DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

March 28, 2025

John P. Neuenkirchen
Jordan Legal Group
1 N. Constitution Dr., Suite 201
Aurora, IL 60506

Re: PD 326, 675 N. Franklin Street

Dear Mr. Neuenkirchen:

In response to your recent request, please be advised that the subject property is currently zoned Residential Business Planned Development Number 326 ('PD 326'). You are seeking confirmation that a restaurant is permitted use at this location.

Pursuant to Statement No. 5 of the Planned Development, the following uses are permitted in PD 326: residential, business, commercial, retail, accessory parking, related uses and services, and all uses permitted in the DX-7 Downtown Mixed-Use District.

Pursuant to Section 17-4-0207-AA of the Zoning Ordinance, eating and drinking establishments are permitted in the DX district. Therefore, a restaurant is permitted at the subject site.

Sincerely,

Kyle Bartlett
Assistant Zoning Administrator

KB:tm

C: Kyle Bartlett, Noah Szafraniec, Jancie Hill, Mike Marmo, Main file

DPD
Department of Planning and Development

May 27, 2021

Frederick E. Agustin
Maurides Law
33 N. LaSalle St.
Suite 1910
Chicago, IL 60606

Re: Request for bulk and density waiver for PD 326, Sub area B
Flair House at 214 W. Erie St.

Dear Mr. Agustin:

Please be advised that your request has been considered by the Department of Planning and Development. On behalf of your client and the property owner, you are requesting a bulk and density waiver pursuant to Section 17-14-0202-L of the Zoning Ordinance ("Ordinance") for the existing 3-story commercial building located at 214 W. Erie St. and known as Flair House. The subject property, along with Flair Tower at 222 W. Erie St., is located within Sub area B of Residential-Business Planned Development Number 326 ("PD 326").

According to your request letter, the existing commercial building contains 6,458 square feet ("SF") of floor area and has a 2.53 floor area ratio ("FAR"). Your client is proposing to remodel the building, including lowering the first floor so that it will be 50% below grade, and reallocating some of this floor area to a new 4th floor addition. Upon completion of the remodeling and addition, the mixed-use building will contain commercial space on the first two floors and a dwelling unit on the 3rd and partial 4th floor. It will contain approximately 6,112 SF and have an FAR of 2.39, a reduction from what currently exists. The proposed remodeling is shown on the attached exhibits.

Pursuant to Section 17-14-0202-L of the Ordinance, you are seeking a waiver in bulk and density standards to allow for the reallocation of existing legal, nonconforming floor area within the existing building to enable the construction of the proposed addition. The subject property is presently improved with a nonconforming structure due to the overbuilt Flair Tower at 222 W. Erie St. According to your request, the building was constructed in 1893, therefore it has been in existence for at least 50 years. The waiver will not permit more than a cumulative 10% increase in the bulk and density that has been in existence for more than 50 years or more, instead is results in an overall decrease in the bulk and density. It is our opinion that this request complies with all applicable approval criteria for variation, as described in Section 17-13-1107 of the Ordinance.

Pursuant to Section 17-13-1107 of the Ordinance, strict compliance of the regulations and standards would create practical difficulties or particular hardships for the remodeling of this 100+ year old building. Additionally, sharing Sub area B with the over-built for floor area purposes Flair Tower makes it difficult to comply with required FAR standards. The prosed remodeling and addition will not alter the essential character of the neighborhood. Therefore, pursuant to Section 17-14-0202-L of the Ordinance, your waiver to allow the remodeling and reallocation of floor area is approved.

However, the proposed project is still subject to review by the Building Department and Department of Planning and Development upon submittal of the permit application and drawings to determine compliance with other applicable sections of the building and zoning chapters of the municipal code.

Sincerely,

Patrick Murphey
Zoning Administrator

PM:tm

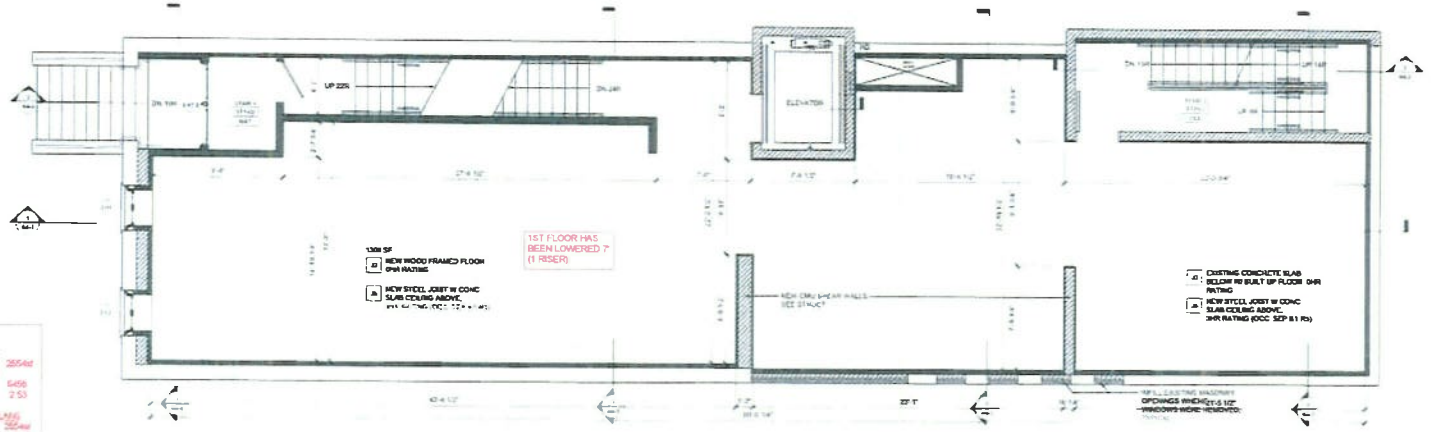
c: Mike Marmo, Erik Glass, Janice Hill, Noah Szafraniec, Main file

Elements
Architectural Group

FLAIR HOUSE II- EXISTING

FLAIR HOUSE II- PROPOSED

A



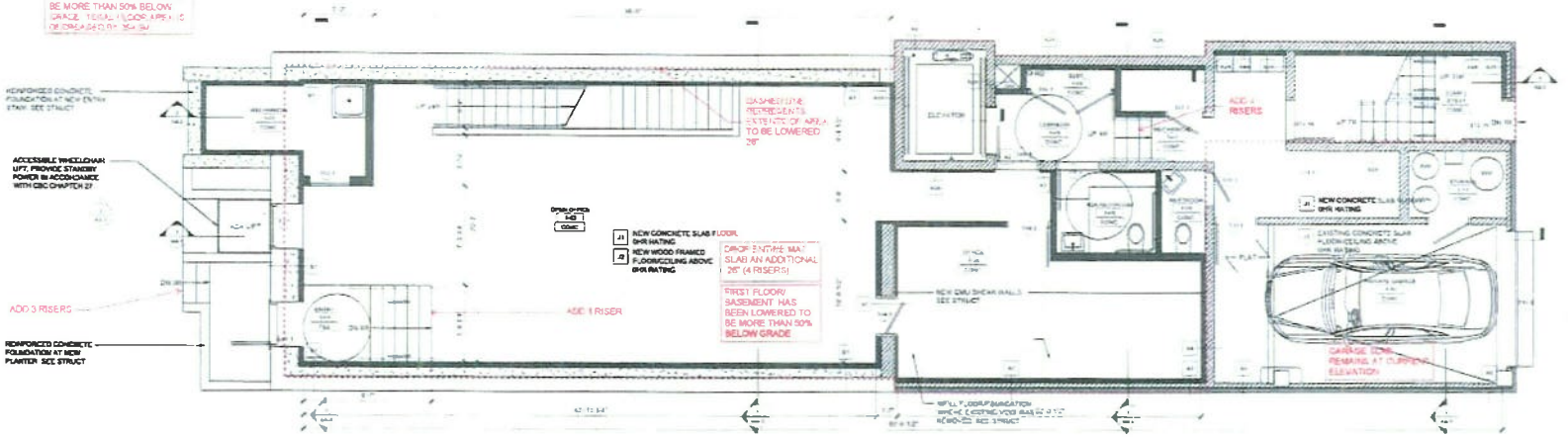
NORTH 2ND FLOOR PLAN

F.A.R. CALCULATIONS

EXISTING CONDITIONS
EXISTING SITE AREA: 2854sf
EXISTING FLOOR AREA (TOTAL): 6456
EXISTING F.A.R: 2.53

PROPOSED REVISED PLANS
SITE AREA (E): 2854sf
PROPOSED FLOOR AREA FOR F.A.R.:
1st/BASEMENT: 0.0
SECOND FLOOR: 2318.4
THIRD FLOOR: 2366.8
FOURTH FLOOR: 1426.9
TOTAL FLOOR AREA: 6112.1
PROPOSED F.A.R: 2.39

THIS PROPOSAL RESULTS IN A NET REDUCTION IN F.A.R BY LOWERING THE BASEMENT TO BE MORE THAN 50% BELOW GRADE. TOTAL FLOOR AREA IS DECREASED BY 354 SQ



NORTH 1ST FLOOR PLAN (BASEMENT)

ALTERNATIVE PLAN PROPOSAL "TO LOWER" BASEMENT SLAB AND FIRST FLOOR SO THAT BASEMENT IS MORE THAN 50% BELOW GRADE

ISSUED TO ZONING FOR PRELIMINARY REVIEW

ELEMENTS ARCHITECTURAL GROUP
10.06.20

REVISED HIGH PLAN UPDATES
04.12.21

ADDITIONAL SYSTEMS

ELEVATION
ELEVATOR TO BE KONE 2000 HYDRAULIC COMMERCIAL ELEVATOR W/ FRONT AND ROVERSE OPENINGS. CUSTOM 6'-8" HIGH DOORS. 10'-0" HIGH CAB AND 6'-8"W-3" H CAB

CONTROLLER TO BE INTEGRATED INTO DOOR. ELEVATOR PIT TO BE MIN 3'-6" DEEP CLEAR OVERHEAD HEIGHT AT TOP FLOOR TO BE 15'-0". INTERIOR CLEAR SHAFT SIZE TO BE 5'-7 1/2" X 5'-10". COORDINATE W/ ELEVATOR MANUFACTURER - STRUCTURAL

FIRE PROTECTION SYSTEM
NEW WHOLE BUILDING FIRE PROTECTION SPRINKLER SYSTEM TO COMPLY WITH NFPA 13 DESIGN BUILD BY CONTRACTOR AND TO BE FULLY MONITORED

STAIR NOTES

STAIR RISERS AT RESIDENTIAL UNIT (FLOORS 2-4) SHALL HAVE A MAXIMUM RISE OF 8" AND A MIN TREAD DEPTH OF 10" PLUS A 1" NOSING. STAIR RISERS AT COMMERCIAL AREAS (FLOORS 1 AND COMMON STAIRS) SHALL HAVE A MAXIMUM RISE OF 7" AND A MIN TREAD DEPTH OF 10" PLUS A 1" NOSING

STAIRWAYS SERVING AN OCCUPANT LOAD LESS THAN 50 SHALL BE MIN 36" IN WIDTH FROM WALL TO FACE OF GUARDRAIL

ALL STAIRS SHALL HAVE A CONTINUOUS HANDRAIL AT 36" HIGH

A MINIMUM HEAD CLEARANCE OF 6'-8" SHALL BE MAINTAINED ALONG THE WALK LINE ALONG THE ENTIRE RUN OF THE STAIR

GUARD RAILS SHALL BE PROVIDED AT SURFACES 30" OR GREATER ABOVE AN ADJACENT SURFACE. GUARDS SHALL BE MIN 42" HIGH WITH OPENINGS THAT DO NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE. EXCEPT THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM RAIL WHICH IS PERMITTED TO BE 6" DIAMETER. GUARDS AND HANDRAILS SHALL BE CAPABLE OF RESISTING A FORCE OF 200 LBS APPLIED TO THE TOP MEMBER AT ANY POINT AND IN ANY DIRECTION. GUARD RAIL MEMBERS SHALL BE ABLE TO RESIST A HORIZONTAL LOAD OF 50 LBS APPLIED TO AN AREA OF ONE SQUARE FOOT

WALL KEY

EXISTING WALL TO REMAIN

NEW CONCRETE FOUNDATION / UNDERPINNING LOCATIONS

NEW BRICK WALL

NEW BLOCK WALL

EXTERIOR DIMENSIONS ARE "NOMINAL" AND ARE TO THE FACE OF SHEATHING (FACE OF FOUNDATION ON BASE MENT PLAN). SEE SECTIONS FOR LOCATION OF SHEATHING RELATIVE TO FACE OF FOUNDATION. COORDINATE SHEATHING THICKNESS WITH ACTUAL MATERIALS BEING USED

INTERIOR DIMENSIONS ARE "NOMINAL" AND ARE TO THE FACE OF THE FINISHED WALL SURFACE

THE INSTALLATION OF FRAMING IS DIAGRAMMATIC ONLY. FINAL FRAMING LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR. FRAMING SHALL COMPLY WITH THE PROFILE AND PERFORMANCE INDICATED AND SHALL COORDINATE WITH ALL OTHER TRADES' REQUIREMENTS

SEE A3.1-A3.3 SHEETS FOR EXTERIOR AND INTERIOR WALL PARTITION DETAILS

INTERIOR WALLS SHOWN IN PLANE WITH EXISTING WALLS SHALL HAVE THEIR FINISHES FLUSH WITH NO STEPS, JOGS, OR ENDS.

PENETRATIONS AND CONCEALED DRAFT OPENINGS SHALL BE CONSTRUCTED AND FILLED WITH NON-COMBUSTIBLE MATERIALS TO PREVENT THE PASSAGE OF FIRE

SEE S SHEETS FOR STRUCTURAL INFORMATION

SEE MEP SHEETS FOR MEP INFORMATION

SEE INTERIORS (AF SHEETS) FOR KEY PLANS - FINISHES

1/4" SCALE - 1 FEET

DRAWING REVISION HISTORY

REV. #	DATE	ISSUED FOR
1	05.15.2020	PERMIT
2	07.10.2020	PERMIT REVISION
3	07.15.2020	PRICING - SHELL & CORE
4	10.29.2020	PRICING - INTERIORS
5	01.22.2021	PRICING - INTERIORS UPDATES

PROJECT NAME: FLAIR HOUSE
PROJECT ADDRESS: 214 W ERIE STREET, CHICAGO ILLINOIS 60654
DRAWING TITLE: FLOOR PLANS

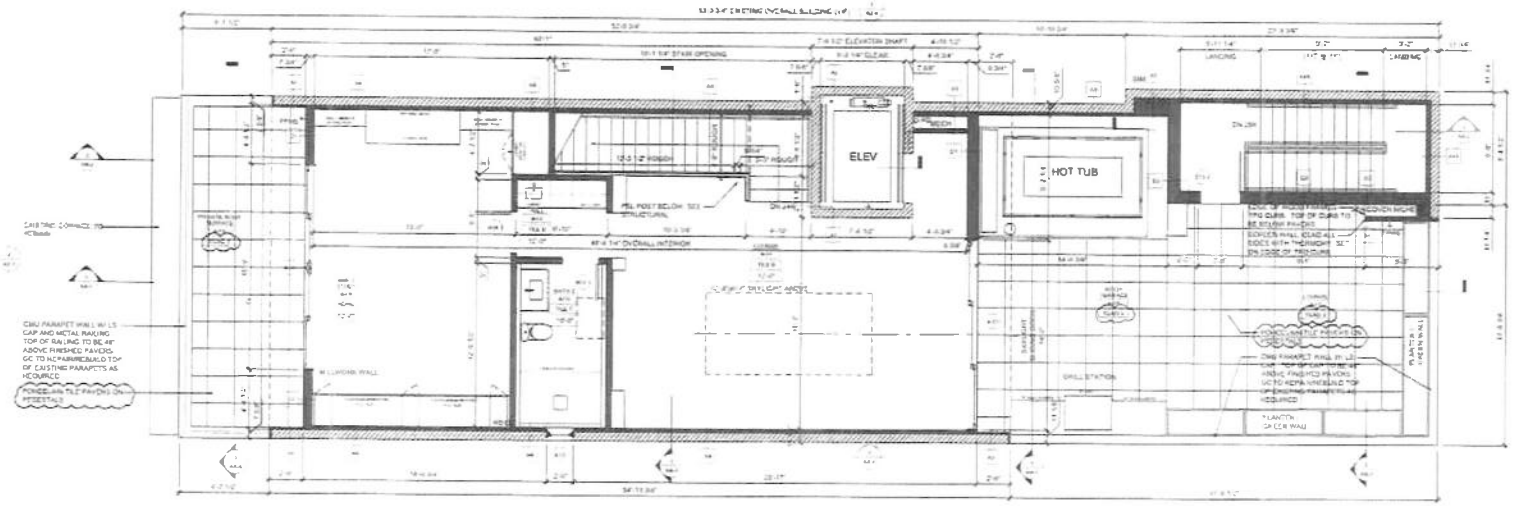
ISSUED FOR PRICING INTERIORS UPDATES
DATE: 01.22.2021
DRAWN BY: AG

DESIGN ARCHITECT
ELEMENTS ARCHITECTURAL GROUP, INC
1040 NORTH BLVD, SUITE 220, OAK PARK, IL
60301 www.elementsarchitects.com 708 848 4750

ARCHITECT OF RECORD
RC BOWMAN ARCHITECTURE

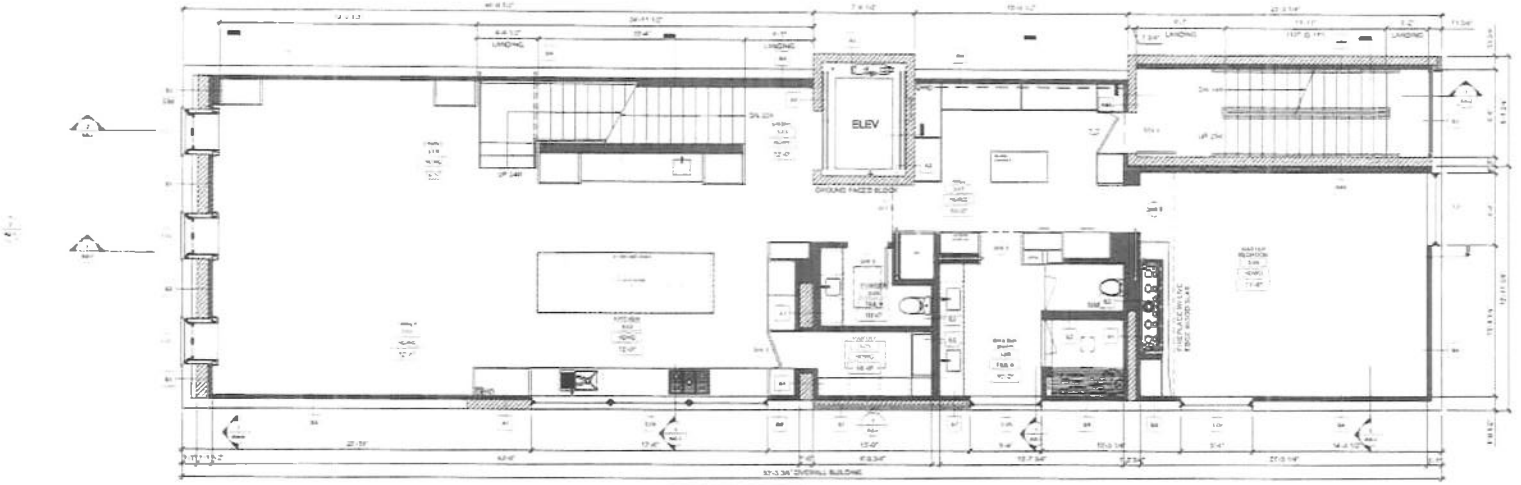
JOB #1924

A1-1



NO PROPOSED CHANGES THIS FLOOR - FOR REFERENCE ONLY

4TH FLOOR PLAN
SCALE: 1/4" = 1'-0"



NO PROPOSED CHANGES THIS FLOOR - FOR REFERENCE ONLY

3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"

ELEVATOR

ELEVATOR TO BE KONE 2000 HYDRAULIC COMMERCIAL ELEVATOR W/ FRONT AND REVERSE OPENINGS. CUSTOM 8'-0" HIGH DOORS. 11'-0" HIGH CAB AND 4'-8"W x 7'-3" INTERIOR

CONTROLLER TO BE INTEGRATED INTO DOOR. ELEVATOR PIT TO BE MIN 3'-0" DEEP. CLEAR OVERHEAD HEIGHT AT TOP FLOOR TO BE 12'-0". INTERIOR CLEAR SHAFT SIZE TO BE 7'-4"W x 5'-1"L. COORDINATE W/ ELEVATOR MANUFACTURER - STRUCTURAL

FIRE PROTECTION SYSTEM

NEW WHOLE BUILDING FIRE SPRINKLER SYSTEM TO COMPLY WITH NFPA 13. DESIGN BUILD BY CONTRACTOR AND TO BE SUBMITTED UNDER A SEPARATE PERMIT

STAIR NOTES

STAIR RISERS AT RESIDENTIAL UNIT FLOORS (4F) SHALL HAVE A MAXIMUM RISE OF 8" AND A MIN. TREAD DEPTH OF 10" PLUS A 1" NOSING. STAIR RISERS AT COMMERCIAL AND ALL FLOORS (1F) SHALL HAVE A MAXIMUM RISE OF 7" AND A MIN. TREAD DEPTH OF 10" PLUS A 1" NOSING

STAIRWAYS SERVING AN OCCUPANT LOAD LESS THAN 50 SHALL BE MIN 36" IN WIDTH (FROM WALL TO FACE OF HANDRAIL)

ALL STAIRS SHALL HAVE A CONTINUOUS HANDRAIL AT 34" MIN

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GUARD RAILS SHALL BE FINISHED AT SURFACES 30" OR GREATER ABOVE AN ADJACENT SURFACE. GUARDS SHALL BE MIN 42" HIGH WITH OPENINGS THAT DO NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE, EXCEPT THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM RAIL, WHICH IS PERMITTED TO BE 6" DIAMETER. GUARDS AND HANDRAILS SHALL BE CAPABLE OF RESISTING A FORCE OF 200 LBS APPLIED TO THE TOP MEMBER AT ANY POINT AND IN ANY DIRECTION. GUARD RAIL MEMBERS SHALL BE ABLE TO RESIST A HORIZONTAL LOAD OF 50 LBS APPLIED TO AN AREA OF ONE SQUARE FOOT

WALL KEY

- EXISTING WALL TO REMAIN
- NEW FRAME WALL
- NEW CONCRETE FOUNDATION/ UNDERPINNING LOCATIONS
- NEW BRICK WALL
- NEW BLOCK WALL

DRAWING NOTES

EXTERIOR DIMENSIONS ARE "NOMINAL" AND ARE TO THE FACE OF SHEATHING (FACE OF FOUNDATION ON BASEMENT PLAN). SEE SECTIONS FOR LOCATION OF SHEATHING RELATIVE TO FACE OF FOUNDATION. COORDINATE SHEATHING THICKNESS WITH ACTUAL WINDOW & DOOR SIZES

INTERIOR DIMENSIONS ARE "ACTUAL" AND ARE TO THE FACE OF THE FINISHED WALL SURFACE

THE INDICATION OF FRAMING IS DIAGRAMMATIC ONLY. FINAL FRAMING CALCULATION IS THE RESPONSIBILITY OF THE CONTRACTOR. FRAMING SHALL COMPLY WITH THE PROFILE AND PERFORMANCE INDICATED AND SHALL COORDINATE WITH ALL OTHER TRADES AND REQUIREMENTS

SEE A2.1 AND A2.2 SHEETS FOR EXTERIOR AND INTERIOR WALL PARTITION DETAILS

WHERE NEW WALLS SHOWN IN PLANE WITH EXISTING WALLS SHALL HAVE THEIR FINISHES FLUSH WITH NO STEPS, JOGS OR KINKS

PENETRATIONS AND CONCEALED DRAFT OPENINGS SHALL BE CONSTRUCTED AND FILLED WITH NON-COMBUSTIBLE MATERIALS TO PREVENT THE PASSAGE OF FIRE

SEE S SHEETS FOR STRUCTURAL INFORMATION

SEE MEP SHEETS FOR MEP INFORMATION

SEE INTERIORS (A7 SHEETS) FOR KEY PLANS + FINISHES

DESIGN ARCHITECT
ELEMENTS ARCHITECTURAL GROUP, INC
1040 NORTH BLVD, SUITE 22D, OAK PARK, IL
60301www elementsarchitects.com 708 848 4750

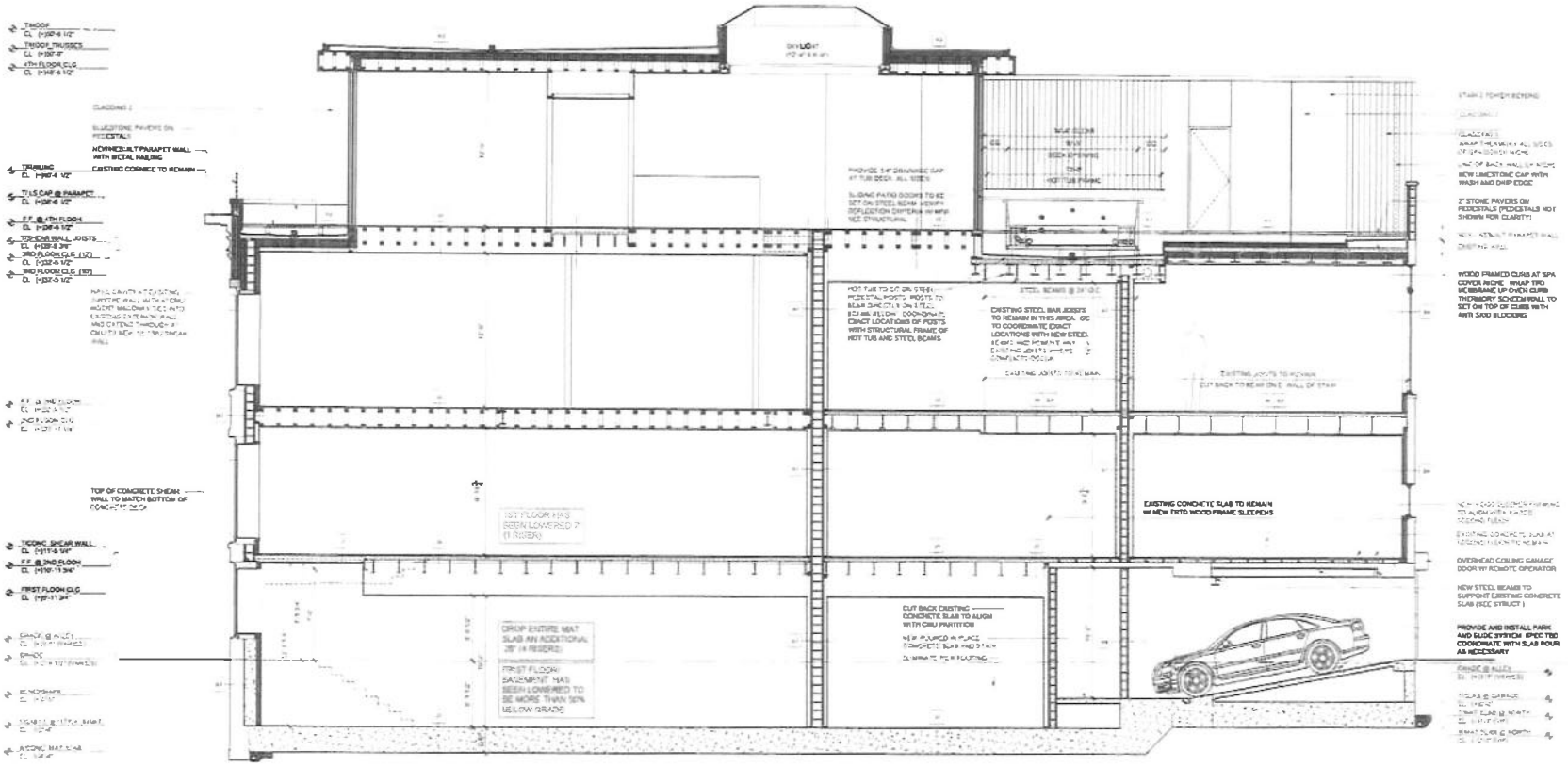
ARCHITECT OF RECORD
RC BOWMAN

DRAWING REVISION HISTORY

REV #	DATE	ISSUED FOR
1	05.15.2020	PERMIT
2	07.10.2020	PERMIT REVISION

PROJECT NAME: FLAIR HOUSE
PROJECT ADDRESS: 214 W ERIE STREET, CHICAGO ILLINOIS 60654
ISSUED FOR: GC COORDINATION PLAN SETS
DRAWING TITLE: 3rd & 4th FLOOR PLANS
DATE: 07.27.2020
Drawn By: MG, JD

JOB #1924
A1-2



LONGITUDINAL SECTION - PHASE 2

SCALE: 1/8" = 1'-0"

DRAWING REVISION HISTORY			
REV	#	DATE	ISSUED FOR
	1	05.15.2020	PERMIT
	2	07.15.2020	PERMIT REVISION
	3	07.15.2020	PERMIT REVISION
	4	10.29.2020	PRICING - INTERIORS
	5	01.22.2021	PRICING - INTERIORS UPDATES

PROJECT NAME: FLAIR HOUSE

PROJECT ADDRESS: 214 W ERIE STREET, CHICAGO ILLINOIS 60654

ISSUED FOR: PRICING INTERIORS UPDATES

DRAWING TITLE: SECTIONS

DESIGN ARCHITECT

ELEMENTS ARCHITECTURAL GROUP, INC
1040 NORTH BLVD, SUITE 220, OAK PARK, IL
60302www elementsarchitects com 708 848 4750

ARCHITECT OF RECORD

RC BOWMAN ARCHITECTURE

JOB #1924

A4-1

City of Chicago
Richard M. Daley, Mayor

Department of Planning and Development

Lori T. Healey
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

http://www.cityofchicago.org

May 31, 2006

Mr. John J. George
Attorney at Law
Two First National Plaza
Suite 400
20 S. Clark Street
Chicago, IL 60603-1903

Re: **Administrative Relief request for Residential Business Planned Development No. 326**

Dear Mr. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 326 as amended on February 8, 2006, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No.11 of the Planned Development.

Specifically, you requested the following change:

Substitute the attached Bulk Regulation and Data Table in place of the previously approved Table.
The attached Table corrects the FAR and residential unit allocations between Sub-Areas A and B, which were not accurately stated on the previously approved Table. There is no increase or decrease to the total FAR or to the total number of residential units. The attached Bulk Regulation and Data Table, dated May 30, 2006, is substituted in place of the previously approved Table only to more accurately reflect the allocations of the FAR and residential units among Sub-Areas A and B.

With regard to your request, the Department of Planning and Development has determined that these revisions do not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 326, I hereby approve the foregoing minor change, but no other changes to Residential Business Planned Development No. 326.

Sincerely,

Lori T. Healey
Commissioner

LTH:MRD:tm
cc: Terri Haymaker, Mike Marmo, DPD files

NEIGHBORHOODS Alive!
BUILDING CHICAGO TOGETHER

CHICAGO WORKS TOGETHER

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 326
BULK REGULATIONS AND DATA TABLE

	Sub Area A (Huron Lofts)	Sub Area B (Flair Tower)	Total
Net Site Area:	18,764 SF	21,249 SF (Includes 2,500 SF Site Area for Existing Flair House)	40,013 SF
Gross Site Area (Net Site Area + Area Remaining in Public Right of Way)	20,654 SF	22,936 SF	43,590 SF
Allowable Floor Area Ratio: Overall total to be used to calculate total FAR	7.0 (8.75 w/ Affordable Housing 25% Increase) 112,446 SF	7.0 (8.75) 237,667 SF	7.0 (8.75) 350,113 SF
Allowable Number of Residential Units:	100 Units	218 Units	318 Units
Square Footage of Retail/Commercial Space	Existing Building 18,741 SF	12,480 SF	31,221 SF
Maximum Allowable Site Coverage:	Existing Building 18,764 SF	21,249 SF	40,013 SF
Minimum Allowable Number of Accessory Off Street Parking Spaces:	0 Spaces	208 Spaces	208 Spaces
Minimum Number of Off-Street Loading Docks:	Existing Building 0 Berths	1 Berth	1 Berth
Minimum Building Setbacks:	Existing Building 0 Setbacks	0 Setbacks	-
Maximum Building Height	Existing Building 76'-4"	(Top of Penthouse Roof Slab) 271'-3"	-

APPLICANT: Newport Builders, Inc.

ADDRESS: 217-235 West Huron; 212-232 West Erie Street; 659-667 North Franklin Street

DATE: May 30, 2006

15287

Reclassification Of Area Shown On Map Number 1-F.
(As Amended)
(Application Number 15287) RBPD 326, 99

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 DX-5 Downtown Mixed-Use District symbols and designations as shown on Map Number 1-F in the area bounded by:

the alley next north of and parallel to West Erie Street; the alley next east of and parallel to North Franklin Street; West Erie Street; and North Franklin Street,

to those of a DX-7 Downtown Mixed-Use 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 DX-7 Downtown Mixed-Use District and Residential-Business Planned Development Number 326 symbols and designations as shown on Map Number 1-F in the area bounded by:

West Huron Street; a line 187 feet east of and parallel to North Franklin Street; the alley next north of and parallel to West Erie Street; the alley next east of and parallel to North Franklin Street; West Erie Street and North Franklin Street,

to the designation of a Residential Business Planned Development Number 326, 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 thereof and to no others.

SECTION 3. 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:

Residential-Business Planned Development Number 326, As Amended.

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned

Development consists of property commonly known as 217 -- 235 West Huron Street; 212 -- 232 West Erie Street and 659 -- 679 North Franklin Street, Chicago Illinois (the "Property"). The Property consists of Subarea A of approximately eighteen thousand seven hundred sixty-four (18,764) square feet and Subarea B of approximately twenty-one thousand two hundred forty-nine (21,249) square feet for a total net site area of forty thousand thirteen (40,013) square feet (nine hundred twenty-one thousandths (.921) acres). The Property is owned or controlled by the applicant, Newport Builders, Inc.

2. 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 easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees, and approval by the City Council.

3. 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, then to the owners of record title to all of the Property and to any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors. An agreement among property owners or a covenant binding property owners may designate the authorized party for any future amendment, modification or change.

4. This plan of development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; and a Site Plan, Landscape Plan and Building Elevations prepared by Antunovich Associates dated December 15, 2005. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the

Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.

5. Within the area herein delineated as Residential-Business Planned Development 326, as amended, the following uses shall be permitted: residential, business, commercial, retail, accessory parking, related uses and services and all uses permitted in the DX-7 Downtown Mixed-Use District.

6. Identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.

7. Ingress and egress shall be subject to the review and approval of the Department of Transportation/Bureau of Traffic, and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.

8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.

9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.

10. The new improvements to be located in Subarea B shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. No additional landscaping or improvements other than existing on the date of this amendment shall be required in Subarea A.

11. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The applicant shall use best and reasonable efforts to design, construct and maintain all the new improvements and buildings located within Subarea B of the Property in a manner generally consistent with the Leadership in Energy and Environmental Design Green Building Rating System ("L.E.E.D."). The applicant commits to a green roof area measuring eight thousand one (8,001) square feet.

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 new buildings and improvements on the property within Subarea B shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

14. Pursuant to the affordable housing provision of the City of Chicago Zoning Ordinance, Title 17, Chapter 17-4-1004, et seq. ("Zoning Ordinance") the applicant has asked for an increase in the floor area ratio of the Property. The applicant hereby acknowledges that according to Section 17-4-1004D of the Zoning Ordinance, the total floor area devoted to affordable housing units must equal at least twenty-five percent (25%) of the total increase in floor area allowed under the Affordable Housing Bonus or a cash payment

must be made to the City of Chicago Affordable Housing Opportunity Fund based on the increase in allowable floor area multiplied by eighty percent (80%) of the median cost of land per buildable square foot. Based on Section 17-4-1004D, the applicant has agreed to provide a cash payment to the City of Chicago Affordable Housing Opportunity Fund in the amount of Two Million Two Hundred Fifty Thousand Four Hundred Fifteen and no/100 Dollars ($2,250,415.00). Prior to the issuance of permits, the applicant will enter into an Affordable Housing Agreement with the Chicago Department of Housing or provide a letter of credit or other security device in an amount equal to the cash contribution. The applicant must comply with all of the applicable sections of the affordable housing provision of the Zoning Ordinance which sections are hereby incorporated into this planned development. The Affordable Housing Agreement required by Section 17-4-1004-E9 is also incorporated into this planned development.

15. Unless substantial construction has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire. If this planned development expires under the provisions of this section, then the zoning of the property within Subarea A shall automatically revert to the original Planned Development Number 326 applying solely to Subarea A and the zoning of the property within Subarea B shall automatically revert to that of the DX-7 Downtown Mixed-Use District.

[Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site Plan/First Floor Plan; Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 70358 through 70366 of this *Journal*.]

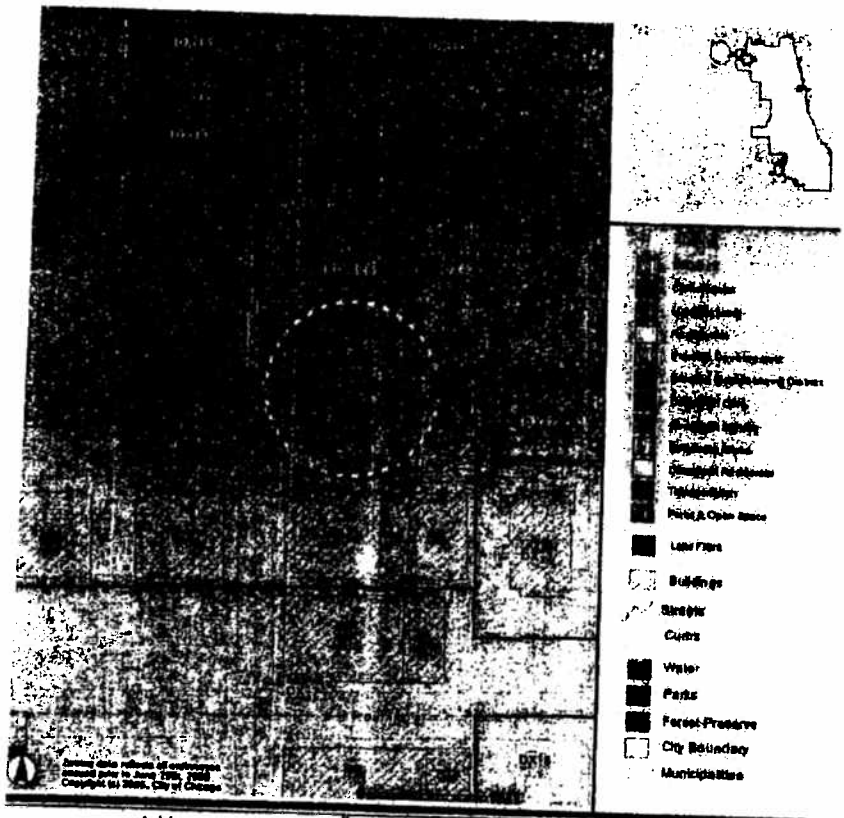
Bulk Regulations and Data Table referred to in these Plan of Development Statement reads as follows:

Residential-Business Planned Development Number 326, As Amended.

Bulk Regulations And Data Table.

	Sub Area A (Huron Lofts)	Sub Area B (Flair Tower)	Total
Net Site Area:	18,764 SF	21,249 SF (Includes 2,500 SF Site Area For Existing Flair House)	40,013 SF
Gross Site Area (Net Site Area + Area Remaining in Public Right of Way)	20,654 SF	22,936 SF	43,590 SF
Maximum Allowable Floor Area Ratio:	7.0 (8.75 w/ Affordable Housing 25% Increase)	7.0 (8.75)	7.0 (8.75)
[illegible]	164,185 SF	185,928 SF	350,113 SF
[illegible] Floor Area Ratio (SF)	Existing Building 112,446 SF	237,667 SF	350,113 SF
[illegible] Allowable Number of Residential Units:	1316		318 Units
			282 Units
Square Footage of Retail/Commercial Space	Existing Building 18,741 SF	12,480 SF	31,221 SF
Maximum Allowable Site Coverage:	Existing Building 18,764 SF	21,249 SF	40,013 SF
Minimum Allowable Number of Accessory Off Street Parking Spaces:	0 Spaces	208 Spaces	208 Spaces
Proposed Number of Accessory Off-Street Parking Spaces	Existing Building 0 Spaces	210 Spaces	210 Spaces
Minimum Number of Off-Street Loading Docks:	Existing Building 0 Berths	1 Berth	1 Berth
Minimum Building Setbacks:	Existing Building 0 Setbacks	0 Setbacks	-
Maximum Building Height	Existing Building 76'-4"	(Top of Penthouse Roof Slab) 271'-3"	-

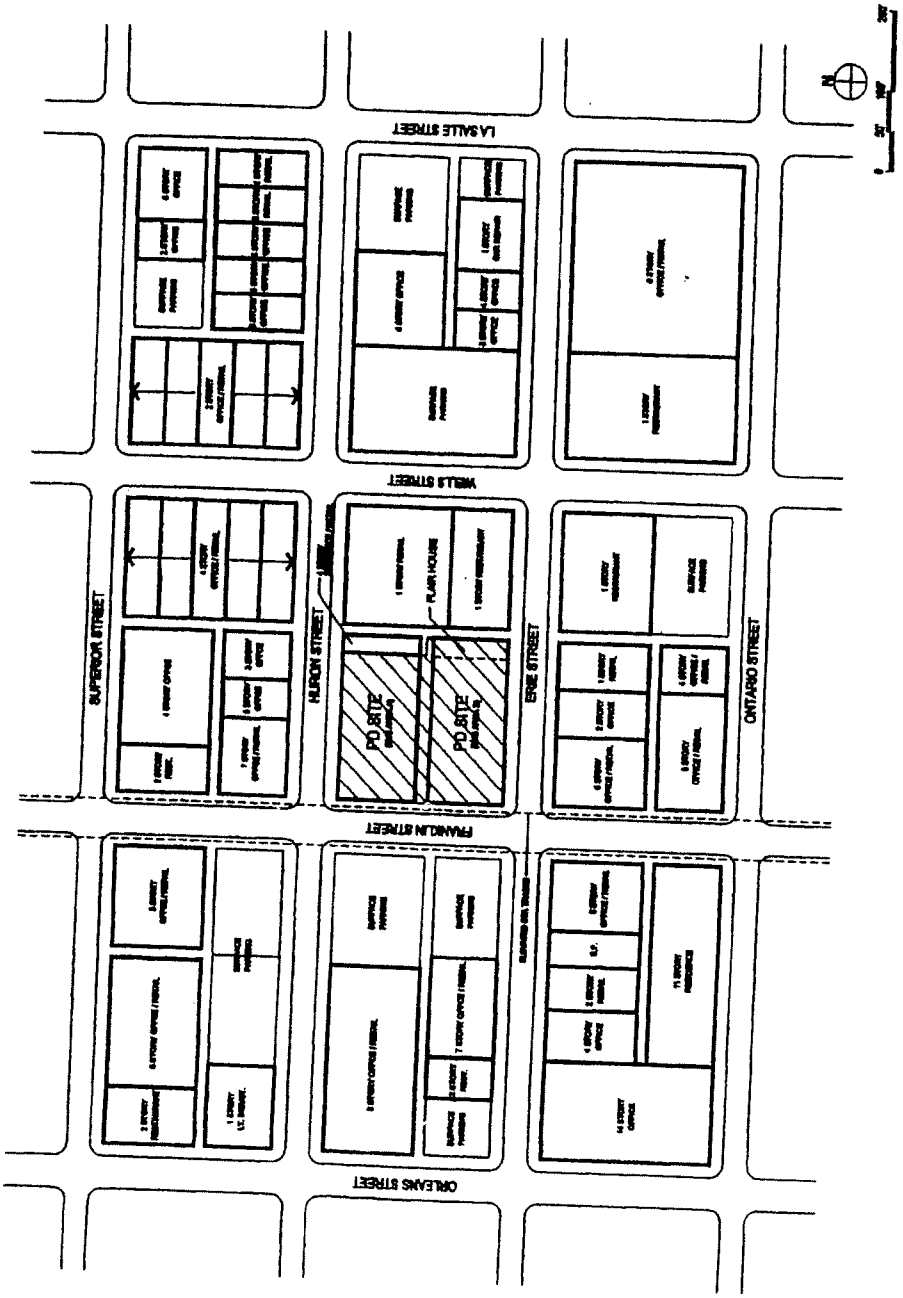
Zoning Map.



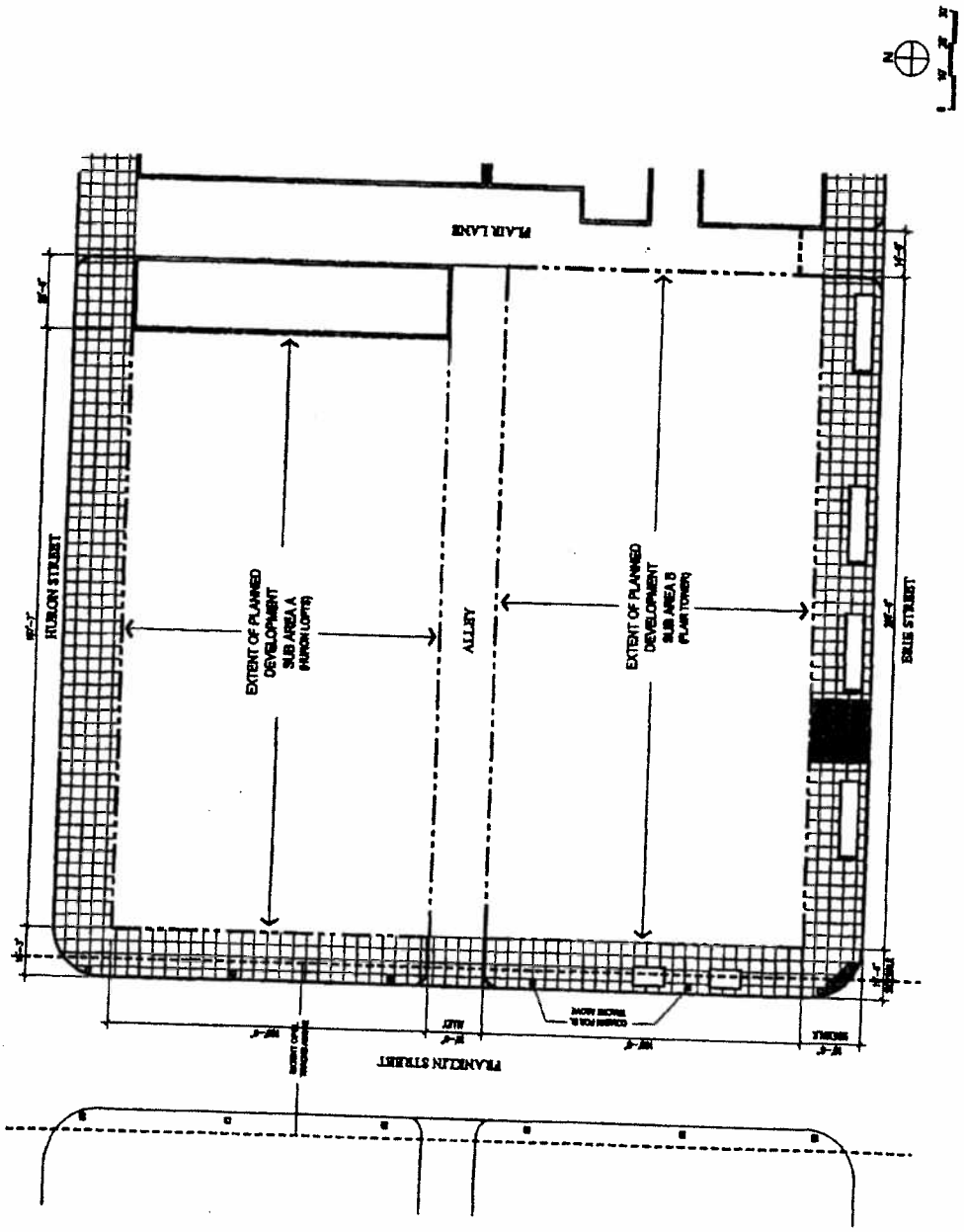
Address	Zone	Old Zone	Ward
224 W ERIE ST	DX-5	C2-5	42

Information provided on the City of Chicago web site should not be used as a substitute for legal, accounting, real estate, business, tax, or
professional advice. The City of Chicago assumes no liability for any damages or loss of any kind that might arise from the use of, misuse
the inability to use the City web site and/or the materials contained on the web site. The City of Chicago also assumes no liability for impro
or incorrect use of materials or information contained on its web site. All materials that appear on the City of Chicago web site are distribute

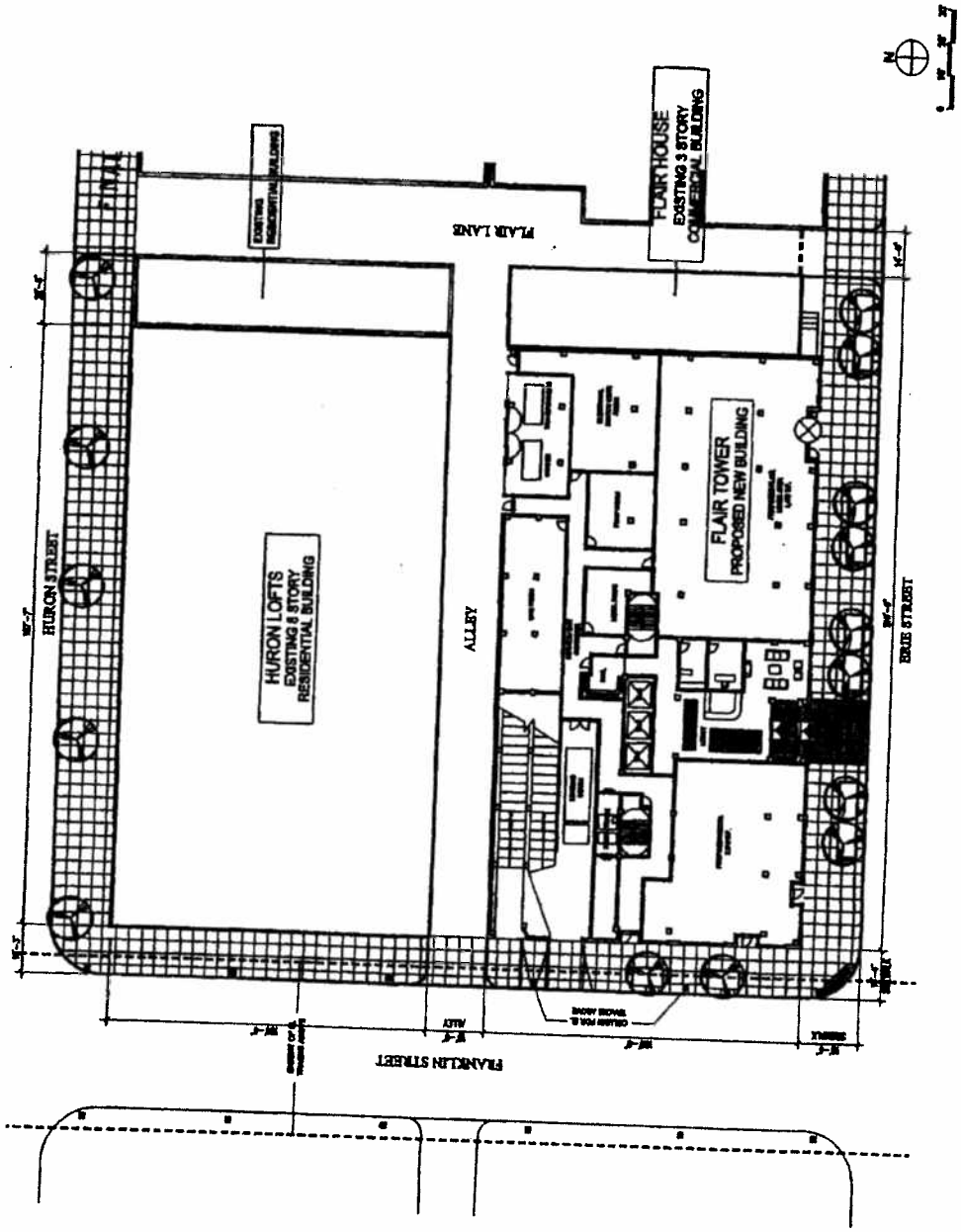
Existing Land-Use Map.



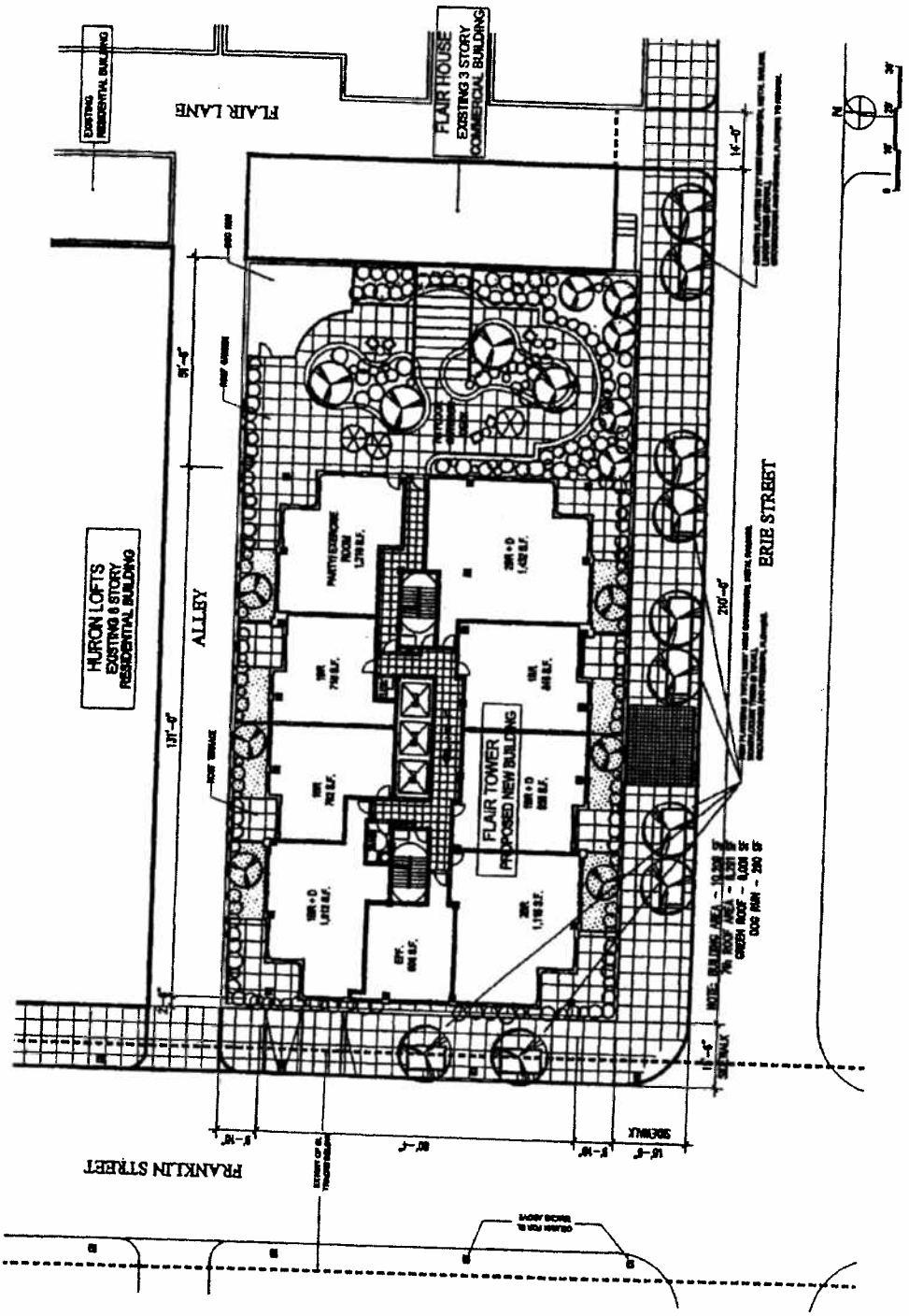
Planned Development Boundary, Property Line
And Right-Of-Way Adjustment Map.



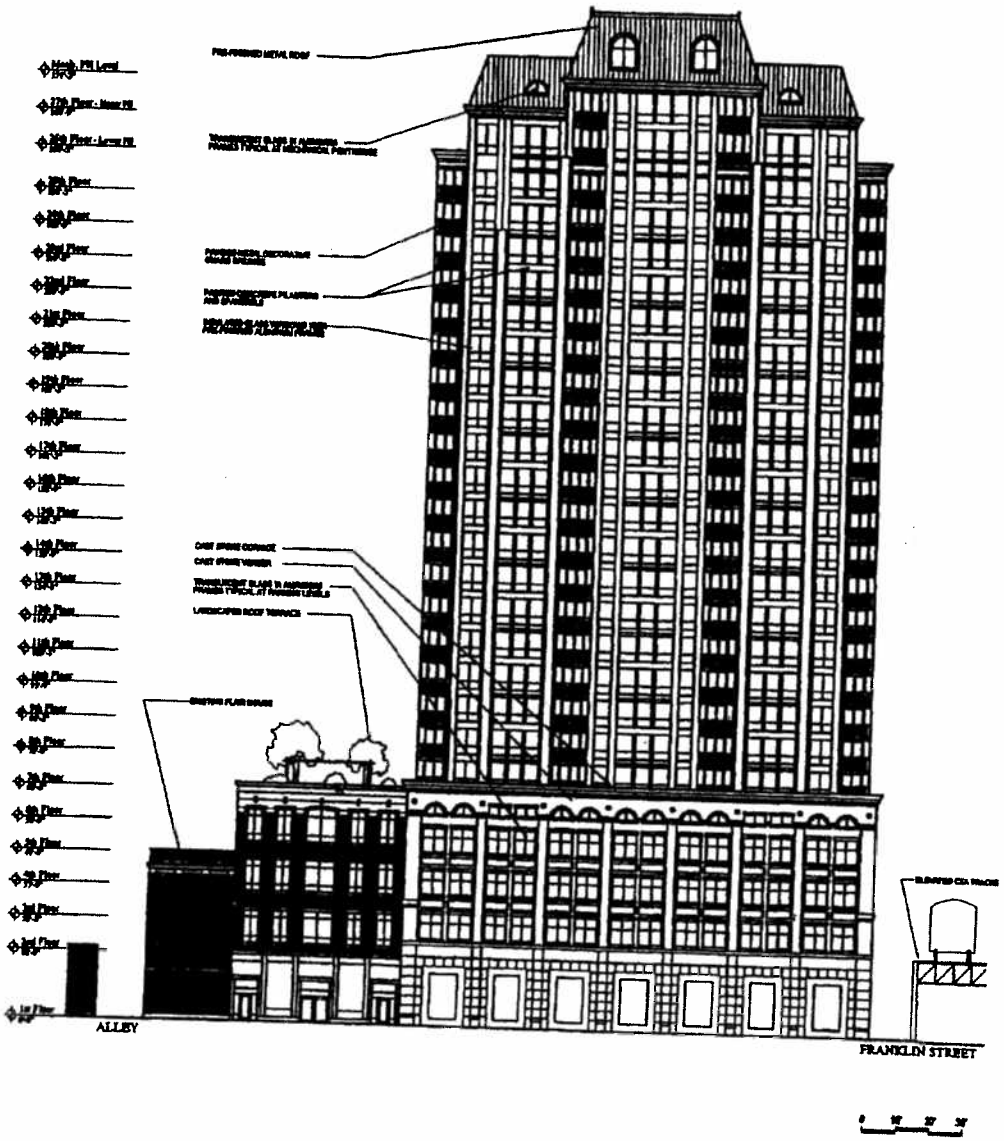
Site Plan/First Floor Plan.



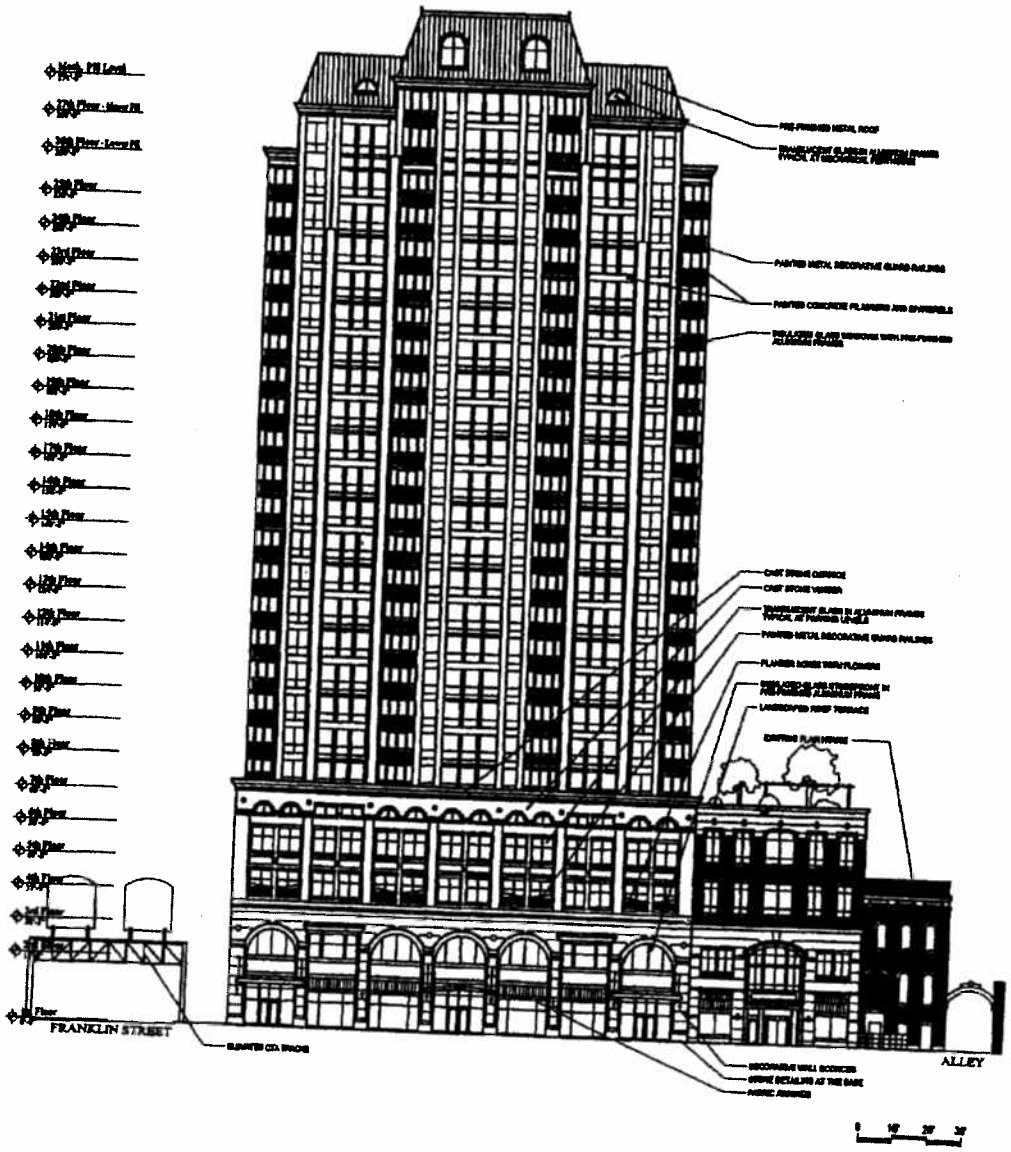
Landscape Plan.



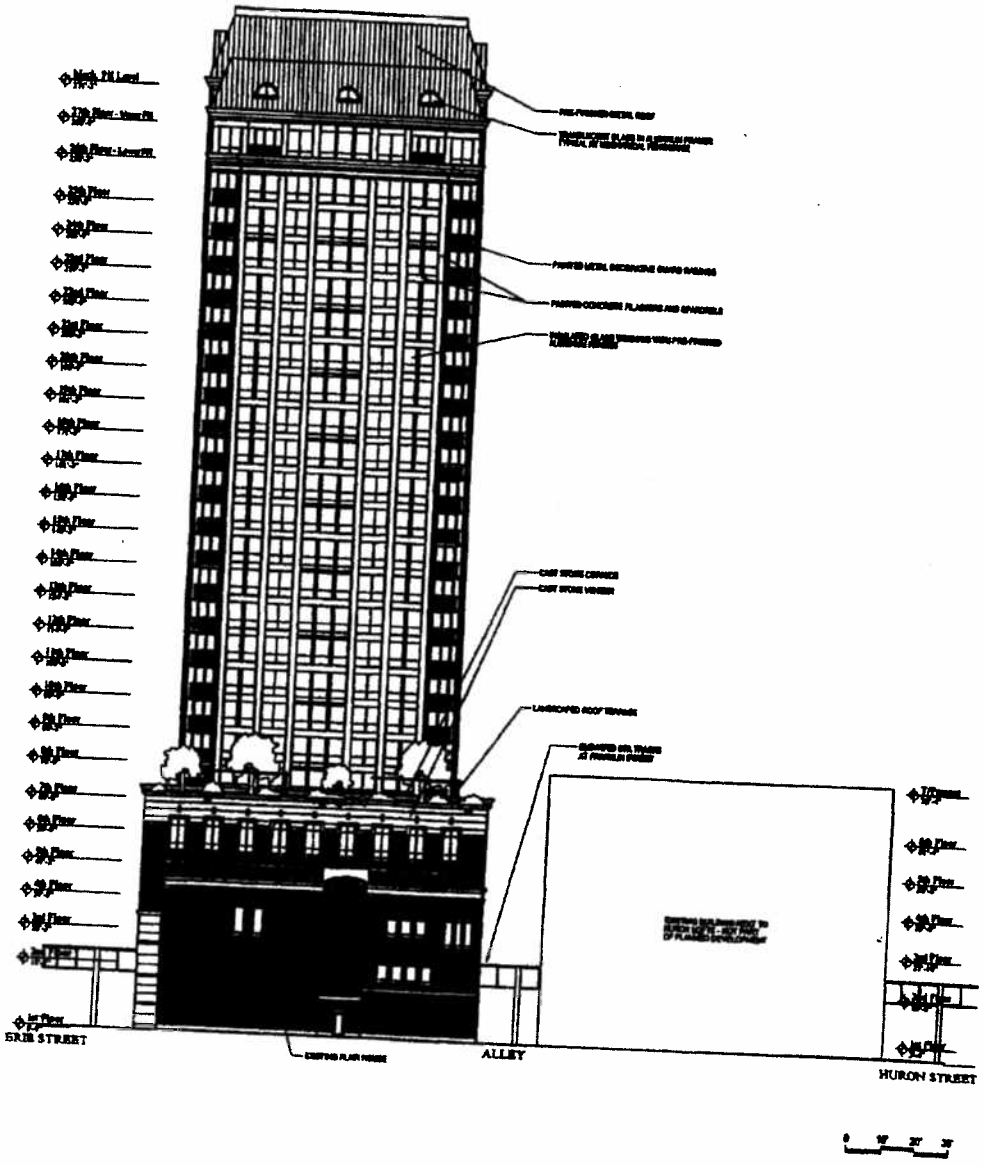
North Elevation Along Alley.



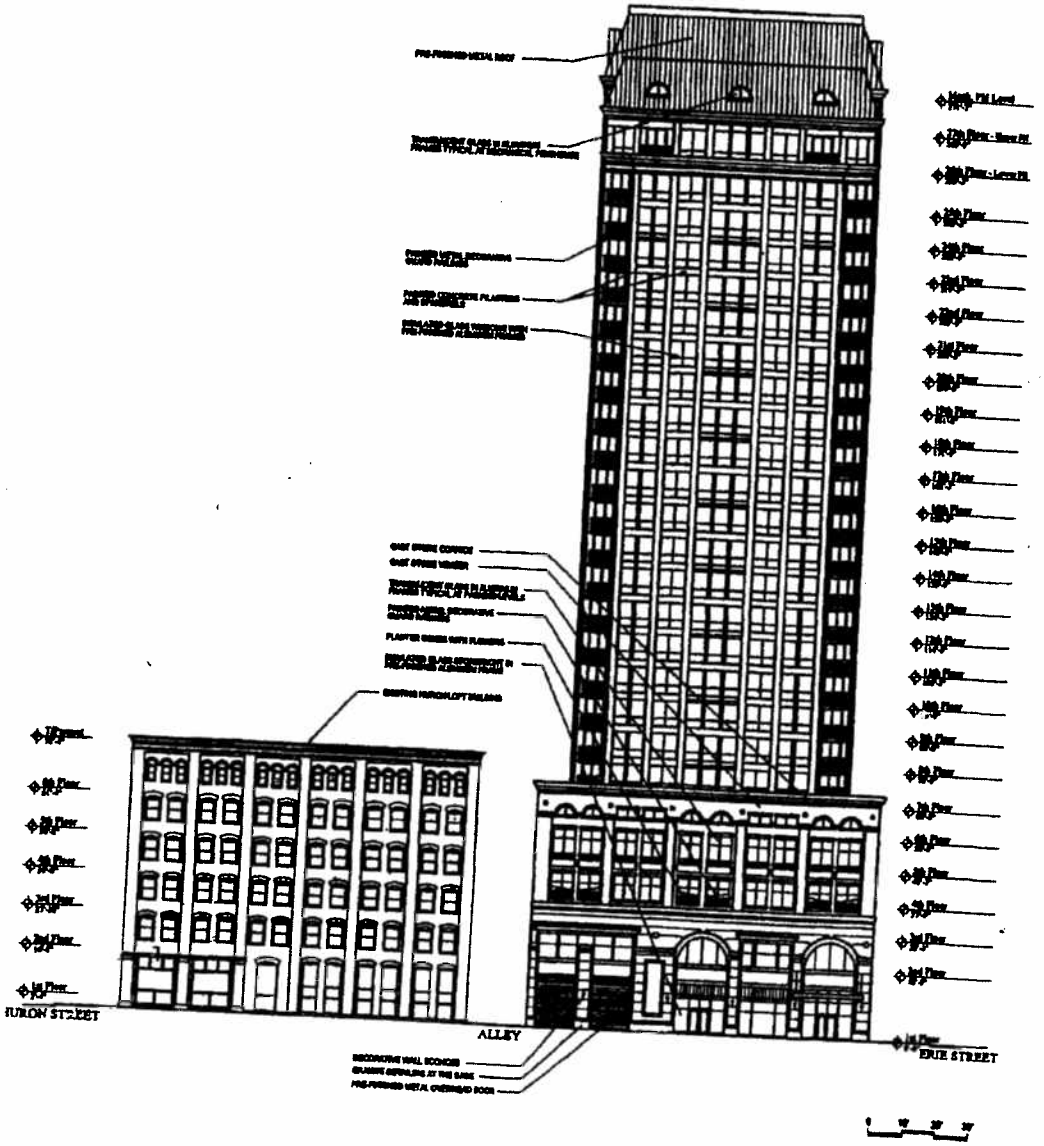
South Elevation Along Erie Street.



East Elevation Along Alley.



West Elevation Along Franklin Street.



[Business Planned Development printed on pages 8782 thru 8788 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. 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 B6-7 Restricted Central Business District and C3-6 Commercial- Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by

A line from a point 301.89 feet north of the north bank of the Chicago River measured along the east side of N. Clark Street to a point 313.056 feet north of the north bank of the Chicago River measured along the west side of N. Dearborn Street; N. Dearborn Street; the north bank of the Chicago River; and N. Clark 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.

[Business Planned Development printed on pages 8789 thru 8795 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. 1-F. PD 326

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the M1-5 Restricted Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by

W. Huron Street; a line 187.59 feet east of and parallel to N. Franklin Street; the alley next south of W. Huron Street; and N. Franklin Street,

(Continued on page 8796)

(Continued from page 8781)

to those 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 thereof and to no others.

[Residential-Business Planned Development printed on pages 8797 thru 8801 of this Journal.] 326

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. 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 C3-7 Commercial - Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by

W. Randolph Street; a line 121.14 feet east of and parallel to N. Wacker Drive; W. Court Place; and N. Wacker Drive,

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

[Business Planned Development printed on pages 8802 thru 8809 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 B5-5 General Service District symbols and indications as shown on Map No. 2-F in the area bounded by

W. Madison Street; the west line of the right-of-way of the John F. Kennedy Expressway; a line 136.65 feet north of W. Monroe Street; a line 101 feet east of S. Halsted Street; W. Monroe Street; and S. Halsted Street,

(Continued on page 8810)

PLAN OF DEVELOPMENT

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT No. 326

STATEMENTS

1. The area referred to herein as Residential-Business Planned Development consists of property commonly known as 217-235 West Huron, Chicago, Illinois ("the Property"). The Property consists of 18,764.5 square feet of area. Located on the property is a six story building which will be renovated to provide Business and Residential units. The Property will be under the ownership and control of

AMERICAN DIVERSIFIED CAPITAL CORPORATION

2. The Applicant and his successors, assignees or grantees shall obtain all official reviews, approvals and permits for the property.

3. Any dedications or vacations of streets or alleys or easements or any adjustments of rights of way shall require a separate submittal on behalf of the Applicant or his successors, assignees, or grantees, and approval by the City Council.

4. Within the area herein delineated as Residential-Business Planned Development, the following uses shall be permitted: residential, business, commercial, retail, related service and other uses permitted in a C3 Commercial Manufacturing District.

APPLICANT: American Diversified Capital Corporation
1011 East Touhy Avenue
Des Plaines, Illinois 60018

DATE: June 20, 1984

(Continued from page 8781)

to those 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 thereof and to no others.

[Residential-Business Planned Development printed on pages 8797 thru 8801 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. 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 C3-7 Commercial - Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by

W. Randolph Street; a line 121.14 feet east of and parallel to N. Wacker Drive; W. Court Place; and N. Wacker Drive,

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

[Business Planned Development printed on pages 8802 thru 8809 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 B5-5 General Service District symbols and indications as shown on Map No. 2-F in the area bounded by

W. Madison Street; the west line of the right-of-way of the John F. Kennedy Expressway; a line 136.65 feet north of W. Monroe Street; a line 101 feet east of S. Halsted Street; W. Monroe Street; and S. Halsted Street,

(Continued on page 8810)

5. Any service drives or other ingress or egress lanes 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 the City 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 the City of Chicago and shall have a minimum width of sixteen feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.

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 Commissioners of the Department of Planning and of the Department of Inspectional Services.

7. Off-street parking and loading for the Property will be provided in conformity with the attached Plan of Development.

8. The information in the attached Plan of Development sets forth data concerning the generalized land use plan of the area delineated herein as Residential Business Planned Development, and illustrates that the existing improvements and any additional improvements will be in accordance with the intent and purposes of this Plan of Development.

9. The Plan of Development attached hereto 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 American Diversified Capital Corporation
1011 East Touhy Avenue
Des Plaines, Illinois 60018

DATE June 20, 1984

BUSINESS PLANNED DEVELOPMENT NO._____
PLAN OF DEVELOPMENT

USE AND BULK REGULATIONS AND DATA

NET SITE AREA SQ. FEET	ACRES	GENERAL DESCRIPTION OF LAND USE	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENT OF SITE COVERAGE
18,764.5	0.43	Residential business, commercial retail and related service uses permitted in the C3 Commercial/ Manufacturing Districts.	7.0	100%

GROSS SITE AREA AND NET SITE AREA: 18,764.5 square feet (0.43 acres) plus area remaining in Public Right of Way: 12,400 square feet (0.28 acres)= 31,164.5 square feet (0.72 acres)

OFF STREET PARKING AND LOADING CONTROLS

None

MAXIMUM FLOOR AREA RATIO: 7.0

SET BACKS AND SITE COVERAGE : No set backs, 100% site coverage

MAXIMUM NUMBER DWELLING UNITS: 100

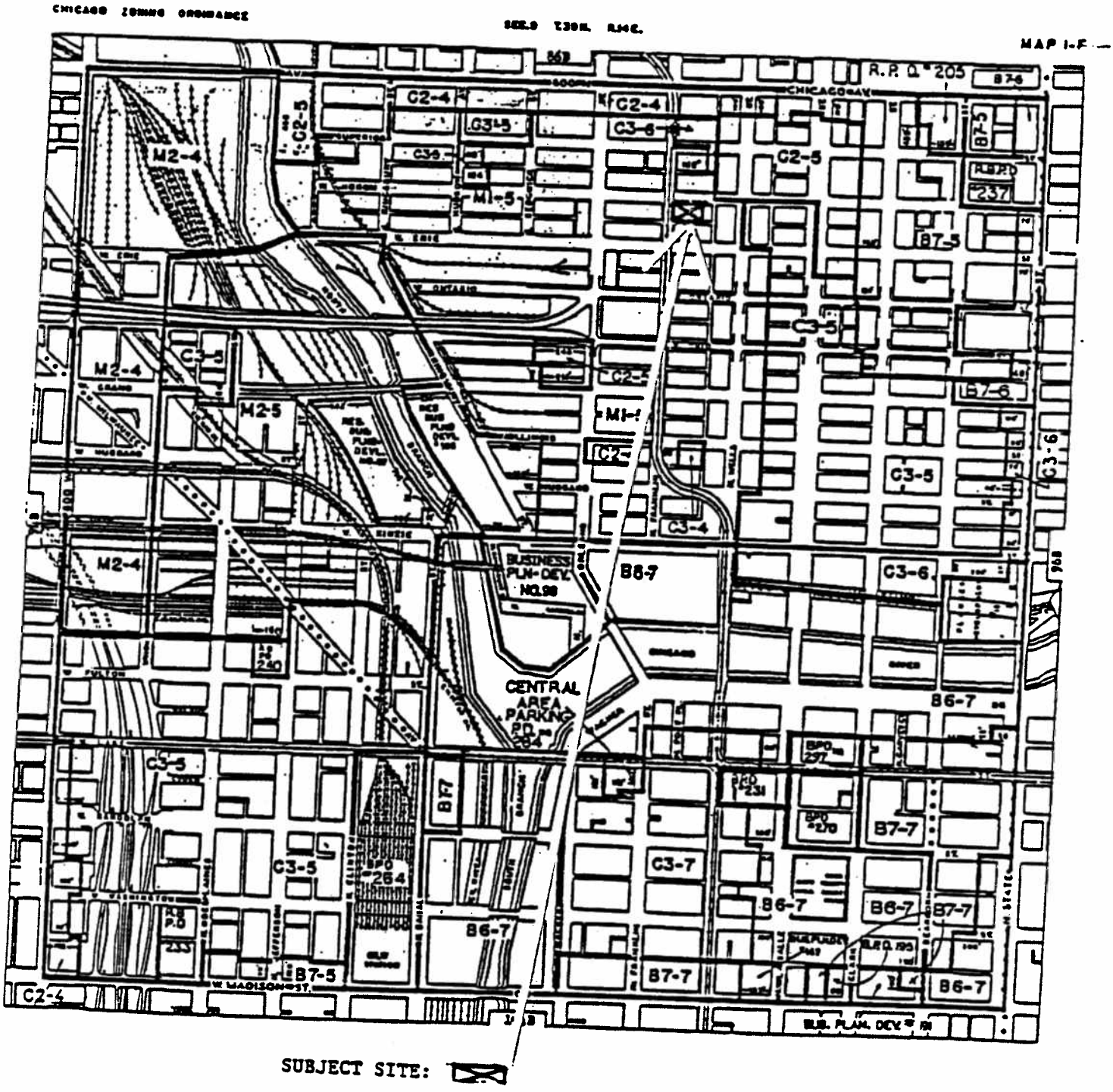
APPLICANT: American Diversified Capital Corporation

ADDRESS: 1011 East Touhy Avenue
Des Plaines, Illinois. 60018

DATE: June 20, 1984

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

EXISTING ZONING

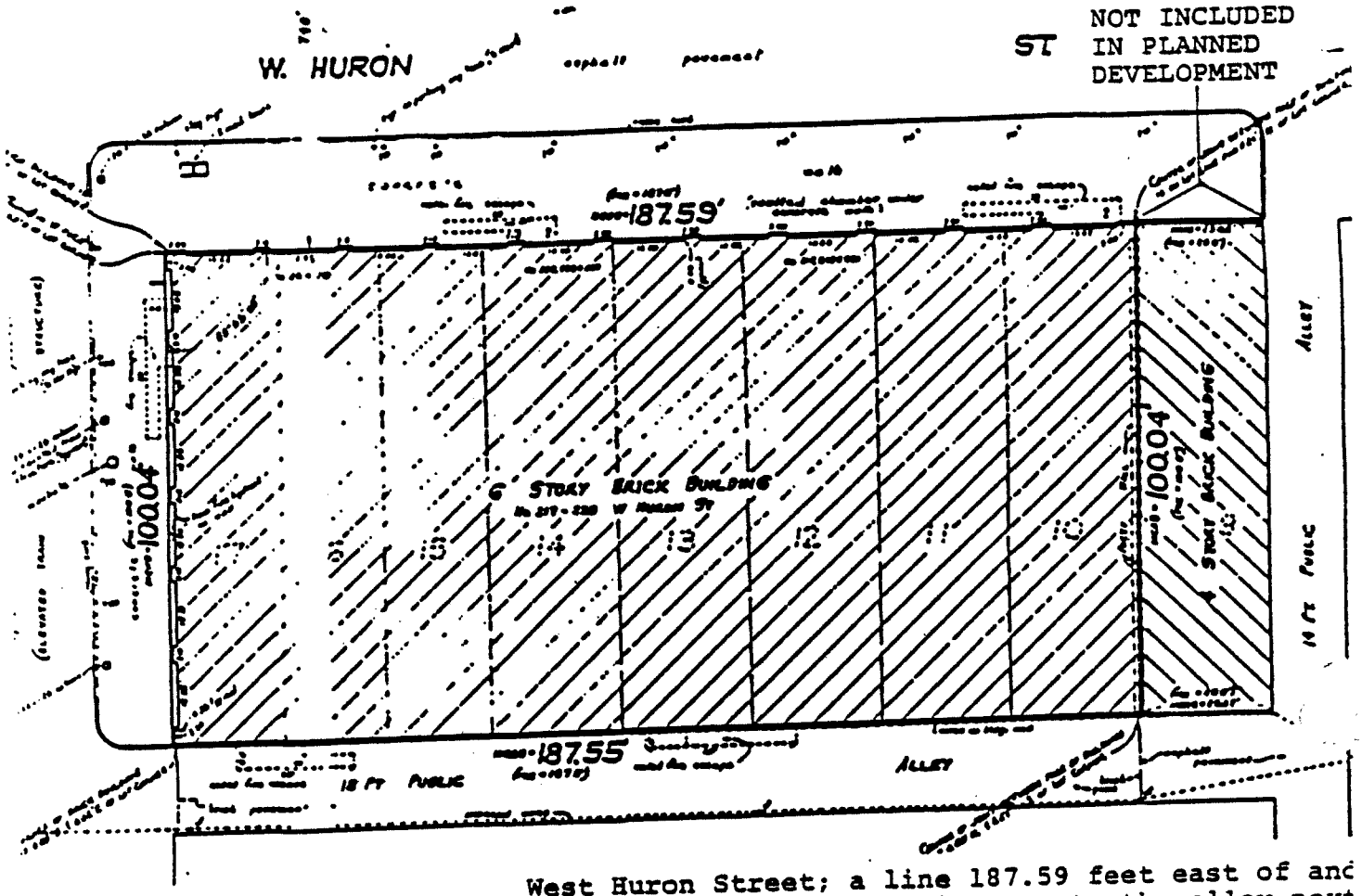


APPLICANT: American Diversified Capital Corporation
1011 East Touhy Avenue
Des Plaines, Illinois 60018

DATE: June 20, 1984

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

PROPERTY LINES AND PLAN OF DEVELOPMENT MAP



PROPERTY LINES: West Huron Street; a line 187.59 feet east of and parallel to North Franklin Street; the alley next south of West Huron Street; and North Franklin Stre

PLANNED DEVELOPMENT: Residential-Business Planned Development
217-235 West Huron Street

PERMITTED USES: Business, Commercial, Retail and related uses on first floor; Residential floors 2 - 6.

APPLICANT: American Diversified Capital Corporation
1011 East Touhy Avenue
Des Plaines, Illinois 60018

DATE: June 20, 1984