

*Reclassification Of Area Shown On Map No. 1-F.*  
(As Amended)  
(Application No. 20119)  
(Common Address: 1 W. Superior St.)

PD237, a9

[SO2019-5582]

*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 Planned Development Number 237 symbols and indications as shown on Map Number 1-F in the area bounded by:

West Superior Street; West Huron Street; North State Street; and North Dearborn Street,

to the designation of Planned Development Number 237, as amended, 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.

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

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

*Planned Development No. 237.*

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number 237 (except for the public areas) is owned and controlled by the "Applicant", One Superior Place Fee LLC.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review and approval of the Commissioner of the Department of 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 Planned Development Number 237: elevator apartment structure, townhouses, related health and recreational uses, including swimming pool; retail and service type business uses; professional and business offices; hotel; related services and parking garage.
6. Business and business identification signs may be permitted within the area delineated herein as Planned Development subject to the review and approval of the Department of Inspectional Services and the Department of Planning and Development.
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 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 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 Planning.

[Existing Zoning Map; Boundary Map; Landscape Plan; Site Plan; Building Elevations; Cross Sections; and ALTA/NSPS Land Title Survey referred to in these Plan of Development Statements printed on pages 6279 through 6289 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

## Final for Publication

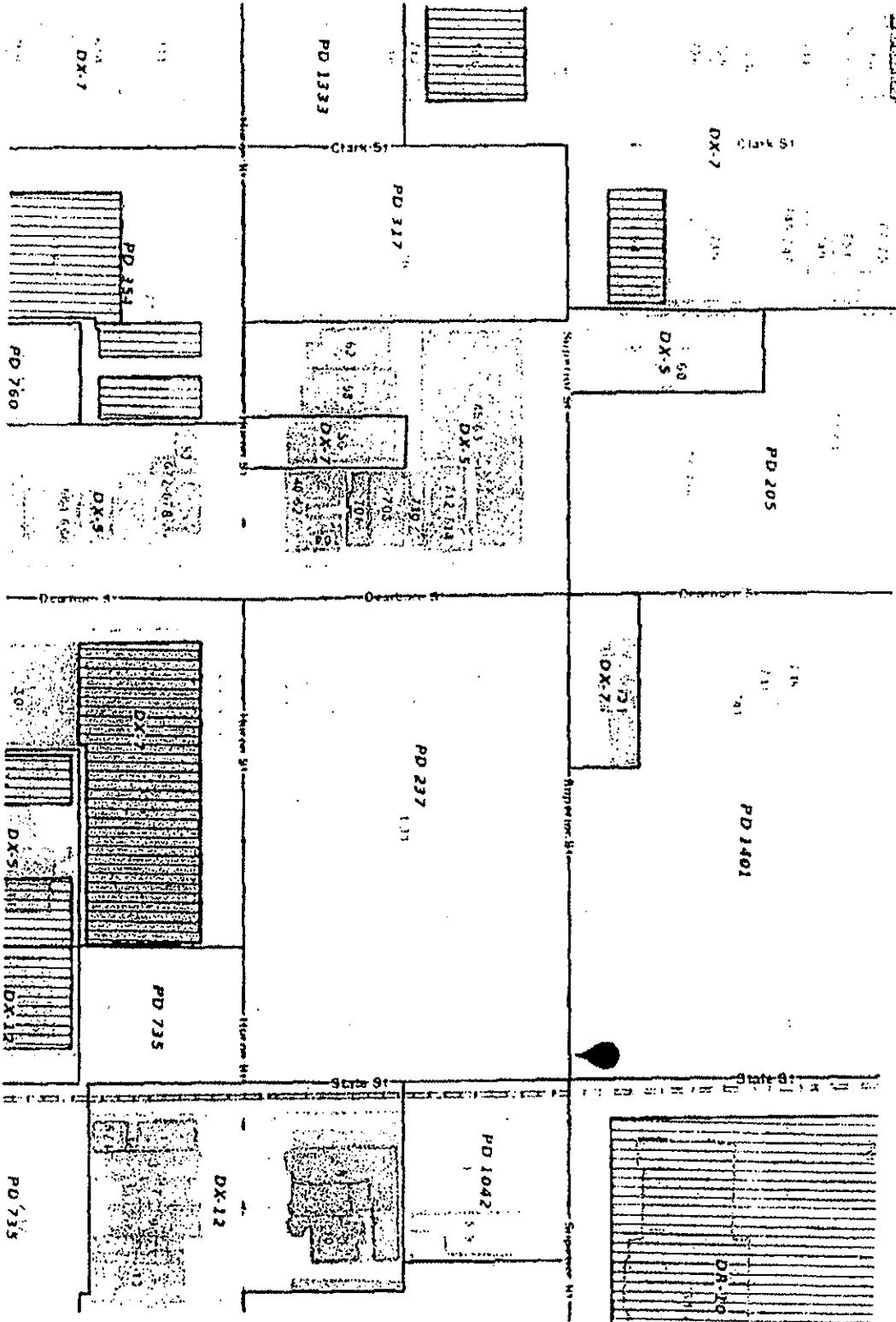
**PLANNED DEVELOPMENT  
PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA**  
Gross Site Area = Net Site Area (77,935 S.F. or 1.789 Acres) + Area of Public Right of Way  
(47,771 S.F. or 1.097 Acres) = 125,706 S.F. or 2.886 Acres

Zoning District	Net Site Sq. Ft.	Area Acres	General Description of Land Use	Maximum Floor Area	Maximum no. of D.U.	Maximum % of Coverage At Grade
Planned Development	77,935	1.789	Elevator apartment structure and townhouses; related health and recreational including swimming pool; retail and service type business uses; professional and business offices; hotel; related services.	935,220	820	93%
<b>Planned Development</b>						
Maximum Allowable Floor Area Ratio for Total Net Site Area:						
F.A.R. without Bonuses:				12		
F.A.R. with allowable Bonuses:				12		
Maximum Allowable Number of Dwelling Units for Total Net Site Area:				820		
Maximum Allowable % of Efficiency Units:				50%		
Maximum Allowable Floor Area for Business and Commercial Use:				155,000 Square Feet		
Maximum Allowable % of Net Site Coverage at Grade Level:				93%		
Maximum Allowable % of Net Site Coverage at and above a plane 50 feet above Grade Level:				25%		
Minimum Required Perimeter Setbacks to enclosed building area:						
State Street:				4.0 Feet		
All other points on the perimeter:				0.0 Feet		
Minimum Ground Level Open Space at corner of Superior and State Streets:				2000.0 Square Feet		
Minimum Required Off-Street Parking Spaces:				45% of number of Dwelling Units		
Minimum Required Off-Street Loading Berths				4		
Maximum Allowable Number of Hotel Units:				164		



# Final for Publication

Applicant: One Superior Place Fee, LLC  
 Address: 1 W. Superior, Chicago, IL  
 Introduced: July 24, 2019  
 Plan Commission: ~~789~~ 8.15.19



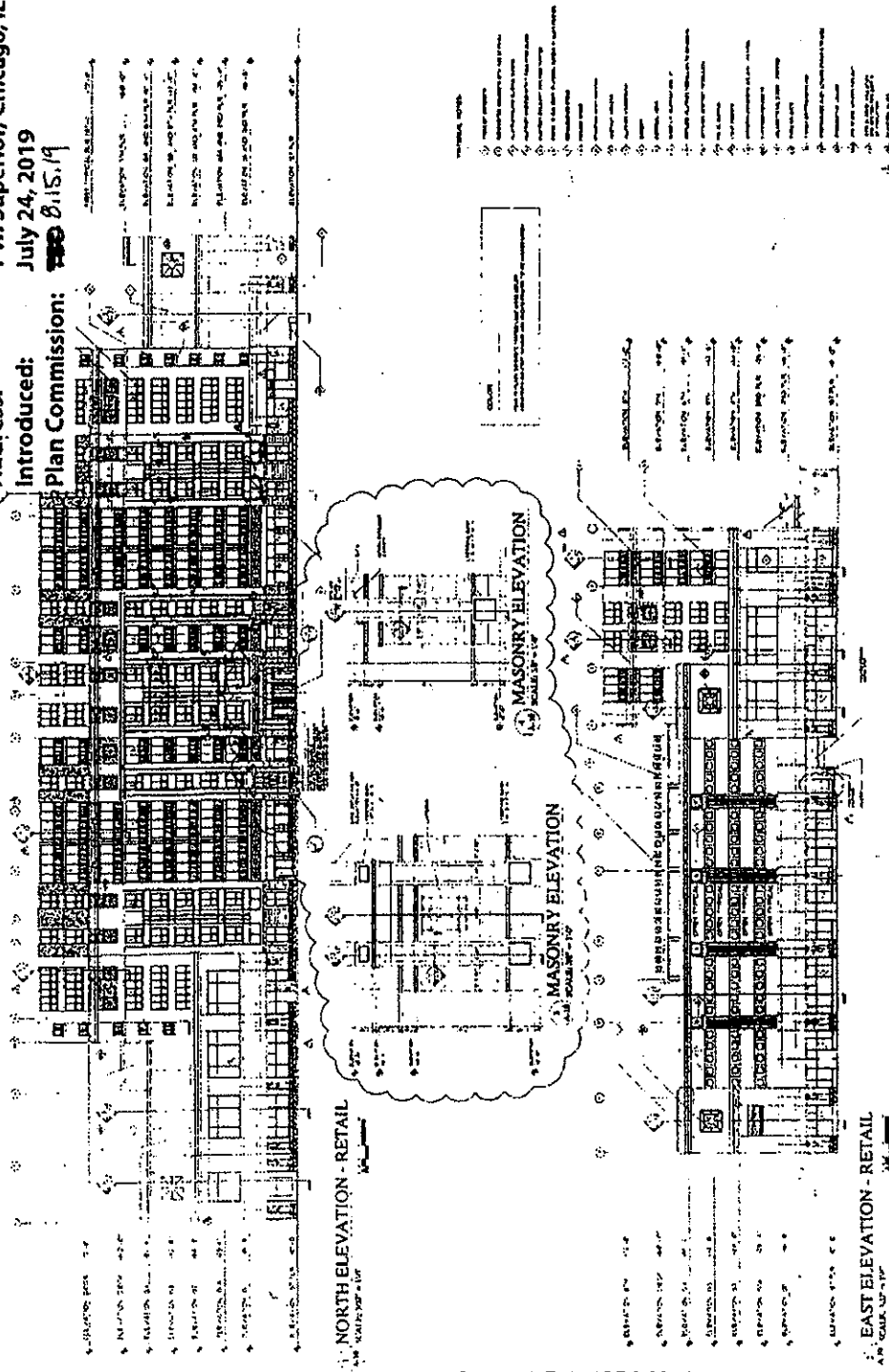
Planned Development Boundary Map







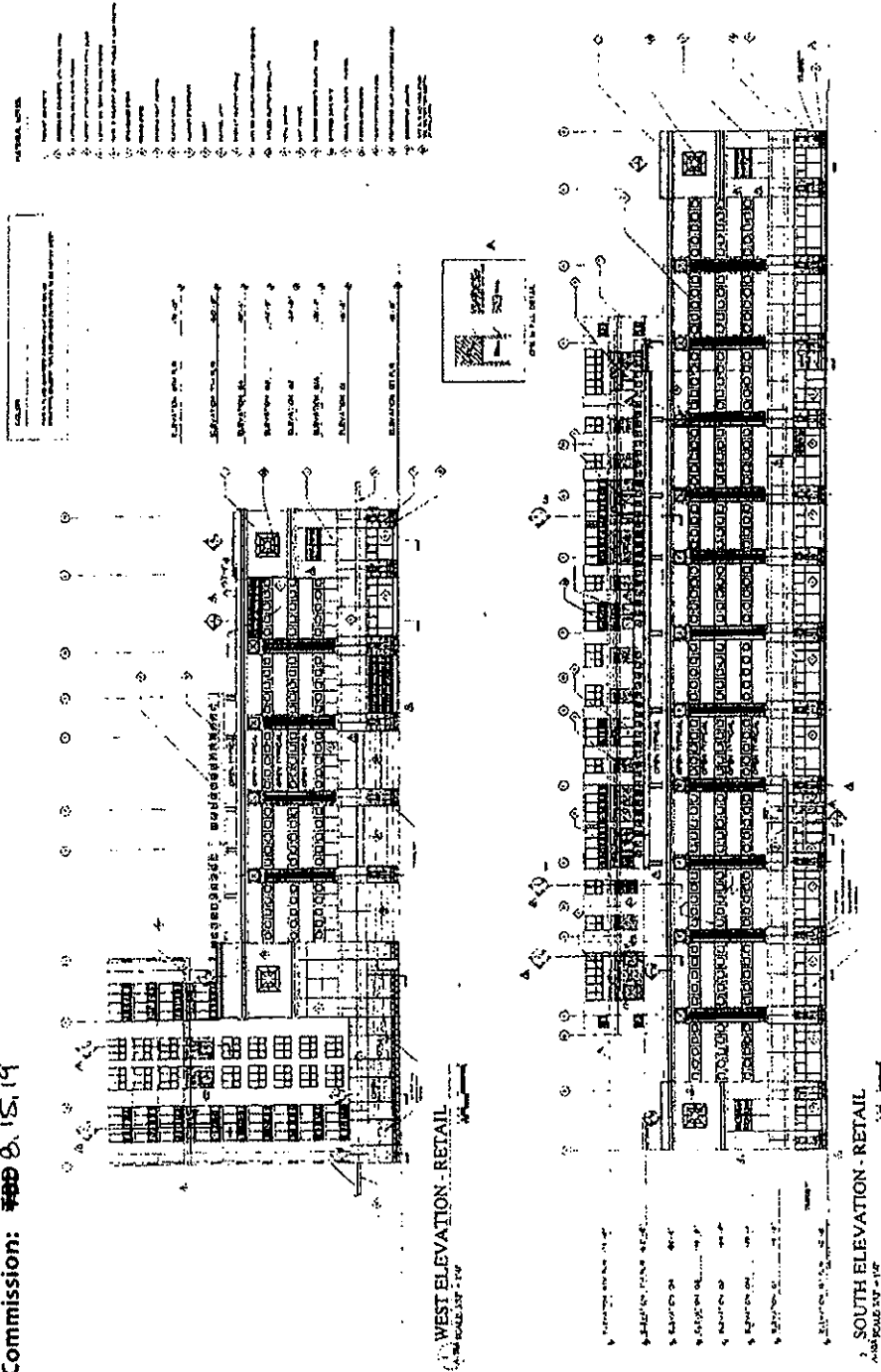
Applicant: **One Superior Place Fee, LLC**  
 Address: **1 W. Superior, Chicago, IL**  
 Introduced: **July 24, 2019**  
 Plan Commission: **190815.19**



**N. & E. Elevation**

**Applicant:** One Superior Place Fee, LLC  
**Address:** 1 W. Superior, Chicago, IL  
**Introduced:** July 24, 2019  
**Plan Commission:** #000 0, 15, 19

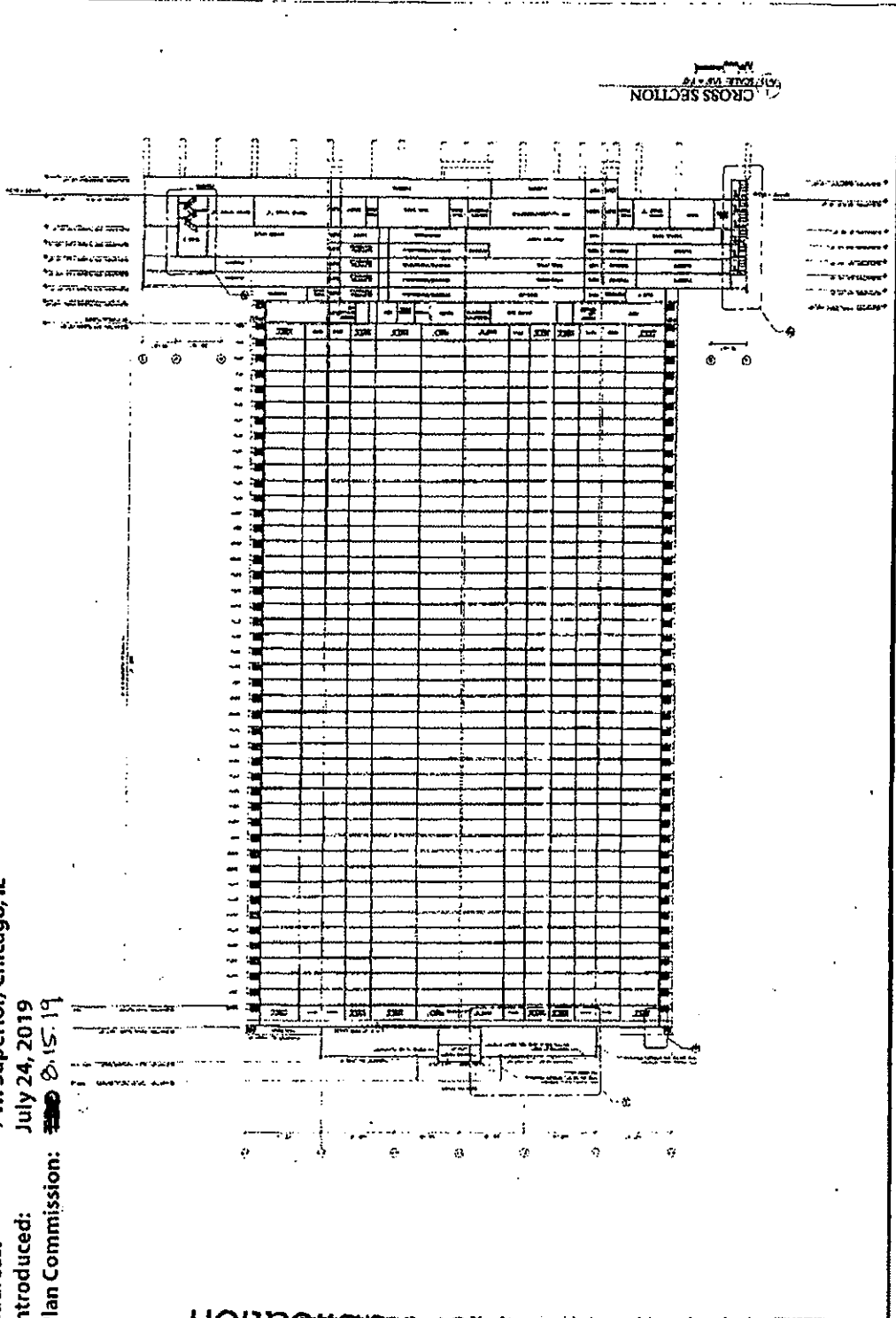
Final for Publication



W. & S. Elevation - Retail

Applicant: One Superior Place Fee, LLC  
 Address: 1 W. Superior, Chicago, IL  
 Introduced: July 24, 2019  
 Plan Commission: ~~2019~~ 8.15.19

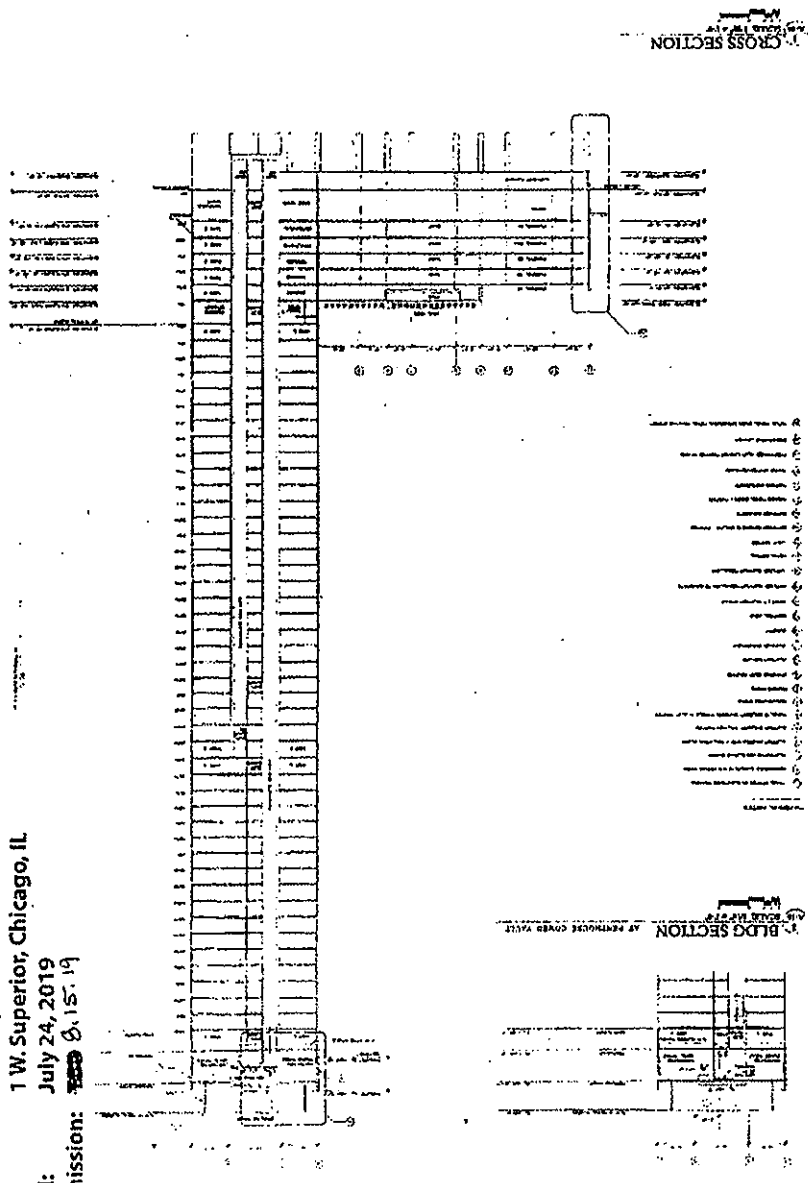
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Cross Section

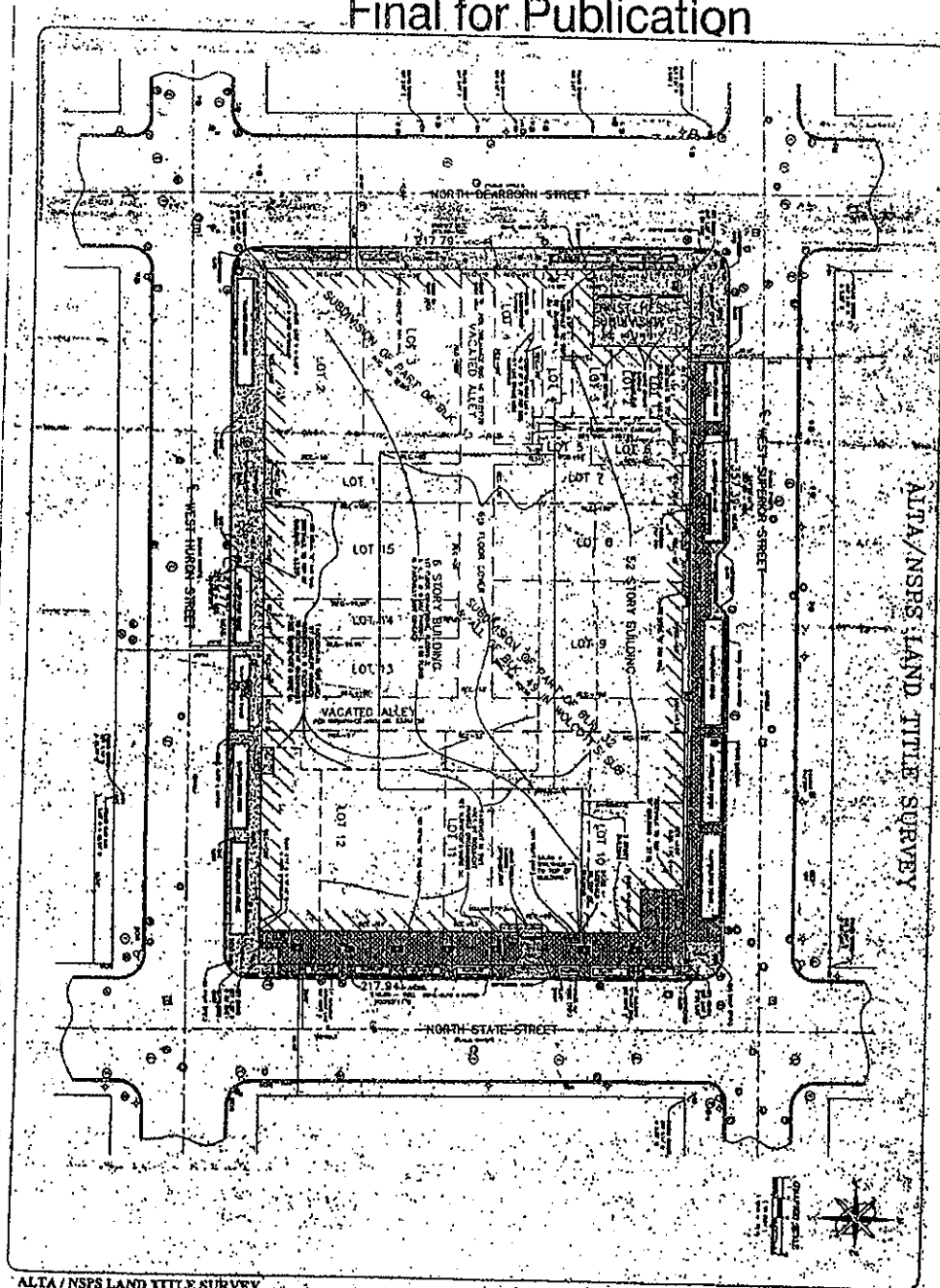
Applicant: One Superior Place Fee, LLC  
 Address: 1 W. Superior, Chicago, IL  
 Introduced: July 24, 2019  
 Plan Commission: 15-19

Final for Publication



Cross Section

# Final for Publication



ALTA / NSPS LAND TITLE SURVEY

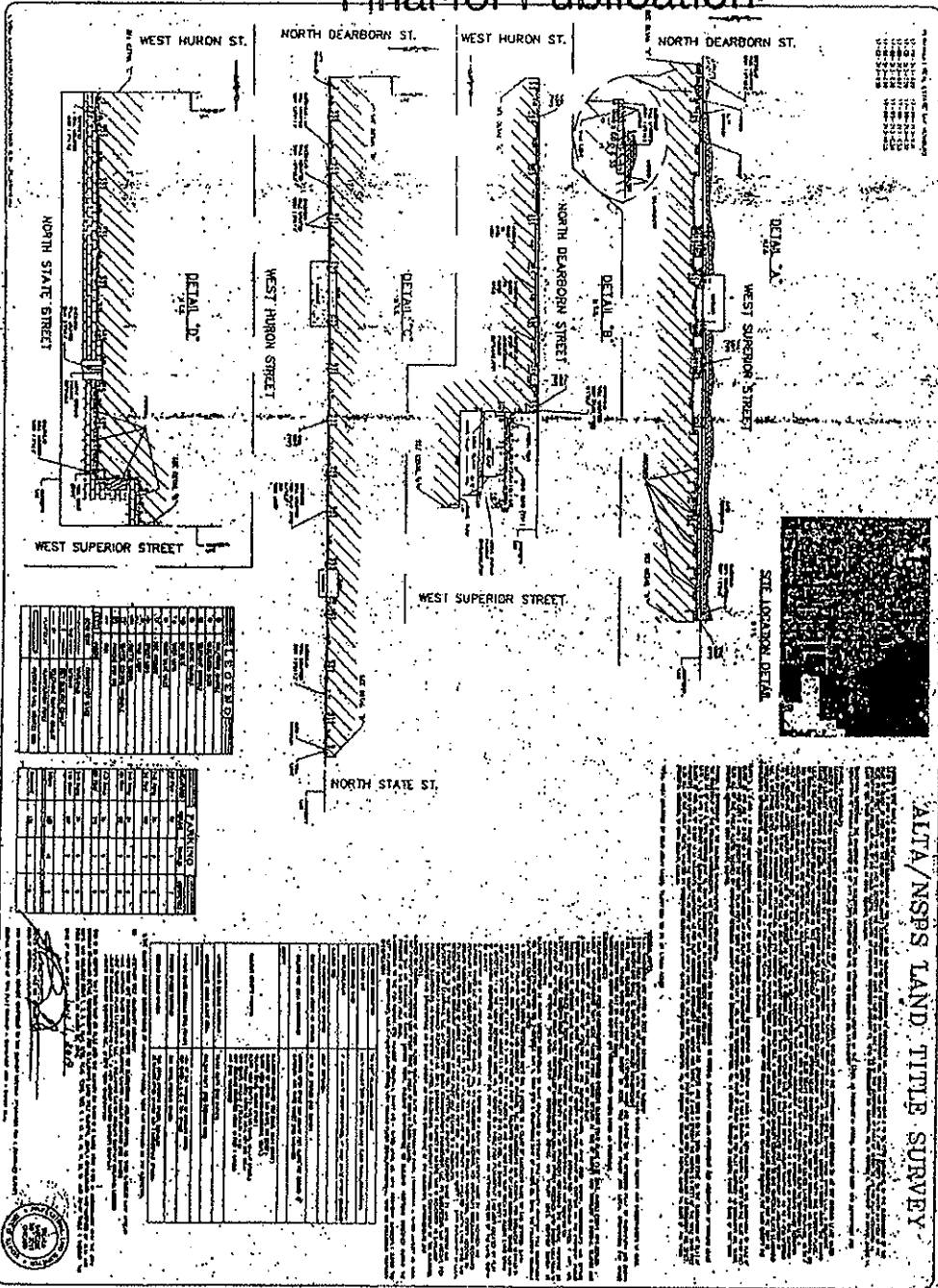
DATE	11/11/19
BY	ALTA/NSPS
SCALE	AS SHOWN
PROJECT NO.	15111

**KNIGHT**  
 Engineers & Architects  
 271 W. Lake Street, Suite 200  
 Chicago, IL 60604-4111  
 Phone: 312.877.4300  
 Fax: 312.877.5247  
 kni@aol.com

1 W. SUPERIOR STREET, CHICAGO, IL 60654  
 2ND FLOOR  
**BARTZ MOUNTAIN INDUSTRIES, INC.**  
 400 PLAZA DRIVE  
 P.O. BOX 1014  
 BEAUCON, IN 46605-1014

DATE	11/11/19
BY	ALTA/NSPS
SCALE	AS SHOWN
PROJECT NO.	15111

# Final for Publication



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**DEED**

THIS DEED is made this 18th day of September, 2019, by and between MARTZ MOUNTAIN INDUSTRIES, INC., a corporation organized under the laws of the State of New Jersey, and ALTA/NSPS LAND TITLE SURVEY, a corporation organized under the laws of the State of Illinois, both of whom are parties hereto, for the purpose of conveying to the said MARTZ MOUNTAIN INDUSTRIES, INC. the certain parcel of land described in the foregoing plat of survey, to-wit:

... (Detailed description of the land parcel) ...

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals at the City of Chicago, State of Illinois, this 18th day of September, 2019.

ALTA/NSPS LAND TITLE SURVEY

**ALTA/NSPS LAND TITLE SURVEY**

... (Detailed description of the land parcel) ...

... (Additional survey details and notes) ...

ALTA/NSPS LAND TITLE SURVEY

Sheet No. 2

of 2

**KNIGHT**

Engineers & Architects

1211 N. LaSalle Street, Suite 300  
Chicago, Illinois 60610-3111

Phone (312) 877-0200  
Fax (312) 877-0206  
knight.com

1 W. SUPERIOR STREET, CHICAGO, IL 60654

MARTZ MOUNTAIN INDUSTRIES, INC.

490 PLAGA DRIVE  
P.O. BOX 1115  
SECAUCUS, NEW JERSEY 07094-1115

ALTA/NSPS LAND TITLE SURVEY

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City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Christopher R. Hill  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4471 (Voice)  
(312) 744-6550 (FAX)  
(312) 744-2578 (TTY)

<http://www.ci.chi.il.us>

November 20, 1997

Mr. John J. George  
Attorney at Law  
The First National Plaza  
Suite, 400  
20 South Clark Street  
Chicago, Illinois 60603

Re: Request for minor changes to Residential  
Planned Development No. 237  
Location: North State Street/  
West Superior Street (Cathedral Place)

Dear Mr. George:

Please be advised that your request for minor changes to Residential Planned Development No. 237 on behalf of Cathedral Place, L.L.C., has been considered by the Department of Planning and Development pursuant to Section 11.11- 3(c) of the Chicago Zoning Ordinance and is hereby approved.

Specifically, you requested that the height above grade for a required upper level setback be increased from 50 feet to 51' 4" to accommodate the retail and parking base of the proposed development. In addition, you requested an increase in upper level coverage from 25% to 31% between 51' 4" and 60 feet in height to accommodate an 8,513 square foot enclosed pool. As indicated on the submitted Plan, dated November 18, 1997, this pool area would be located towards the center of the site and would not be visible from street-level.

Further, you requested that the required 2,000 square-foot open space at the corner of Superior and State Streets be reduced to 800 square feet at this location with the remainder redistributed in a proposed 17 foot setback area along State Street. Finally, you requested a modification to the General Land Use Plan by extending the location of business uses west to Dearborn Street and limiting the location of residential use to an area along the Superior Street frontage. As proposed, retail uses along both Dearborn and Huron Streets would be compatible with existing and newly constructed retail uses along both of those streets.



In tandem with the above-mentioned changes, your client has agreed to provide a glass storefront or lobby treatment at all four sides on the first floor level (with the exception of the loading dock area on Dearborn Street). The building would have a manufactured stone first floor base and poured-in-place painted concrete at the remainder of the base and the tower, with variations in color, texture, and surface as indicated on the attached Building Elevations (dated November 18, 1997). Windows, balcony railings, and trim materials would be painted in an accent color so as to avoid a monochromatic appearance for the structure. Landscaping and low fencing around the parkway would be provided as depicted on the Landscape/Site Plan (also dated November 18, 1997).

With regard to your request, the Department of Planning and Development has determined that the requested modifications would not change the character of the development and would thus constitute minor changes pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance.

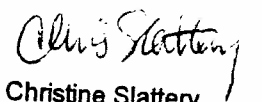
The proposed increase in height of the base by 1' 4" would be imperceptible, as would the increase in coverage due to the pool deck. Reconfiguration of open space along State Street rather than concentrated in a single corner plaza would be consistent with new setback policy adopted for State Street in 1990. The Department also notes that a representative from Holy Name Cathedral, the primary beneficiary of the corner open space, has sent a letter supporting the present plan. Finally, extension of retail uses to other portions of the site would be appropriate provided that traffic impacts are well managed. The Chicago Department of Transportation (CDOT) has reviewed the proposed use change and all associated driveways and drop-off areas and has no objection.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing minor changes but no other changes to Residential Planned Development No. 237.

Sincerely,

  
Christopher R. Hill  
Commissioner

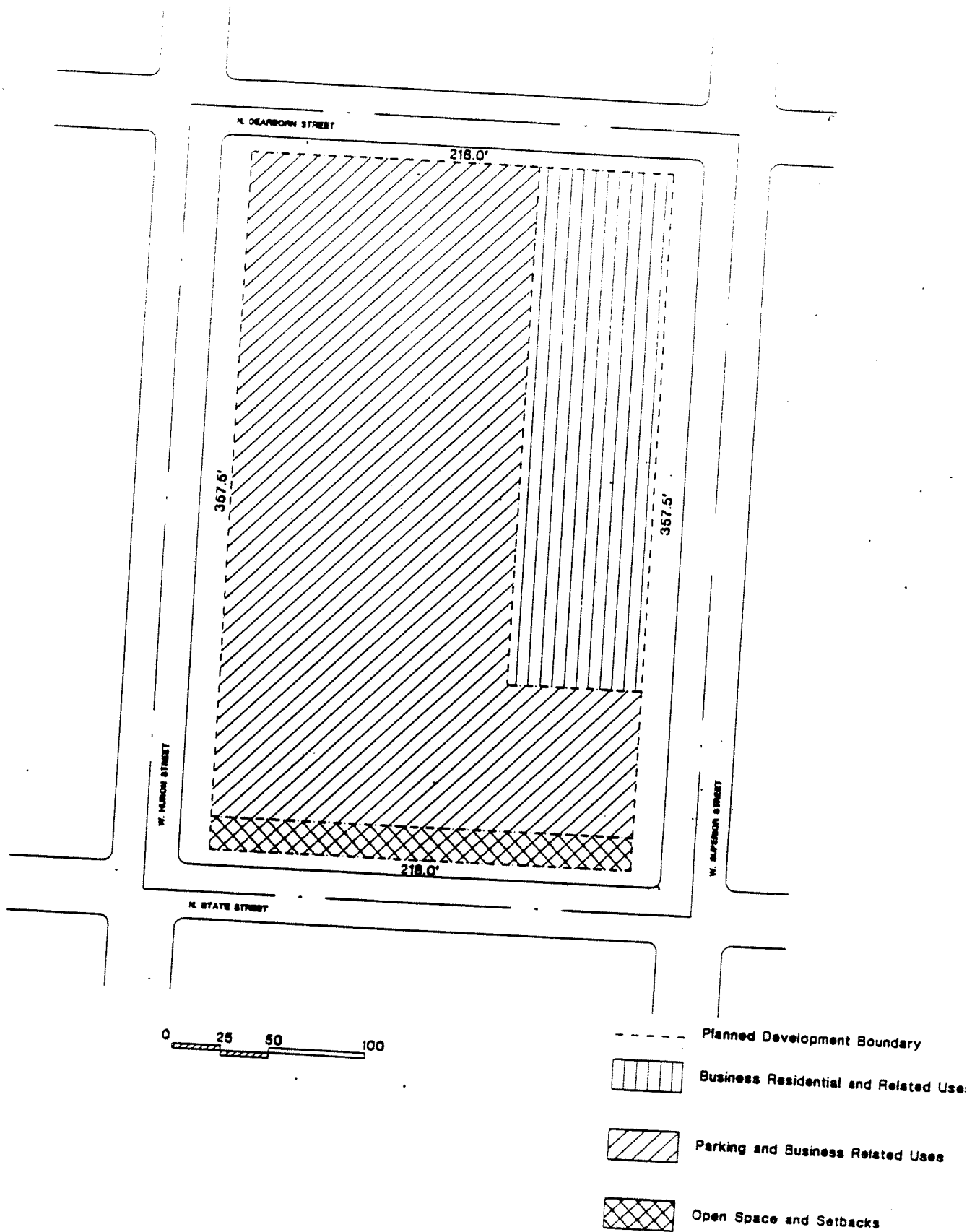
Originated by:

  
Christine Slattery  
Deputy Commissioner

cc: Philip Levin  
Paul Woznicki  
Mary Fishman  
Michael Marmo

# RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT

## GENERALIZED LAND USE PLAN



*Reclassification of Area Shown on Map No. 1-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 B7-6 General Central Business District symbols and indications as shown on Map No. 1-F in the area bounded by

W. Superior Street; W. Huron Street; N. State Street; and N. Dearborn Street

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 3528-3533 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. 5-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 R5 General Residence District symbols and indications as shown on Map No. 5-F in the area bounded by

W. Eugenie Street; N. Hudson Avenue; W. North Avenue; N. Cleveland Avenue; a line 281 feet north of W. North Avenue; a line from a point 281 feet north of W. North Avenue and 54 feet east of N. Cleveland Avenue, to a point 315.06 feet north of W. North Avenue and 34.90 feet west of N. St. Michael's Court; a line 315.06 feet north of W. North Avenue; a line from a point 315.06 feet north of W. North Avenue along the west line of N. St. Michael's Court, to a point 169.97 feet south of W. Eugenie Street along the east line of N. St. Michael's Court; the east line of N. St. Michael's Court; a line 92.31 feet south of W. Eugenie Street; and a line 47.19 feet east of N. St. Michael's Court

to the designation of a Residential 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 3534-3538 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. 10-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 R7 General Residence District symbols and indications as shown on Map Nos. 11-F and 11-G in the area bounded by

the alley next north of and parallel to W. 45th Street; S. Normal Avenue; W. 45th Street; and a line 24 feet west of S. Normal Avenue

to those of an R5 General Residence District, and a corresponding use district is hereby established in the area above described.

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

*Reclassification of Area Shown on Map Nos. 11-F and 11-G.*

*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 R7 General Residence District symbols and indications as shown on Map Nos. 11-F and 11-G in the area bounded by

W. Montrose Avenue; N. Marine Drive; a line 125 feet south of W. Junior Terrace; a line 350 feet east of N. Clarendon Avenue; a line 109 feet north of W. Hutchinson Street; N. Clarendon Avenue; W. Junior Terrace; a line 170 feet west of N. Clarendon Avenue; a line 126 feet north of W. Junior Terrace; and N. Hazel Street

to those of an R5 General Residence District, and a corresponding use district is hereby established in the area above described.

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. 11-L.*

*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 B4-1 Restricted Service District symbols and indications as shown on Map No. 11-L in area bounded by

a line 319.25 feet north of and parallel to N. Laramie Avenue; the alley next east of and parallel to N. Milwaukee Avenue; N. Laramie Avenue; and N. Milwaukee Avenue

to those of a B4-2 Restricted Service District, and a corresponding use district is hereby established in the area above described.

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. 19-I. (Substitute Ordinance)*

*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 Residential Planned Development symbols and indications as shown on Map 19-I in the area bounded by

(continued on page 3539)

22  
337

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT No. 237  
PLAN OF DEVELOPMENT  
STATEMENTS

1. The area delineated herein as "Residential-Business Planned Development" (except for the public areas) is owned and controlled by The Cosmopolitan National Bank of Chicago, not personally or individually but solely as Trustee under a Trust Agreement dated September 3, 1974 and known as Trust No. 21292, whose address is 801 North Clark Street, Chicago, Illinois 60610.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review and approval of the Commissioner of the Department of 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, townhouses, related health and recreational uses, including swimming pool; retail and service type business uses; professional and business offices; related services 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 Inspectional Services and the Department of Planning.

Applicant: McHugh Levin Associates

Date: February 19, 1980

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 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 Planning.

Applicant: McHugh Levin Associates

Date: February 19, 1980

# RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT ZONING & PREFERENTIAL STREETS MAP



## LEGEND



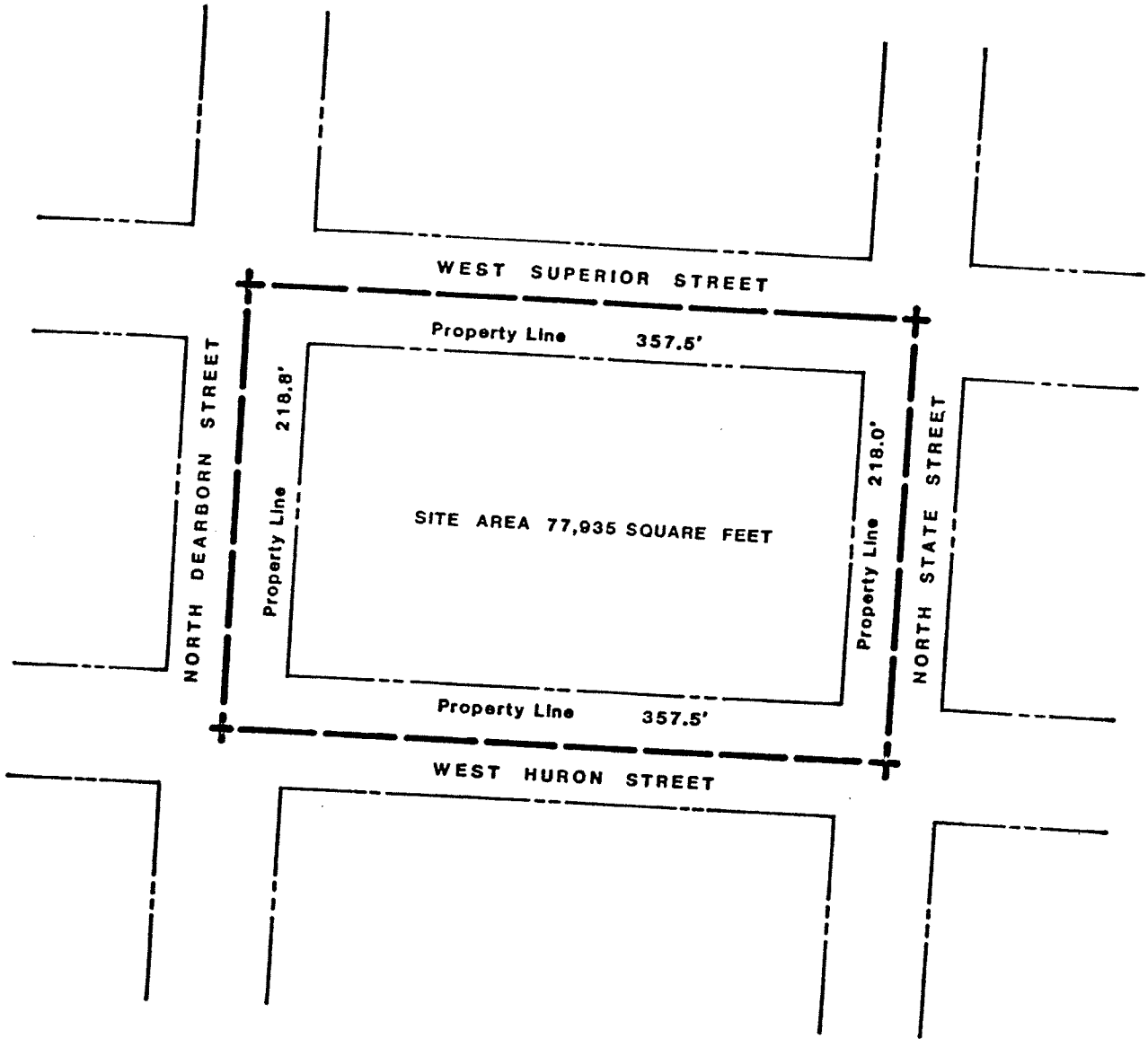
PREFERENTIAL STREETS



PROPOSED PLANNED DEVELOPMENT AREA



# RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT PLANNED DEVELOPMENT BOUNDARY MAP



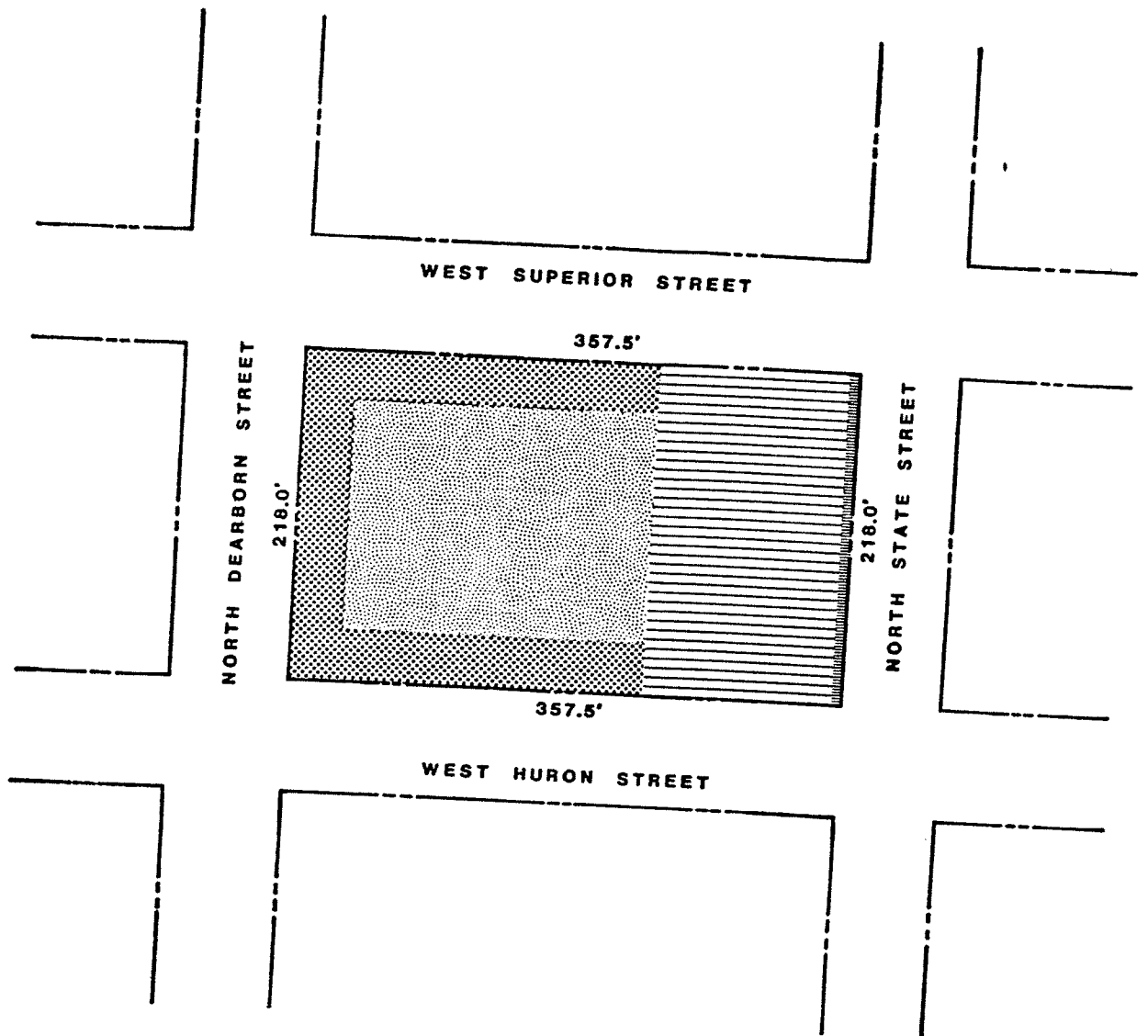
## LEGEND

----- PROPERTY LINE



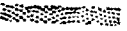

----- PROPOSED PLANNED DEVELOPMENT AREA BOUNDARY



# RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT PROPOSED GENERAL LAND USE PLAN



## LEGEND

-  RESIDENTIAL AND RELATED USES
-  BUSINESS RESIDENTIAL AND RELATED USES
-  PARKING AND RELATED USES
-  OPEN SPACE AND SETBACKS



UNFINISHED BUSINESS

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT  
 PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Gross Site Area = Net Site Area (77,935 S.F. or 1.789 Acres) + Area of Public Right of Way  
 (47,771 S.F. or 1.097 Acres) = 125,706 S.F. or 2.886 Acres

Zoning District	Net Site Sq. Ft.	Area Acres	General Description of Land Use	Maximum Floor Area	Maximum no. of D.U.	Maximum % of Coverage At Grade
Planned Development	77,935	1.789	Elevator apartment structure and townhouses; related health and recreational uses including swimming pool; retail and service type business uses; professional and business offices; related services.	935,220	820	93%
Maximum Allowable Floor Area Ratio for Total Net Site Area:				Planned Development		
F.A.R. without Bonuses:				12		
F.A.R. with allowable Bonuses:				12		
Maximum Allowable Number of Dwelling Units for Total Net Site Area:				820		
Maximum Allowable % of Efficiency Units:				50%		
Maximum Allowable Floor Area for Business and Commercial Use:				155,000 Square Feet		
Maximum Allowable % of Net Site Coverage at Grade Level:				93%		
Maximum Allowable % of Net Site Coverage at and above a plane 50 feet above Grade Level:				25%		
Minimum Required Perimeter Setbacks to enclosed building area:						
State Street:				4.0 Feet		
All other points on the perimeter:				0.0 Feet		
Minimum Ground Level Open Space at corner of Superior and State Streets:				2000.0 Square Feet		
Minimum Required Off-Street Parking Spaces:				45% of number of Dwelling Units		
Minimum Required Off-Street Loading Berths						