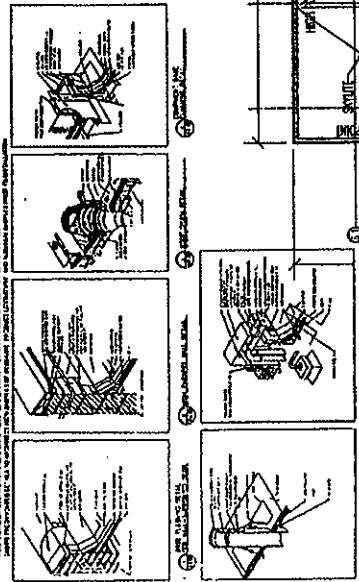
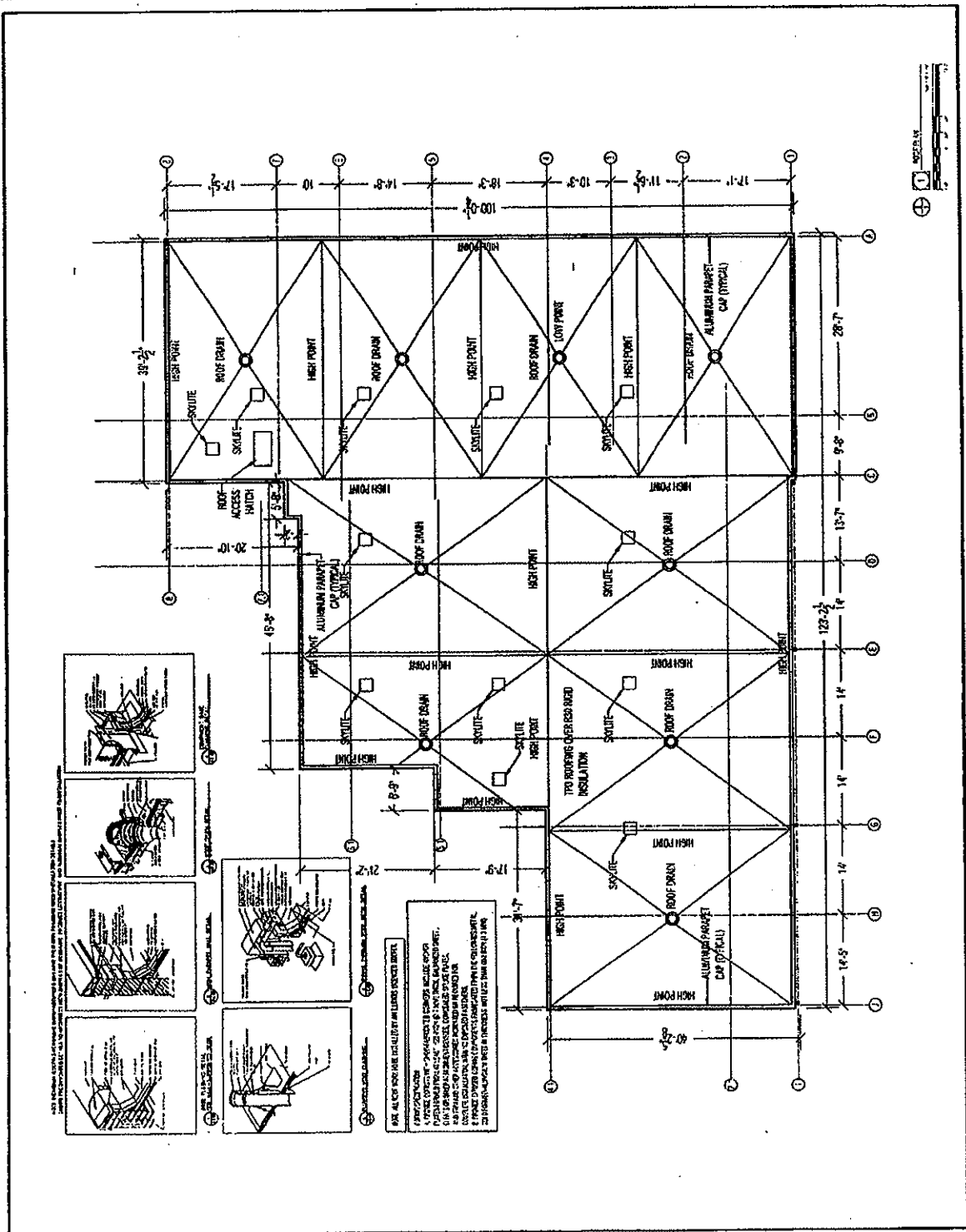


ASSOCIATE ARCHITECTS INC. 1120 N. ...

RESIZING CARPENTRY NEW EXISTING LOCATED AT ...

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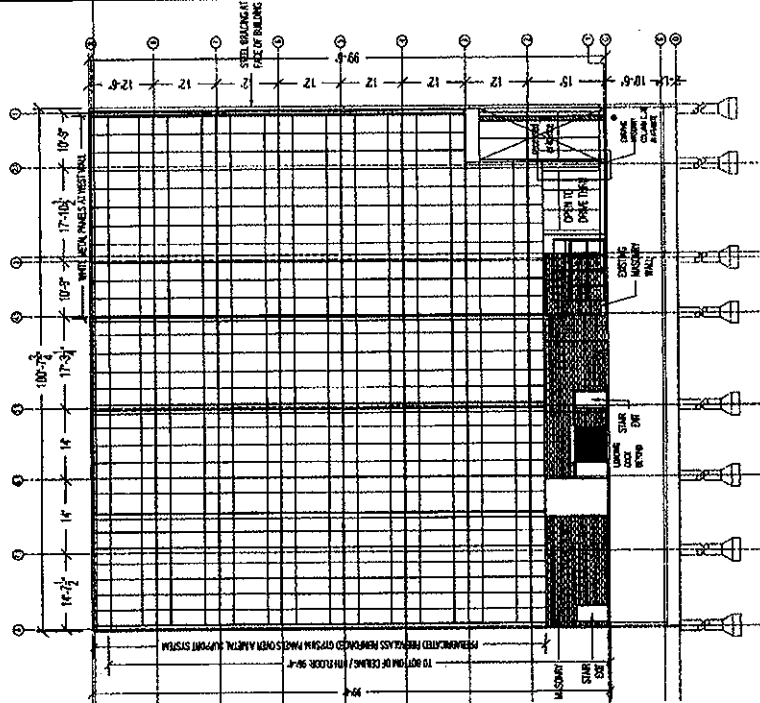


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1. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE ...

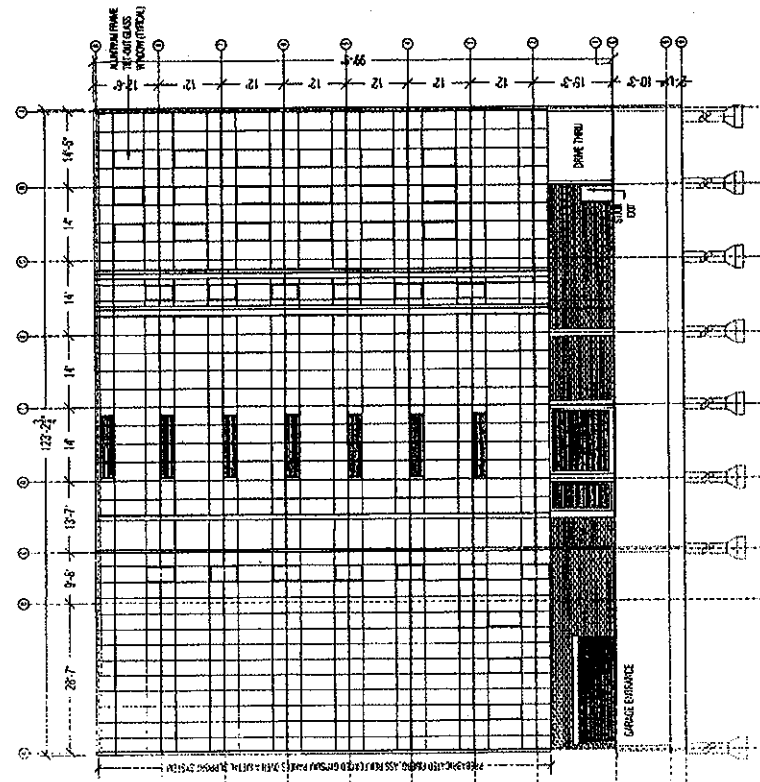


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2 WEST ELEVATION

REVISED 9-16-2020



1 NORTH ELEVATION

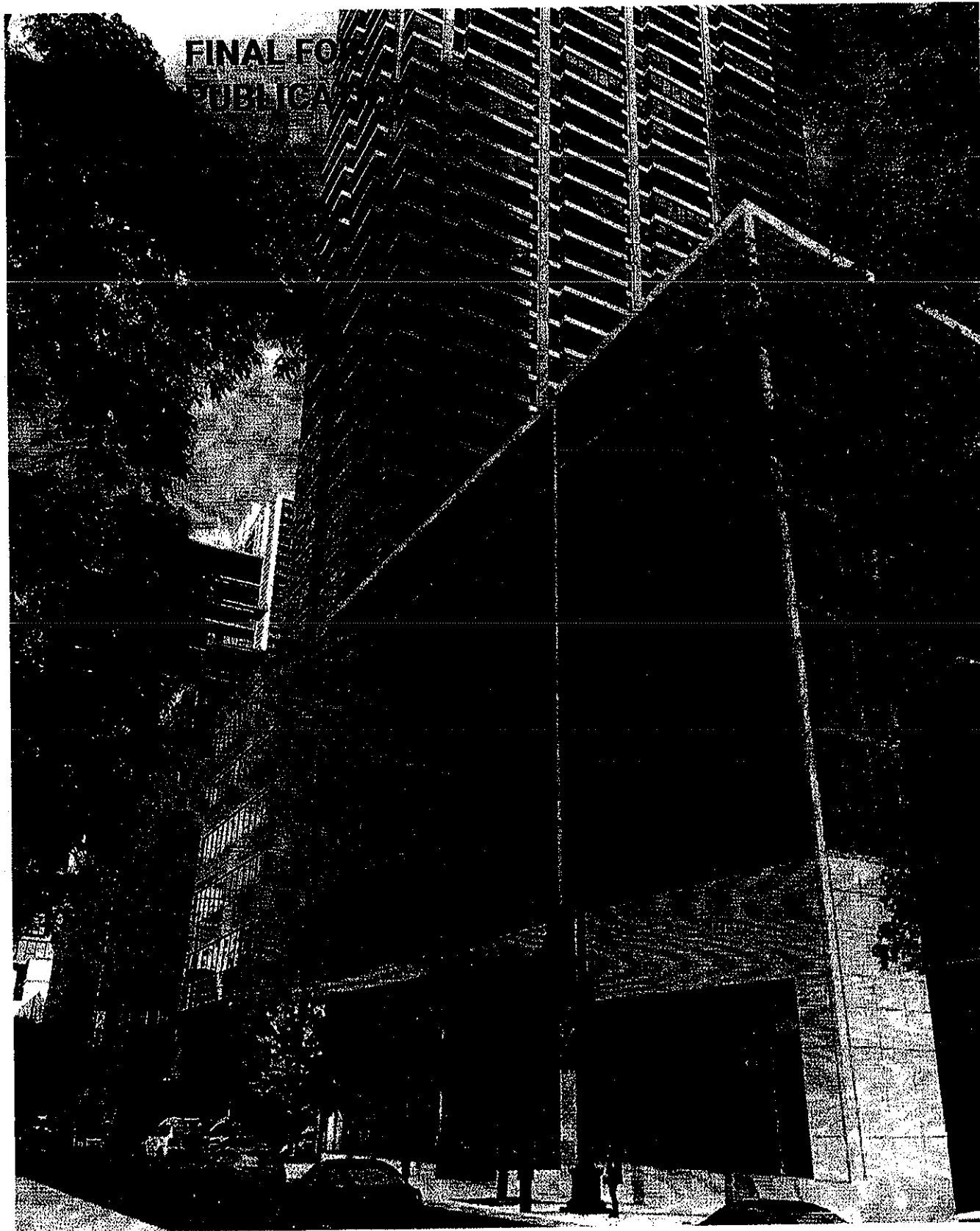


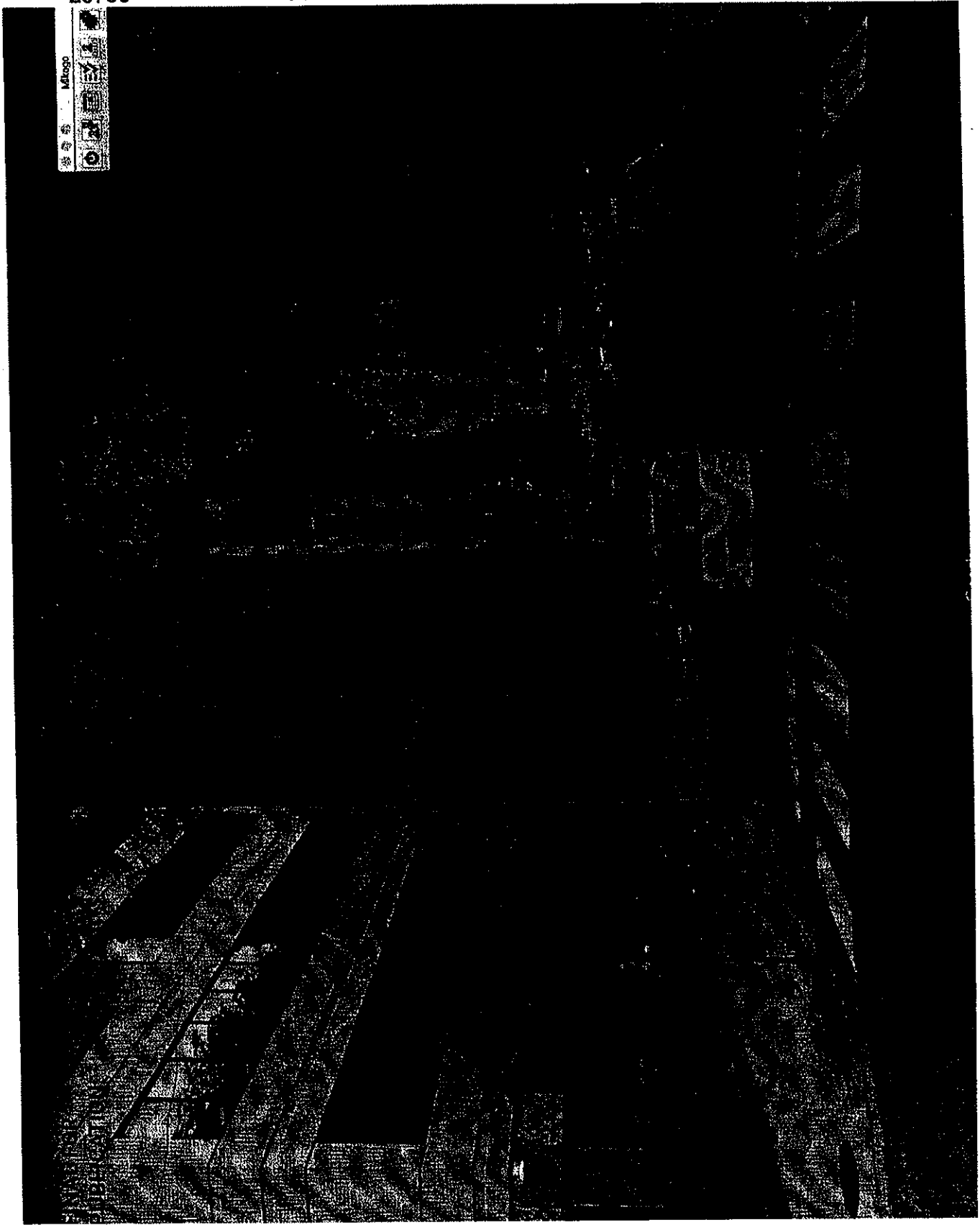
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TEL: 312.467.1111  
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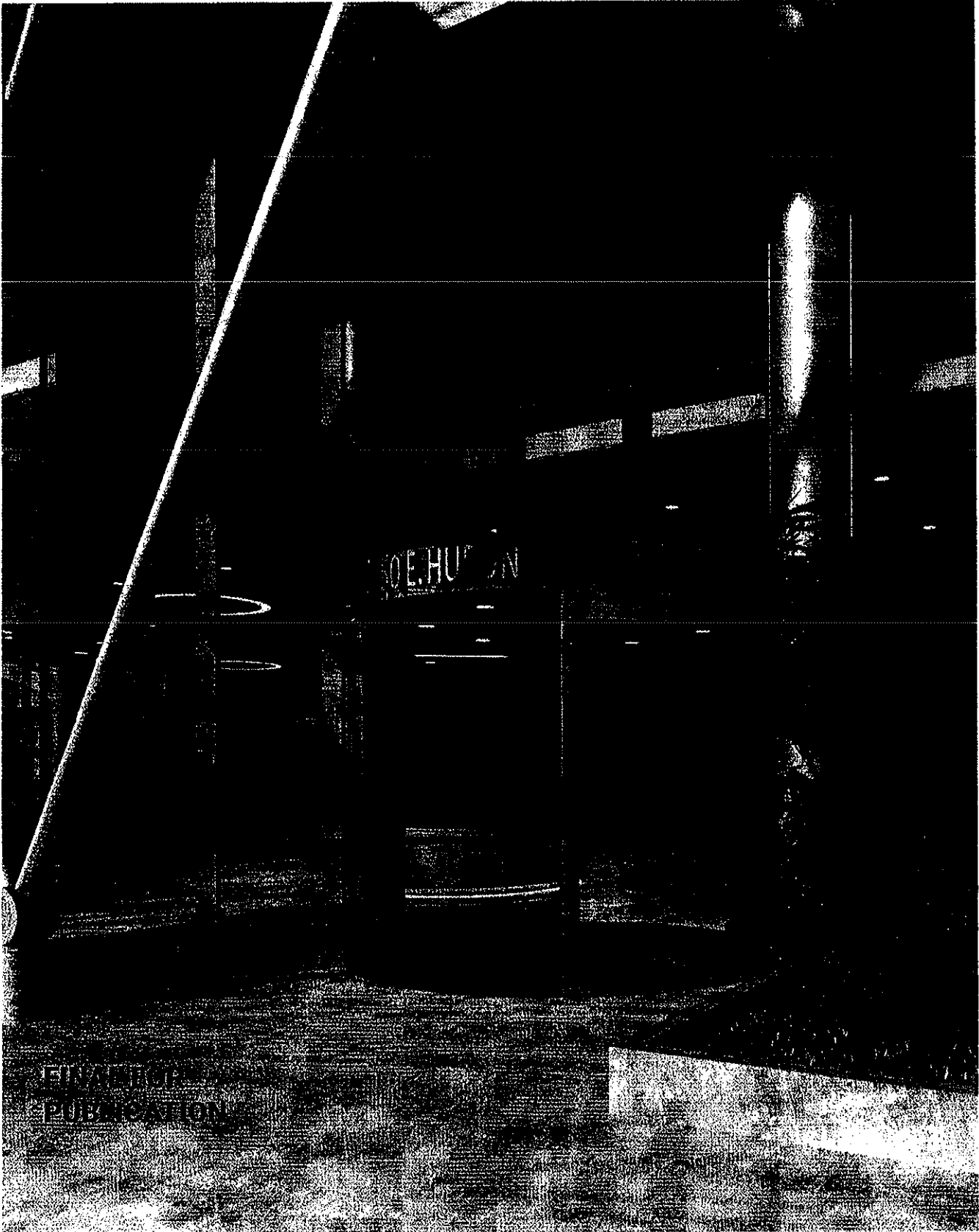
NEW FACILITY LOCATED AT:  
314 CHICAGO STREET  
CHICAGO, ILL. 60604

NO.	DATE	DESCRIPTION
1	12/16/2020	ISSUED FOR PERMIT
2	9/16/2020	REVISED

A3.2

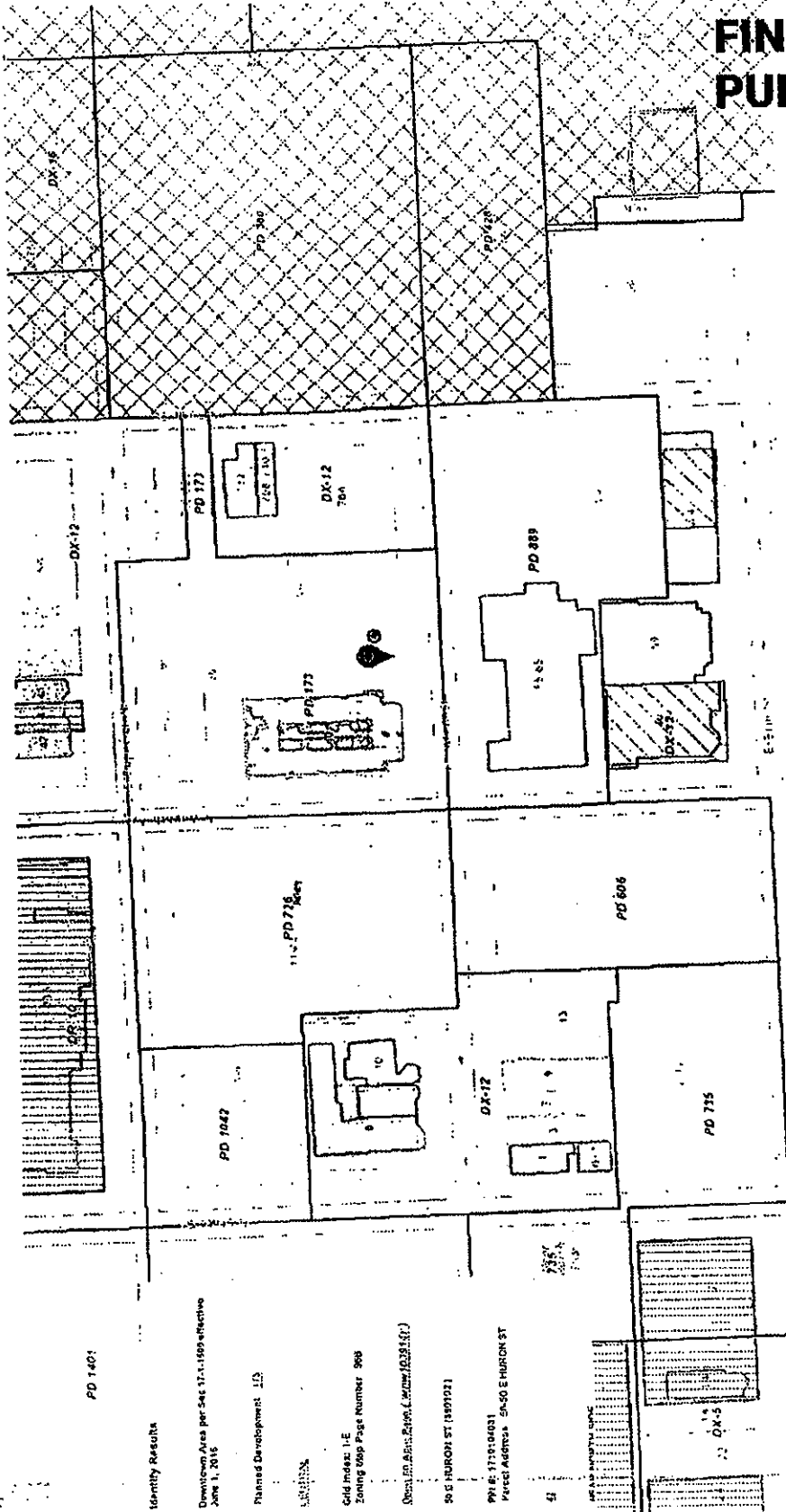






FINAL REPORT  
PUBLICATION

**FINAL FOR PUBLICATION**



**Identify Results**

Development Area per Sec 17.1-1.103 effective June 1, 2015

Planned Development: 113

SECTION

Grid Index: 1/E  
Zoning Map Page Number: 369

Section Area: 1406 (Area: 10,381.517)

50 E HURON ST (1897921)

PH: 4717104031  
Parcel Address: 50-50 E HURON ST

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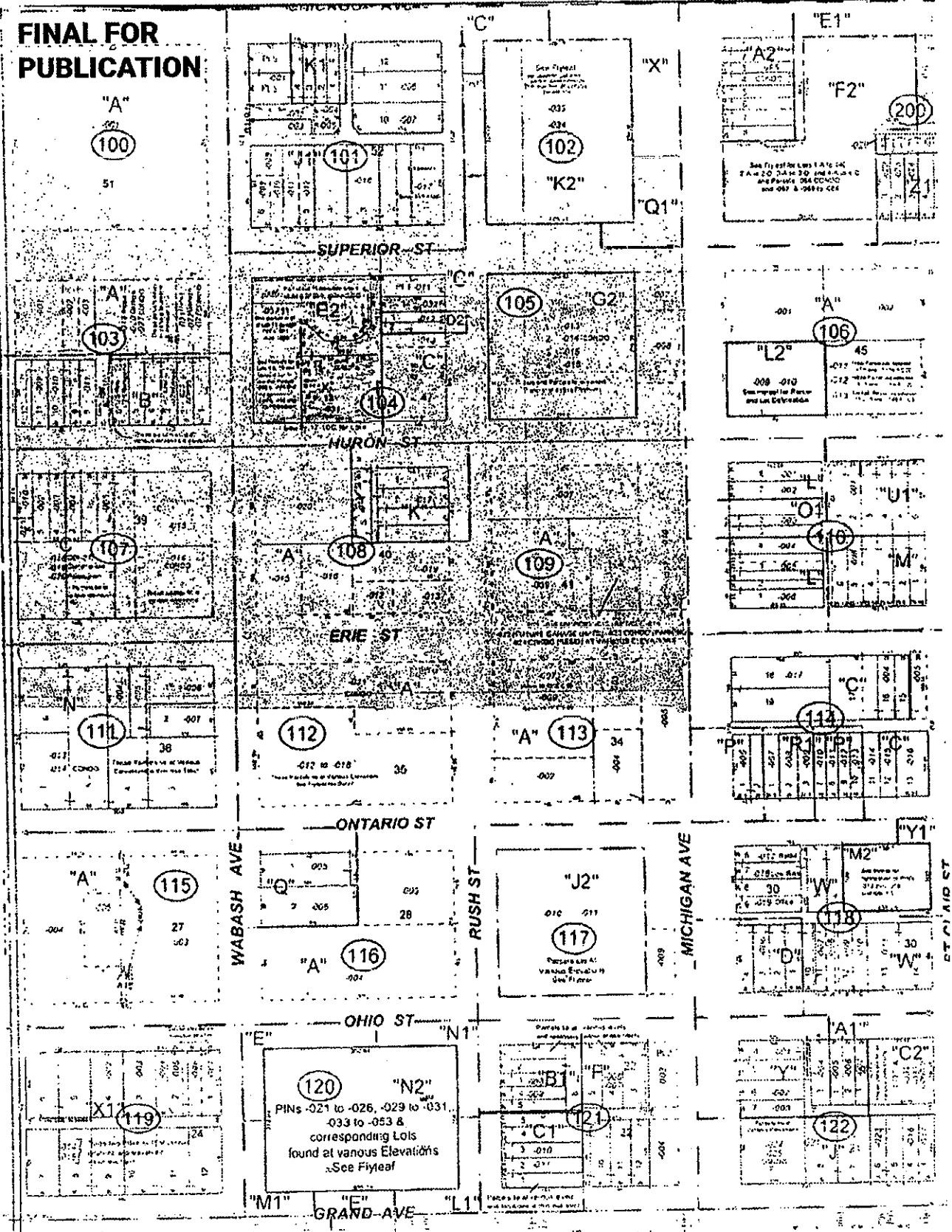
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**FINAL FOR PUBLICATION**



"A"  
100  
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101  
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102  
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"K2"

200  
"E1"  
"F2"

103  
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104  
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105  
56  
"G2"

106  
45  
"L2"

107  
57

108  
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109  
41

110  
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111  
38

112  
35

113  
34  
"A"

114  
33

115  
27  
"A"

116  
28  
"A"

117  
30  
"J2"

118  
30  
"M2"

119  
24  
"X1"

120  
31  
"N2"  
PINS -021 to -026, -029 to -031,  
-033 to -053 &  
corresponding Lots  
found at various Elevations  
See Flyleaf

121  
24  
"C1"

122  
24  
"A1"

"M1"

"E" GRAND AVE "L1"

"N1"

ST. CLAIR ST

WABASH AVE

RUSH ST

MICHIGAN AVE

OHIO ST

SUPERIOR ST

HURON ST

ERIE ST

ONTARIO ST

GRAND AVE



2025 RELEASE UNDER E.O. 14176

**FINAL FOR PUBLICATION**

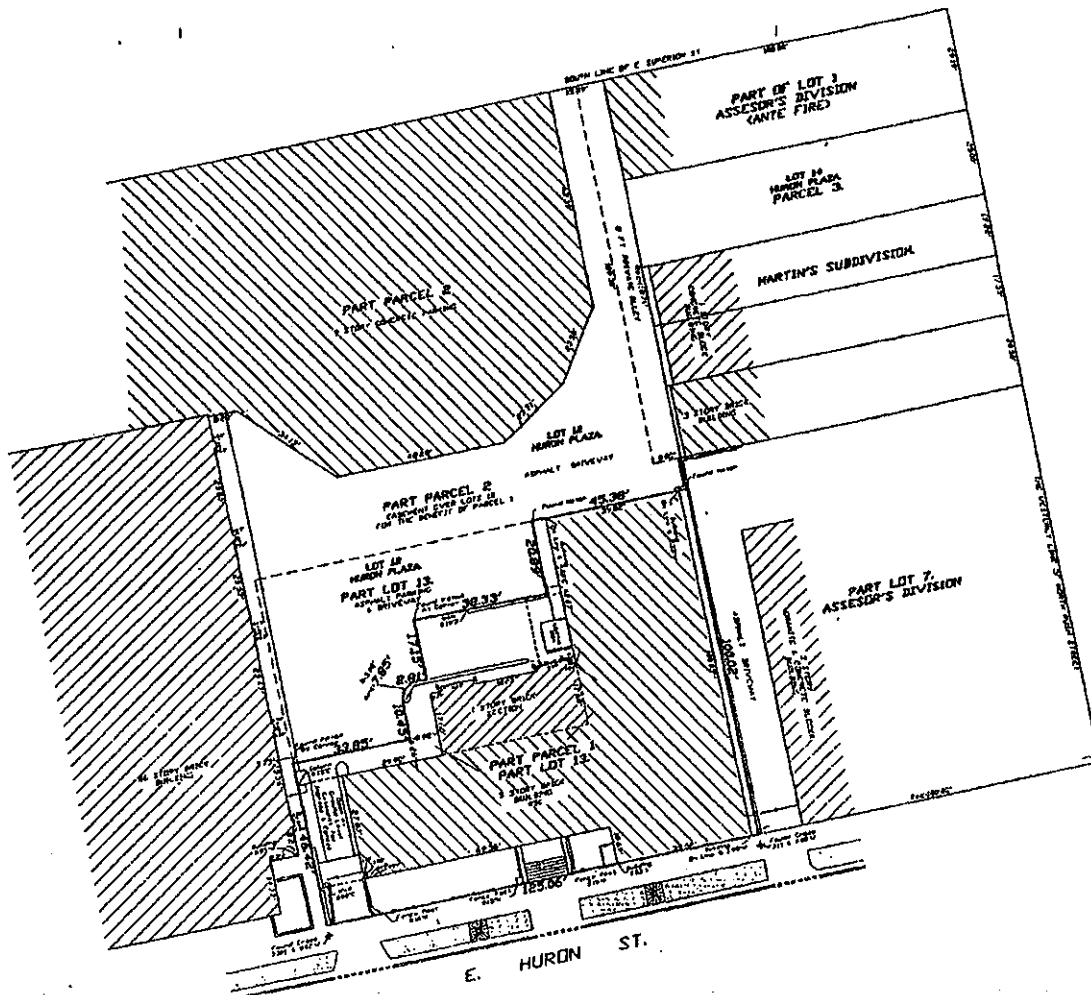
**A. P. SURVEYING COMPANY, P.C.**  
PROFESSIONAL DESIGN FIRM - LAND SURVEYING CORPORATION  
**PLAT OF SURVEY**

PARCEL 1  
LOT 13 IN HURON PLAZA, A SUBDIVISION IN BLOCK 42 IN SQUARE 6 ADJOINED TO CHICAGO IN THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE MERIDIAN, BEING A PORTION OF THE PLAT OF HURON PLAZA, AS RECORDED IN BOOK 13, PAGE 200 OF RECORDS IN THE OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS, CITY OF CHICAGO, ILLINOIS.

PARCEL 2  
A PORTION OF THE EAST HALF OF LOT 13 IN HURON PLAZA, AS SHOWN IN THE PLAT OF HURON PLAZA, AS RECORDED IN BOOK 13, PAGE 200 OF RECORDS IN THE OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS, CITY OF CHICAGO, ILLINOIS.

PARCEL 3  
A PORTION OF THE WEST HALF OF LOT 13 IN HURON PLAZA, AS SHOWN IN THE PLAT OF HURON PLAZA, AS RECORDED IN BOOK 13, PAGE 200 OF RECORDS IN THE OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS, CITY OF CHICAGO, ILLINOIS.

CLIPPING: SHOWN AS 26 CASE HURON STREET, CHICAGO, ILLINOIS



THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES UP TO THE REQUIREMENTS OF THE ACT IN THIS RESPECT. I HEREBY CERTIFY THAT THE SAME IS TRUE AND CORRECT.

1989-2020 20-2219  
Scale 1 inch = 20 feet  
Date December 15, 2020  
City of Chicago, Illinois



THIS PROFESSIONAL SERVICE WAS PROVIDED TO THE CLIENT UNDER A CONTRACT AGREEMENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED TO THE SURVEYOR. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED TO THE CLIENT.

Surveyed by:  
*Hector E. Domestico*  
Professional Engineer No. 12345  
Professional Land Surveyor No. 67890



along said line as extended to the Center line of Superior Street; thence East along said Center line to the West line of Lot 42 as extended South in the Subdivision of Block 7 as aforesaid; thence North along said line as extended to the Center line of the East-West alley next North of Superior Street; thence West along said Center line as extended, to the Center line of Oakley Boulevard; thence North along said line to the point of beginning.

all as shown on the map attached hereto and made a part hereof.

SECTION 3. This ordinance shall be effective immediately upon the passage thereof.

**Chicago Zoning Ordinance Amended to Reclassify Particular Areas.**

On motion of Alderman Roti the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of July 7, 1977, pages 5573-5574, recommending that the City Council pass five proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Roti moved to *Concur In* the committee's recommendations and *each* of the five proposed ordinances was *Passed*, by yeas and nays as follows:

*Yeas*—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Humes, Adduci, Vrdolyak, Huels, Kwak, Madrzyk, Burke, Jaksy, Shannon, Kellam, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Oberman, Fifielski, Cohen, Schulter, Saperstein, Stone—47.

*Nays*—None.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

Said ordinances, as passed, read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

*Reclassification of Area Shown on Map No. 1-E.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B7-6 General Central Business District symbols and indications as shown on Map No. 1-E in the area bounded by

E. Superior Street; a line 200.33 feet east of N. Wabash Avenue; a line 29.5 feet south of E. Superior Street; N. Rush Street; a line 54.5 feet south of E. Superior Street; a line 200.33 feet east of N. Wabash Avenue; E. Huron Street and N. Wabash Avenue

to the designation of a Residential-Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 5731-5736 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 2-F.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C3-5 Commercial-Manufacturing District symbols and indications as shown on Map No. 2-F in the area bounded by

W. Monroe Street; S. Canal Street; the alley next south of W. Monroe Street; a line 79.86 feet east of S. Clinton Street; a line 119.22 feet south of W. Monroe Street and S. Clinton Street

to those of a B6-7 Restricted Central Business District, and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B6-7 Restricted Central Business District Symbols and indications as shown on Map No. 2-F in the area hereinbefore established, bounded by

W. Monroe Street; S. Canal Street; the alley next south of W. Monroe Street; a line 79.86 feet east of S. Clinton Street; a line 119.22 feet south of W. Monroe Street and S. Clinton Street

to the designation of a Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 5737-5742 of this Journal]

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 4-I.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-3 Restricted Manufacturing District Symbols and indications as shown on Map No. 4-I in the area bounded by

W. 21st Street; a line 528.46 feet east of S. Rockwell Street; W. 22nd Street; a line 94.33 feet east of S. Rockwell Street; a line 18.59 feet north of W. 22nd Street; a line 83.48 feet east of S. Rockwell Street; a line 48.06 feet north of W. 22nd Street; a line 81.78 feet east of S. Rockwell Street; a line 116.23 feet north of W. 22nd Street and S. Rockwell Street

to the designation of a Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 5743-5747 of this Journal]

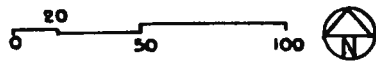
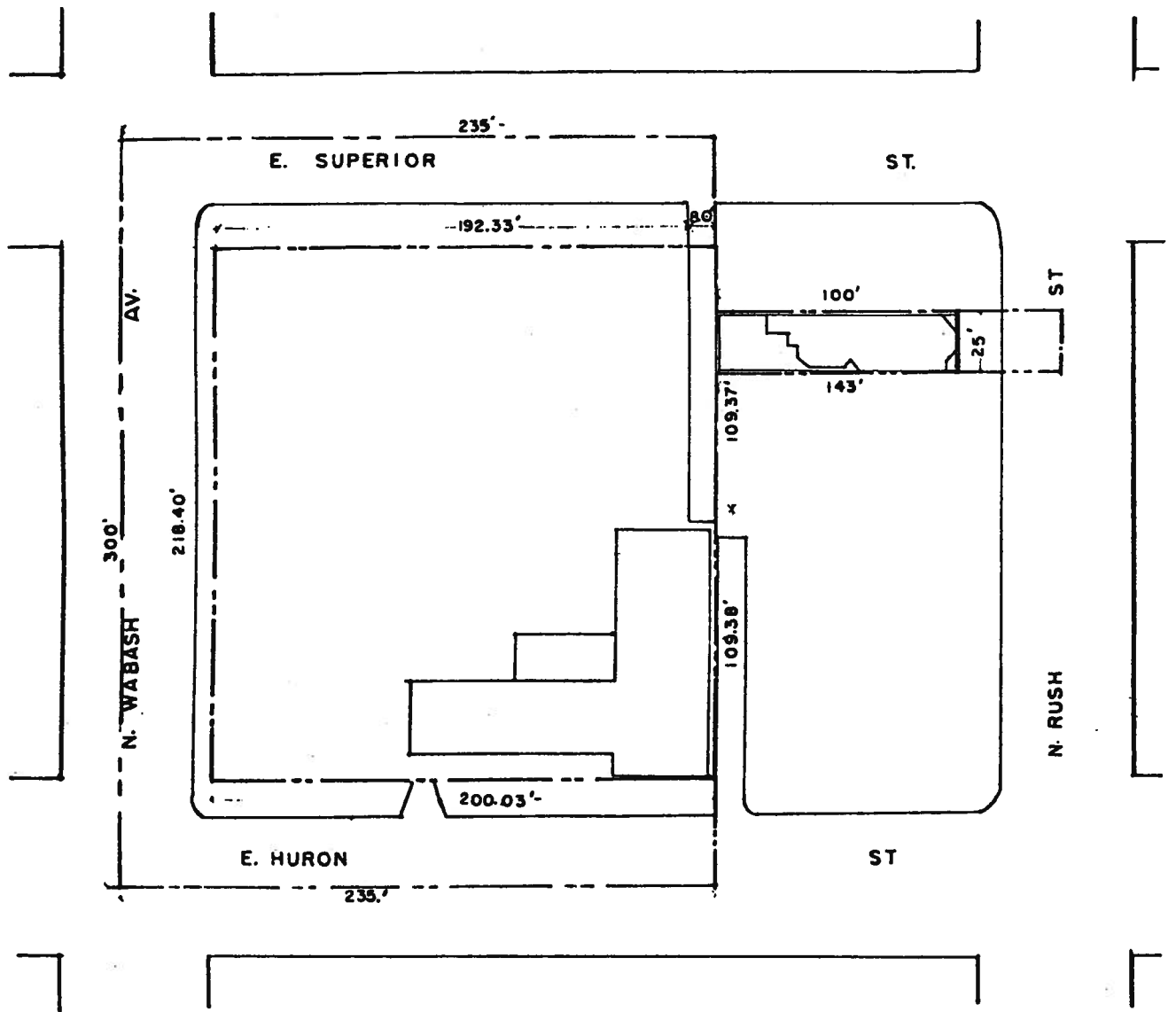
SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

RD  
173

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT No. 173PLAN OF DEVELOPMENTSTATEMENTS

1. The area delineated herein as "Residential-Business Planned Development" (except for the public areas) is controlled by American Library Association, whose address is 50 E. Huron Street, Chicago, Illinois.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
3. The Applicant or its successors, assignees or grantees shall obtain all official reviews, approvals and permits.
4. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.
5. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development": elevator apartment structure, related health and recreational uses, including swimming pool; retail and service type business uses; professional and business offices; and parking garage.
6. Business and business identification signs may be permitted within the area delineated herein as "Residential-Business Planned Development" subject to the review and approval of the Department of Buildings and the Department of Development and Planning.
7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
8. The height restrictions of each building and any appurtenance attached thereto shall be subject to:
  - (a) Height limitations as certified on Form FAA-117 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of The Regulations of the Administrator, Federal Aviation Administration; and
  - (b) Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law and approved by the City Council.
9. The information in the table attached hereto sets forth the data concerning the generalized land use plan of the area delineated herein as "Residential-Business Planned Development" and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.
10. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Development and Planning.

Applicant: McHugh-Levin Associates  
Date: May 4, 1977

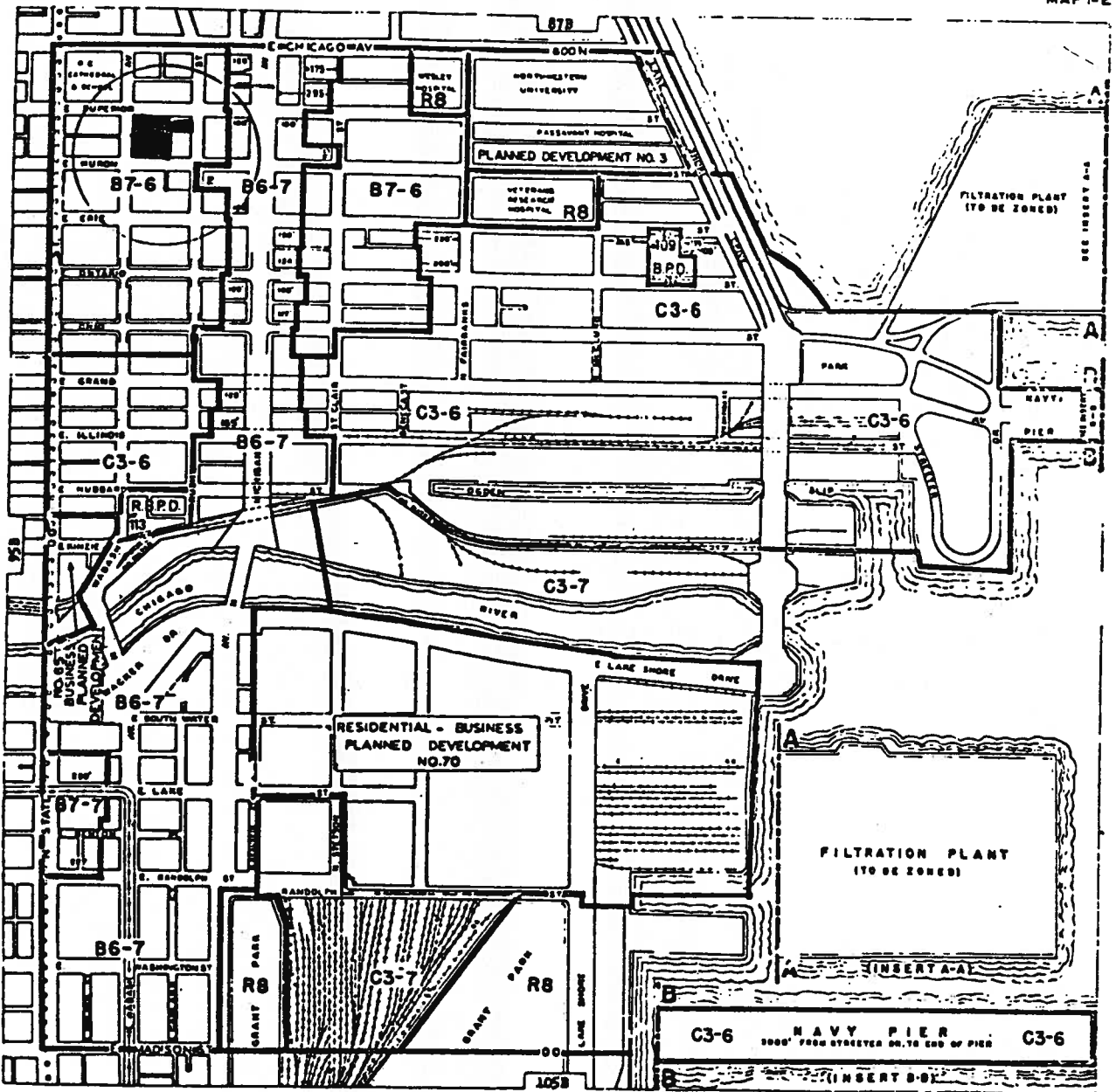


PLANNED DEVELOPMENT BOUNDARY MAP  
 RESIDENTIAL BUSINESS PLANNED DEVELOPMENT  
 APPLICANT: M<sup>C</sup>HUGH LEVIN ASSOCIATES  
 DATE: MAY 3, 1977

CHICAGO ZONING ORDINANCE

SEC. 10 T. 50N. R. 12E

MAP I-E

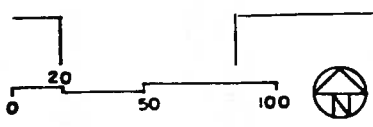
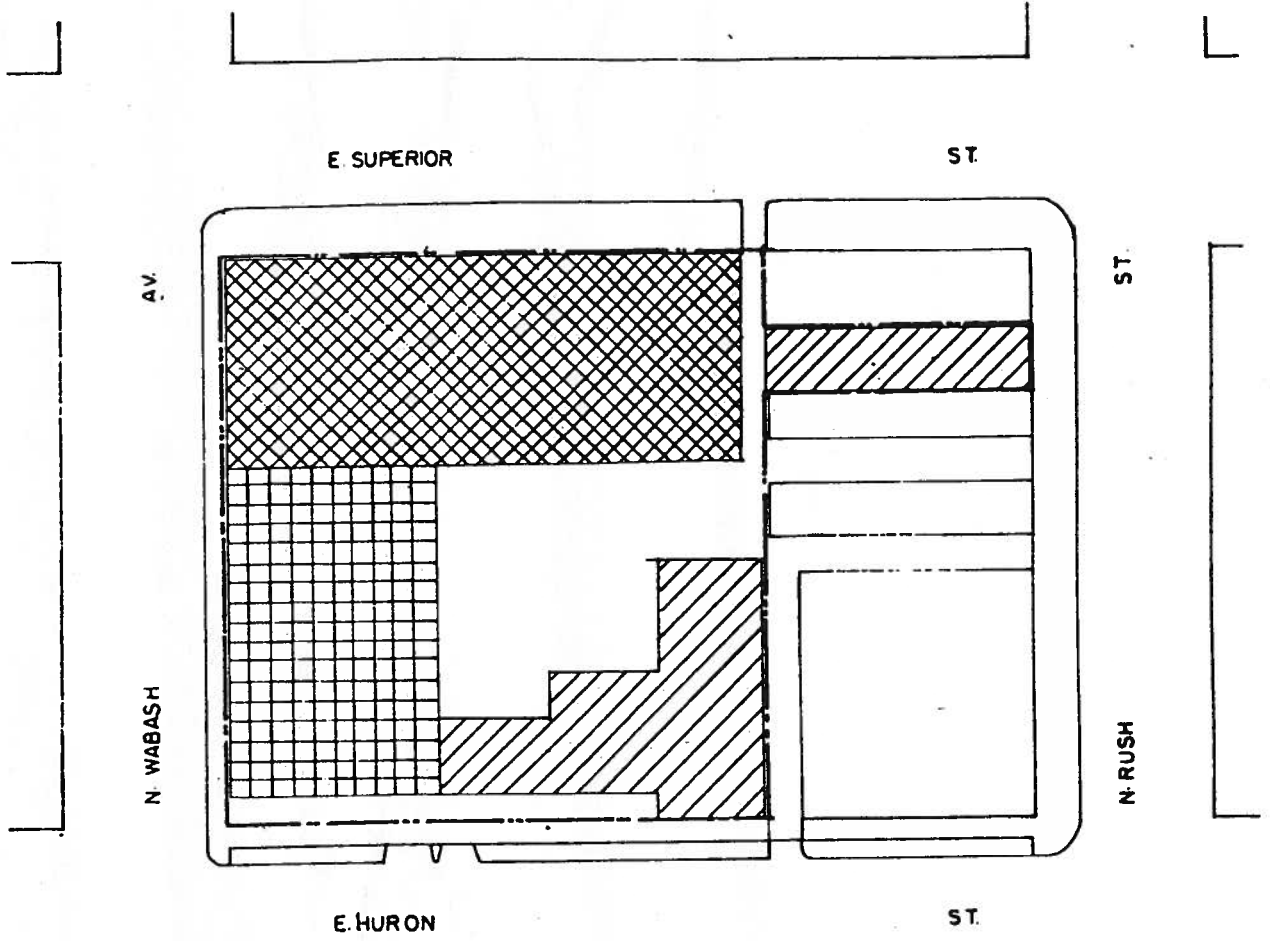





ZONING & PREFERENTIAL STREETS MAP

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT

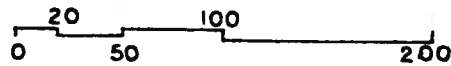
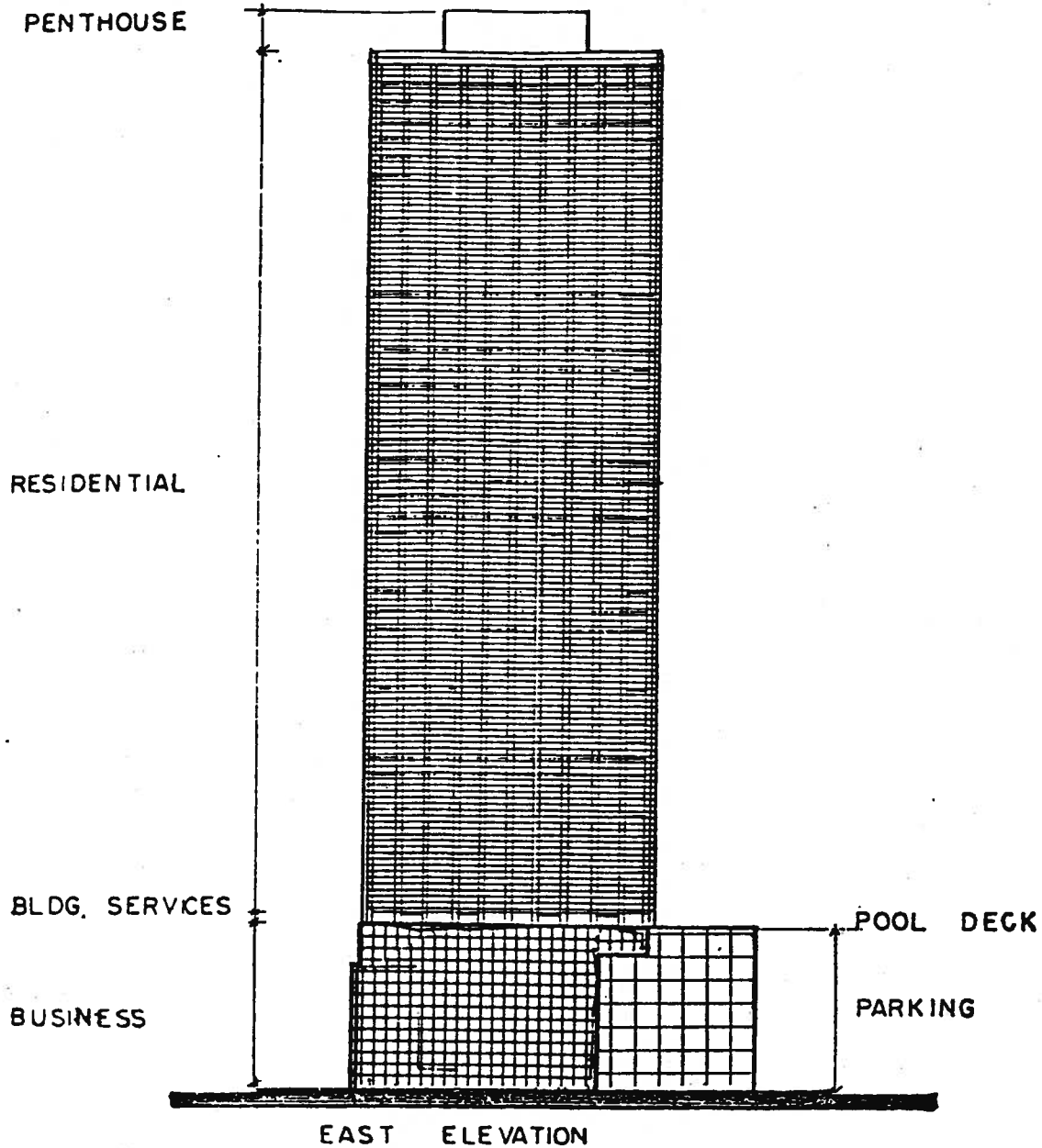
APPLICANT: M<sup>C</sup>HUGH LEVIN ASSOCIATES

DATE: MAY 3 1977



-  RESIDENTIAL & BUSINESS
-  BUSINESS
-  PARKING

PROPOSED GENERALIZED LAND USE PLAN  
 RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT  
 APPLICANT = M<sup>C</sup> HUGH LEVIN ASSOCIATES  
 DATE: MAY 3, 1977



LEGEND:  RESIDENTIAL  BUSINESS  PARKING

RESIDENTIAL - BUSINESS . PLANNED DEVELOPMENT

APPLICANT: M<sup>C</sup>HUGH LEVIN ASSOCIATES

DATE: MAY 3, 1977

PLANNED DEVELOPMENT USE AND BULK  
REGULATIONS AND DATA

Net Site Area S.F.	Acres	General Description of Land Use	Max. Flr. Area Ratio	Max. No. of D.U.	Max. % of Coverage at Grade Level
46,253.34	1.06	Elevator Apt. structure w/related service and recreational facilities; business and professional offices; limited retail and services type business uses; parking garage	18	467	80%

Gross Site = 71,730.87 s.f.  
 Gross Site = Net Site + Public Area  
 71,730.87 = 46,253.34 + 25,477.53  
 1.64 acres = 1.06 acres + .58 acres

Maximum allowable floor area ratio for net site area = 18

Maximum allowable number of units for the total site including efficiency units = 467

Maximum allowable % of efficiency units = 40%

Maximum allowable % of site coverage at grade level = 80%

Maximum allowable % of site coverage above swimming pool deck = 70%

Minimum required off street parking spaces = 257

(Applicant may provide maximum of 300 spaces including non accessory parking)

Maximum allowable business or commercial space = 130,000 s.f

Maximum required number of off street loading berths = 4

Minimum required perimeter setbacks on all streets = 0

Setback and yard requirements and exact story heights may be adjusted when required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary because of technical reasons, subject to the approval of the Department of Development and Planning.

Applicant: McHugh Levin Associates

Date: May 3, 1977